

## **Appendix B**

### 2024 HCD Housing Element Annual Progress Report Forms

Includes Housing Element Implementation Progress (see Table D)

**Please Start Here**

General Information	
Jurisdiction Name	Menifee
Reporting Calendar Year	2024
Contact Information	
First Name	Cheryl
Last Name	Kitzerow
Title	Community Development Director
Email	ckitzerow@cityofmenifee.us
Phone	9517233706
Mailing Address	
Street Address	29844 Haun Road
City	Menifee
Zipcode	92586

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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<b>Jurisdiction</b>	Menifee	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	6
Moderate	Deed Restricted	0
	Non-Deed Restricted	10
Above Moderate		617
Total Units		<b>635</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
Single-family Attached	0	0	0
Single-family Detached	515	475	919
2 to 4 units per structure	0	0	0
5+ units per structure	24	130	186
Accessory Dwelling Unit	67	19	4
Mobile/Manufactured Home	0	11	6
<b>Total</b>	<b>606</b>	<b>635</b>	<b>1115</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	0	0
Not Indicated as Infill	513	635

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	5
Number of Proposed Units in All Applications Received:	1,463
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

<b>Use of SB 423 Streamlining Provisions - Applications</b>	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	0	0
Discretionary	5	1463

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	3
Number of Units in Applications Submitted Requesting a Density Bonus	909
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	49
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Menifee	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2026

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Note: "\*" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table A  
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes		
1					2	3	4	5							6	7	8	9	10	11	12	13		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4.5+ ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provisions the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	1463	1463	0	0						
	372-100-002	NA	Catalena TTM 38682 PA7	PLN24-0235	2 to 4	O	11/22/2024								105	105			NONE	No	No	Pending	Discretionary	372-110-005
	329-110-024	NA	Menifee 27 TTM 39115	PLN24-0230	SFD	O	11/23/2024								190	190			NONE	Yes	Yes	Pending	Discretionary	
	331-300-004	NA	Menifee Valley TTM 38994	PLN24-0209	SFD	O	10/16/2024								449	449			NONE	No	No	Pending	Discretionary	
	331-250-010	NA	Menifee 37	PLN24-0186; PLN24-0187	SFA	O	9/10/2024								587	587			NONE	Yes	No	Pending	Discretionary	
	333-050-034	NA	SB330 Cypress Sands	PLN24-0136	SFA	O	7/11/2024								132	132			NONE	Yes	No	Pending	Discretionary	

Notes: (\*) indicates an optional field  
Units in gray indicate units contribution formulas

TABLE 4E Annual Financial Activity Report Summary - New Initiatives, Existing Projects and Completed Initiatives																																																																																																																																																																																																																																																																																																																																																																
Project Identifier				Brief Type		Affirming by Financial Income - Corporate Endowment										Affirming by Financial Income - Marketing Funds										Affirming by Financial Income - Foundation of University										Reporting		Audit		Reporting with Financial Activity of Project		Type of Allocation or Other Resources		Financial Report Status		Security Review				Notes																																																																																																																																																																																																																																																																																																														
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Core Unit	Business Unit	Brand Name	Project Name	Year of Initiation	Project Type	Project Status	Project Description	Project Location	Project Start Date	Project End Date	Project Budget	Project Funding Source	Project Funding Amount	Project Funding Type	Project Funding Period	Project Funding Frequency	Project Funding Method	Project Funding Source	Project Funding Amount	Project Funding Type	Project Funding Period	Project Funding Frequency	Project Funding Method	Project Funding Source	Project Funding Amount	Project Funding Type	Project Funding Period	Project Funding Frequency	Project Funding Method	Project Funding Source	Project Funding Amount	Project Funding Type	Project Funding Period	Project Funding Frequency	Project Funding Method	Project Funding Source	Project Funding Amount	Project Funding Type	Project Funding Period	Project Funding Frequency	Project Funding Method	Project Funding Source	Project Funding Amount	Project Funding Type	Project Funding Period	Project Funding 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ANNUAL ELEMENT PROGRESS REPORT		Planning Element Implementation		2023-24		2024-25		2025-26		2026-27		2027-28		2028-29		2029-30		2030-31		2031-32		2032-33		2033-34		2034-35		2035-36		2036-37		2037-38		2038-39		2039-40		2040-41		2041-42		2042-43		2043-44		2044-45		2045-46		2046-47		2047-48		2048-49		2049-50		2050-51		2051-52		2052-53		2053-54		2054-55		2055-56		2056-57		2057-58		2058-59		2059-60		2060-61		2061-62		2062-63		2063-64		2064-65		2065-66		2066-67		2067-68		2068-69		2069-70		2070-71		2071-72		2072-73		2073-74		2074-75		2075-76		2076-77		2077-78		2078-79		2079-80		2080-81		2081-82		2082-83		2083-84		2084-85		2085-86		2086-87		2087-88		2088-89		2089-90		2090-91		2091-92		2092-93		2093-94		2094-95		2095-96		2096-97		2097-98		2098-99		2099-00		2100-01		2101-02		2102-03		2103-04		2104-05		2105-06		2106-07		2107-08		2108-09		2109-10		2110-11		2111-12		2112-13		2113-14		2114-15		2115-16		2116-17		2117-18		2118-19		2119-20		2120-21		2121-22		2122-23		2123-24		2124-25		2125-26		2126-27		2127-28		2128-29		2129-30		2130-31		2131-32		2132-33		2133-34		2134-35		2135-36		2136-37		2137-38		2138-39		2139-40		2140-41		2141-42		2142-43		2143-44		2144-45		2145-46		2146-47		2147-48		2148-49		2149-50		2150-51		2151-52		2152-53		2153-54		2154-55		2155-56		2156-57		2157-58		2158-59		2159-60		2160-61		2161-62		2162-63		2163-64		2164-65		2165-66		2166-67		2167-68		2168-69		2169-70		2170-71		2171-72		2172-73		2173-74		2174-75		2175-76		2176-77		2177-78		2178-79		2179-80		2180-81		2181-82		2182-83		2183-84		2184-85		2185-86		2186-87		2187-88		2188-89		2189-90		2190-91		2191-92		2192-93		2193-94		2194-95		2195-96		2196-97		2197-98		2198-99		2199-00		2200-01		2201-02		2202-03		2203-04		2204-05		2205-06		2206-07		2207-08		2208-09		2209-10		2210-11		2211-12		2212-13		2213-14		2214-15		2215-16		2216-17		2217-18		2218-19		2219-20		2220-21		2221-22		2222-23		2223-24		2224-25		2225-26		2226-27		2227-28		2228-29		2229-30		2230-31		2231-32		2232-33		2233-34		2234-35		2235-36		2236-37		2237-38		2238-39		2239-40		2240-41		2241-42		2242-43		2243-44		2244-45		2245-46		2246-47		2247-48		2248-49		2249-50		2250-51		2251-52		2252-53		2253-54		2254-55		2255-56		2256-57		2257-58		2258-59		2259-60		2260-61		2261-62		2262-63		2263-64		2264-65		2265-66		2266-67		2267-68		2268-69		2269-70		2270-71		2271-72		2272-73		2273-74		2274-75		2275-76		2276-77		2277-78		2278-79		2279-80		2280-81		2281-82		2282-83		2283-84		2284-85		2285-86		2286-87		2287-88		2288-89		2289-90		2290-91		2291-92		2292-93		2293-94		2294-95		2295-96		2296-97		2297-98		2298-99		2299-00		2300-01		2301-02		2302-03		2303-04		2304-05		2305-06		2306-07		2307-08		2308-09		2309-10		2310-11		2311-12		2312-13		2313-14		2314-15		2315-16		2316-17		2317-18		2318-19		2319-20		2320-21		2321-22		2322-23		2323-24		2324-25		2325-26		2326-27		2327-28		2328-29		2329-30		2330-31		2331-32		2332-33		2333-34		2334-35		2335-36		2336-37		2337-38		2338-39		2339-40		2340-41		2341-42		2342-43		2343-44		2344-45		2345-46		2346-47		2347-48		2348-49		2349-50		2350-51		2351-52		2352-53		2353-54		2354-55		2355-56		2356-57		2357-58		2358-59		2359-60		2360-61		2361-62		2362-63		2363-64		2364-65		2365-66		2366-67		2367-68		2368-69		2369-70		2370-71		2371-72		2372-73		2373-74		2374-75		2375-76		2376-77		2377-78		2378-79		2379-80		2380-81		2381-82		2382-83		2383-84		2384-85		2385-86		2386-87		2387-88		2388-89		2389-90		2390-91		2391-92		2392-93		2393-94		2394-95		2395-96		2396-97		2397-98		2398-99		2399-00		2400-01		2401-02		2402-03		2403-04		2404-05		2405-06		2406-07		2407-08		2408-09		2409-10		2410-11		2411-12		2412-13		2413-14		2414-15		2415-16		2416-17		2417-18		2418-19		2419-20		2420-21		2421-22		2422-23		2423-24		2424-25		2425-26		2426-27		2427-28		2428-29		2429-30		2430-31		2431-32		2432-33	
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Jurisdiction	Menifee	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

# **ANNUAL ELEMENT PROGRESS REPORT** **Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2								3	4	
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021- 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,761	-	-	-	-	-	-	-	-	-	-	6	1,755
	Non-Deed Restricted		-	-	4	-	2	-	-	-	-	-		
Low	Deed Restricted	1,051	-	-	-	-	-	-	-	-	-	-	12	1,039
	Non-Deed Restricted		2	-	4	-	6	-	-	-	-	-		
Moderate	Deed Restricted	1,106	-	-	-	-	-	-	-	-	-	-	31	1,075
	Non-Deed Restricted		1	1	5	14	10	-	-	-	-	-		
Above Moderate		2,691	348	287	892	1,575	617	-	-	-	-	-	3,719	-
Total RHNA		6,609												
Total Units			351	288	905	1,589	635	-	-	-	-	-	3,768	3,869
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		881		-	-	-	2	-	-	-	-	-	2	879

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.  
Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).  
Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).  
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# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction	Menifee		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program Action 1: Adequate Sites to Accommodate 2021-2029 RHNA	<p>The City of Menifee has a total Regional Housing Needs Assessment (RHNA) allocation of 6,609 units for the 2021-2029 planning period. Overall, the City of Menifee has identified an adequate amount of land that has been determined as "feasible" or "potentially feasible" for future development. The residential sites inventory to address the current RHNA are described in map and tabular format in Appendix B of the 6th Cycle Housing Element. Each of the opportunity areas described in this Housing Element have been assigned a targeted acreage, and a targeted number of new housing units. The City will maintain an inventory of the available sites for residential development and track housing projects and progress toward meeting the City's RHNA.</p>	Ongoing	Currently maintaining.
Program Action 2: Specific Plans	<p>The City of Menifee has 18 approved specific plans that comprise 7,200 acres of land. Of that total, 10 specific plans have significant residential development capacity that will accommodate significant new housing units.</p> <p>As part of the analysis of adequate sites, the City has comprehensively reviewed opportunity sites citywide and has identified the following seven Specific Plan areas of opportunity:</p> <ul style="list-style-type: none"><li>•Catalina Specific Plan • Newport Estates Specific Plan • Cimarron Ridge Specific Plan • Rockport Ranch Specific Plan</li><li>•Menifee North Specific Plan • Legado Specific Plan • Audie Murphy Ranch Specific Plan</li></ul> <p>The City of Menifee will continue to review and approve residential projects within specific plan areas and/or amend specific plans as needed to accommodate the 6th cycle RHNA.</p>	Ongoing	Currently being implemented.
Program Action 3: Rezone Program to Accommodate Low and Very Low Income RHNA	<p>The City of Menifee shall approve the rezone of the parcels identified in the sites analysis to HDR to accommodate the RHNA in the 6th Cycle HEU within 24 months of adoption of the Housing Element. Pursuant to Government Code Section 65583, the City shall commit to rezone to the following standards:</p> <ul style="list-style-type: none"><li>•Accommodate a minimum of 16 units per site;</li><li>•Require a minimum density of 20 units per acre; and</li><li>•At least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or up to 100 percent of the very low and low-income housing need can be accommodated on sites zoned for mixed uses if the mixed-use zoning: - Allows 100 percent residential use, and - Requires 50 percent of the square footage in a mixed-use development to be residential; and - Permits owner-occupied and rental multifamily residential use by-right for developments in which at least 20 percent of the units are affordable to lower-income households during the planning period.</li></ul>	Within 24 months of adoption of the 6th Cycle Housing Element	Completed with the adoption of Ordinance No. 2022-333 on January 19, 2022.
Program Action 4: Rezone Program to Accommodate Moderate-Income RHNA	<p>In addition to residential use on specific plans and ADUs, the City of Menifee has identified three vacant parcels for rezone (as identified in the Candidate Sites Inventory in Appendix B). The parcels are currently zoned Economic Development Corridor Newport Road (EDC-NR) and Economic Development Corridor McCall Boulevard (EDC-MB) zones and will be rezoned to the Low-Medium Density Residential (LMDR) and Medium Density Residential (MDR) zones. The City of Menifee shall approve the rezone the parcels identified in the sites analysis to LMDR and MDR to accommodate the RHNA in the 6th Cycle HEU within 24 months of adoption of the Housing Element.</p>	Within 24 months of adoption of the 6th Cycle Housing Element	Completed with the adoption of Ordinance No. 2022-333 on January 19, 2022.

Program Action 5: Candidate Sites Used in Previous Housing Element	<p>The City has identified 19 sites in the sites inventory contained in Appendix B of this Housing Element within the HDR zone that are nonvacant which were identified in the City's 5th Cycle Housing Element for the years 2014 - 2021. Pursuant to State Housing law, any in-fill sites identified in the 5th Cycle or vacant sites identified in the 4th and 5th Cycle shall be provided by-right development when at least 20% of the units in the proposed development are affordable to lower-income households. By right shall mean the jurisdiction may not require any of the following discretionary actions:</p> <ul style="list-style-type: none"> <li>-A subdivision;</li> <li>-A conditional use permit;</li> <li>-A planned unit development permit; or</li> <li>-Other discretionary, local-government review or approval that would constitute a "project."</li> </ul> <p>The City may impose objective design review standards on projects. The City has identified as part of this Housing Element update vacant and nonvacant sites that were used in previous Housing Elements to meet the current RHNA need. To comply with State law, the City will amend Title 9: Planning and Zoning of the Menifee Municipal Code to permit residential uses by-right for housing development in which at least 20-percent of the units are affordable to lower-income households for sites that:</p> <ol style="list-style-type: none"> <li>1) Were included in a prior Housing Element; and</li> <li>2) All vacant sites included in two or more consecutive planning periods that permit by right development for projects that meet the requirements of State housing law.</li> </ol> <p>These sites are identified in Appendix B.</p>	Within 36 months of adoption of the 6th Cycle Housing Element	Completed with the adoption of Ordinance No. 2023-370 on April 5, 2023 - A Development Code Amendment for by right approval of 20 percent affordable projects on non-vacant carry over sites to accommodate the lower income RHNA, completing Housing Element Program Action 5 as required for final HCD certification of the City's adopted Housing Element.
Program Action 6: Promotion of Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Development	<p>The City updated the Menifee Municipal Code to comply with State ADU law which expands where ADUs can be constructed and removes barriers to the development of these types of units. Recent legislation limits how local jurisdictions can regulate ADUs thus making it easier to build ADUs. The City recognizes the significance of this legislation and that facilitating the construction of ADUs is an important component towards meeting the City's RHNA. One way the City will facilitate construction of ADUs in the future is by offering to the public a variety of pre-approved ADU construction plans. Made possible through, SB2 Planning Grant Program funds, the City has retained the services of an architect to prepare pre-approved ADU plans (up to four plans and four architectural styles available for each plan). The plans will be fully code-compliant construction drawings minimizing time and costs associated with plan check review and plan check fees. Designs are nearing completion for construction drawing phase and plans are anticipated to be available to the public in early 2022.</p> <p>The City will aggressively support and accommodate the construction of at least 43 ADUs by a variety of methods, including but not limited to:</p> <ul style="list-style-type: none"> <li>-Developing and public awareness campaign by developing public outreach materials on the City's website and other print and digital media, such as an ADU Guidance Handbook.</li> <li>-Evaluate and assess the appropriateness of additional incentives to encourage ADU development.</li> <li>-Preparing pre-approved, code-compliant ADU construction plans of various types and sizes that will be made available to the public for use in obtaining permits for construction of an ADU.</li> </ul>	Analyze methods within 12 months of Housing Element adoption; Establish programs within 24 months of Housing Element adoption.	Complete & Ongoing: In August of 2022, the City launched its permit-ready accessory dwelling unit (ADU) plans, building code compliant plans for use by the public in obtaining permits for construction of an ADU. Since that time, the plans and program have been promoted on regularly on the City website, news releases and Menifee Matters (citywide publication). Additionally, on February 7, 2024, the City Council adopted Ordinance No. 2024-384 approving updates to the ADU provisions of the Development Code for compliance with latest State laws including streamlining the ADU review process, only requiring a ministerial building plan check review, added provisions for Junior ADU's and ADUs for multifamily development
Program Action 7: Accessory Dwelling Unit (ADU) Tracking Program	The City of Menifee will create an ADU tracking program during the 2021-2029 Housing Element Planning Period to formally track ADU development and perform a mid-cycle assessment of the ADU development performance each year to report in the Annual Progress Report to be distributed to the California Department of Housing and Community Development in accordance with California state law as a reporting program. The City will continue to annually report staff findings within the annual report to OPR and HCD by April 1st each year.		Implementing. The City currently tracks ADUs, and will improve upon the current tracking program/system (Acela permitting software) to incorporate mid-year assessments, track type of ADU (Permit-Ready vs. owner prepared/submitted plans), require information on rents and affordability to better assess affordability levels.
Program Action 8: Specific Plan Reporting	The City of Menifee has 18 approved specific plans that comprise 7,200 acres of land. For the 6th Cycle Update, 7 specific plans had remaining capacity to accommodate the moderate and above moderate RHNA allocations. The City of Menifee shall create an annual reporting program and report remaining capacity of these specific plans by identified income category each year in the Annual Progress Report to be distributed to the California Department of Housing and Community Development in accordance with California state law. The City will continue to report staff findings within the annual report to OPR and HCD by April 1st each year.	Ongoing	Ongoing: The City has 18 approved specific plans that comprise 7,200 acres of land in the City. As required by the State, in October, 2023, the City provided updated specific plan information to the Governor's Office and Planning Research (OPR) confirming the identity of active specific plans in the City, and providing PDF and GIS shapefiles for the specific plans.
Program Action 9: Senior Minor Home Repair Grant	The City provides grants to qualified low-income homeowners to address interior and exterior health and safety issues, housing quality standards, or improve the accessibility of homes as part of its annual CDBG Program activities/program. The City of Menifee will continue to issue minor home repair grants for up to 10 households annually as well as submit Annual Action Plan to HUD in May of each year.	Ongoing	<p>Ongoing: The City assisted 1 household in 2024 (1 grant completed &amp; 4 approved &amp; pending) and continues to incorporate the Senior Minor Home Repair Grant Program in the annual CDBG Program activities 5-year Consolidated Plan (2022-2027) and will continue the program into the 6th cycle.</p> <p>The City launched a new Minor Home Repair Grant Program in January 2023. Grants were available to homeowners up to age 61 and funded through American Rescue Plan Act (ARPA) grant funds. For this Program, the City assisted 8 households in 2024.</p>
Program Action 10: Code Enforcement Program	The City of Menifee implements a code enforcement program. The program is responsible for enforcing various municipal codes that are intended to maintain the value and safety of property and structures in the community. The program addresses hazardous vegetation, substandard buildings, accumulation of debris and vehicles, graffiti, storm water drainage, green pools, construction without a permit, land use violations, and various other health and safety codes. The City of Menifee will continue to implement code enforcement activities on an annual basis to address properties not in compliance with City codes.	Ongoing	Implementing. The Code Enforcement Department actively addressed hazardous vegetation, substandard buildings, accumulation of debris and vehicles, graffiti, storm water drainage, green pools, construction without a permit, land use violations and various other code issues through the year. In addition, the City holds an annual Quail Valley Clean Up Day to assist property owners clean up their properties and discard debris.
Program Action 11: Habitat for Humanity	Habitat for Humanity Inland Valley runs several home rehabilitation and repair programs out of its Inland Valley office. Through the City's public services program entitled "Brush with Kindness," operated by Habitat for Humanity, the City assists homeowners with minor home repairs. Funds are provided through its organization and donations. The City will continue to apply annually for United States Department of Urban Development Community Development Block Grant (CDBG) funds and allocate a portion of such funds to sub-recipients who provide nonprofit organizations assistance in meeting city housing improvement needs. The City shall submit the reported number of assisted sub-recipients or individuals in the Consolidated Annual Performance Evaluation Report (CAPER) to HUD in September of each year.	Ongoing	Ongoing: The City works with Habitat for Humanity on projects for home repairs within the City. Habitat for Humanity provided service to 29 households for home improvements during the 2024 calendar year.
Program Action 12: At-Risk Housing Preservation	The City of Menifee does not have a large stock of publicly subsidized housing that is at risk of conversion for market rate housing. Current senior and family apartments provide market rate housing affordable to moderate-income households. Menifee has three publicly subsidized projects that provide 226 affordable units to lower-income households. The Vineyards Senior Apartments, Avila (formerly Encanto) Apartments, and the Halter Hillside Senior Apartments. These affordable projects in Menifee are to remain affordable until at least 2046. The City of Menifee shall continue to monitor affordable projects and work with qualified entities to preserve the long-term affordability of such projects.	Ongoing	Currently being implemented and ongoing

Program Action 13: Energy Conservation	<p>The City requires residential developers to meet the 2019 California Green Building Standards Code adopted by the City in 2019 requiring reductions in indoor water use, reduction in diversion of construction waste generated at the site, achievement of California Energy Standards, and other standards per City specifications. These standards are enforced through the permitting process for new housing. The General Plan EIR approved in 2014, includes mitigation measures to achieve greenhouse gas emission reductions. Finally, the City is one of 14 cities participating in the 2020 Western Riverside Council of Governments (WRCOG) Subregional Climate Action Plan (CAP) update, which began in the Summer of 2020. The City will require adherence to the 2019 Green Building Code and other practices deemed feasible to reduce greenhouse gas emissions and conserve resources in a manner that does not unduly constrain the development, improvement, and affordability of housing.</p>	Ongoing	Ongoing. Now implementing the 2022 California Green Building Standards Code (CALGreen) of the California Building Code. The California Building Code regularly incorporates updates to the CALGreen. The most recent update to the CALGreen went into effect on July 1, 2024.
Program Action 14: Compliance with SB 35 Provisions	<p>The City of Menifee is subject to SB 35 streamlining provisions and will be required to permit streamlining for projects with at least 10% affordable units. The City must review permits for qualifying housing developments within a statutory time frame (90 days for ≤ 150 units; 180 days for ≥ 150 units). All projects covered by SB 35 are still subject to the objective development standards of the City of Menifee Municipal Code that includes the Building and Fire Codes. However, qualifying projects cannot be subject to discretionary review or public hearings; and in certain cases the City cannot require parking.</p> <p>The City of Menifee is preparing objective development standards that will be applicable to projects eligible for streamlining provisions per SB 35. The City will establish written procedures to comply with California Government Code Section 65913.4 and publish those procedures for the public, as appropriate, to comply with the requirements of SB 35, Chapter 366 Statutes 2017. These provisions shall apply when the City is not meeting the required Regional Housing Needs Assessments (RHNA) progress. Per SB 35 requirements, no parking requirements may be imposed on a SB 35 qualified streamlining project if it is located:</p> <ol style="list-style-type: none"> <li>1. within a half-mile of public transit;</li> <li>2. within an architecturally and historically significant historic district;</li> <li>3. in an area where on-street parking permits are required but not offered to the occupants of the development; or</li> <li>4. where there is a car-share vehicle located within one block of the proposed project.</li> </ol> <p>One parking space per unit may be required of all other SB 35 projects. The City's SB 35 status can change over time during the 6th Cycle 2021-2029 Planning Period based on progress toward RHNA and timely reporting to the State.</p>	Adopt procedures within 24 months of Housing Element Adoption	Complete. On April 6, 2022, the City adopted Resolution No. 22-1132 approving Multifamily Objective Design Standards. Also, on April 6, 2022, the City adopted Ordinance No. 2022-338 amending the Development Code to establish a Multifamily Ministerial Review application procedure and requirements for multifamily ministerial review to facilitate compliance with Senate Bill 35.
Program Action 15: Fair Housing Services	The City contracts with Fair Housing Council of Riverside County Inc., for provision of comprehensive fair housing-related services. The City will continue to provide fair housing services to address issues of housing discrimination, landlord-tenant conflict issues and any other fair housing issues should they arise.	Ongoing	Ongoing. As a part of its annual CDBG program, the City allocates approximately \$23,000 for the provision of fair housing services to address issues of housing discrimination, landlord-tenant conflict issues etc. The City contracts with Fair Housing Council of Riverside County for these services. The City has continued to contract with Fair Housing Council of Riverside County Inc., beginning with 2012-2013 to the present, for provision of comprehensive fair housing related services.
Program Action 16: Rental Housing Assistance	The County of Riverside's Housing Choice Voucher (Section 8) program provides rental assistance to very low-income families to help them afford decent and safe rental housing in Menifee. This program is currently administered by the Riverside County Housing Authority. Although not a direct service provider, the City will continue to assist the County by placing advertisements in certain locations throughout the community.	Ongoing	Ongoing. The City provides information for the public on Riverside County Housing Authority. The City will continue to support Riverside County Housing Authority by providing information through various methods listed in this table as well as new methods should they become available within the 6th cycle. Currently, there are 141 residents of Menifee provided with the County of Riverside's Housing Choice Voucher.
Program Action 17: Lower-Income Housing	<p>Menifee recognizes that the production of lower-income housing, in particular extremely low-income housing, is needed. But this affordability level cannot be achieved without financial assistance. The City will evaluate the need for and establish appropriate programs, incentives other methods to assist with housing-related activities including down payment assistance, home improvement assistance, and rental assistance and other affordable housing opportunities. Programs will include partnerships with organizations such as, HCD who provides Permanent Local Housing Assistance (PLHA), a grant program that will provide down payment assistance for low-income housing. Additionally, the City will continue to conduct annual outreach to developers, apply for or support applications for funding, and look for opportunities to encourage the production of affordable housing. Funding sources may include State, Regional and private resources such as:</p> <ul style="list-style-type: none"> <li>•State Low-Income Housing Tax Credit Program</li> <li>•CalHome Program</li> <li>•Mental Health Service Act (MHSA) Funding</li> <li>•Federal Home Loan Bank Affordable Housing Program (AHP)</li> <li>•Unity Way Funding</li> <li>•Private Contributions</li> <li>•Public-Private Partnerships</li> </ul> <p>The City will maintain a list of Public and Private Resources Available for Housing and Community Development Activities and maintain a resource on the City website and update during the 6th Cycle.</p>	Ongoing, evaluate need within first 24 months of the Planning Period. Adopt programs, policies and regulations as appropriate within 36 months.	Ongoing. The City has three low-income apartment complexes and also refers low-income residents to the County of Riverside Housing Authority. Currently, the City has provided seven low-income households with a \$100,000 Down Payment Assistance through the PLHA funds.
Program Action 18: Development Fee Monitoring Program and Entitlement Streamlining	<p>The City fee schedule was updated in December 2018. The updates included changes to fees that reduced hourly rates, reduced some engineering fees, and several application types became flat fees, which lowered costs for applicants of housing projects. The City will continue to evaluate the City's fee structure and encourage the production of affordable housing during the 6th Cycle.</p> <p>The City received a LEAP Grant and is currently creating an Entitlement and Permit Streamlining program to reduce review times and permit processing. The new program will include a new and improved web-based Code (Encode) tool and capabilities, such as development calculators, GIS features, custom indexing and eReader. This process will help to facilitate the development review process, and reduce constraints to new housing projects.</p>	Ongoing and Adopt program within 24 months.	Complete. The City re-evaluated the User Fee Schedule and on July 15, 2024, Menifee's User Fee Schedule (Application Fees) were updated per Resolution No. 24-1423. Additionally, City Council adopted Ordinance No. 2024-384 removing the ADU Entitlement Chapter/ADU Permit requirement to only require a building permit for ADUs.
Program Action 19: Community Development Block Grant Program	<p>The City of Menifee was successful in providing funding to local organizations for providing shelter and service to individuals in the community.</p> <p>The City will continue to apply annually for United States Department of Urban Development Community Development Block Grant (CDBG) funds and allocate a portion of such funds to sub-recipients who provide shelter and other services for the homeless as well as submit Annual Action Plan to HUD in May of each year.</p>	Ongoing	CDBG does NOT allocate funds. CV funds were provided to RUHS through the COVID-19 pandemic but we no longer have these funds.
Program Action 20: Community Services	The City through the CDBG program funds, has assumed responsibility for funding organizations that serve public service needs in the community, in the past program cycles the City has funded: Assistance League, The Boys & Girls Club, Community Cupboard, Hospice of the Valleys, Family Service Association (FSA), Habitat for Humanity, Social Work Action Group (SWAG), and Safe Alternative for Everyone. The City will continue to apply annually for United States Department of Urban Development CDBG funds and allocate a portion of such funds to sub-recipients that serve public service needs in the community.	Ongoing	Ongoing. The City allocates approximately \$80,000 annually in CDBG funds to non-profits agencies that assist Low-income residents within Menifee with either school clothing; before & after school assistance, hunger, and malnutrition, provide tenant/landlord mediation and anti-discrimination services, living conditions, care for terminally ill patients, and services to those who experience abuse and violence.

Program Action 21: Emergency Shelters, Transitional and Supportive Housing	In compliance with State Law, the City will amend certain sections of its Municipal Code to address the following requirements: *Supportive Housing Streamlined Approvals (AB 2162) – To comply with AB 2162, the City of Menifee will amend its Municipal Code to permit supportive housing as a use permitted by right in all zones where multiple family and mixed-use developments are permitted. *Emergency and Transitional Housing Act of 2019 (AB 139) – Pursuant to AB 139, the City will evaluate the existing zoning code to ensure consistency with new statutory requirements for addressing homeless and emergency shelter needs, including methodology for determining the basis of emergency shelter need and the establishment of various parking standards for emergency shelters. *Amend the City of Menifee Municipal Code to comply with the definitions for "Supportive Housing," "Supportive Services," and "Target Population" consistent with applicable sections of the California Government Code. *Amend the City of Menifee Municipal Code to ensure Emergency Shelters and Transitional and Supportive Housing are permitted in appropriate zones, consistent with State law.	Adopt Code Amendments within 24 months of Housing Element adoption	Complete. On February 7, 2024, the City Council adopted Ordinance 2024-384 approving updates to the Emergency Shelters, Transitional and Supportive Housing provisions of the Development Code for compliance with latest State laws (AB 2162 & AB 139) including adding provisions for Low Barrier Navigation Centers.
Program Action 22: Housing for Homeless People	Continue working with the Continuum of Care to help address homelessness to aid residents in need and provide support as needed. Amend the Municipal Code to allow Transitional and Supportive Housing in the EDC and CO zoning districts subject to the same standards and processes required for other housing allowed in the same zone, in compliance with State law.	Adopt Code Amendments within 12 months of Housing Element adoption and ongoing	Complete: On February 7, 2024, the City Council introduced an Ordinance approving updates to the Emergency Shelters, Transitional and Supportive Housing provisions of the Development Code for compliance with latest State laws (AB 2162 & AB 139) including adding provisions for Low Barrier Navigation Centers. The Ordinance amendments will allow Transitional & Supportive Housing in the EDC and CO zones subject to the same standards and processes required for other housing in the same zones (Ordinance adoption scheduled February 7, 2024).
Program Action 23: Supportive Housing/Lower Barrier Navigation Centers	State law has been updated to require approval 'by right' of supportive housing with up to 50 units and low barrier navigation centers that meet the requirements of State law. Low barrier navigation centers are generally defined as service-enriched shelters focused on the transition of persons into permanent housing. Low barrier navigation centers provide temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. To comply with state law, the City of Menifee will adopt policies, procedures, and regulations for processing this type of use as to establish a non-discretionary local permit approval process to accommodate supportive housing and lower barrier navigation centers. In the interim, any submitted application for this use type will be processed in accordance with State law. The City shall permit Low Barrier Navigation Center development as a matter of right in appropriate zoning districts, subject to requirements of state law. The City will annually monitor the effectiveness and appropriateness of the adopted policies. Should any amendments be required to existing policies pursuant to state law, the City will modify the policies, as appropriate.	Adopt Code Amendments within 24 months of Housing Element adoption	Complete. On February 7, 2024, the City Council adopted Ordinance 2024-384 approving provisions for Low Barrier Navigation Centers as a matter of right in appropriate zones, per State law (AB 101).
Program Action 24: Housing for People with Disabilities	Continue to support agencies seeking funding for the provision of housing and services for people with disabilities, including developmental disabilities. Continue to annually reach out to providers as part of the Action Plan solicitation to apply for federal dollars allocated to the City facility serving six or fewer clients and allow such uses as a by-right use in all residential zones as well as create a reasonable accommodation procedure. Review and update Title 9 of the Municipal Code to reduce potential constraints by permitting Group Residential Facilities and Residential Day Care (7 or more persons) with a CUP in Rural Residential zones in conformance with State law.	Ongoing. Review and adopt code amendments and findings for reasonable accommodation procedures within 24 months of Housing Element adoption	Ongoing. The NOFA is sent out but does not specifically seek out these types of agencies. Additionally, on February 7, 2024, the City Council adopted Ordinance No. 2024-384 approving amendments to the Day Care provisions of the Development Code for compliance with latest State law including allowing for day care facilities, six or fewer by right in all residential zones, and amending the Reasonable Accommodation provisions to support objectivity and a direct relationship to health and safety to provide more approval certainty for persons with disabilities. The amendment also reduces potential constraints to permitting group residential and day care facilities.
Program Action 25: Housing for Persons with Developmental Disabilities	The housing needs of persons with developmental disabilities are typically not fully addressed by local zoning regulations. Persons with disabilities may require housing with slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will proactively seek state and federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities. The City of Menifee will also explore the granting of regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, for projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups. The City will provide information at City Hall and on the City's website.	Adopt Code Amendments within 24 months of Housing Element adoption	Complete. On February 7, 2024, the City Council adopted Ordinance No. 2024-384 approving a Development Code amendment to include provisions for farmworker housing in compliance with the Employee Housing Act (Sections 17000-17062.5 of the California Health and Safety Code).
Program Action 26: Farmworker and Employee Housing Act Compliance	The City of Menifee will update Title 9 of the Menifee Municipal Code to comply with provisions for farmworker housing in compliance with the Employee Housing Act (Sections 17000-17062.5 of the California Health and Safety Code). The City currently defines Farmworker Housing within its definition of Group Residential Facilities. The City will update the definition to comply with the California Health and Safety Code Sections 17021.5 and 17021.6 which generally requires agricultural employee housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. Furthermore, the City will update Title 9 in conformance with the California Health and Safety Code Sections 17021.8 which generally requires applications for development on land designated as agricultural in the General Plan, to be subject to a streamlined, ministerial approval process and meets the requirements of the provisions of the State code.	Complete Code Amendments within 12 months of Housing Element adoption	Complete: On February 7, 2024, the City Council adopted Ordinance No. 2024-384 approving a Development Code amendment to include provisions for farmworker housing in compliance with the Employee Housing Act (Sections 17000-17062.5 of the California Health and Safety Code).
Program Action 27: Housing Funding	The City receives Community Development Block Grants; however, the City is not large enough to qualify for HOME, ESG, or other federal funding sources. Therefore, the City will continue to review and pursue grants and additional funding sources applicable with the objectives of the 6th Cycle Housing Element planning cycle. This may include supporting tax credit or bond projects as well.	Ongoing	Ongoing. The City is currently monitoring grants and any additional funding sources and will continue to do so during the 6th cycle.
Program Action 28: Proactive Education and Outreach to Prospective Developers	The City will proactively advise and educate existing landowners and prospective developers of affordable housing development opportunities available within City of Menifee and within sites identified as candidate sites. The City of Menifee will continue to implement its program and meet with developers on an annual basis and as prospective developers contact the City seeking development information. This will include but not be limited to promoting at the City's regular Developer Stakeholder Group meetings, and Menifee Citizen's Advisory Committee (MCAC). This proactive education and outreach will also include publishing and promoting housing through creation of a City of Menifee opportunity housing site map handout/guide with aerial maps, General Plan and Zoning information and including property profile information, which will be made available on the City's website, as printed handouts. This information will be distributed to the City's regular Developer Stakeholder Group and MCAC and to the development community in general as we meet with prospective developers. The City will also promote through the City's web-based GIS story map updated with final adopted housing inventory sites. The City will maintain designated staff persons that can be contacted to provide housing opportunity information and incentives for development of affordable housing during the 6th Cycle.	Within 12 months and ongoing	Ongoing - In early 2024, the City completed a marketing material/informational guide (Housing Opportunity Sites Guide) to promote sites to accommodate the City's housing need as identified in the "Housing Sites Inventory" of the adopted 6th Cycle, 2021-2029 Housing Element. This information has been available on City's website and via other methods since early 2024.
Program Action 29: Housing Market and Impact Study	Prepare a housing market and impact study to evaluate the housing impacts and barriers to affordable housing.	Evaluate the need within first 24 months of the Planning Period. Adopt programs, policies and regulations as appropriate within 36 months.	Complete. A Housing Market Study was presented to the City Council on June 19, 2024 where the Council discussed the Housing Market & Inclusionary Housing Feasibility studies presented together.



Program Action 30: Inclusionary Housing Feasibility Study	The City is in the process of performing a LEAP funded Inclusionary Housing Feasibility Study. The Study will provide quantitative data for the City to determine the appropriate method or approach to consider the adoption of an Inclusionary Ordinance. The analysis will assess and consider the feasibility of various levels of inclusionary requirements, success with inclusionary ordinances in other jurisdictions, their housing market conditions compared to market conditions in Menifee. The report will compare vacant land use against the City Regional Housing Needs Assessment numbers and provide inclusionary and in-lieu options to consider. Based on the results of this study, the City will pursue actions to further reduce barriers to affordable housing such as developing an inclusionary housing ordinance, in lieu fee program, or other appropriate actions. This is an HCD Local Early Action Planning (LEAP) Grant funded project to be completed in 2022.	NA	Complete. The Inclusionary Housing Feasibility Study is a Local Early Action Planning (LEAP) Grant funded effort to streamline and remove barriers to housing production. The Inclusionary Housing Feasibility Study was presented to the City Council on June 19, 2024 where recommendations & options for an inclusionary program were provided to the Council. The Council decided not pursue an inclusionary housing program/ordinance at the time, but would look at other options for achieving affordable housing in the future.
Program Action 31: Design Guideline Update	The City is in the process of developing Objective Design Standards that will be applicable to multi-family residential projects that qualify for a streamlined ministerial review under the provisions of SB 35 in compliance with State Law. Because the City's existing Design Guidelines include subjective design standards that were adopted after January 1, 2020, the City will evaluate and amend the Design Guidelines as necessary, to ensure that the City will not impose or enforce any subjective standard and that standards are objective and universally applied to all projects. The standards shall be updated in compliance with State law.	Complete Design Guideline Amendments within 12 months of Housing Element adoption	Pending. The City is working on the update to the Design Guidelines to be completed in 2025.
Program Action 32: Affirmatively Furthering Fair Housing	Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristic, as defined by state law. (See List of Specific City Actions for Program Action 32, following Action 42 at end of table)	Ongoing 2021-2029, address new program, policy and action objectives within 24 months.	In Progress - See below for further information on status of specific items related to Program Action 32
Program Action 33: Fair Housing Program	The City of Menifee revised the terms "family," "single-family residence," "apartment," and other Zoning Code definitions consistent with the Fair Housing Act, in 2015 in the Zoning Code update. In an effort to further fair housing as well as to mitigate local contributing factors to fair housing issues in Menifee the City will also explore and implement the following: •Housing Discrimination – Through CDBG funding the City contracts with the Fair Housing Council of Riverside County to provide educational and support services to persons who experience housing discrimination in Menifee. •Racial and Ethnic Segregation – The City will continue to annually implement housing programs contained herein, prepare the Analysis of Impediments to Fair Housing as required, and will take necessary steps to remove identified impediments to fair housing. Additionally, the City will distribute literature on fair housing in English and Spanish to target neighborhoods in conjunction with other neighborhood improvement efforts. The City will continue to outreach specifically to low and very low-income residents as well as considered targeted outreach to residents with moderate and high levels of segregation. •Overcrowding/Mobility – Overcrowding may also indicate a lack of adequate housing unit types available to residents with large families or the ability for families to move to larger homes. While the City does not build housing, they will work with developers and interested parties to increase feasibility and opportunities for both affordable housing and multigenerational housing. Additionally, the City will continue to make information on affordable housing units (including information on size and type) available to the public on City's website and at the City Hall and library.	Ongoing	Ongoing. On May 4, 2022, the City adopted an update to its 2022-27 Consolidated Plan, Analysis of Impediments to Fair Housing Choice 2022-27, and 2022-23 Annual Action Plan for the CDBG program. Flyers/brochures provided by Fair Housing are displayed in the lobby at City Hall. The City holds a yearly "First-Time Homebuyer" workshop and other workshops are held as needed. The Housing programs are promoted on the City's website and periodically advertised in press releases and in Menifee Matters (a quarterly magazine mailed to all Menifee residents).
Program Action 34: Density Bonus	Government Code Section 65915 requires that a jurisdiction adopt a local Density Bonus Ordinance consistent with state law. State Density Bonus Law requires a local jurisdiction to grant an increase in density, if requested by a developer, for providing affordable housing as part of a development project. Key provisions of the law include incremental density bonuses that correspond to the percentage of housing set aside as affordable units. State law caps the maximum density bonus at 35 percent and allows the developer to request up to three incentives or concessions, if required to provide the affordable units. The law also provides reduced parking requirements and allows requests for waivers of development standards, such as increased height limits and reduced setback requirements. The developer must provide reasonable documentation demonstrating that incentives reduce costs to provide for affordable units and that waivers are required because the usual standards physically preclude the project from achieving the allowed density and incentives. The City adopted a Comprehensive Zoning Code update on December 18, 2019, including a density bonus ordinance consistent with state law, which became effective in January 2020. Density Bonus provisions are included in Chapter 9.180 of the Zoning Code. The City shall continue to implement the Zoning Code and update the Density Bonus standards consistent with state law when required.	Ongoing	Complete: On February 7, 2024, the City Council adopted an Ordinance approving an update to the Density Bonus provisions of the Development Code amendment related to density bonus provisions for a "commercial developer partnering with an affordable housing developer," increase in density bonus allowances, "shared housing building," incentives allowed for qualified housing developments, and parking and in compliance with latest State density bonus law (e.g., AB 2334, AB 1551, AB 682 & AB 1287).
Program Action 35: Encourage Development of Opportunity Sites	The City of Menifee will encourage and facilitate residential development on sites listed in Appendix B by providing technical assistance to interested developers with site identification and entitlement processing. The City of Menifee shall post the Sites Inventory, as showing in Appendix B on the City's webpage and produce marketing materials for residential opportunity sites, and it will equally encourage and market the sites for both for-sale development and rental development. The City shall educate developers of the benefits of density bonuses and related incentives, identify potential funding opportunities, offer expedited entitlement processing, and offer fee waivers and/or deferrals to encourage the development of affordable housing within residential and mixed-use developments. The City will continuously implement this program as housing projects are submitted to the City, and review and update as necessary, the Site Inventory, and provide information to interested developers.	Ongoing	Ongoing. Technical assistance is currently being provided and ongoing, and Appendix B-Sites Inventory of the Housing Element is located on the City's website. The City has completed 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 8th Cycle, 2021-2029 Housing Element. This information is available on City's website. The sites inventory will be updated as needed. The City will pursue expedited entitlement processing, fee waivers, & deferrals to encourage the development of affordable housing. An Inclusionary Housing Feasibility Study was presented to the City Council on June 19, 2024 where recommendations & options for an inclusionary program were provided to the Council. The Council decided not pursue an inclusionary housing program/ordinance at the time, but would look at other options for achieving affordable housing in the future.
Program Action 36: Definition of Family	The City's Planning and Zoning Code definition of "Family" and "Single-Family Dwelling" does not define a Household or if it includes the number of unrelated persons living together, and there is no Zoning Code definition for household, as it relates to family. Pursuant to state law, the City of Menifee will update the definition of "Family," "Single-Housekeeping Unit" and "Dwelling, Single unit" to ensure compliance with all federal and state fair housing laws. To comply with state law, the definitions should not distinguish between related and unrelated persons and should not impose limitations on the number of people that may constitute a family.	Adopt Code Amendments within 24 months of Housing Element adoption	Complete. On February 7, 2024, the City Council adopted Ordinance 2024-384 amending the Development Code definition of "Family" to comply with all federal and state fair housing law.
Program Action 37: Replacement Housing	The City may, in the future, have existing non-vacant sites that contain vacant or demolished residential units that were occupied by lower-income households or households subject to affordability requirements within the last five years. The City will implement a replacement housing program to ensure the replacement of any units lost subject to the requirements of Government Code section 65915. Furthermore, the City will ensure through this program that redevelopment of any underutilized site or development will meet the intent of SB330 to reduce the loss of residential units.	Ongoing	Ongoing. The City is currently requiring replacement of units lost or subject to the requirements of Government Code Section 65914. The City will further develop and refine procedural requirements. Additionally, the City continues to comply with SB 330.
Program Action 38: Availability of Housing-Related Policies and Regulations	Pursuant to AB 1483, the City will maintain the availability of current housing-related policy and regulatory documents on the City's website to provide up-to-date information on city policies, programs, regulations, fee,	Within 6 months of Housing Element Adoption	Ongoing. The adopted Housing Element is available on the City's website. Continuous improvement on the availability of most up-to-date housing-related policy and regulatory documents is ongoing.

Program Action 39: Compliance with AB 1087	Pursuant to AB 1087, the City will forward the Housing Element to water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.	Immediately upon Housing Element Adoption	Complete. Service providers were notified of the Housing Element's adoption, and the document is available via the City's website.
Program Action 40: Annual RHNA Sites Inventory Monitoring	The City will monitor and evaluate the development of vacant and underdeveloped parcels on an annual basis and report the success of strategies to encourage residential development in its Annual Progress Reports required pursuant to Government Code 65400. The City of Menifee will respond to market conditions and will revise or add additional incentives, if identified strategies are not successful in generating development interest. The City will annually report staff's findings within the annual General Plan Status Report including Housing Element Report to OPR and HCD by April 1st each year.	Ongoing, Annual	Ongoing
Program Action 41: Annual Housing Reporting Program	The City of Menifee shall report on the status of all housing programs as part of its annual General Plan Review and Annual Progress Report (APR). The Annual Progress Report discusses Housing Programs and is submitted to the California Department of Housing and Community Development in accordance with California law. The City will continue to annually report staff's findings within the annual General Plan Status Report including Housing Element Report provided to OPR and HCD by April 1st each year.	Ongoing, Annual	Ongoing
Program Action 42: Evaluation of Density Standards Supporting Residential Development Affordable to Lower Income Households	The City will evaluate existing adopted density standards and development regulations for higher density residential development. The City will collaborate with the development community and stakeholders to evaluate current density and development standards that support the development of housing affordable to lower income households. Based on the outcomes of this evaluation, the City will propose amending the Zoning Code to increase density and development standards to further support the development of housing affordable to lower income residents.	Evaluate and collaborate with stakeholders within first 36 months of the planning period. Determine applicable changes to Zoning Code and amend, as applicable, within 48 months.	Pending within 36 months to 48 months of the planning period.
Program Action 32: AFFH - Specific City Actions related to Fair Housing Education, Outreach & Enforcement	Conduct Training Workshops for Renters. Conduct Training Workshops for Housing Providers. Increase Public Awareness to protect against housing discrimination and prevent inequality. Implement housing programs contained herein, prepare the Analysis of Impediments to Fair Housing as required, and take necessary steps to remove identified impediments to fair housing. Distribute literature on fair housing in English and Spanish to target neighborhoods in conjunction with other neighborhood improvement efforts. Continue to outreach specifically to low and very low-income residents as well as consider targeted outreach to residents with moderate and high levels of segregation. Coordinate with the FHCR to conduct a minimum of two (2), no-cost, Fair Housing workshops in the City. Provide FHCR outreach information as a part of the City's magazine "Menifee Matters." Discuss fair housing with local realtors who register for Menifee Masters. Provide FHCR outreach information as a part of the City's magazine "Menifee Matters." Discuss fair housing with local realtors who register for Menifee Masters. Develop a fair housing FAQ for the City's website. Additionally, The City will provide resources and information on fair housing online and at City Hall and community centers, as well as target areas with higher rates of complaints and low resources. Partner with FHCR to provide training to landlords on fair housing requirements, source of income discrimination, and benefits of marketing housing units.	Conduct Two Fair housing workshops within the first three years of the planning period. Disseminate FHCR outreach information in the Menifee Matters (City magazine); Annually Discuss fair housing with local realtors at yearly "Menifee Masters" program; Publish a Fair Housing FAQ on the City's website, and Within 24 months, partner with FHCR to provide training to landlords which may include outreach collateral or meetings. Coordinate on an annual basis with FHCR to disseminate the most current information and laws related to fair housing.	Beginning preparation for the activities.
Program Action 32: AFFH - Specific City Actions related to Availability of Affordable Housing	The City will streamline affordable housing projects, and explore additional incentives including: 1.Preparation of an Inclusionary Housing Feasibility Study to provide necessary analysis for a future inclusionary housing ordinance appropriate for Menifee. 2.Allow ADUs in all residential zones (Program Action 6) 3.Provide Permit-Ready Accessory Dwelling Unit (ADU) plans (complete code-compliant) construction plans) at no cost to residents. 4.Distribute PLHA funds towards Down Payment Assistance Program to provide loans to qualified low-and moderate-income households to purchase affordable homes. 5.Amend the City's Zoning Code to permit two-unit development and lot splits in compliance with SB9.	The City will conduct the following actions to address affordability of housing in the City, with a particular emphasis to the northeast area: Adopt all necessary rezones upon adoption of Housing Element. Annually report on progress toward meeting the 8-year RHNA objectives. Streamlining provisions to be completed within the first 24 months of the planning period, including: Inclusionary Housing Feasibility Study ADU Zoning Code amendments Permit-Ready ADU Plans PLHA Funds for down payment assistance SB9 Zoning Code Amendments Annual updates to streamlining provisions as applicable.	Complete. Permit-Ready ADU plans complete - launched to public August, 2022. On February 7, 2024, the City Council adopted Ordinance No. 2024-384 approving a Development Code Amendment to include SB-9 provisions and to allow ADUs in all residential zones. An Inclusionary Housing Feasibility Study was presented to the City Council on June 19, 2024, where recommendations & options for an inclusionary program were provided to the Council. The Council decided not pursue an inclusionary housing program/ordinance at the time, but would look at other options for achieving affordable housing in the future. PLHA First Time Homebuyer workshops were held in 2023 and 2024 (applicants need to go through pre-purchase counseling to get their credit or income up to level for sustainable homeownership). The City was successful providing \$100,000 in funds with an additional \$100,000 in matching funds for its first PLHA First Time Homebuyer loan.
Program Action 32: AFFH - Specific City Actions related to Disparities in Access	The City currently partners with organizations such as Mt. San Jacinto College, Bellevue University, and University of Massachusetts Global, Inland Empire Small Business Development Center (IE-SBDC), Riverside County Workforce Development Center and other public and private education that provide access to education, job training, and technical assistance. The City is committed to improving access opportunities across all neighborhoods. The City of Menifee will continue to address access to opportunities within Area C (Quail Valley area) western portion of the City and Area G (portion of Romoland) northern area of the City of Figure 3-5: Regional Opportunity Index: People, 2014, of Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing of the City of Menifee Housing Element.	Conduct one meeting with Mt. San Jacinto College within the first 24 months of the planning period. Within the first 12 months of the planning period: Continue to conduct twice a week job training at the Workforce Development Center located at the Kay Cenicerros Community Center (ongoing). Offer weekly small business consulting with ISBDC at the City (ongoing). Host quarterly small business training with IESBDC (ongoing). Conduct Annual Mayor's Roundtable with higher education partners (ongoing). Conduct Annual Mayor's Roundtable with small business partners. Continue monthly Senior Advisory Committee meetings. THE SENIOR ADVISORY COMMITTEE (SAC) SERVES AS AN ADVISORY COMMITTEE FOR THE CITY COUNCIL ON ALL POLICY MATTERS PERTAINING TO THE SENIOR RESIDENTS OF MENIFEE. Provide marketing collateral on the City's website for residents and businesses within 24 months. Provide marketing collateral to local senior groups within 24 months.	Ongoing. Additional Job training at Workforce Development Center continues twice a week at Kay Cenicerros Community Center.





Jurisdiction	Menifee	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only				Units that Count Towards RHNA * Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*. For detailed reporting requirements, see the checklist here: <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									











Jurisdiction	Menifee	
Reporting Period	2024	(Jan. 1 - Dec. 31)
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ANNUAL ELEMENT PROGRESS REPORT

Table K	
Tenant Preference Policy	
Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.	

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

[illegible]

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		506
Total Units		506

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	5
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		1112
Total Units		1119