

## **Appendix B**

### 2022 HCD Housing Element Annual Progress Report Forms

Includes Housing Element Implementation Progress (see Table D)

Jurisdiction	Menifee	
Reporting Year	2022	(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 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	Notes	
1					2	3	4	5							6	7	8	9	10		11	12
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi 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.	Notes <sup>+</sup>
Summary Row: Start Data Entry Below								0	0	0	0	0	10	679	689	10	0					
	372-290-015	28453 WINCHESTER GONZALEZ ADU		PLN20-0019 ADU	ADU	O	1/20/2023							1		1			No	No	N/A	Approved
	329-360-024	25105 TRADEWINDS	ADU - RIVERA RESIDENCE	PLN22-0037 ADU	ADU	O	2/23/2022							1		1			No	No	N/A	Approved
	372-500-005	31901 ROUGE LN, N	SEARS RESIDENCE - ADU	PLN22-0061 ADU	ADU	O	3/16/2022							1		1			No	No	N/A	Approved
	331-340-020	26550 TRUMBLE RO	ADU - MESMER RESIDENCE	PLN22-0104 ADU	ADU	O	4/20/2022							1		1			No	No	N/A	Approved
	360-660-026	31936 WHITFIELD, N	ADU - JUAN GOMEZ	PLN22-0116 ADU	ADU	O	5/3/2022							1		1			No	No	N/A	Approved
	364-182-016	30874 SUNSET LAKE	ADU - CALICA RESIDENCE	PLN22-0135 ADU	ADU	O	5/16/2022							1		1			No	No	N/A	Approved
	341-180-017	NA	ADU - GANCI RESIDENCE	PLN22-0136 ADU	ADU	O	5/16/2022							1		1			No	No	N/A	Approved
	360-040-043	NA	ADU - LEON RESIDENCE	PLN22-0149 ADU	ADU	O	5/31/2022							1		1			No	No	N/A	Approved
	331-380-004	27045 DAWSON RO	ADU - ZAYA RESIDENCE	PLN22-0161 ADU	ADU	O	6/20/2022							1		1			No	No	N/A	Approved
	333-600-015	29899 LOY DR., MEN	ADU - HANNAH RESIDENCE372-290-015	PLN22-0162 ADU	ADU	O	6/20/2022							1		1			No	No	N/A	Approved
	358-130-059	31785 BYERS RD, M	ACCESSORY DWELLING UNIT - JAMES RESIDENCE	PLN22-0189 ADU	ADU	O	7/8/2022							1		1			No	No	N/A	Approved
	360-150-019	NA	TR 36803- ADUS FOR ESTRELLA AT MENIFEE VALLEY	PLN21-0400	ADU	O	2/19/2021							80		80			No	No	N/A	Approved
	338-150-046					O									199	199	199		No	No	N/A	Approved
	338-150-031	NA	TM 38219 RIVER WALK	PLN21-0239	SFD		7/8/2021												No	No	N/A	Pending
	336-030-016	NA	VILLAGIO VILLAS	PLN21-0375	5+	O	11/17/2021								120	120			No	No	N/A	Approved
						O									130	130	130		No	No	N/A	Approved
	341-060-022	NA	TM 37692 QUAIL HILLS	PLN21-0058	SFD		2/16/2021												No	No	N/A	Pending
	329-100-003					O									169	169			No	No	N/A	Pending
	329-100-001	NA	TTM 38132 COUNTRYSIDE	PLN21-0274	SFD		8/5/2021												No	No	N/A	Pending
	360-350-004	NA	TM 37450 GARBANI SOUTH	PLN21-0361	SFD	O	11/5/2021								33	33			No	No	N/A	Pending
	340-040-030	NA	TM 37828 MENIFEE VILLAGE	PLN20-0055	SFD	O	2/18/2020								91	91			No	No	N/A	Pending
	372-320-001		TR38133 HARVEST GLEN	PLN21-0272	SFD	O	8/5/2021								145	145			No	No	N/A	Pending
	327-320-014	NA																	No	No	N/A	Pending
	362-040-020		TR38592 BELLA ESTATES	PLN22-0291	SFD	O	12/21/2022								13	13			No	No	N/A	Pending
	330-230-023	NA	TTM 38128	DEV2022-001	SFD	O	1/4/2022								96	96			No	No	N/A	Pending
	333-200-062	NA	TTM 38625 SALT CREEK	PLN22-0294	SFD	O	12/22/2022								330	330			No	No	N/A	Pending
	333-070-018	NA	VILLAGE AT JENIPERO	DEV2022-006	5+	O	11/9/2022								240	240			No	No	N/A	Pending
				PLN22-0268												0						

Calculation Method:	2023	(Jan 1 - Dec 31)
Reporting Year:	2023	(Jan 1 - Dec 31)
Reporting Period:	01/01/2023 - 12/31/2023	

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Housing Element Implementation

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

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement										Affordability by Household Incomes - Building Permits										Affordability by Household Incomes - Certificates of Occupancy										Streamlining		Infill		Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		Term of Affordability or Deed Restriction		Demolished/Destroyed Units			Density Bonus			Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (SFS, SFD, or L.A. ADC 100)	Tenure (R/Lease/Co-Owner)	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	Building Permits Submitted	# of Units Issued Building Permits	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	Building Permits Submitted	# of Units Issued Building Permits	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	Certificate of Occupancy or other form of readiness (Law Enforcement Date Issued)	# of Units based on Certificate of Occupancy or other form of readiness	How many of the units were Affordably Low Income?	Was Project Affordably Low Income? (SFS or SFD only)	Infill Units? Y/N	Assistance Programs for Each Development (only select multiple - see instructions)	Deed Restriction Type (only select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the units are affordable - (see instructions)	Term of Affordability or Deed Restriction (if applicable in perpetuity enter 1000)	Number of Demolished/Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Maximum Allowable Units (Floor Area)	Number of Other Medium-Density, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Modifications)	List the incentives, concessions, waivers, or modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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329-200-002	17760 ADAMS AVE. MENIFEE CA 92584	ADU - TOWNHOME RESIDENCE	PM772-00404	ADU	O																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								





















Jurisdiction	Montee	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas



Jurisdiction	Menifee	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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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	-	-	-	-	-	-	-	-	-	-	4	1,757
	Non-Deed Restricted		-	-	4	-	-	-	-	-	-	-		
Low	Deed Restricted	1,051	-	-	-	-	-	-	-	-	-	-	6	1,045
	Non-Deed Restricted		2	-	4	-	-	-	-	-	-	-		
Moderate	Deed Restricted	1,106	-	-	-	-	-	-	-	-	-	-	7	1,099
	Non-Deed Restricted		1	1	5	-	-	-	-	-	-	-		
Above Moderate		2,691	348	287	892	-	-	-	-	-	-	-	1,527	1,164
Total RHNA		6,609												
Total Units			351	288	905	-	-	-	-	-	-	-	1,544	5,065
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6	7
		Extremely low-Income Need											Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		881		-	-	-	-	-	-	-	-	-	-	881

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

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).

Jurisdiction	Menifee	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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Housing Element Implementation

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Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below						883	152								1035		
339-200-008	29801 Murrieta Rd	Valentin Valencia Gonzalez; Monica Fajardo Torres	4.1	1/19/2022		108			Shortfall of Sites	4.93 ac	20.1-24 du/ac Residential (20.1-24R)	High Density Residential (HDR)	20.1 du/acre	24 du/acre	108	Vacant	Vacant land
333-060-014	NA	Joseph L P Chen; Elizabeth S. Chen	4.6	1/19/2022		79			Shortfall of Sites	3.60 ac	20.1-24 du/ac Residential (20.1-24R)	High Density Residential (HDR)	20.1 du/acre	24 du/acre	79	Vacant	Vacant land
333-060-015	NA	Joseph L P Chen; Elizabeth S. Chen	4.7	1/19/2022		33			Shortfall of Sites	1.53 ac	20.1-24 du/ac Residential (20.1-24R)	High Density Residential (HDR)	20.1 du/acre	24 du/acre	33	Vacant	Vacant land
333-060-002	NA	Joseph L P Chen; Elizabeth S. Chen	4.8	1/19/2022		19			Shortfall of Sites	0.89 ac	20.1-24 du/ac Residential (20.1-24R)	High Density Residential (HDR)	20.1 du/acre	24 du/acre	19	Vacant	Vacant land
360-100-016	30520 Old Windmill Rd	Skyridge Partners; David G. Pettigrew	4.13	1/19/2022		110			Shortfall of Sites	5.02 ac	20.1-24 du/ac Residential (20.1-24R)	High Density Residential (HDR)	20.1 du/acre	24 du/acre	110	Vacant	Vacant land
338-170-007	NA	Corp Presiding Bishop Church Of Jesus	4.18	1/19/2022		101			Shortfall of Sites	4.61ac	20.1-24 du/ac Residential (20.1-24R)	High Density Residential (HDR)	20.1 du/acre	24 du/acre	101	Vacant	Vacant land
338-170-020	NA	Bernard Sik Lee; Young Soon Lee	4.19	1/19/2022		108			Shortfall of Sites	4.92ac	20.1-24 du/ac Residential (20.1-24R)	High Density Residential (HDR)	20.1 du/acre	24 du/acre	108	Vacant	Vacant land
372-050-043	NA	Sfu Inv Ltd Partnership	4.20	1/19/2022		325			Shortfall of Sites	29.53 ac	20.1-24 du/ac Residential (20.1-24R)	High Density Residential (HDR)	20.1 du/acre	24 du/acre	325	Vacant	Vacant land
339-200-013	NA	Sun City Dev	4.4	1/19/2022			30		Shortfall of Sites	5.01 ac	5.1-8 du/ac Residential (5.1-8R)	Low Medium Density Residential (LMDR)	5.1 du/acre	8 du/acre	30	Vacant	Vacant land
339-200-012	NA	Sun City Dev	4.5	1/19/2022			30		Shortfall of Sites	5.11	5.1-8 du/ac Residential (5.1-8R)	Low Medium Density Residential (LMDR)	5.1 du/acre	8 du/acre	30	Vacant	Vacant land
333-050-034	NA	San Marcos Townhomes	4.9	1/19/2022			92		Shortfall of Sites	9.27	8.1-14 du/ac Residential (8.1-14R)	Medium Density Residential (MDR)	8.1 du/acre	14 du/acre	92	Vacant	Vacant land

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Housing Element Implementation

Jurisdiction		Menifee	
Reporting Year		2022	(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	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.	Ongoing	Currently being implemented.
Program Action 2: Specific Plans	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. 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: •Cantalena Specific Plan□ • Newport Estates Specific Plan • Cimarron Ridge Specific Plan • Rockport Ranch Specific Plan •Menifee North Specific Plan□ • Legado Specific Plan • Audie Murphy Ranch Specific Plan□ 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.	Ongoing	Currently being implemented.
Program Action 3: Rezone Program to Accommodate Low and Very Low Income RHNA	After the identification of existing residentially zoned land and ADUs to accommodate the City’s low and very low RHNA, a remaining 340 units must be accommodated to meet the City’s RHNA. Additionally, recent legislation requires at least 50 percent of low and very low-income units on vacant land. In order to accommodate the remaining RHNA allocation and provide 50 percent vacant land, the City has identified 8 vacant parcels to rezone (as identified in the Candidate Sites Inventory in Appendix B). The parcels are currently zoned Economic Development Corridor McCall Boulevard (EDC-MB), Economic Development Corridor Newport Road (EDC-NR), and Economic Development Corridor Community Core (EDC-CC). All of these parcels are vacant and will be rezoned to the High-Density Residential (HDR) zone. These sites shall be zoned with a minimum density of 20.1 units per acre and accommodate a minimum of 16 units in compliance with Government Code Section 65583.2. These parcels do not include any parcels identified in the 5th Cycle Housing Element that are described in Program Action 5. 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: •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 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.	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	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.	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	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: •A conditional use permit; •A planned unit development permit; or •Other discretionary, local-government review or approval that would constitute a “project.” 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: 1) Were included in a prior Housing Element; and 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. These sites are identified in Appendix B.	Within 36 months of adoption of the 6th Cycle Housing Element	A draft amendment to the Development Code for by right approval of 20 percent affordable projects on non-vacant carry over sites to accommodate the lower income RHNA has been completed and will be adopted by the City Council in Spring/2nd Quarter 2023 to fulfill Program Action 5 as needed to achieve full compliance for the City’s adopted Housing Element.
Program Action 6: Promotion of Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Development	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. The City will aggressively support and accommodate the construction of at least 43 ADUs by a variety of methods, including but not limited to: •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. •Evaluate and assess the appropriateness of additional incentives to encourage ADU development. •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.	Analyze methods within 12 months of Housing Element adoption; Establish programs within 24 months of Housing Element adoption.	The Permit-Ready ADU construcitons plans were launched and made available to the public in August of 2022. Updates are being made to the plans for compliance with recent California Buildng Code updates. The City has promoted the Permit Ready ADU program on the Clty website, News Releases, and the City’s "Menifee Matters" a local publication mailed to all Menifee residents. The City is currently drafting amendments to the Development Code that will offer further incentives for ADUs and consistent with most recent ADU legislation.
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.	Establish program within 12 months and Annual reporting	The City currently tracks ADUs, and will improve upon our the current tracking program/system (Accela 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	Pending
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	The City assisted 11 households in 2022. The City continues to incorporate the Senior Minor Home Repair Grant Program in the annual CDBG Program activities 5-year Consolidated Plan (2017-2021) and will continue the program into the 6th cycle.
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	Complying. The Code Enforcement Department actively addressed hazardous vegetation, substandard buildings, accumulation of debris and vehicles, graffiti, storm water drainage, green pools, construction without a permit, land use violations and various other code issues through the year. In addition, the City holds an annual Quail Valley Clean Up Day to assist property owners clean up their properties and discard debris.
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	The City works with Habitat for Humanity on projects for home repairs within the City. Habitat for Humanity provided service to 46 households for home improvements during the 2022 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	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.	Ongoing	Currently being implemented and ongoing
Program Action 14: Compliance with SB 35 Provisions	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. 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: 1.within a half-mile of public transit; 2.within an architecturally and historically significant historic district; 3.in an area where on-street parking permits are required but not offered to the occupants of the development; or 4.where there is a car-share vehicle located within one block of the proposed project. 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.	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	As a part of its annual CDBG program, the City allocates approximately \$22,000 for the provision of fair housing services to address issues of housing discrimination, 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	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.
Program Action 17: Lower-Income Housing	Menifee recognizes that the production of lower-income housing, in particularly extremely low-income housing, is needed. But this affordability level cannot be achieved without financial assistance. 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 Sate, Regional and private resources such as: •State Low-Income Housing Tax Credit Program •CalHome Program •Mental Health Service Act (MHSA) Funding •Federal Home Loan Bank Affordable Housing Program (AHP) •Unity Way Funding •Private Contributions •Public-Private Partnerships 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.	Ongoing, evaluate need within first 24 months of the Planning Period. Adopt programs, policies and regulations as appropriate within 36 months.	The City has three low-income apartment complexes and also refers low-income residents to the County of Riverside Housing Authority. In addition to the City's existing Minor Home Repair Grant for Seniors, in January 2023, the City launched and is implementing it's new Single Family Home Improvement (SFHI) Grant program This grant was made possible with American Rescue Plan Act (ARPA) funds and is similar to the Senior Minor Home Repair Grant program but with no age restrictions. The City recently updated its Housing Programs information on the City website and in the coming year will be expanding and improving upon this with a list of Public and Private Resources Available for Housing and Community Development Activities.
Program Action 18: Development Fee Monitoring Program and Entitlement Streamlining	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. 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.	Ongoing and Adopt program within 24 months.	Pending
Program Action 19: Community Development Block Grant Program	The City of Menifee was successful in providing funding to local organizations for providing shelter and service to individuals in the community. 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.	Ongoing	The City provides CDBG funds to the County of Riverside, Riverside University Health System - Behavioral Health (RUSH-BH) to engage and assist homeless consumers with referrals to housing, mental health, and substance use services.



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	The City allocates approximately \$80,000 annually in CDBG funds to the Assistance League, Boys & Girls Club, Community Cupboard, Habitat for Humanity, Hospice of the Valley, Michelle's Place, RUHS, and SAFE Family Justice Center. All sub-recipients assist Low-Income residents within Menifee with either school clothing; before & after school assistance, hunger, and malnutrition, living conditions, care for terminally ill patients, resources to cancer patients, homeless outreach, 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 of Menifee will ensure the Planning and Zoning Code is amended to encourage and facilitate emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act. This Program would permit transitional and supportive housing by-right in all zones allowing residential uses, subject only to those regulations that apply to other residential uses of the same type in the same zone. In addition, the Planning and Zoning Code will be amended to define "supportive housing," "target population" and "transitional housing" pursuant to state law. The City will continue to monitor the inventory of sites appropriate to accommodate transitional and supportive housing and will work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met. The City is committed to prioritizing funding and other available incentives for projects that provide housing for homeless and extremely low-income residents whenever possible. 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	The City has begun drafting an amendment to the Development Code to comply with AB2162 and AB139 related to Supportive Housing and Emergency Shelters. The code amendment will be adopted in 2023.
Program Action 22: Housing for Homeless People	State law (Senate Bill 2) was amended to require local governments to address the needs of the homeless and transitional homeless population. This is accomplished in three steps: 1) define emergency shelters as a by-right use pursuant to state law; 2) identify an appropriate zone that permits a year-round emergency shelter as a by-right use; and 3) make code amendments that define transitional housing and supportive housing as a residential use of property and allow and these uses subject only to restriction that apply to residential dwellings of similar types in the same zone pursuant to Government Code Section 65583. The City adopted a Comprehensive Zoning Code update on December 18, 2019, which became effective in January 2020. The Zoning Code defines Emergency Shelters and allows Emergency Shelters by-right in the High-Density Residential (HDR), Economic Development Corridor (EDC) and Heavy Industrial (HI) Zones. Additionally, pursuant to SB 2, the City treats transitional housing as a residential use of property and permits transitional housing within all residential zone districts with a CUP. More recent clarification of SB 2 requirements by the State Department of Housing and Community Development (HCD) indicates in addition to residential zones, jurisdictions must provide for transitional and supportive housing in any other non-residential zone districts where housing is permitted. The Menifee Development Code allows residential development in the Economic Development Corridor (EDC) and conditionally allows Residential Care Facilities in the Commercial Office (CO) zone. In Riverside County, homelessness is addressed regionally through the Continuum of Care (CoC). The City of Menifee participates in the CoC and the Regional Homeless Alliance. The Alliance meets every month to discuss common problems and to seek best practices that can be implemented throughout the region. The City participates in the nationwide Point-in-Time Homeless Count, which is done annually. The City will continue to participate in CoC and support appropriate new methods should they become available in the 6th Cycle. The City will amend the Zoning 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	The City has begun drafting an amendment to the Development Code to allow Transitional and Supportive Housing in the EDC and CO zones subject to the same standards and processes required for other housing allowed in the same zone. The code amendment will be adopted in 2023.
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	The City has begun drafting an amendment to the Development Code to ensure compliance with AB101. The code amendment will be adopted in 2023.
Program Action 24: Housing for People with Disabilities	State law requires that community care facilities serving six or less must be permitted by right in all residential zones similar to other residential uses in the same zone. The City adopted a Comprehensive Zoning Code update that addressed those with special needs on December 18, 2019 (effective January 2020). The Zoning Code allows Group Residential Facilities and Residential Day Care (6 or fewer by right) and Residential Care Facilities per state law. The Zoning Code currently prohibits Group Residential Facilities and Residential Day Care (7 or more persons) in the Rural Residential Zones, and conditionally permits these uses in the remaining residential zones. The region has created the Southwest Riverside County Special Needs Resource Guide, which was created to provide a comprehensive list of agencies and nonprofit groups providing essential services for those with special needs. The City of Menifee will continue to support agencies in seeking funding for the provision of housing and services for people with disabilities, including developmental disabilities. The City will 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. The City will review and amend the Development Code (Title 9 of the MMC) to update the City's Reasonable Accommodation provisions to clarify the findings for granting approval of a reasonable accommodation to remove constraints to housing for persons with disabilities. Granting of a Reasonable Accommodation is currently subject to review and approval by the Community Development Director. Additionally, the City will evaluate the specific finding, "The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others" and commit to revised findings or definitions that support objectivity and a direct relationships to addressing health and safety the City will annually monitor and track requests for Group Residential Facilities and Residential Day Care to evaluate the impacts on housing supply for persons with disabilities on an annual basis. The City will review, and amend the Development Code permitting procedures, application requirements, and development standards applicable to Group Residential Facilities and Residential Day Care (seven or more persons) to permit these uses with a conditional use permit (CUP) or by right in Rural Residential zones in conformance with State Law to ensure consistency with state and federal laws and promote objectivity and approval certainty. The City will analyze potential constraints for impacts to housing supply, housing choice, objective of standards and provisions and approval certainty for persons with disabilities. The City will amend the Development Code, as appropriate based on these findings, to promote objectivity and approval certainty.	Ongoing. Review and adopt code amendments and findings for reasonable accommodation procedures within 24 months of Housing Element adoption	The City annually advertises its CDBG Notice of Funding Availability (NOFA) to seek services for people with disabilities, including developmental disabilities. The City has begun reviewing and drafting an update to the Development Code (Title 9 of the MMC) to allow day care facilities, six or fewer by right in all residential zones, create a reasonable accommodation procedure and reduce potential constraints to permitting group residential facilities and residential day care and comply with State law. The code amendment will be completed in 2023.
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	Pending
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	The City has begun drafting these amendments which are anticipated to be complete and adopted in 2023.

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	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	Pending - The City will begin undertaking these efforts in 2023
Program Action 29: Housing Market and Impact Study	<p>The City will prepare a housing market and impact study to evaluate the housing impacts and barriers to affordable housing in the City of Menifee. The study should evaluate the access to affordable housing in the City of Menifee and the impacts of proposed larger-scale, significant commercial/industrial projects on moderate and low and very low residential development. Additionally, the City conducted surveys with local affordable housing developers in order to gauge the existing interest in affordable housing development in the City and surrounding areas. Responses to the surveys identified the developers' history of affordable housing development, ideal affordable housing standards and incentives, and any perceived obstacles for affordable housing development. The City shall continue to outreach with the Development Community and will prepare the study to evaluate existing barriers to affordable housing and opportunities to reduce these barriers to create affordable housing through provisions such as:</p> <ul style="list-style-type: none"> <li>• Flexible development review process/standards</li> <li>• Opportunities to streamline permit process</li> <li>• Reduction of development impact fees</li> <li>• Expedited review for larger lot sites when consistent with the General Plan</li> <li>• Annual housing fair to promote housing programs to the community and developers</li> <li>• Annual survey to affordable housing developers and property owners</li> <li>• Possible funding sources, etc.</li> </ul> <p>Based upon the results of the Housing Market Impact Study, (Program Action 29) the City will develop incentives to reduce barriers to affordable housing. These incentives may include provisions such as:</p> <ul style="list-style-type: none"> <li>• Establish incentives and streamlined entitlement procedures specifically for larger sites in excess of 10 acres to accommodate larger projects affordable to lower income households. The City shall facilitate the development of housing for lower-income households on large sites identified in the Sites Inventory by encouraging land divisions and specific plans resulting in parcel sizes that facilitate multifamily developments that include units affordable to lower income households. The City shall evaluate and commit to providing the appropriate incentives for the development of affordable housing, which may include but are not limited to the following as determined by the Market Study to be most effective and appropriate in reducing barriers to affordable housing: Priority to processing subdivision maps that include affordable housing units; Expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan and master environmental impact report; Financial assistance (based on availability of Federal, State, local foundations, and private housing funds); Modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case by-case basis; Infrastructure planning, financing and phasing; Fees and in lieu options; Density Bonuses; and Objective development standards</li> <li>• Create a Development Permit Streamline process</li> <li>• Expediting residential development review processes for affordable housing projects on sites identified in the inventory</li> <li>• Create a permit fee reduction program for affordable housing projects</li> <li>• Create additional Density bonus programs</li> <li>• Incentivize affordable housing development on large sites over 10 acres, by prioritizing subdivision maps that include affordable housing units; expediting review of the subdivision of larger sites into buildable lots where the development is consistent with the General Plan, and/or by other possible methods identified in the study that would be most feasible and effective to incentivize affordable housing on large lots.</li> <li>• Reduced development applicant fee program for submittal of multiple applications (more than 2) that includes a Specific Plan, Specific Plan Amendment, or large lot tract map when dividing, or submitting for subdivision of parcels of more than ½ acre in size.</li> <li>• No fee lot line/lot split permit when a project includes an affordable housing component</li> </ul> <p>The City understands that some of the above suggested amendments may already be addressed in existing and future City policies, or may be modified to best accomplish the City's overall commitment to provide the appropriate incentives for the development of affordable housing. The City shall evaluate possible incentive through the housing market and impact study within the first 24 months of the Planning Period and adopt programs, policies and regulations that reduce barriers to affordable housing within 36 months of the Housing Element adoption.</p>	Evaluate the need within first 24 months of the Planning Period. Adopt programs, policies and regulations as appropriate within 36 months.	The City has selected and is executing an agreement with a consultant to prepare this study, which will be completed and presented to the City Council in 2023.
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	The City has selected and is executing an agreement with a consultant to prepare this study, which will be completed and presented to the City Council in 2023.
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 anticipates completion in 2023.
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. ( <a href="#">See List of Specific City Actions for Program Action 32, following Action 42 at end of table</a> )	Ongoing 2021-2029, address new program, policy and action objectives within 24 months.	Pending
Program Action 33: Fair Housing Program	<p>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:</p> <ul style="list-style-type: none"> <li>•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.</li> <li>•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 wells considered targeted outreach to residents with moderate and high levels of segregation.</li> <li>•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.</li> </ul>	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	The City has begun drafting an amendment to the Development Code to comply with current State density bonus law. The amendment will be completed in 2023. Procedures will also be developed and made available to the public.

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	Technical assistance is currently being provided and ongoing, and Appendix B-Sites Inventory of the Housing Element is located on the City's website. Marketing materials will for residential opportunity sites is pending and will be developed in 2023 and will continue to promote opportunity sites throughout the planning period. The City will pursue expedited entitlement processing, fee waivers, & deferrals to encourage the development of affordable housing, once Program Actions 29 (Housing Market & Impact Study) and 30 (Inclusionary Housing Feasibility Study) are complete by end of 2023. The sites inventory will be updated as needed.
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	The City has begun drafting an amendment to the Development Code to update the definitions to comply with all federal and state fair housing laws. The code amendment will be completed in 2023.
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	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.
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	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
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	<ul style="list-style-type: none"><li>• Conduct Training Workshops for Renters: The general types of activities conducted for consumers include a comprehensive fair housing presentation, a question-and-answer booth, and more.</li><li>• Conduct Training Workshops for Housing Providers: The general types of activities conducted for housing providers include workshops tailored to provide detailed analysis of fair housing laws and interpretation, with specific information on discrimination against families with children, people with disabilities, sexual harassment, hate crimes, and advertising.</li><li>• Increase Public Awareness: The general types of activities conducted to increase public awareness includes developing and distributing hundreds of pieces of multi-lingual literature in the City, aimed at a variety of audiences, describing how housing injustices arise, the laws that protect against housing discrimination, and ways to prevent housing inequality.</li></ul> 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 consider targeted outreach to residents with moderate and high levels of segregation. Specifically, the City will coordinate with the FHCRC to conduct a minimum of two (2), no-cost, Fair Housing workshops in the City. The City will provide FHCRC outreach information as a part the City's magazine "Menifee Matters" which is a citywide publication mailed to all residents in Menifee. The City will discuss fair housing with local realtors who register for Menifee Masters, a real estate program, hosted by the City's Economic Development Department and designed to educate realtors on programs and projects within the City of Menifee. The City will provide FHCRC outreach information as a part the City's magazine "Menifee Matters" which is a citywide publication mailed to all residents in Menifee. The City will discuss fair housing with local realtors who register for Menifee Masters, a real estate program, hosted by the City's Economic Development Department and designed to educate realtors on programs and projects within the City of Menifee. The City will provide FHCRC outreach information as a part the City's magazine "Menifee Matters" which is a citywide publication mailed to all residents in Menifee. The City will discuss fair housing with local realtors who register for Menifee Masters, a real estate program, hosted by the City's Economic Development Department and designed to educate realtors on programs and projects within the City of Menifee. The City will 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. The City will partner with FHCRC 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 FHCRC 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 FHRC to provide training to landlords which may include outreach collateral or meetings. Coordinate on an annual basis with FHRC 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	<p>The City will streamline affordable housing projects, and explore additional incentives including:</p> <p>1.Preparation of an inclusionary Housing Feasibility Study to provide necessary analysis for a future inclusionary housing ordinance appropriate for Menifee.</p> <p>2.Allow ADUs in all residential zones (Program Action 6)</p> <p>3.Provide Permit-Ready Accessory Dwelling Unit (ADU) plans (complete code-compliant) construction plans) at no cost to residents.</p> <p>4.Distribute PLHA funds towards Down Payment Assistance Program to provide loans to qualified low-and moderate-income households to purchase affordable homes.</p> <p>5.Amend the City's Zoning Code to permit two-unit development and lot splits in compliance with SB9.</p>	<p>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.</p>	<p>Permit-Ready ADU plans complete - launched to public August, 2022. City is currently drafting code amendment to include SB-9 provisions and to allow ADUs in all residential zones, which will be complete and adopted in 2023. The City's Inclusionary Housing Feasibility Study will begin in early March, 2023 and be completed in 2023. PLHA First Time Homebuyer workshops held in December, 2022 (Saturday, December 3rd – 9 families attended and Saturday, December 10th – roughly 50 people attended) *NPHS is working with 5 families from the workshops. Most other families from the workshops were not buyer ready. They need to go through pre-purchase counseling to get their credit or income up to level for sustainable homeownership. Another workshop scheduled for March, 2023.</p>
Program Action 32: AFFH - Specific City Actions related to Disparities in Access	<p>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 (IESBDC), 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.</p>	<p>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.</p>	<p>Additional Job training at Workforce Development Center continues twice a week at Kay Cenicerros Community Center.</p>
Program Action 32: AFFH - Specific City Actions related to Mobility	<p>Maintain a proactive working partnership with the Riverside Transit Agency (RTA) to continue to plan and coordinate public transit routes to serve existing community facilities and future development.</p> <p>The City of Menifee completed a Specialized Transit Needs Assessment to determine how to use \$150,000 of Riverside County Transportation Commission (RCTC) Measure A Specialized Transportation program grant funds to best serve the needs of Menifee's underserved populations. The needs assessment identifies options to use the RCTC Measure A specialized transit grant funds, to provide specialized door-to-door transportation services to meet the needs of seniors, disabled and low-income populations in the City of Menifee.</p> <p>Continue to work with the Riverside County Transportation Commission (RCTC) to provide on-call transportation services (Care-A-Van) to seniors, disabled and low-income populations in the City of Menifee using Measure A Specialized Transportation grant funding and/or Federal Transportation Authority funding.</p> <p>Care-A-Van is currently in the process of applying for the Federal Transportation Authority (FTA) Section 5310 Funds to expand services into the City of Menifee but will not have access to the funding until the end of calendar year 2022.</p>	<p>Within the first 24 months of the planning period prepare a service agreement to allow Care-A-Van to expand operations in the City of Menifee.</p>	<p>The City Council approved an MOU with Care-A-Van in September, 2022. Car-A-Van services have been provided to Menifee residents since Oct. 24, 2022. In the first four months of service being available to Menifee residents (10/24/22- 1/31/22), there have been a total of 230 trips totalling 1,976 miles, with 28 new passengers.</p>
Program Action 32: AFFH - Specific City Actions related to Access to Opportunity for Persons with Disabilities	<p>The City will collaborate and meet annually with the City's contracted fair housing service provider to provide recommendations of properties believed to be discriminatory in their practices as information is received; The City will also increase housing rights awareness in the community through fact sheets, annual meetings with local non-profits and community-based organizations and specifically, the City will post fair housing information at the Kay Cenicerros Senior Center, the Sun City Civic Center, Sun City Library, Menifee Library, the City's webpage, and Menifee Matters Magazine, a quarterly Citywide publication sent to all residents in the City.</p>	<p>Provide fair housing collateral within the first 12 months of the planning period. Establish annual meeting with advocates. Adjust fair housing collateral on an annual basis as needed.</p>	<p>The City will collaborate with Fair Housing in 2023 and ongoing annually. City is beginning to increase housing rights awareness with increasing its Fair Housing information at locations mentioned, including Menifee Matters.</p>
Program Action 32: AFFH - Specific City Actions related to Community Preservation	<p>Include information about rehab and maintenance resources in the quarterly City newsletters (Menifee Matters) and on the website. Include translated information when feasible.</p> <p>Allocate CDBG funds for the Senior Minor Home Repair Grant program for housing updates and rehabilitation for most aged housing stock for homes older than 50 years. Seek to assist 10 households annually.</p>	<p>Within the first 12 months of planning period: Provide information on rehab and maintenance resources in quarterly City newsletter (Menifee Matters). Allocate funds for Senior Minor Home Repair Grant, assisting 10 households annually.</p>	<p>The City will be publicizing</p>





















Jurisdiction	Meniffee	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	4
Moderate	Deed Restricted	0
	Non-Deed Restricted	5
Above Moderate		892
Total Units		905

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	329	883	1275
2 to 4	0	0	0
5+	0	0	0
ADU	91	12	2
MH	0	10	10
Total	420	905	1287

Housing Applications Summary	
Total Housing Applications Submitted:	14
Number of Proposed Units in All Applications Received:	689
Total Housing Units Approved:	10
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas



Jurisdiction	Menifee	
Reporting Year	2022	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT					
Local Early Action Planning (LEAP) Reporting					
(CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$300,000.00		Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Entitlement & permit streamlining	\$85,000		Completed	None	
Inclusionary Housing Feasibility Study	\$45,000		In Progress	None	
6th Cycle update to the Housing Element	\$170,000		Completed	None	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2,

Completed Entitlement Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	1	
Low	Deed Restricted	0	
	Non-Deed Restricted	0	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	1	
Above Moderate		418	
Total Units		420	

Building Permits Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	4	
Low	Deed Restricted	0	
	Non-Deed Restricted	4	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	5	
Above Moderate		892	
Total Units		905	

Certificate of Occupancy Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	2	
Low	Deed Restricted	0	
	Non-Deed Restricted	1	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	5	
Above Moderate		1279	
Total Units		1287	