



CITY OF MENIFEE

SUBJECT: General Plan Annual Progress Report for 2022

MEETING DATE: March 15, 2023

TO: Mayor and City Council

PREPARED BY: Doug Darnell, Principal Planner

REVIEWED BY: Cheryl Kitzerow, Community Development Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Review the General Plan Annual Progress Report (APR) for 2022 as required by state law to show progress toward implementation of General Plan Goals and Policies and receive and file the report.

DISCUSSION

General Plan Annual Progress Report

The State of California Government Code Section 65400 requires that City and County Planning Departments provide an annual review to their legislative body, the Governor's Office of Planning and Research (OPR), and California Department of Housing and Community Development (HCD) on the status of the City's General Plan and progress. The Report highlights completed areas of the General Plan and future priorities and amendments. State law requires that the APR be completed and submitted to the State by April 1 of each year.

The attached APR for the 2022 calendar year (January 1, 2022, to December 31, 2022) was presented to the Planning Commission on February 22, 2023. The APR is an informational item for the City Council, which will be submitted to OPR and HCD following its presentation to the Council.

The City's current General Plan, adopted December 18, 2013, includes eight (8) General Plan Elements as follows:

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

Each General Plan Element includes goals and policies for the City's vision for the future out to year 2035. The 2022 APR provides an overview of key requirements and notable accomplishments as summarized below:

General Plan Implementation Program Progress

The General Plan contains an Implementation Program, which is comprised of program "Actions" to achieve the goals and policies of each General Plan element. The status of progress for each of the program actions is listed in the attached APR and includes a description of how the City has met or implemented the program actions. For 2022, the most significant and notable accomplishments/actions towards implementing the General Plan include:

- Adoption of the 6th Cycle, 2021-2029 Housing Element Update - pending HCD certification/determination of full compliance with State law;
- Capital Improvements Program (CIP) projects including:
 - Completion of Gail Web Kids R#1 Sports Action Park pump track (partial build of Evans Park - Phase 1) and conceptual plans for the northern portion of Evans park currently under review.
 - Completion of Lazy Creek Park Recreation Center expansion and improvements (recreation center, parking lot and increased youth services).
 - Completion of Paloma Wash Trail improvements.
 - Groundbreaking and start of construction of the Holland Road/I-215 Freeway overpass.
 - Groundbreaking and start of construction of new Fire Station 5.
- Completion of two Major Foundational Plans – Master Drainage Plan and Pavement Management Plan;
- Update of Parks and Recreation Master Plan to address park deficiencies is nearing completion and anticipated to be adopted in May of 2023;
- Approval and public launch of Permit-Ready Accessory Dwelling Unit (ADU) plans and ADU Guidebook;
- Adoption of Multifamily Objective Design Standards and Code Amendment adding Multifamily Ministerial Review provisions to implement and comply with SB 35;
- Adoption of the Local Roadway Safety Plan;
- Preparation of a Complete Streets Plan beginning in early 2023;
- Completion of a Draft Broadband/Smart Cities Master Plan – anticipated adoption in 2023; and
- Completion of an update to the City's Local Hazard Mitigation Plan (LHMP).

OPR General Plan Guidelines Compliance

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

- Collaborative planning with military lands and facilities (e.g., airport land use compatibility planning with MARB/IPA);
- Collaboration with native American tribes under AB 52 as part of CEQA environmental review; and
- Environmental Justice Considerations such as SB 1000, which requires environmental justice policies to be included within general plans.

Housing Element Annual Progress Report

State Law, specifically Government Code Section 65400, requires the City to provide an Annual Housing Element Progress Report to show progress on the General Plan Housing Element. This report provides an update on the progress in meeting Regional Housing Need Allocation (RHNA) and Housing Element program implementation in the 2022 calendar year. The 2022 Annual Housing Progress Report forms are included as Appendix B of the attached APR. Annual reporting specific to the Housing Element is also required at the same time as the General Plan APR. Therefore, the Housing Element APR is included as part of this General Plan APR.

The Housing Element is required to address how the City will facilitate the maintenance, improvement, and development of housing for all income groups and persons with disabilities and other special needs during the planning period, with a particular focus on affordable housing for those with incomes below the Riverside County median household income. The Housing Element of the General Plan must be updated every eight years. The time from one update to the next is called a housing cycle. The 2022 APR reporting period covers the 6th Cycle, 2021-2029, eight-year housing element planning period. The Housing Element is the only General Plan Element that requires review and approval by the state (i.e., certification by HCD).

On December 15, 2021, the City Council adopted the 6th Cycle, 2021-2029 Housing Element, which was still under review and pending approval/certification by HCD. In 2022, further review and revisions were required by HCD to achieve full compliance with State requirements. Following receipt of a conditional compliance letter by HCD on September 9, 2022, the City re-adopted the Housing Element (revised per HCD requirements) on November 16, 2022. The adopted Housing Element was submitted to HCD for final certification on November 23, 2022.

On January 19, 2023, HCD made their determination that the City's Housing Element could not be found in full compliance by HCD until the City completed Program Action 5 of the Housing Element. This Program involves an amendment to the Development Code to comply with State law and will be brought before the Planning Commission and City Council for approval in early 2023. It will include provisions for by-right approval of housing development with 20% or more of units affordable to lower income households and located on sites identified in the Housing Element to accommodate the City's lower income housing need that were also used in the prior Housing Element sites inventory.

Housing Element Progress in Meeting RHNA

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

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

As shown in Table 1 below, the City's 6th cycle, 2021-2029 RHNA obligation is 6,906 units. The City's RHNA allocation is divided into four income categories (Very Low, Low, Moderate and

Above Moderate-Income) based on the County of Riverside's median income for a family of four. The 2022 HUD Median Family Income (MFI) for Riverside County is \$87,400.

Table 1: 6th Cycle RHNA Allocation (2021-2029)				
Income Category	% of Median Family Income	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0-50% MFI	--	\$43,700	1,761 units
Low Income	51-80% MFI	\$43,701	\$69,920	1,051 units
Moderate Income	81-120% MFI	\$69,921	\$104,880	1,106 units
Above Moderate Income	>120% MFI	\$104,881	--	2,691 units
Total:				6,609 units
*Income range is based on the 2022 HUD Median Family Income (MFI) for Riverside County of \$87,400.				

Table 2 below, illustrates the City's 6th Cycle RHNA allocation and the number of building permits issued by affordability from January 1, 2022, through December 31, 2022. Building permits were issued for a total of 905 housing units for 2022.

Table 2: Building Permits – Number of Units by Affordability												
Income Category	RHNA	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Remaining RHNA
Very Low	1,761		4								4	1,757
Low	1,051		4								4	1,047
Moderate	1,106	1	5								6	1,100
Above Moderate	2,691	287	892								1,179	1,512
Total RHNA	6,609	288	905								1,193	5,416

In conclusion, this 2022 APR serves to comply with State requirements to report annually on the progress of the General Plan implementation including specific requirements for reporting on the City's Housing Element and reflect the many accomplishments towards implementing the City of Menifee General Plan.

STRATEGIC PLAN OBJECTIVE

Livable and Economically Prosperous Community

FISCAL IMPACT

There is no fiscal impact associated with this recommended action.

ATTACHMENTS

1. 2022 General Plan Annual Progress Report
2. Appendix A – GP Implementation Actions Progress
3. Appendix B – Housing Element Reporting