TEMECULA STATS:
Population: 111,024
Average Household Income: $97,573
Number of Jobs: 52,999
TVUSD Test Scores Top 10% in CA
City Size: 37.18 square miles
Undeveloped Lots: 487 lots
Undeveloped Acreage: 2,165 acres
Average Annual Temp: 64.7
Quality Housing Options
Temecula Valley Unified School District
Regional Employment Center
Regional Shopping Destination
Old Town
Old Town
Old Town
Service Station

- Gas Station Permitted use
- Road (Casino)
- Very few uses that make sense
Service Station

- **Substantial Buffer (Design guidelines req.)**
- **Access on Public Road**
Senior Residential

Undeveloped Site (previously entitled)

Community and market need for senior housing
• Concerns about views
• Traffic
• Brightness of colors

Senior Residential
Affordable Housing

- Affordable Housing Project
- City funded
- Transitional housing
- Community outcry

Affordable Housing
Affordable Housing

- Project ultimately changed
- Critical need is still unmet
- Lessons learned
• **Citywide Design Guidelines (Buffers, Design, etc.)**
• **Growth Management Plan**
• **Fiscal Impact Analysis**

Infill Strategies
Challenges Ahead

- Housing Legislation
- Density in existing neighborhoods
- Reduced Local Review authority
- Cannabis
- Short-term rentals