

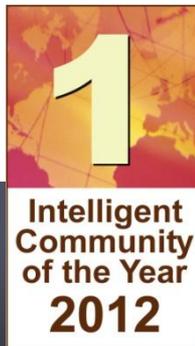
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DRAFT HOUSING ELEMENT

Citizen's Advisory Committee
Meeting #1

May 29, 2013

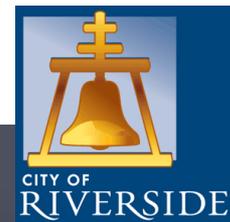
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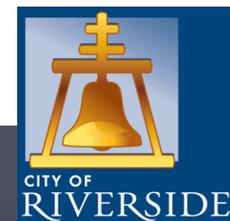
Today's Agenda

- Welcome and Introductions
- Purpose and Responsibilities
- Overview of the Brown Act
- Election of Chair and Vice-Chair
- Establishment of Meeting Ground Rules
- Public Comments
- Overview of Committee Binder
- Introduction to the Housing Element Update
- Committee Visioning Exercise

MEMBER INTRODUCTIONS



CITIZEN'S ADVISORY COMMITTEE PURPOSE AND RESPONSIBILITIES

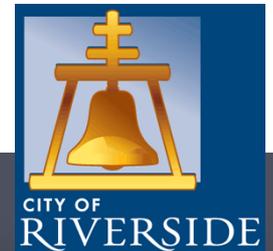


Purpose

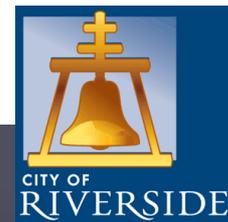
The Housing Element CAC will provide representative assistance in the review and preparation of the updated Housing Element to help ensure that the final document is an accurate reflection of the City's collective vision for the future of housing development within Riverside.

Responsibilities

- Review and be familiar with community input
- Review and be familiar with the existing Housing Element
- Be familiar with State Housing Element requirements
- Review and be familiar with the Housing Profile Report
- Review and provide recommendations on Housing Element goals and policies
- Review draft Housing Element Update document
- Conduct meetings subject to the provisions of the Brown Act



OVERVIEW OF RALPH M. BROWN ACT



How does the Brown Act affect the CAC?

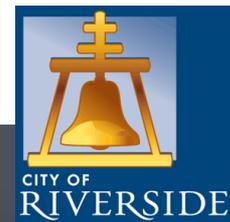
- **Agendas:** must be available to the public 72-hours prior to any regular meeting
- **Public Comments:** must be accepted
- **Quorum:** must be present at every meeting
- **Communication:** Prohibits communication between a majority of committee members to develop a collective concurrence to an action (in-person, phone, email, or mail)

Conducting Business

- **Simple Majority:** more than half of the votes cast
- **Motion:** a formal step to introduce a matter for consideration by the committee
- **Second:** for the motion to be considered, a second committee member must “second the motion”

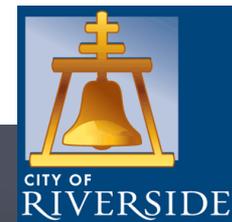
ELECTION OF CHAIR AND VICE-CHAIR

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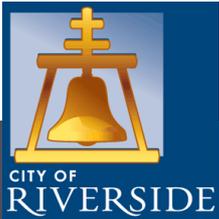


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ESTABLISHMENT OF MEETING GROUND RULES

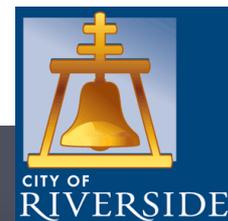


PUBLIC COMMENTS



PLEASE STATE YOUR NAME AND
ADDRESS FOR THE RECORD

OVERVIEW OF CITIZEN'S ADVISORY COMMITTEE BINDER CONTENTS



Binder Contents

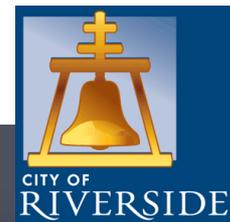
1. CAC Purpose and Responsibilities
2. Committee Meeting Format and Schedule
3. Meeting Agendas and Minutes
4. Committee Member and Staff Contact List
5. PowerPoint Presentation: What is a General Plan Housing Element?

Binder Contents

7. Community Input and Feedback
 - Community Outreach Schedule
 - Workshop Summaries
 - Additional Meeting Summaries
8. Housing Background Materials
 - State Housing Element Law
 - Recent Legislation
 - Housing Element Update Guidance
 - Listing of Internet Resources
9. Housing Profile Report/Review of Past Performance
 - *On CD – Current Adopted Housing Element*

Process and Content of the Housing Element

INTRODUCTION TO THE HOUSING ELEMENT UPDATE



Statewide Housing Goal

“... Decent housing and suitable living environment for every California family.”

What is a Housing Element?

- One of the seven State-required Elements of the General Plan
- Plans for the provision of housing for a variety of income levels
- Assesses housing needs at the local level
- Requires review and certification by the State



Why Update the Housing Element?

- Ensure future policy is reflective of community needs/challenges/opportunities
- Many grant/funding programs require a certified Housing Element
- Essential for establishing policy guidance for long-term housing needs
- Update required by State law
 - Must be adopted by October 15, 2013, for 8-year Housing Element Cycle
 - If not adopted by due date, Housing Element must be updated every 4 years



Housing Element Contents

- Needs Assessment
- Resources and Constraints Analysis
- Review of Past Performance
- Policy Program



Needs Assessment

- Evaluation of all economic segments in the City
- Growth Needs (RHNA)
- Existing Need
- Special Needs Group
 - Persons with disabilities
 - Elderly
 - Large households (5+ persons per household)
 - Farmworkers
 - Female-headed households
 - Homeless



City of Riverside – Housing Growth Needs 2014-2021 SCAG RHNA Allocations

Income Category	Income Range		Riverside Regional Share (Dwelling Units)
Extremely low-income	< 30% MFI*	< \$18,990	1,001*
Very low-income	30% - 50% MFI	\$18,990 - \$31,650	2,002
Low-income	51% - 80% MFI	\$31,651 – \$50,640	1,336
Moderate-income	81% - 120% MFI	\$50,641 - \$75,60	1,503
Above-moderate income	> 120% MFI	> \$75,960	3,442
Total			8,283

*MFI Median Family Income (\$63,300 for Riverside County – 2013)

**Regional share of extremely low-income units is assumed to be 50% of the very low-income units.

Needs Assessment

- **Key Housing Needs**
 - **Overpayment** – households that pay more than 30% of their gross income on housing related expenses
 - **Overcrowding** – households having an average of more than one person per room
 - **Rehabilitation** – related to housing conditions/deferred maintenance
 - **Replacement** – replacement of housing units lost
 - **“At-Risk” Units** – assisted housing at-risk of converting to market rate units during the next 10 years

Resources and Constraints Analysis

- Inventory of Land Resources
 - Vacant Land
 - Underutilized land
 - Potential rezoned sites
- Constraints
 - Governmental (regulations, fees, permitting, etc.)
 - Non-governmental (financing, land values, construction costs, etc.)



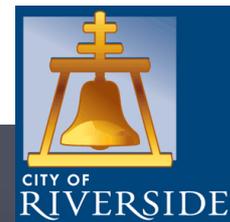
Review of Housing Element Past Performance

- Review effectiveness of previous Housing Element's policy program
- Identify progress in implementation
- Evaluate appropriateness of existing goals, objectives, and policies
- Revise and supplement policies to reflect “lessons learned”

Policy Program

- 2014-2021 Action Plan
- Establishes City's official policy related to housing
- Establishes specific actions and quantified objectives for housing programs and policies
 - Production
 - Preservation
 - Conservation
 - Rehabilitation
- Identifies responsible agencies, funding sources, and implementation timing

HOUSING ELEMENT UPDATE PROCESS



Housing Element Update Process

- Phase 1: Review Existing Conditions
- Phase 2: Public Participation Program
- Phase 3: Prepare Draft Housing Element
- Phase 4: Environmental Analysis
- Phase 5: Housing Element Adoption

Phase 1

Phase 2

Phase 3

Phase 4

Phase 5

Phase 1: Existing Conditions

- Housing Profile Report
 - Demographic data
 - Housing data
 - Economic/Market data
- Review Housing Element Past Performance
- Issues/Opportunities Identification

Phase 1

Phase 2: Public Participation Program

- The Citizens' Advisory Committee
- Community Workshops
- Planning Commission/City Council Workshops

Phase 2

Phase 3: Prepare Draft Housing Element

- Evaluate and update policies, programs and objectives
- Policy implementation program and quantified objectives
- Consideration of community and stakeholder comments

Phase 3

Phase 4: Environmental Analysis

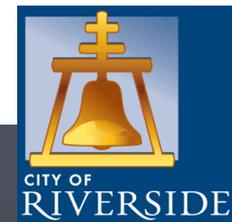
- Required by State Law (CEQA)
- Assessment of potential environmental effects (e.g. traffic, air, noise, public services)
- Mandated public review period
- Mitigation of potential impacts (if required)

Phase 4

Phase 5: Housing Element Adoption

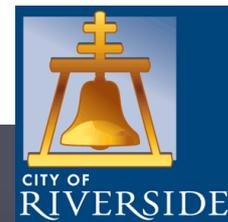
- Planning Commission/City Council review of Public Review Draft
- HCD Review and Certification
- Council adoption of certified Housing Element and environmental documentation

Phase 5



CAC WORKING SESSION

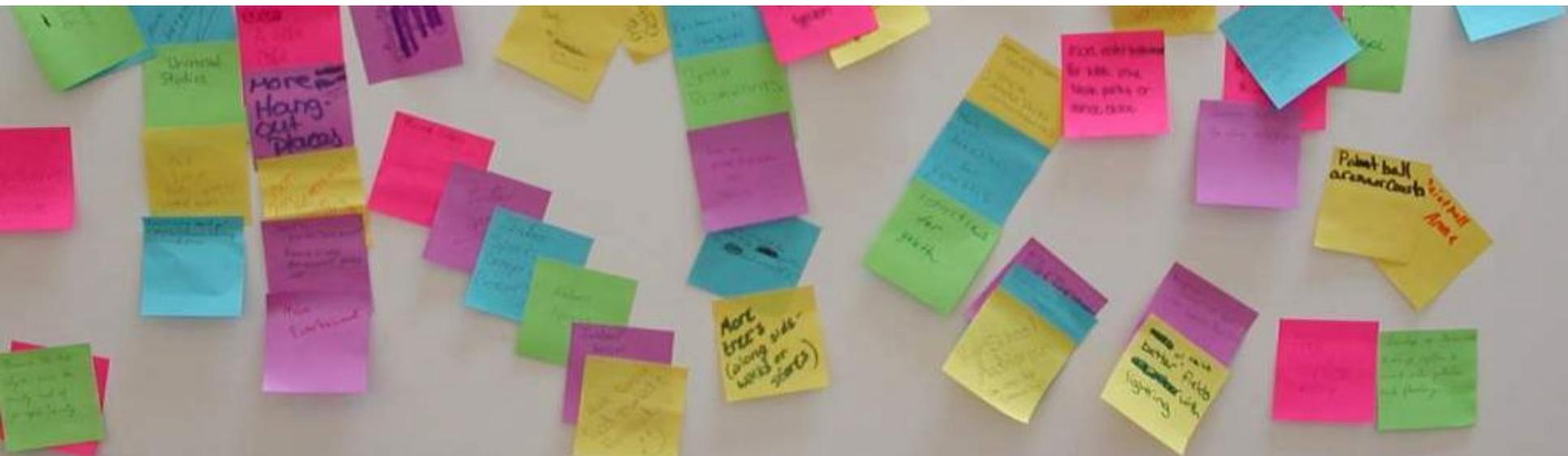
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Post-It Note Exercise



Riverside's Housing Challenges

- Identify top **three challenges**
 - What are the biggest challenges to housing in Riverside?
 - What housing problems/issues does the City currently face?
- *Write one thought per Post-It Note*
- *Place the Post-It Notes on the wall, grouping yours with similar ideas*



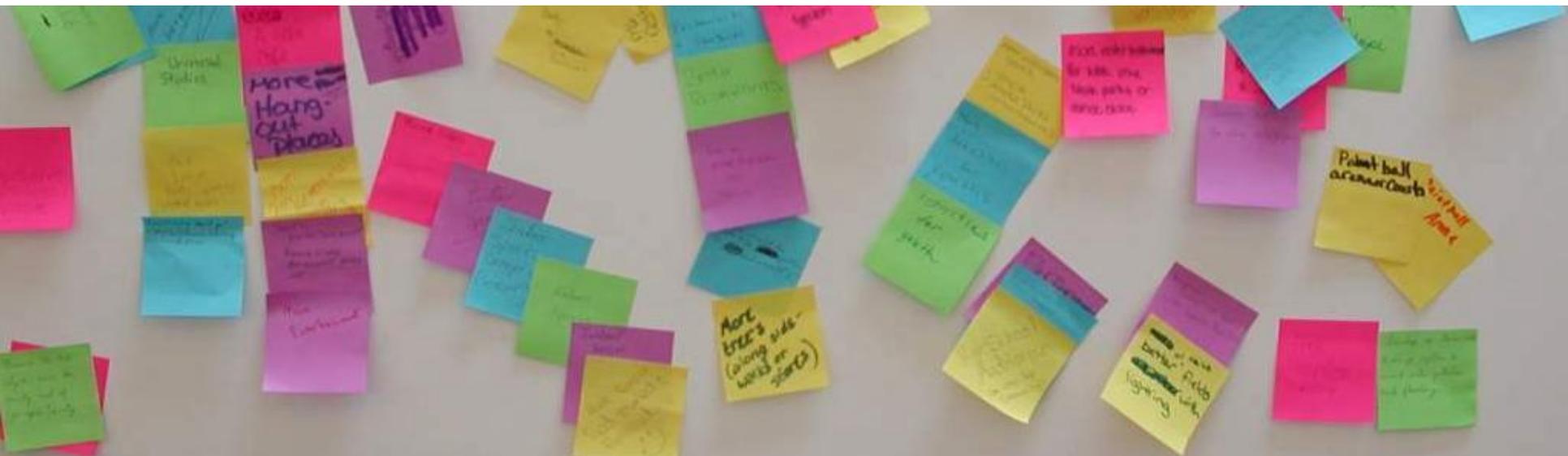
Riverside's Housing Opportunities

- Identify top **three opportunities**
 - What opportunities are there for improving housing in Riverside?
 - What would make housing your City better?
- *Write one thought per Post-It Note*
- *Place the Post-It Notes on the wall, grouping yours with similar ideas*





Post-It Note Summary



Ways to Stay Involved

- Check the City's Website
 - <http://www.riversideca.gov/planning/housing-element.asp>
- Attend Future Community Workshops
- Attend Public Hearings



For more information:

Doug Darnell, AICP

Senior Planner

(951) 826-5219

ddarnell@riversideca.gov