

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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September 4, 2012

Mr. Scott Barber, City Manager
City of Riverside
3900 Main Street
Riverside, CA 92522

Dear Mr. Barber:

RE: Review of the City of Riverside's Adopted Housing Element

Thank you for submitting the City of Riverside's housing element adopted July 24, 2012 and received for review on August 2, 2012. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

The Department is pleased to find the adopted housing element in full compliance with State housing element law (Article 10.6 of the Government Code). The Department's review found the adopted element to be substantially the same as the revised draft element reviewed by the Department on May 4, 2012 which was determined to comply with statutory requirements.

The element identifies adequate sites to accommodate Riverside's regional housing need for lower-income households demonstrated by Program H-21 to rezone at least 83.42 acres from Tables H-48 through H-50, allowing multifamily development by-right at a minimum density of 20 units per acre, within one year of certification. This and other programs will facilitate more compact development with a mix of uses to address climate change, energy conservation and air quality objectives, and maximize existing land resources. Such strategies also promote the feasibility of developing housing for lower-income families and workers while strengthening the local economy. The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code Section 65400.

The Department is pleased to report the City now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks (HRP) Program, Local Housing Trust Fund (LHTFP) and the Building Equity and Growth in Neighborhoods (BEGIN) programs include housing element compliance either as a threshold or competitive factor in rating and ranking applications. Details about these and other programs are available on the Department's website at http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hecompl011708.pdf.

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Specifically, the Housing Related Parks Program, authorized by Proposition 1C, is designed to encourage cities and counties to develop new residential housing by rewarding those jurisdictions that approve housing affordable to lower-income households. The Program awards funds on a per-bedroom basis for each residential unit affordable to very low- and low-income households with documented housing starts during the Program year. Additional information on the HRP Program can be obtained from the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

The Department appreciates the cooperation and diligence of Mr. Doug Darnell, Senior Planner; Ms. Diane Jenkins, Senior Planner; and Mr. Mark Hoffman, the City's consultant, throughout the course of the housing element review. The Department wishes Riverside success in implementing its housing element and looks forward to following its progress. If the Department can provide assistance in implementing the housing element, please contact Lindy Suggs, of our staff, at (916) 327-2641.

Sincerely,



Glen A. Campora
Acting Deputy Director

cc: Al Zelinka, Community Development Director