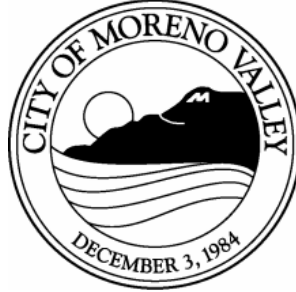

PLANNING COMMISSIONERS

RICK DE JONG
Chair

RAY L. BAKER
Vice-Chair

MICHAEL S. GELLER
Commissioner



RICHARD DOZIER
Commissioner

GEORGE SALAS, JR.
Commissioner

MARIA MARZOEKI
Commissioner

VACANT
Commissioner

PLANNING COMMISSION AGENDA

November 18, 2010

PLANNING COMMISSION MEETING – 7:00 P.M.

**CITY OF MORENO VALLEY
City Hall Council Chambers
14177 Frederick Street
Moreno Valley, California 92553**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

**PUBLIC ADVISED OF THE PROCEDURES TO BE FOLLOWED IN THE
MEETING**

(ON DISPLAY AT THE REAR OF THE ROOM)

**COMMENTS BY ANY MEMBER OF THE PUBLIC ON ANY MATTER WHICH IS
NOT LISTED ON THE AGENDA AND WHICH IS WITHIN THE SUBJECT
MATTER JURISDICTION OF THE COMMISSION**

The City of Moreno Valley complies with the Americans with Disabilities Act of 1990. If you need special assistance to participate in this meeting, please contact Mel Alonzo, ADA Coordinator at (951) 413-3027 at least 48 hours prior to the meeting. The 48-hour notification will enable the City to make arrangements to ensure accessibility to this meeting.

NON-PUBLIC HEARING ITEMS

APPROVAL OF MINUTES

1. October 28, 2010

PUBLIC HEARING ITEMS

1. Case Number: PA08-0053
Case Type: General Plan Amendment
Applicant: City of Moreno Valley
Owner: N/A
Representative: Michele Patterson, Redevelopment & Neighborhood Programs Administrator

Location: Citywide
Proposal: 2008-2014 Housing Element Review
Case Planner: N/A

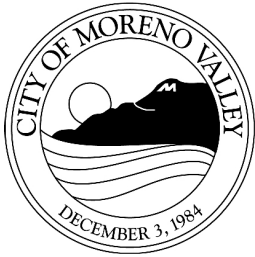
Recommendation: **APPROVE** Resolution No. 2010-23 and thereby **RECOMMEND** that the City Council adopt the proposed amendment of the General Plan Housing Element.

OTHER BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT



PLANNING COMMISSION STAFF REPORT

Case: PA08-0053

Date: November 18, 2010

Applicant: City of Moreno Valley

Representative: Michele Patterson, Redevelopment & Neighborhood Programs Administrator

Location: Citywide

Proposal: 2008-2014 Housing Element Review

Recommendation: Approval

SUMMARY

Pursuant to California Government Code Section 65583, each city must adopt a Housing Element as one of the elements of the General Plan. The draft Housing Element identifies housing needs and establishes policies, goals, along with programs to help meet the housing needs of all city residents. The draft Moreno Valley Housing Element was formulated after a series of public meetings, completion of a comprehensive inventory of residentially-zoned land, and a joint study session of the City Council and the Planning Commission. The public input and the Council/Commission direction to staff regarding preferred policies and programs has resulted in the attached document that has been approved by the State of California Department of Housing and Community Development (HCD).

PROJECT DESCRIPTION

California law requires local governments to have a General Plan consisting of at least seven elements, including a Housing Element. Pursuant to State law the Housing Element must contain three components:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting of those needs.
- A statement of the community's goals, quantified objectives and policies related to the maintenance, improvement and development of housing.
- A five-year schedule for the implementation of the policies and achievement of the Housing Element goals and objectives.

The Moreno Valley Planning Commission last reviewed and approved the draft Housing Element for submission to the City Council and HCD on May 22, 2008. The draft Element was transmitted to HCD on May 23, 2008. During the past two years, City staff worked with HCD staff on a technical review and a series of changes and clarifications of the City's draft Housing Element. HCD also assigned a new analyst to review the Housing Element, who requested more substantive revisions. The City submitted the Housing Element for a third HCD review on May 2, 2010 and received correspondence that the Housing Element had been approved on October 13.

The primary changes to the Housing Element since it was last reviewed by the Planning Commission include the following:

- Elimination of the Underutilized Inventory.
- Creation of Program 8.25, which amends Title 9 of the Development Code and establish an Single-Room Occupancy zone in multi-family and specified commercial zones.
- Creation of Program 8.26, which amends Specific Plan 208 to add homeless shelters as a permitted use and adopts development standards for the use.
- Creation of Program 8.27, which amends Title 9 of the Development Code to adopt reasonable accommodation procedures.
- Creation of Program 8.29, which amends Title 9 of the Development Code to permit farm worker housing by right in all multi-family zones.
- Consolidation of incentives the City currently provides to developers into a "Lot Consolidation Incentive" brochure that will be available to developers.

The Regional Housing Needs Assessment (RHNA) and the R-30 Zone Creation

In compliance with State Law, considerable Housing Element text is dedicated to documenting the City's compliance with its Regional Housing Needs Assessment (RHNA) allocation. Through the RHNA process, the Southern California Association of Governments (SCAG) projects each city's demand for future housing and allocates new housing units to be planned for in order for each city to meet projected demand. The total number of projected housing units is further divided into income categories to properly address the housing need across various income levels.

During the planning period from 2008 through 2014, Moreno Valley’s assigned RHNA number is 7,474 units. Note: the City is not required to build the housing units assigned in the RHNA. However, the City must ensure that it has sufficient, appropriately-zoned residential sites to accommodate the RHNA allocation.

The 7,474 units have been further allocated to four income categories based on the relationship to the Area Median Income (AMI), which in 2010 is \$65,000 per year for a family of four. Forty percent of the City’s total RHNA allocation is dedicated to producing housing for low and very low income residents.

Table 1 - RHNA Allocation Moreno Valley				
“Very Low” <50% AMI	“Low” <80% AMI	“Moderate” <110% AMI	“Above Moderate” >120% AMI	Total
\$32,500	\$52,000	\$71,500	Above \$78,000	
1,806 units	1,239 units	1,362 units	3,067 units	7,474 units

State Housing Element Law Article 10.6 of the Government Code Section 65583.2 establishes guidelines under which counties and municipalities undertake the Vacant Land Inventory for Housing Elements. In particular, Section 65583.2(B) prescribes densities that the State deems appropriate to accommodate housing for lower income households. For jurisdictions in metropolitan counties with a local population in excess of 100,000 persons, the State considers a density of thirty (30) units per acre as adequate to accommodate units affordable to low and very low income households. Consequently, vacant sites zoned at thirty (30) units per acre will automatically be counted as meeting the very low and low income RHNA categories, whether the units are ever built or whether the unit rents are in actuality affordable.

The City Council and the Planning Commission held a joint study session in November 2007 to provide direction to staff. Recognizing the shortfall in the City’s capacity to meet the RHNA allocations, these legislative bodies proactively directed the creation of an R-30 zoning designation in three locations in the community, as shown in Exhibits C, D, and E of the Draft Housing Element.

The HCD-approved draft Housing Element for Moreno Valley proposes to create the R-30 zoning designation and then process a General Plan amendment to apply the R-30 zoning to the identified locations. In total, 142 acres in 54 parcels are proposed for rezoning. The rezoning will result in 2,815 units, 1,945 of which will meet the remaining RHNA balance for the current Housing Element planning period. The General Plan Land Use and Municipal Code Zone and Development Standards for the R-30 zone were adopted by the City Council on September 22, 2009.

Additionally, the HCD-approved draft Housing Element contains a series of objectives, goals and programs for the planning period. The programs are included in Table 8-41 of the Draft Housing Element, pages 89-97.

REVIEW PROCESS

The draft Housing Element was formulated after a series of public meetings to receive input from the various segments of the community. A joint meeting of the Planning Commission and the City Council was held and policy direction was given to staff. Should the Planning Commission approve the attached HCD-approved draft Housing Element, it will be forwarded to City Council for adoption. The adopted Element will then be resubmitted to HCD for final certification.

ENVIRONMENTAL

The Project is exempt under California Environmental Quality Act guidelines in that this activity is covered by the general rule that CEQA only applies to projects that have the potential for causing a significant impact on the environment as defined in Section 15061(b)(3).

NOTIFICATION

Housing Element law requires that local governments make a diligent effort to engage participation by all segments of the community in the development of the Housing Element. To facilitate public input, staff held three community meetings, met with housing advocates and developers, posted the meeting dates and locations on the MVTV-3 bulletin, published three quarter-page ads in the Press Enterprise, and mailed a total of 3,000 letters to property owners / residents. A press release was also posted on the City's website, resulting in a follow-up article that was published in the Local section of the Press Enterprise on Sunday, September 30, 2007.

Notification for this Planning Commission Public Hearing was accomplished through a notice published in the Press Enterprise on Friday, October 29, 2010.

REVIEW AGENCY COMMENTS

The draft Housing Element was submitted to the State Department of Housing and Community Development (HCD) for review. HCD comments and recommendations have been incorporated into the document. HCD's approval was received on October 13, 2010, noting that the draft Housing Element met statutory requirements. The draft Housing Element was submitted to the City's Planning Official and his comments have been incorporated into the proposed document.

STAFF RECOMMENDATION

APPROVE Planning Commission Resolution No. 2010-23 and thereby **RECOMMEND** that the City Council adopt the proposed amendment of the General Plan Housing Element.

Prepared by:

Concurs with:

Gretel K. Noble
Management Analyst

John C. Terell, AICP
Planning Official

Concurs with:

Barry Foster
Economic Development Director

Attachment A: Proposed 2008-2014 Housing Element
Attachment B: Planning Commission Resolution No. 2010-23

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Maps of Low and Very Low Income Sites –Calculation 1	Exhibits A1-A11
Maps of Rezoned High Density Sites-Calculations 3 ,4 and 5	Exhibits C,D, and E

5/2/210Version Rev. 8/2010



CITY OF MORENO VALLEY
DRAFT HOUSING ELEMENT
2008-2014

City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA. 92552-0805
May 2, 2010

8 HOUSING ELEMENT

8.1 INTRODUCTION

The State of California requires that every city and county have an adopted General Plan to provide guidance and direction in development activities. The Housing Element is one component of the General Plan and became a required element in 1969. The State has an interest and responsibility in ensuring that the housing needs of its citizens are adequately met. In addition, housing, as a major component of economic development, is essential in attracting and retaining jobs and maintaining overall economic vitality.

8.1.1 State Housing Element Law

The housing element is one of the seven General Plan elements mandated by the State of California Sections 65580-65589.9 describes the requirements for housing elements. The housing element must contain the following:

- 1) An analysis of population and employment trends and quantification of a locality's existing and projected housing needs, for all income levels.
- 2) An analysis of household characteristics, including ability to pay, housing characteristics, including overcrowding and housing stock conditions.
- 3) An inventory of land, including vacant sites and sites with potential for redevelopment, suitable for residential development.
- 4) An analysis of potential and actual governmental constraints upon housing development, improvement, and maintenance.
- 5) An analysis of potential and actual nongovernmental constraints upon housing development, improvement and maintenance.

- 6) An analysis of special housing needs, including elderly persons with disabilities, homeless persons, large families, farm workers and families with female heads of household.
- 7) An analysis of opportunities for conserving energy in residential development.
- 8) An analysis of existing housing developments with affordability restrictions expiring during the next ten years.

The law requires that a locality establish a five-year schedule of actions it is undertaking or will undertake to implement the policies and achieve the goals and objectives of the housing element.

In 1986 the law was amended to include a requirement for identification of sites for emergency shelters and transitional housing. In 1990, an amendment to the law was made requiring an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next ten years, due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

8.1.2 General Plan Consistency

The goals, policies, objectives and programs in the housing element for the planning period of 2008-2014, relate to and are consistent with all elements in the general plan. The City's housing element identifies programs and resources required for the preservation, improvement and development of housing to meet the existing and projected needs of its residents. As portions of the General Plan are amended in the future, the housing element will be reviewed to ensure internal consistency.

8.1.3 Summary

The 2008-2014 housing element consists of a series of ongoing and new programs that

implement the City's housing element goals. The City of Moreno Valley's housing goals can be classified into five areas of focus:

- Preservation and revitalization of existing neighborhoods.
- Creation of housing opportunities for special needs populations.
- Creation of rental housing for low and very low income households.
- Creation of housing opportunities for low and moderate income first time home buyers.
- Increase of energy conservation measures.

Under the goal of neighborhood preservation and revitalization, the City has a series of highly subscribed to programs that include annual neighborhood clean ups throughout the city, home improvement loan and grant programs, as well as focus neighborhood beautification grant programs. Additionally, the City of Moreno Valley takes a proactive role in its code enforcement activities in CDBG target areas and redevelopment areas. Often, code officers are the point of contact for referrals to the City's rehabilitation programs. Neighborhood revitalization programs also include existing multi-family rental housing in the Targeted Neighborhood Program in which the Redevelopment Agency (Program 8.9) will assist in establishing owner's associations in order to address issues in smaller rental developments and maintain an important part of the privately owned, affordable housing stock.

The goal of creating housing opportunities for special needs populations is a goal that in the past primarily focused on senior populations and transitional housing. In the current element this goal has been expanded to include Agency funding of rental units affordable to formerly homeless, mentally ill adults, as well as Agency funding of rental units for developmentally and physically disabled adults and seniors; a work program to amend Title 9 of the

Development Code to establish SRO zones in the multi-family and specified commercial zones; a program to amend Specific Plan 208 to add homeless shelters as a permitted use and a program to amend the Development Code to adopt reasonable accommodation procedures. Although Moreno Valley is no longer an agricultural community, pursuant to State law, the element includes a program to amend the Development Code to codify what is currently our practice of permitting, by right, farm worker housing in all multi-family zones.

The goal of creating rental housing for low and very low income households consists of a continuation of programs that in the past have created in excess of 600 permanently affordable rental units. The most ambitious program under the goal of creating rental housing for low and very low income households is the rezoning of 142 acres to R-30.

To accommodate the remaining regional housing need of 1,945 Units affordable to lower-income households, the City proposes to rezone 142 acres of vacant and underutilized sites to R-30 with a minimum density of 24 units per acre. The sites proposed for the rezone are identified by Assessor Parcel Number (APN) in attachment 4, calculations 3, 4, and 5, as well as on the map labeled Attachment 1. The sites are appropriately sized to accommodate a minimum of sixteen units per site, and will allow owner-occupied and rental multifamily residential uses without a conditional use permit (CUP), which is not required in Moreno Valley for multi-family housing, or other discretionary action pursuant to Government Code Section 65583.2 (h) and (i). As part of the rezoning program, the City has already rezoned 8.75 acres of Agency owned land for the creation of 225 units of rental housing and a day care facility at Day and Alessandro. Additionally, the Agency has provided financing for projects such as Perris Isle

Senior Apartments, Rancho Dorado family housing, Atwood Gardens which includes units for developmentally disabled adults, Casitas Del Valle which consists of 40 units of affordable family housing.

In the sphere of creating affordable housing the City of Moreno Valley has a tradition of providing incentives for the development of housing to compliment its provision of funds and land. Incentives that facilitate lot consolidation of underutilized sites have resulted in increased development of small sites (See Table 8-21). Taken together these incentives comprise a program for lot consolidation. The incentives include deferral of development impact fees for affordable housing until issuance of Certificate of Occupancy (Program 8.14). A Policy of keeping development impact fees at a lower level for affordable housing (Program 8.15). Permit streamlining (Program 8.16). Through the County of Riverside, Waiver of Traffic Uniform Mitigation Fees (TUMPF) for affordable housing (Program 8.17); density bonus pursuant to the City's density bonus ordinance and a 100% density bonus for senior housing (ongoing program). Lastly, the City allows an administrative 10% reduction in required yards to accommodate density above 80% of the maximum allowed density, for an increase in density and not just increases in unit sizes.

The City's goal of creating housing opportunities for low and moderate income first time home buyers consists of two programs. The first program provides down payment assistance to first time homebuyers in the form of a silent second. The second program targets households at 50% and 60% of median income through the City's partnership with Habitat for Humanity.

The goal of increasing energy conservation measures is being met by a series of programs that include adopting an ordinance to require all new and

replacement roofing to utilize radiant barrier plywood; implementing the City's Residential Solar Initiative Program; distributing free of charge compact fluorescent light bulbs; adopting an ordinance to require all new housing have whole house fans installed at time of construction and marketing energy efficiency programs.

8.1.4 Citizen Participation

The City of Moreno Valley made a diligent effort to elicit participation from the community in developing its housing element for the planning period of 2008-2014.

In an effort to facilitate public input, staff held three community meetings on October 1st, 3rd, and 4th. The October 1st meeting was held at the Senior Center and the October 3rd meeting at Towngate Center while the October 4th meeting was held at the Moreno Valley Ranch Golf Club. On October 15th, staff met with fifteen housing advocates and developers who provide housing services to residents in the City of Moreno Valley.

Notifying the public of the community meetings was done through a variety of media including:

- MVTV-3
- The Press Enterprise
- Direct Mailers
- Press Release
- Newspaper Article

The meeting dates and locations, as well as the meeting topic were posted on the MVTV-3 bulletin during the month of September. Three, one quarter page ads were published in the Press Enterprise detailing the purpose of the meetings and the meeting dates and locations. A total of 3,000 letters were mailed to property owners, as well as affected neighbors. Furthermore, in an effort to elicit greater

participation from adjacent neighbors, the 300 foot noticing radius, for the mailers, was expanded to 500 feet.

A press release was posted on the City's website, resulting in a follow-up article that was published in the local section of the Press Enterprise on Sunday, September 30th. The article discussed the Regional Housing Needs Assessment (RHNA) numbers for Moreno Valley and staff's proposed density increases. The article also included the dates and locations of the public meetings as well as a telephone number for inquiries and information.

8.1.5 Attendance and Participation

Based on staff's land inventory, it was evident that the current zoning designations on the vacant parcels, available for residential development, would not generate sufficient potential units to meet the City's RHNA allocations (see table 8-18). Consequently, staff developed a proposal to increase residential zoning designations, in various areas in the community, including areas with a significant number of underutilized parcels. The proposal was presented at the public meetings.

A total of 161 persons attended the three public meetings. The following provides the number of persons attending each meeting:

- October 1st 88 attendees
- October 3rd 27 attendees
- October 4th 45 attendees

At each meeting, Neighborhood Preservation staff members provided an overview of the housing element, the RHNA allocation for Moreno Valley, the challenges in providing affordable housing opportunities, and possibilities for increasing housing densities in several areas of the community. At the three public meetings, concerns related to increases in density centered on nonconforming uses, eminent domain, traffic and crime. Some property owners were concerned that if the proposed

density increases were approved, their existing uses would have a limited life, at the end of which their zoning use would expire. Staff from the Neighborhood Preservation and Planning Divisions informed meeting participants that the City of Moreno Valley allows nonconforming uses to remain in place and thus they could continue to operate their business or occupy their homes without concern of an expiring use, despite a change in zoning.

Others attending the meetings were concerned that the Redevelopment Agency would take their properties by eminent domain, and specifically cited the use of such powers in the neighboring City of Riverside. Staff reassured residents that the Moreno Valley Community Redevelopment Agency does not have eminent domain powers and that the proposed increases in density would not result in condemnation of properties. Meeting participants were reassured that staff's proposal was intended to plan for increased housing demand, especially as the City's population and employment base continues to expand.

Meeting participants also raised concerns about increased crime and traffic as a result of multi-family development. Many people maintained that multi-family development has higher rates of crime and creates more traffic than single family development. Although, the City does not compile crime data by development type (i.e. crimes in multi-family developments and crimes in single family developments), the City does have information on demand for police services by development type. It is plausible to deduce that the majority of calls for police service are for police intervention to a crime and thus can point to the occurrence of crime. In contrast to popular misconceptions, the data on demand for police services shows that calls for police in multi-family developments, in Moreno Valley, account for only 7% of the total calls for service in residential development types,

while calls for service in single family developments account for 93%. Considering that multi-family development only comprises 17% of residential development in the city, its impact on calls for service is not higher than its proportion of this housing type, but is actually less than half. Single family development comprises 83% of the housing stock and accounts for far more than its share of calls for police service.¹

In California's six largest metropolitan areas, 67% of rental households do not possess a vehicle or actually only own one vehicle, compared to 44% of homeowner households.² Accordingly, fewer auto trips occur in higher-density areas than in low density residential areas. The data sheds light on the misconception that multi-family development in Moreno Valley will result in more traffic than single family development. In Moreno Valley, existing single family development generates 476,805 vehicle trips every day. By comparison, existing multi-family development generates at total of 66,801 daily vehicle trips. Consequently, single family development accounts for six times as many vehicle trips, per day, than multi-family development. Notwithstanding that any increase in development will result in increased traffic, single family development results in disproportionately greater traffic generation than higher density housing.

8.1.6 Correspondence and Conversations

In addition to the community meetings, staff received comments from the public regarding the proposed density increases, via e-mail, letters and telephone calls. Residents living in and around the areas proposed for density increases, specifically residents in the Edgemont and Central Sunnymead neighborhoods and around the Festival shopping center, voiced concerns related to the impact higher density housing would have on their quality of life.

Residents were concerned about increased traffic and crime, but also feared a reduction in property values. Although people were concerned with a drop in property values with the development of higher density housing, the strongest influence on property values is likely architectural and design standards, as well as professional management and adequate maintenance. Staff emphasized to property owners that the City requires higher density housing to be built to the highest architectural and design standards, and as such, development of well designed and well managed higher density housing could even increase property values in areas where such development occurs.

8.1.7 Input from Affected Property Owners

The overwhelming majority of owners with properties located in areas proposed for residential density increases were in support of a possible zone change and resultant increase in density. Owners viewed the proposed density increase as enhancing the value of their properties and allowing them greater flexibility for the future development of their properties. Owners in Central Sunnymead were especially supportive of the increased density, combined with their ability to develop mixed used projects. Owners of properties proposed for a change in density near the Riverside Regional Medical Center and near the northwest corner of Perris and Iris were also in favor of the proposed zone change and possible increase in residential density. Residents living near the Regional Medical Center, who contacted staff, did not voice opposition or support for the proposed change in zone, but were interested in the proposal and wanted to better understand how they might have input into the design of a possible development.

A minority of property owners in the areas proposed for density increases were opposed to the proposed zone change and

density increase. Owners voicing opposition primarily fell into two categories, those who already have existing commercial or retail uses and those who are anticipating developing their properties for commercial or retail uses. Owners of the property at the Box Springs area that currently includes a mini-storage facility and a used car sales facility were opposed to the change in zoning. The owners voiced concerns that their existing use would become nonconforming and could cause their tenants to relocate. However, staff explained that nonconforming uses can remain in place indefinitely. Staff also noted that there is currently a multi-family development proposed for the Box Springs area and that the private sector views the area as highly viable for multi-family housing.

At Perris and Iris, the owner of a small property that fronts on Iris, and where horses are boarded, is opposed to the change in density. She fears the change in zoning could jeopardize her existing use. A former Mutual Water Company owns approximately ten acres at the southeast corner of Ironwood and Heacock, near the Festival. The company's representative opposes the change to residential zoning because the company wishes to develop the parcel under its existing commercial zoning designation.

8.1.8 Voting for Future Development

At the three community meetings, participants were given the opportunity to vote their support or opposition to the proposed increases in density. At the conclusion of each meeting, participants were asked to cast no more than three voting dots per area where they felt higher density residential development should occur. Meeting participants that felt that additional development was not warranted were asked to cast their votes outside the city limits to signify their satisfaction with development at current levels.

A total of 702 voting dots were placed on the maps, at the three meetings. Although a total of 1,706 voting dots were distributed, some participants left the meetings before the voting commenced, other participants chose not to cast all of their dots, while others simply chose not to vote.

The visual representation of the voting is notable in several aspects. Immediately evident is that the majority of meeting participants voted for future development, with higher density, to occur in the eastern and largely undeveloped area of Moreno Valley.

- Area 1: Edgemont received a total of 45 votes or 7% of the total votes.
- Area 2: The Village at Sunnymead received the second highest number of votes in favor of future development and increased density, with 109 votes, or 16% of all votes.
- Area 3: Near the Riverside Regional Medical Center, received 80 votes or 11% of the total votes.
- Areas 4 and 5: A total of 288 voting dots, or 41% of all votes, were cast in favor of future development east of Nason Street. Of the 288 votes, 140 were cast in favor of development between Nason and Theodore streets, and the balance were cast in favor of development east of Theodore Street to the city limits.
- Area 6: A small amount of votes (i.e. 8) or 1% indicated support for the area south of Box Springs Road and east of Day Street.
- Area 7: This area is near the intersection of Perris Boulevard and Iris Avenue and received a total of 17 votes or 2% of the total votes.
- Area 8: This area actually represents the balance of the city not represented in the previous seven areas. A total of 56 votes

were cast, representing 8% of the total.

- Area 9: A total of 99 votes were cast outside the city limits or 14% of all votes, and represent votes against changing any zoning to higher densities.

It was clear that participants in the three meetings were of the opinion that the relatively undeveloped east end of the city should shoulder the majority of future, higher density housing development. It was also evident that the idea of a town center with mixed uses, such as housing, commercial and office uses, appealed to people who voted for increased housing density in the Village at Sunnymead. People also seemed to want to provide housing in areas near existing or emerging employment centers, such as the area near the regional medical center. However, 14% of the votes cast indicated that there should be no zone changes to allow for additional, higher density housing.

8.1.9 Housing Developer and Advocate Meeting

In addition to the community meetings, staff conducted a fourth meeting with affordable housing developers and advocates representing organizations that assist low-income families. The meeting focused on the City's responsibilities with regard to the housing element and issues related to developing affordable housing in Moreno Valley. The issues discussed included per unit development costs for family housing and senior housing, the approval process, and funding mechanisms. Affordable housing developers had the following suggestions to facilitate the development of affordable housing:

- Fast tracking the development review process in exchange for concessions from the developer (e.g. energy efficient design such as

using solar, and other green technologies).

- Reduction in development impact fees.
- Adoption of an inclusionary housing ordinance that would require developers to construct a specified percentage of affordable units, or pay a fee in lieu of building the units, or donate land for the future development of affordable housing.
- That the Redevelopment Agency should provide land on long term leases to affordable housing developers to reduce land costs and total project costs.

8.20 Proposal for Meeting the RHNA

On November 20, 2007 the City Council and Planning Commission held a joint study session to evaluate staff's proposals to increase zoning densities in various areas of the city. The intent of staff's proposals was to plan for the Regional Housing Needs Assessment (RHNA) allocation for the period between 2008 and 2014 and to plan for future population growth and housing needs beyond 2014.

Staff compiled a parcel by parcel inventory of vacant land in the city, providing acreage, zoning, and the number of units that could potentially be developed on each parcel. Based on the inventory, it became evident that the City would fall short of its RHNA requirements in the "Very Low and "Low" income categories, but would exceed its requirements in the "Moderate" and "Above Moderate" income categories.³

In an effort to make up the shortfall, and to plan for future growth and housing needs beyond the most recent RHNA, staff presented a proposal to increase residential densities in various areas of the city. The areas chosen were on major streets, near shopping and employment and some were within the redevelopment project area.

8.2 HOUSING NEEDS ASSESSMENT

8.2.1 Population Trends and Demographic Characteristics

According to the State Department of Finance, the 2007 population for the City of Moreno Valley was 180,466. The 2007 population represents a 27% increase in population in the seven years since 2000. In 2000 the population was 142,379. In the ten years between 1990 and 2000, the city's population increased 20% with the city

gaining 23,602 residents. Riverside County has grown more rapidly than Moreno Valley, with population increasing 31% between 1990 and 2000 and 32% between 2000 and 2007 (see table 8-2).

Unlike the growth between 1980 and 1990, when the city gained 90,650 residents, recent growth has been moderate, as reflected in chart 8-1. However, Moreno Valley continues to be among the fastest growing Inland Empire cities. Between 2000 and 2006 Moreno Valley was the sixth fastest growing city in the Inland Empire.⁴

Table 8-2 City of Moreno Valley and Riverside County Historical Population Growth

8.2 YE	MORENO VALLEY POPULATION	NUMERICAL GROWTH	% CHANGE IN GROWTH	RIVERSIDE COUNTY POPULATION	% CHANGE IN GROWTH	M.V. AS % OF TOTAL COUNTY POPULATION
1990	118,779			1,170,413		10%
2000	142,381	23,602	20%	1,535,125	31%	9%
2007	180,466	38,085	27%	2,031,625	32%	9%

Source: State of California Department of Finance, E-8 Historical Population and Housing Estimates for Cities, Counties and the State, 1990-2000. Sacramento, California, August 2007. <http://www.dof.ca.gov/HTML/DEMOGRAP/ReportsPapers/Estimates/E8/E-8.php>

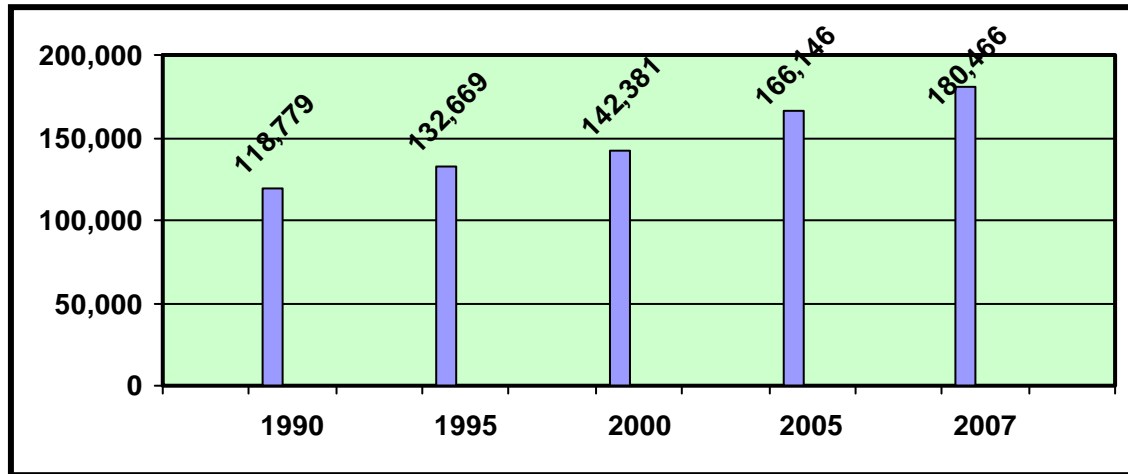
Source: U.S. Census Bureau, Stat & County QuickFacts, Moreno Valley (city), California. <[Http://www.quickfacts.census.gov/qfd/state/06/0649270.html](http://www.quickfacts.census.gov/qfd/state/06/0649270.html)

8.2.2 Population Growth Forecasts

Based on the Southern California Association of Governments' (SCAG) population forecast, the City of Moreno Valley's growth is forecast to average 2% a

year over the thirty years between 2000 and 2030. By comparison, during the seventeen year period between 1990 and 2007, the average growth was 3%, as shown in chart 8-1.

Chart 8-1 Moreno Valley Population Growth 1990-2007



Source: State of California Department of Finance, E-8 Historical Population and Housing Estimates, for Cities, Counties and the State, 1990-2000. Sacramento, California, August 2007.

<http://www.dof.ca.gov/HTML/DEMOGRAP/Reports/Papers/Estimates/E4/E4-01-06/HistE-4.php>

Source: U.S. Census Bureau, State & County QuickFacts, Moreno Valley (city), California.

<<http://www.quickfacts.census.gov/qfd/state/06/0649270.html>>

8.2.3 Age of Population

Historically, Moreno Valley's population has been young. Young adults ages 35-44 comprise 15.7% of Moreno Valley's population, making up the third largest age group in the city.⁵ In 2000, the median age for a Moreno Valley resident was 27.3 years.⁶ In 2005, the median age of a Moreno Valley resident was just slightly higher at 28.6 years.⁷

In 2005, the largest age group in Moreno Valley consisted of persons aged 10-19 years of age (21.6%) as shown in chart 8-2. The 10-19 year old age group is larger in Moreno Valley than in the Inland Empire as a whole (17.2%).⁸ The second largest age group was 0-9 year olds (17.1%)⁹. The greater proportion of children in the Moreno Valley population mirrors the large number of families living in Moreno Valley.

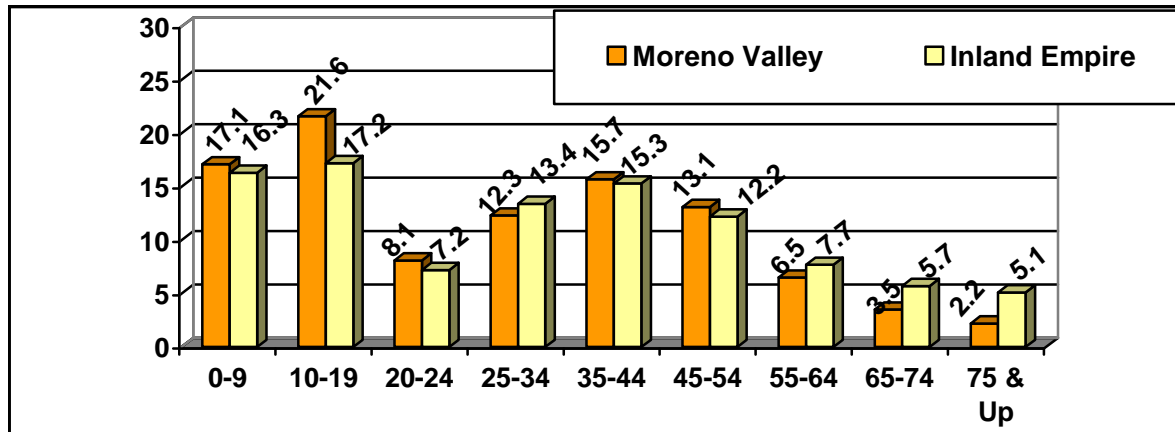
Only 12.2% of Moreno Valley's population was over 55 year old, in 2005.¹⁰ By

comparison, 18.5% of the Inland Empire population was over 55 years of age, in the same year.¹¹ Persons 65 and older made up 6% of Moreno Valley's population in 2005, while this age group comprised 11% of the population in the Inland Empire.¹² Accordingly, Moreno Valley is a community of young families.

8.2.4 Employment Characteristics

Although Moreno Valley has a population of 180,466 residents, its job base is relatively small, with only 23,072 jobs.¹³ Moreno Valley's small economy is in part due to its relative young age as a city, having only been incorporated as a city in 1984. It is also in part due to the rapid expansion of its housing market without the foresight to adequately plan for and attract job generating industries. Consequently, Moreno Valley has a small base of office employment and a small base of manufacturing employment.

Chart 8-2 Age Distribution - Moreno Valley and Inland Empire, 2005



Source: John Husing, Moreno Valley Demographic, Economic & Quality of Life 2007. A report prepared for the City of Moreno Valley, page 9.

According to economist, John Husing, “job growth will likely accelerate in response to the demand for goods and services by the city consumers, as well as the fact that the community has a well-educated labor force that undoubtedly would like to quit undertaking long commutes to their jobs.” Between 1997 and 2005, annual job growth rates in Moreno Valley generally exceeded job growth rates in the Inland Empire (see chart 8-4). Jobs increased from 14,102 to 23,072, up 8,970 jobs or 65%.¹⁴ Unfortunately, the city’s largest job sector was in the retail industry, where jobs tend to be low-paying and usually do not provide benefits. The retail sector provided 7,559 jobs in Moreno Valley, during the eight year period from 1997-2005. The second largest employment sector was education, with 5,075 jobs. Other service sector jobs accounted for 1,703 jobs, and construction accounted for 1,024 jobs (see chart 8-5). In 2005, jobs requiring higher educations or specialized training were the city’s best paying jobs. These jobs were found in the following sectors: utilities, government, education, engineering and management finance, insurance, real estate and health services.

Moreno Valley’s job growth has been greater than that of the Inland Empire, with the city’s employment up 5.6% and the Inland Empire 4.8%.¹⁵ According to the Moreno Valley Demographic, Economic & Quality of Life study, in 2004 Moreno Valley’s job base expanded 8.3%, while the region’s job base expanded 5.3%.¹⁶ The study also notes that in the same time period, the city’s job growth was led by retailing, with an added 2,119 jobs, while education increased by 1,217 jobs.¹⁷ Both of these jobs sectors grew in response to the city’s growth in population that in turn fueled a demand for consumer goods and brought more school age children to the city. According to the Husing study, the construction industry’s growth placed third, up 1,024 jobs as a result of increased housing construction, as well as manufacturing and retail construction along the I-215 corridor. New jobs were added in the health services industry, with 984 new jobs as a result of the Riverside Regional Medical Center opening in March 1998, and the expansion of the Moreno Valley Medical Center.¹⁸

Between 1997 and 2005, the utility sector added 224 jobs, and thus was the fastest

growing sector in Moreno Valley.¹⁹ The construction sector quadrupled as to 1,361 workers as young families moved to the city and the demand for housing grew.²⁰ Manufacturing and distribution also made significant gains in the eight years between 1997 and 2005, as noted in chart 8-5

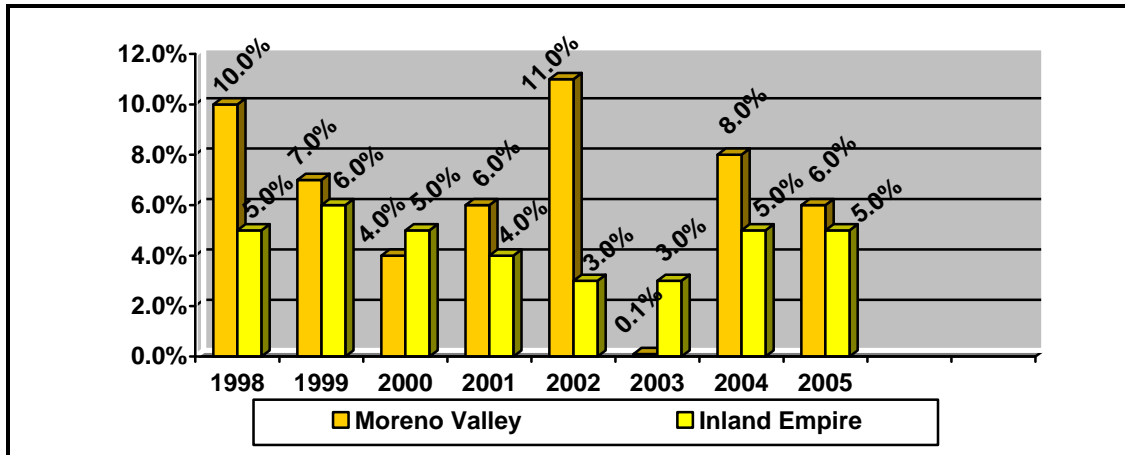
In 1997, payrolls in Moreno Valley totaled \$295 million.²¹ In 2005, payrolls increased to \$696 million, a gain of \$401 million or 135.8%.²² The city's 2005 payroll was led by education at \$236.5 million or 34% of all payrolls in the city, followed by retail at \$145.1 million or 25% of payrolls, health services at \$57.8 million or 8% of payrolls, and construction at \$42.3 million or 6% of payrolls.²³

The average pay for a worker in Moreno Valley rose from \$20,916 to \$30,149 or

44%, between 1997 and 2005 (see chart 8-6). However, the 2% increase in Southern California prices took \$4,405 of the \$9,233 gain, leaving an average worker with an increase of only \$4,828 or 23% in their purchasing power.²⁴ The Inland Empire's average pay was \$35,838 in 2005.²⁵

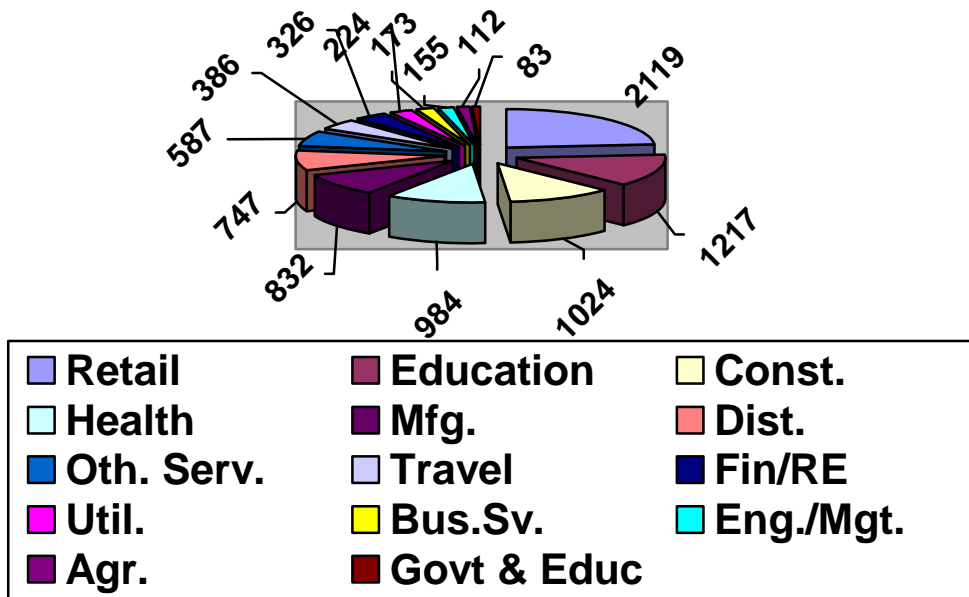
In addition, a greater number of Moreno Valley residents worked in the sales sector, with 28% of all workers in the retail sector, versus 25% for the Inland Empire. Moreno Valley had fewer workers in management and professions, 23% in Moreno Valley versus 26% in the Inland Empire.²⁶

Chart 8-3 Employment Growth Rates Moreno Valley & Inland Empire, 1997-2005



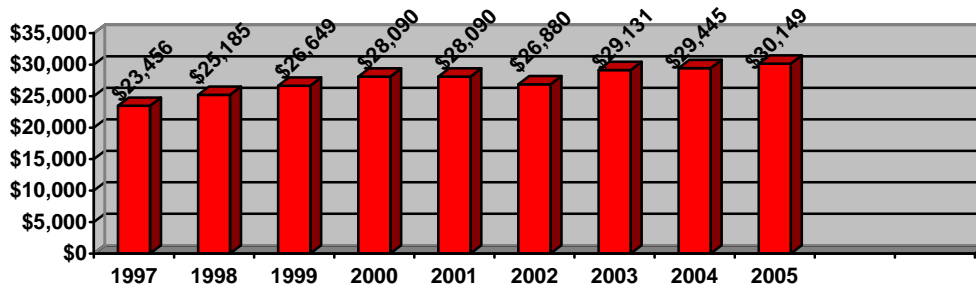
Source: John E. Husing, *Moreno Valley Demographic, Economic & Quality of Life 2007*. A report prepared for the City of Moreno Valley, page, 27.

Chart 8-4 Employment Gain by Sector in Moreno Valley



Source: John Husing, *Moreno Valley Demographic, Economic & Quality of Life 2007*. A report prepared for the City of Moreno Valley, pg.27.

Chart 8-5 Payroll per Job Moreno Valley, 1997-2005



Source: John Husing, *Moreno Valley Demographic, Economic & Quality of Life 2007*. A report prepared for the City of Moreno Valley, page 31.

8.2.5 Household and Ethnic Characteristics

The U.S. Census definition of a family is “a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.”²⁷ The 2000 Census reported a total of 141,684 households in Moreno

Valley. In 2005 that number had grown to 44,380 households, representing a 14% increase in five years. The 2000 Census reported the average family size in Moreno Valley as 3.86, and the average household size as 3.61 persons.²⁸ In 2005 the Census reported the average family size as 3.88 and the average household size as 3.67.²⁹

The slight increase in the average household and family size is consistent with the city's predominant make-up as a city of families with children. In the 2005 American Community Survey, 85% of Moreno Valley's 44,380 households were classified as family households.³⁰ In the 2000 Census 86% of the households were classified as family households.

Moreno Valley households are distinguished from other Southern California households by the prevalence of married couples with minor children. The largest segment of Moreno Valley's households 38.6%, were married with minor children at home.³¹ In comparing Moreno Valley to Riverside, San Bernardino, Los Angeles, Orange and San Diego counties, Moreno Valley consistently had a higher proportion of married couples with children (see table 8-3).

In 2000 married couples, with or without children, made up 61.7% of Moreno Valley's households.³² This proportion was higher than those in other Southern California

communities, as noted in table 8-3. The largest number of Moreno Valley households, were married couples who had minor children at home, (38.6%). This number is well above those found in San Bernardino County (28.6%), Los Angeles (25.9%), Orange (29.1%) and San Diego (24.8%), as noted in table 8-3.

In addition, 11.6% of Moreno Valley's households were female led households with children under 18 (see table 8-3).³³ The proportion of such households was higher in Moreno Valley than other Southern California communities. This higher proportion could be a reflection of the relative affordability of housing in Moreno Valley that could be a draw for female-led households.

Moreno Valley is a very diverse community. In 2005, the city's largest ethnic group was Hispanics/Latinos. This ethnic group made up 42% of the population as noted in table 8-4. The proportion of Hispanics/Latinos in

Table 8-3 Household Characteristics Moreno Valley & Southern California, 2000

Household Type	Moreno Valley	Riverside County	San Bernardino County	Los Angeles County	Orange County	San Diego County
Married couple, children under 18	38.6%	31.0%	28.6%	25.9%	29.1%	24.8%
Married couple, alone	23.1%	24.8%	27.8%	21.7%	26.8%	25.8%
Male, children under 18	3.8%	3.4%	2.9%	2.7%	2.2%	2.2%
Male, no children home	2.5%	2.6%	2.2%	3.3%	2.7%	2.2%
Female, children under 18	11.6%	9.3%	7.4%	8.2%	5.7%	6.8%
Female, no children home	5.5%	5.5%	4.6%	6.4%	5.0%	4.7%
Non-family group	14.9%	23.5%	26.4%	31.8%	28.6%	33.3%
TOTAL	100%	100%	100%	100%	100%	100%
Total Households	39,225	528,594	506,218	3,133,774	935,287	994,677

Source: John E. Husing, Moreno Valley Demographic, Economic & Quality of Life 2007. A report prepared for the City of Moreno Valley, page 10.

Table 8-4 Ethnic Distribution, 2005 Moreno Valley & Riverside County

Ethnicity	2005	Percent	2000	Percent	2000-2005	Riverside County
White	43,015	26%	45,881	32%	(2,866)	44%
Hispanic	69,955	42%	54,689	38%	15,266	42%
Black	34,430	21%	27,536	19%	6,894	7%
Asian & Pacific	11,905	7%	8,864	6%	3,041	5%
Native American	760	1%	567	.0 4%	193	1%
Other	5,264	3%	4,844	3%	420	2%
Total Population	165,329	100%	142,381	98%	25,814	101%

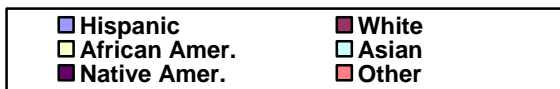
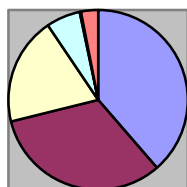
Source: John E. Husing, *Moreno Valley Demographic, Economic & Quality of Life 2007*.
 A report prepared for the City of Moreno Valley, page 7.

The population diversity in Moreno valley reflects the demographic changes that have taken place in Southern California over the past twenty years. During the past two decades African-Americans, in particular, but Latinos as well, have migrated to cities and counties outside the traditionally defined "Latino" and "African-American" communities of Los Angeles and its

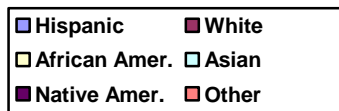
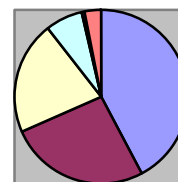
environs. This Migration out of the traditional ethnic centers has made cities like Moreno Valley, with its large supply of affordable housing and traditional family lifestyle, more ethnically diverse. Unlike older cities, Moreno Valley is fortunate that its neighborhoods are ethnically integrated without parts of the city being dominated by a concentration of any one ethnic group.

Chart 8-6 Ethnic Distribution Moreno Valley

Moreno Valley - 2000



Moreno Valley - 2005



Source: John E. Husing, *Moreno Valley Demographic, Economic & Quality of Life 2007*.
 A report prepared for the City of Moreno Valley, page 7

8.2.6 Households by Tenure and Income Level

According to the 2000 Census, owner-occupied units in Moreno Valley comprised 71.1% of all housing units, or 27,873 units.³⁴ Statewide 56.9% of all units were owner-occupied.³⁵ In Moreno Valley, the proportion of units occupied by renters was 28.9%, or 11,352 units.³⁶ HUD reports that there are a total of 11,550 units, based on its analysis of the 2000 Census data, the differential is less than 2% (see table 8-13).

8.2.7 Household Poverty Status

The U.S. Census determines poverty status for all persons except institutionalized persons, persons in military group quarters, persons in college dormitories, and unrelated individuals younger than fifteen years of age. There is no fixed poverty dollar amount that is used for all families, but instead the person's total family income during the last twelve months is compared with the poverty threshold appropriate for that person's family size and composition. If the total income of the family is less than the threshold appropriate for that family, then the person is considered poor or "below the poverty level", together with every member of the family. In 2007, for example, a family of four consisting of two adults and two children was considered to be below the federal poverty threshold if that family's income was \$21,027 or less.³⁷ In other words, a household in Riverside County with an income at 30%, or \$17,750 was \$3,300 below the federal poverty threshold.

Poverty thresholds are revised annually to allow for changes in the cost of living as reflected in the Consumer Price Index. The thresholds are the same for all parts of the country; they are not adjusted for regional, state or local variations in the cost of living, with the exception of Alaska and Hawaii. In the case of Alaska and Hawaii, scaling factors of 1.25 and 1.15 respectively, are

applied to the 2007 guideline for a family or household of four for the 48 contiguous states. In determining the poverty status of families and unrelated individuals, the Census Bureau uses thresholds (income cutoffs) arranged in a two-dimensional matrix. The matrix consists of family size (from one person to nine or more) cross-classified by presence and number of family members under 18 years old.

In 1999, 14.2% of individuals and 11.6% of families in Moreno Valley had incomes below the poverty threshold.³⁸ The number of families living below the poverty level in Moreno Valley numbered 3,902.³⁹ Of those families, 3,534 had related children 18 years of age and younger and 1,856 had related children under the age of five years.⁴⁰ Female householders living below the poverty threshold totaled 1,844 families.⁴¹ Of the total number of female householders living below poverty, 1,711 had related children under the age of 18 and 851 had children under the age of five years.⁴² Individuals living in poverty numbered 20,141, and of those, 10,555 were 18 years and older, 695 were 65 years and older, 9,215 were related children under 18 years old, and 6,636 were related children between the ages of five and seventeen (see table 8-5).⁴³ Finally, unrelated individuals fifteen years and older, accounted for 3,582 persons in Moreno Valley who were living below the poverty level in 1999.

8.2.8 Extremely Low Income Households

Households with incomes at 50% of area median income are classified as very low income households, and those with incomes at 30% of area median and below are classified as extremely low income. In 2007, area median income for a family of four in Riverside/San Bernardino Counties was \$59,200. In 2007, a household of four earning \$17,750 or less was considered an extremely low income household. HUD

reports that among renter and owner households in Moreno Valley, the subset of households that have incomes at or below 30% of area median income totaled 3,582.⁴⁴ In terms of household type, this would include elderly households with one and two members, small related households with two to four members, large related households with five or more members and all other households.

The U.S. Census Bureau defines “any housing problems” as cost burden greater than 30% of income and/or overcrowding and/or a unit without complete kitchen or plumbing facilities. As noted in table 8-13 almost equal numbers of households earning less than 30% of area median and those earning between 30% and 50% of median overpay for housing. The data on household housing problems is current as of 2000. Among extremely low income renter households, 87% were classified as households with “any housing problem.”⁴⁵

Of those households within the income range of less than 30% and up to 50% of, 88% were classified as households “with any housing problems.”⁴⁶ Of those households with incomes greater than 50% and up to 80%, seventy-five percent were classified as households with “any housing problems.”⁴⁷ It is interesting to note that when income increases to above 80%, the percentage of households having “any housing problems drops precipitously to 25%. Citywide, 45 percent of all households in Moreno Valley are classified as households with “any housing problems.”⁴⁸ Accordingly, “any housing problems” can include cost burden greater than 30% of income and/or overcrowding and/or a unit without complete kitchen or plumbing facilities.

Based on the CHAS data it is evident that that the housing circumstances of the extremely low-income and low income are

comparable. The housing needs of extremely low-income households like those of very low-income households include overpayment, overcrowding and substandard housing units.

8.2.9 Projecting the Number of Extremely Low-Income Households

By definition, a household that earns 30% of the area median income, adjusted for family size, is considered to be an extremely low-income household.⁴⁹ The Department of Housing and Community Development (HCD) allows jurisdictions to estimate the number of extremely low-income households by using half the number of households in a jurisdiction that earn 50% of median income or by use of census data. Staff has considered both approaches and found that using census data and HUD data, derived from the 2000 census, is more accurate for Moreno Valley.

The Comprehensive Housing Affordability Strategy (CHAS) published by HUD provides detailed information on housing problems that include housing affordability by household income. Based on CHAS data it appears that the greatest housing need among extremely low-income renter households is cost burden. A cost burdened household is one that pays in excess of 30% of its income for housing. The number of cost burdened renter households provides the city with a quantifiable figure of affordability needs among the extremely low-income.

According to the CHAS data, 1,849, or fully 62 percent of the extremely low-income renter households were cost burdened in 2000.⁵⁰ Staff estimates that 50% or 903 of the 1,806 very low-income households reported in the RHNA are extremely low-income households.

Table 8-5 Moreno Valley Poverty Status in 1999

Household Type	Number	With related children under 18	With related children under 5
Families	3,902	3,534	1,856
Female Householder	1,844	1,711	851

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30-33, P43, P46 P49-53, P58, P62-65, P67, P71-74 P76-77,P82, P87, P90, PCT47, PCT52-53. <<http://www.infoplease.com/us/census/data/california/moreno-valley/economic.html>>

Note: The total number with children under 18 and under five is greater than the total number in "Household Type" because some families have both children under 18, but older than five and children under five.

8.3 EXISTING HOUSING NEED

8.3.2 Housing units in Need of Rehabilitation or Replacement

8.3.1 Housing Stock Conditions

Between 1990 and 2000, the number of housing units in the city increased 9% from 37,945 to 41,430 total units.⁵¹ By 2005, the housing stock had gained 10,200 additional single family units, 2,105 more multi-tenant units and there were 283 fewer mobile homes, for a total of 49,967 units.⁵² Moreno Valley's housing stock is predominantly comprised of single family homes, with 67% of the housing stock, in 2000, being single family homes.⁵³ In the Inland Empire, the only other city with a larger share of single family homes is Murrieta, with 76%.⁵⁴

Since 76% of the housing stock in Moreno Valley was built since 1980, and given that the units assisted by the City of Moreno Valley rehabilitation programs, were built prior to 1970, it is reasonable to assume that a disproportionate number of units needing rehabilitation would be units built between 1940 and 1969. Units built between 1940 and 1969 comprised 9.5% of the housing stock in 2000. By comparison, based on the number of units rehabilitated by the citywide rehabilitation programs, a total of 84, which represents .002% of the total housing stock in 2000, staff estimates that as many as ten times that number, or 840 units require rehabilitation citywide, or 2% of the city's housing stock in 2006.⁵⁵ Since 90% of the city's housing stock was built between since 1970 (see Table 8-8) the assumption that no more than 2% of the housing stock would be in need of rehabilitation is a fair estimate. Units rehabilitated under the city programs were those of owners that were willing to rehabilitate their homes and had equity in their homes on which to borrow. Unfortunately, not all owners of units needing rehabilitation are willing to embark on a rehabilitation process or have the equity needed to borrow funds for the rehabilitation.

The housing stock in Moreno Valley is relatively new, with the majority of the housing built since 1980 (see table 8-6). Between 1998 and 2007, 29 single family homes were rehabilitated via the citywide Home Improvement Loan Program (HILP). Fifty-five multi-family units were rehabilitated under the Rental Rehabilitation Program. All of the single family units rehabilitated were built between 1939 and 1970, while the multi-family units were built between 1960 and 1969.

Table 8-7 provides a snapshot, based on criteria used by the U.S. Census, on housing adequacy. The U.S. Census Bureau looks

at the heating fuel used in homes and the availability of complete plumbing facilities, to assess in part, the adequacy of housing bottled LP gas and solar are adequate and relatively efficient sources for heating, the Census Bureau makes a determination that units lacking a heat source or heated with less efficient fuel sources are inadequate. Thus, in Moreno Valley, there are a 209 housing units heated with kerosene, fuel oil, wood and other fuel. There are 318 units that do not have a heating fuel source, or none is used. As a percentage of the housing stock, the number of units, either using inefficient fuels or not using any heating fuel, comprise only 1% of the total housing stock per 2000 census. Furthermore, less than 1% of the units in Moreno Valley lacked complete plumbing facilities or complete kitchen facilities, per the 2000 Census.

units were demolished. Unit demolitions occur only when the structure is deemed unfit for human occupancy due to earthquake damage, fire, unsanitary conditions that are not remedied or obsolescence, which would include buildings without foundations or other structural problems. Based on table 8-6, units built prior to 1939 total 262. It is reasonable to assume that due to age many of the units needing replacement would disproportionately be among those units built in 1939 and earlier. However, given that in the twenty years that the city has been providing building and code services in the community .004% of the housing stock has required demolition, it is likely that within this planning cycle there will be not more demolitions than in the past eight years, or an average of eleven demolitions per year.

Based on information provided by the Building Division of the City of Moreno Valley, in the eight years between 1998 and 2006, a total 84 units have been demolished. Prior to 1998 records of demolitions were not maintained but it is estimated that in the fourteen years between 1984 and 1998, approximately 100

Table 8-6 Age of Housing Stock

Year Structure Built	Number	Percent
1999 TO MARCH 2000	380	0.9
1995 TO 1998	1,746	4.2
1990 TO 1994	5,872	14.2
1980 TO 1989	23,602	56.9
1970 TO 1979	5,661	13.7
1960 TO 1969	2,229	5.5
1940 TO 1959	1,640	4.0
1939 OR EARLIER	262	0.6
Total	41,392	

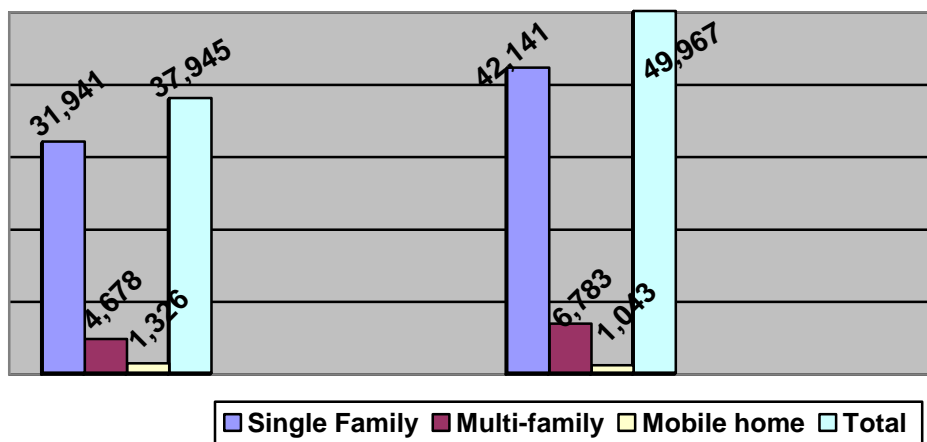
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23-24, H30, H34, H38, H40, H43-44, H48, H51, H62-63, H69, H74, H76, H90-91 and H94. <http://222.inforplease.com/us/censu/data/california/moreno-valley/housing.htm>.

Table 8-7 Selected Housing Characteristics

House Heating Fuel		Plumbing facilities	
Utility Gas	33,390	Lacking complete plumbing facilities	189
Bottled, Tank, or LP Gas	451	Lacking complete kitchen facilities	142
Electricity	4,834		
Fuel Oil, Kerosene, Etc.	15		
Coal Or Coke	0		
Wood	155		
Solar Energy	27		
Other Fuel	39		
No Fuel Used	318		

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23-24, H30, H34, H38, H40, H43-44, H48, H51, H62-63, H69, H74, H76, H90-91 and H94. <http://222.inforlease.com/us/censu/data/california/moreno-valley/housing.htm>.

Chart 8-7 Housing Units by Type 1990 and 2006



Source: John E. Husing, "Moreno Valley Demographic, Economic & Quality of Life Report 2007", a study prepared for the City of Moreno Valley, page 22.

8.3.3 Housing Supply

A diminished supply of housing results in increased housing costs making it difficult for households to afford rents and limits the ability of households to purchase a home.

The supply of affordable housing is a crucial component of affordability. Even if housing is not earmarked as affordable, a large supply of housing will drive housing prices down and result in affordable housing as vacancies increase and prices decline. However, once vacancies decrease, prices

increase again and only housing developments with affordability covenants remain affordable despite the changes in housing supply. Table 8-8 shows the number of units for renter households that were available for rent in Moreno Valley. Table 8-9 catalogs the number of units for owner households that were available for sale, in Moreno Valley.

In 2000, rental units with a current gross rent (rent and utilities), affordable to households with incomes at or below 30% of median income totaled 623, or just 2% of the total housing units in the city.⁵⁶

Of the 623 units, 591 were occupied, resulting in a 5% vacancy rate for this affordability range. A vacancy rate less than 6% suggests that demand for housing in this affordability range is high. Consequently, in 2000 the need and demand for housing affordable to households earning at or below 30% of median was high in Moreno Valley, and conversely, the supply of housing affordable to these households was in short supply.

Of the 591 occupied units, 45% were occupied by households earning at or below 30% of median; 27% or 168 of the units were 30 years and older; and 26% of the units had some problem or deficiency.⁵⁷

In 2000, rental units with a current gross rent affordable to households with incomes greater than 30% and less than or equal to 50% of median income, totaled 1,481 or 4% of all housing units.⁵⁸ Of those units 1,248 were occupied, and of those 65% were occupied by households earning between 31% and 50% of area median income; 34% of the units were 30 years and older; and 67% of the units had some problem or deficiency.⁵⁹ Of the 1,481 units, 233 units were vacant, with a resultant vacancy rate of 16% in this affordability range. As a standard, vacancy rates in excess of 10% suggest an oversupply of housing. Interestingly enough, in 2000 there was an

oversupply of housing units that were affordable to rent by households earning 30% to 50% of median income.

In 2000, rental units with a current gross rent that was affordable to households with incomes greater 50% and less than or equal to 80% of area median income totaled 6,899.⁶⁰ Of those units 6,522 were occupied, resulting in a 5% vacancy rate in this affordability range. Sixty-two percent were occupied by households earning between 51% and 80% of median; 16% of the units were 30 years and older; and 60% of the units had some problem or deficiency.⁶¹ Units affordable to households earning between 50% and 80% were in short supply based on the low vacancy rate of 5%.

In 2000, rental units with a current gross rent that was affordable to households with incomes above 80% of area median income totaled 2,795. Of those units 2,712 were occupied, thus 3% of the total units in this affordability range were vacant. Consequently, units affordable to households earning above 80% of median were in the shortest supply in 2000 (see table 8-8).

The data on housing supply make evident the increase in housing activity after 2000, and most recently the decline due to a slowdown in the housing market. In 2004, single family home permits were the highest ever in Moreno Valley at 2,109. The level represented 7% of all permits issued in Riverside County.⁶² However, in 2005, the number of single family permits declined 48% to 1,152 or 4% of the county total of 29,994.⁶³ A year later, in 2006, single family permits declined 23% from the previous year, to 830.⁶⁴ By the end of 2007, single family permits had plummeted to 300, a level consistent with that in 2000.⁶⁵ Between the 2004 and 2007, single family permits declined 86% (see table 8-10).

Table 8-8 Moreno Valley Rental Housing Supply by Income Category

Rental Units by # of Bedrooms				
Rental Housing Units by Affordability	0-1	2	3+	Total
Rent <=30%				
# occupied units	169	124	298	591
% occupants <=30%	53	47	30	45
% built before 1970	28	52	15	27
% some problem	39	38	15	26
# vacant for rent	4	18	10	32
Rent >30% to <=50%				
# occupied units	360	477	411	1,248
% occupant <=50%	60	70	61	64
% built before 1970	40	45	15	34
% some problem	70	65	68	67
# vacant for rent	40	109	84	233
Rent >50% to <=80%				
# occupied units	1,797	2,042	2,683	6,522
% occupant <=80%	74	62	53	62
# built before 1970	20	21	10	16
% some problem	75	58	53	60
# vacant for rent	97	154	126	377
Rent >80%				
# occupied units	773	433	1,506	2,712
# vacant for rent	4	0	79	83

Source: "SOCDS CHAS Data: Affordability Mismatch Output for All Households" Tables A10A, A10B, A12, A9A, A9B, A9C, A8B, A8c, A11. <http://socds.huduser.org/chas/reportsaff.odb>

Table 8-9 Moreno Valley Owner Housing Supply by Income Category

Owner Units for Sale by # of Bedrooms				
	0-1	2	3+	Total
Value <=30%				
	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A
Value <=50%				
	194	488	858	1,540
	45	45	20	31
	17	18	30	25
	18	21	2	10
# vacant for sale	4	47	84	135
Value >50% to <=80%				
	0-1	2	3+	TOTAL
	650	1,785	10,614	13,049
	59	37	27	30
	13	9	7	7
	4	1	1	1
# vacant for sale	15	46	447	508
Value >80%				
	1,222	800	11,231	13,253
# vacant for sale	0	470	216	256

Source: <http://socds.huduser.org/chas/reportsaff.odb> "SOCDS CHAS Data: Affordability Mismatch Output for All Households" Tables A10A, A10B, A12, A9A, A9B, A9C, A8B, A8c, A11.

8.3.4 Permit Activity

Consistent with the peak of single family permits in 2004, the number of multifamily units produced for the 85 multi-family permits issued set a record for Moreno Valley. The 1,536 multi-family units for which permits were issued in 2004,

represents a 243% increase from the city's record of 448 units in 2003.⁶⁶ In 2005, the number of multi-family permits increased to 152, but the number of units decreased to 973.⁶⁷ In 2006, 132 multi family permits were issued for a total of 1,281 units.⁶⁸ Subsequently, in 2007 permit activity

dropped to 43 permits for a total of 455 units (see table .8-10).

The impact on housing supply from a production perspective will be a decline in the number of new housing units being

produced, but the number of units available will increase due to an increase in the vacancy rate as a result of defaults and new houses that will remain vacant.

Table 8-10 2004-2007 Building Permit Activity

Building permits for single family units							
2004		2005		2006		2007	
2,108		1,088		830		300	
Building permits for multi-family units							
Permits	Units	Permits	Units	Permits	Units	Permits	Units
850	1,536	152	973	132	1,281	43	455
Total	3,644		2,061		2,111		755

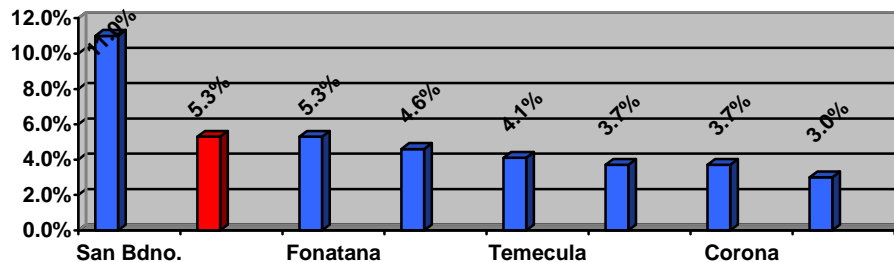
Source: City of Moreno Valley, Neighborhood Preservation Division. Moreno Valley Building Permits 1991-2207.

8.3.5 Residential Vacancy

In January 2006, the vacancy rate for all housing units in Moreno Valley was 5.3%, the second highest in the Inland Empire.⁶⁹ Moreno Valley’s vacancy rate is in part the result of a large inventory of unsold new homes. By comparison, other Inland Empire cities had lower vacancy rates; Fontana’s

vacancy rate was the same as Moreno Valley’s and San Bernardino’s was double that of Moreno Valley’s. As a standard, a vacancy rate lower than 6% indicates that demand for housing is healthy, while a vacancy rate in excess of 10% is an indicator of oversupply in the housing market. In Chart 8-8 the residential vacancy rates for major Inland Empire cities are represented.

Chart 8-8 Residential Vacancy Rates Major Inland Empire Cities, 2006



Source: Source: John E. Husing, Moreno Valley Demographic, Economic & Quality of Life Report 2007. A study prepared for the City of Moreno Valley, page, 12.

8.3.6 Housing Affordability

The price of Moreno Valley homes has increased rapidly as Southern California's more mature and developed communities reach build-out. Despite the increase in home prices, Moreno Valley's median price for existing homes of \$378,715, during the first quarter of 2006, up 26% from the same period in 2005, was lower than all other major Inland Empire cities, except San Bernardino.⁷⁰

Moreno Valley continued to attract home buyers based on the price of its existing homes compared to those in other Inland Empire communities and surrounding Southern California counties. In the 1st quarter of 2006, the savings for an existing home in Moreno Valley was \$136,000 less than Los Angeles, \$176,500 less than San Diego and \$291,000 less than Orange counties.⁷¹ During the 1st quarter of 2006, the median new home price in Moreno Valley was \$416,000 which was \$274,000 less than Orange County, where the median new home price during the same period was \$690,000.⁷² The Moreno Valley median new home price was \$21,000 less than Los Angeles, where the median new home price was \$437,000.⁷³ Finally, the Moreno Valley median new home price was \$17,500 less than San Diego County where the median price for a new home was \$433,500.⁷⁴

The cost of homeownership in Moreno Valley can also be expressed in terms of what a Moreno Valley family had to earn in 2007 in order to buy the average priced existing home. The average price for an existing home in Moreno Valley, as of September 2007, was \$307,690. However, to afford the average priced home based on an FHA loan with 3% down payment and mortgage payments not exceeding 30% of the family's income, a family would need an annual income of \$96,843. However, a family of four at 120% of median income only earns \$71,000 per year and could only

afford a home priced at \$188,000, based on FHA loan requirements.⁷⁵ If a family earning 120% of median cannot afford the average priced existing home, it would be impossible, without a significant amount of assistance, for workers in Moreno Valley earning the average wage of \$30,000 to purchase a home.

8.3.7 Overpayment/Cost Burden

Overpayment for housing is the result of three market forces that conspire to make housing not affordable. The combination of low wages, inflated housing costs, and a diminished supply of affordable housing for the lowest income households results in a cost overpayment. This document details the significant affordability of Moreno Valley's housing stock, particularly in comparison to other communities in Southern California. However, overpayment for housing is a problem in all Southern California communities, in varying degrees, and is a formidable challenge for local communities to address.

Overpayment, or cost burden is defined as a circumstance in which a household dedicates in excess of 30% of its gross income to housing. Housing costs include rent and utilities paid by a renter household. Housing costs for owner households include mortgage payment, taxes, insurance, and utilities. Households at 30% to 80% of median income bear the disproportionate burden of housing overpayment.

Based on the data regarding cost burden, the predominant view is that renter households would have disproportionately higher rates of overpayment for housing. Yet, for renters, the data indicates that in Moreno Valley, renter households have greater choice and access to moderately more affordable housing.

Whereas, for owner households either their choices with regard to price were limited, as

the price of homes was beginning to increase in 2000, and/or owners chose to buy more expensive houses, regardless of the cost burden. From a policy perspective, the City of Moreno Valley has been on the right path in focusing its affordable housing efforts in the rental market, thus providing greater choices for renter households to access affordable housing. Given the city's finite resources, alleviating the cost burden for owner households is not feasible. Although, it has been the City of Moreno Valley's policy to assist owner households by providing silent seconds for homes in a defined price range.

Based on 2000 Census data, and Department of Housing and Urban Development (HUD) data, SCAG has compiled data on the number of households, by income category, that were overpaying for housing, in 2000.⁷⁶ Chart 8-9 details the information for renter households in Moreno Valley. In 2000, there were a total of 3,875 renter households that were cost burdened, or 34% of all renter households.⁷⁷ Of the 2,250 extremely low income renter households, (households, earning less than 30% of median income), 58% were cost burdened.⁷⁸ The proportion of cost burdened renter households with incomes at 30%-50% of area median income was 59%, while 43% of those at 50%-80% of area median were cost burdened.⁷⁹ By comparison, in the next income range, 80%-95% of area median income, the percentage of overburdened renter households drops precipitously to 20%.⁸⁰ The lowest proportion of cost burdened households was, as expected, among renter households with incomes over 95% of area median, with only 1% cost burdened. Note that the number of renter households over 95% of area median income was higher than other income categories for renters, and comprised 30% of all renter households in the five income levels.

Among extremely low income owner households, 69% were cost burdened, as compared to 58% of the renter households, in the same income range. Of the owner households with incomes in the 30-50% of area median income 53% were cost burdened, compared with 59% of the renter households.⁸¹ Among owners earning between 50%-80% of median income, 57% were cost burdened compared to 43% of renter households.⁸² Differing from renter households, 46% of owner households with incomes at 80%-95% of median income were cost burdened, as compared to 20% of renter households.⁸³ In contrast to renter households with incomes over 95% of area median, 13% of owner households in this income category were cost burdened while only 1% of renter households in this income range were cost burdened.⁸⁴

The results of the comparison between renter and owner households, as it relates to cost burden, shows that owner a greater proportion of owner households are cost burdened across all income categories. As income increases, the proportion of households that overpay for housing decreases, both in renter and owner households. However, among renter households the decrease in the number of households overpaying is half for those at 80%-95% of area median over households at 50%-80 of are median income. Among owner households the decline in the proportion of households overpaying is not significant until incomes increase above 95%. Among extremely low income owner households, almost 7 out of 10 were cost burdened, fully half of the very low income and low income owner households were cost burdened (see table 8-11).

8.3.8 Overcrowding

Overcrowding is a measurement of the adequacy of housing units to accommodate residents. Overcrowding is determined by a standard based on the number of persons

per room within a unit. The standard is established at 1 person per room or less. Housing units are considered slightly overcrowded when the occupancy per room is 1.01 to 1.50 persons per room. Units are considered severely overcrowded when occupancy per room is 1.51 persons or more.

living in overcrowded conditions or 8% of all households in the city.⁸⁶ When combined, the total number of renter and owner households living in overcrowded conditions totaled 15% of all households (see table 8-11)⁸⁷

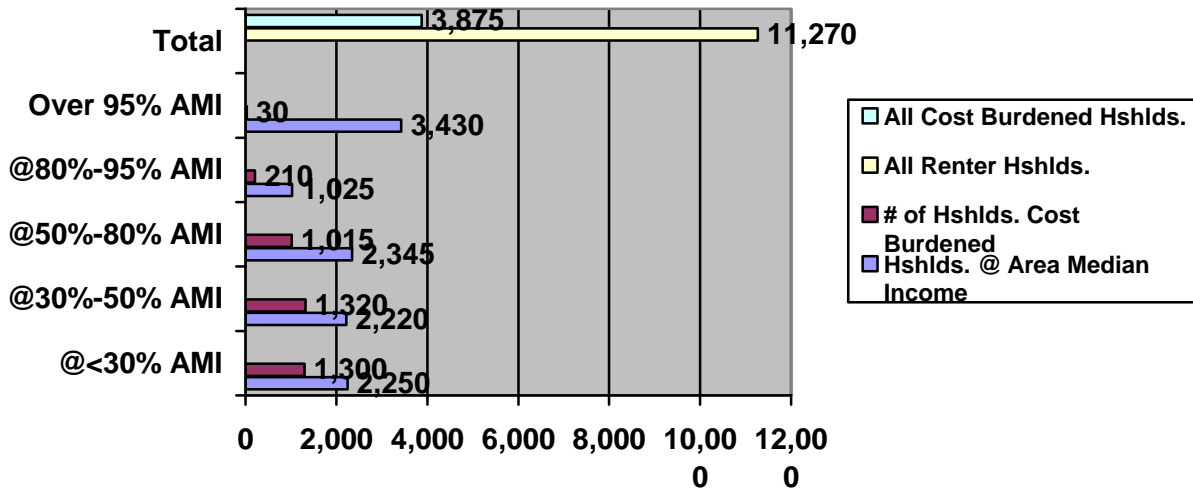
In 2000, there were a total of 2,620 renter households who were classified as living in overcrowded conditions, or 7% of all households in Moreno Valley.⁸⁵ Among owner households 3,325 were classified as

Table 8-11 Comparison of Cost Burdened Owner and Renter Households

Income Range	% Renter Cost Burdened	% Owner Cost Burdened
30%	58%	69%
30%-50%	59%	53%
50%-80%	43%	57%
80%-95%	20%	46%
Over 95%	1%	13%

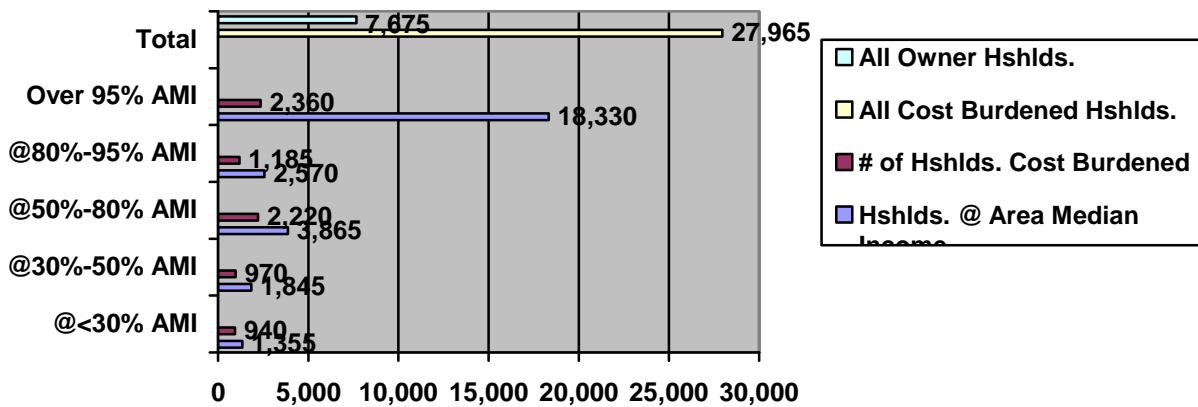
Source: Draft Existing Housing Need Downloaded From the HUD User Web Page on 9/19/06.

Chart 8-9 Moreno Valley - Cost Burdened Renter Households, 2000



Source: SCAG. "Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006," Household Distribution by 5-Income Categories and 2-Ownership Table, Overpayment Households Distribution by 5-Income Categories and 2-Ownership Table, Riverside County, Moreno Valley. AMI refers to Area Median Income: which is the midpoint in the income distribution within a specific geographic area. In the case of Moreno Valley, the geographic area is the Riverside/San Bernardino Statistical Metropolitan Area. At the time of 2000 Census, AMI for Riverside/San Bernardino was \$47,400.

Chart 8-10 Moreno Valley - Cost Burdened Owner Households, 2000



Source: SCAG. "Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006," Household Distribution by 5-Income Categories and 2-Ownership Table, Overpayment Households Distribution by 5-Income Categories and 2-Ownership Table, Riverside County, Moreno Valley. AMI refers to Area Median Income: which is the midpoint in the income distribution within a specific geographic area. In the case of Moreno Valley, the geographic area is the Riverside/San Bernardino Statistical Metropolitan Area. At the time of 2000 Census, AMI for Riverside/San Bernardino was \$47,400.

Table 8-12 Overcrowded Households by Income Moreno - Valley

Tenure and Income	Number of Households	Tenure and Income	Number of Households	Total all Households by Income
Renter <30%	610	Owner <30%	195	805
Renter 30-50%	675	Owner 30-50%	560	1,235
Renter 50-80%	635	Owner 50-80%	760	1,395
Renter 80-95%	220	Owner 80-95%	435	655
Renter Over 95%	480	Owner +95%	1,375	1,855
Total Renter Households	2,620	Total Owner Households	3,325	5,945

Source: SCAG Draft Existing Housing Needs Downloaded from the HUD User Web Page on 9/19/96.

8.3.9 Special Housing Needs

In every community there are groups of people that have unique housing needs. The special needs of these groups are not only related to affordability and lower incomes, but to special needs ranging from household makeup and age to physical and emotional needs. These groups within a community's larger housing context require individualized attention so they can have access to housing.

8.3.10 Elderly Headed Households

According to the 2000 census, 1,221 householders were sixty-five years and older, representing 3.1% of all heads of household in the city.⁸⁸ Poverty among persons 65 years and older was reported for 695 persons in the 2000 census.⁸⁹ In the ten years between 1990 and 2000 the number of persons, 65 years and older, increased from 4,751 to 7,809, an increase of 64%.⁹⁰ As a percentage of the total population, persons 65 and older comprised

5.5% of the total population in Moreno Valley, per the 2000 Census. In 2006, the number of persons 65 and older had increased to 10,739, a percentage increase of 38%.⁹¹ However, as a percentage of the total population, the 65 and older age group only made up 4% of the population in 1990 and in 2006 had risen to only 6% of the total population in the city.

In 2000, persons 85 and older comprised 7% of those aged 65 and older. The subset of persons aged 85 years is a generational group that is growing rapidly nationwide, as people live much longer. In Moreno Valley, this national trend is not yet evident because it is a relatively young community, dominated by younger families. However, as the city matures, the proportion of elderly will increase, as persons who are currently living in Moreno Valley may choose to age in place, or as children relocate aging parents closer to them, or as geriatric housing and health services become more prevalent in the community and surrounding areas. Notwithstanding the incidence of

elderly that may choose to remain in Moreno Valley, if Aqua Bella, a planned community of 2,900 senior only homes, is built, the number of persons 65 and older, living in Moreno Valley, will increase significantly.

8.3.11 Grandparents as Caregivers

The social phenomenon of grandparents raising their grandchildren has reached alarming proportions and the implications for the elderly caregiver have until recently been inadequately documented or addressed. Consequently, when discussing the needs of elderly headed households, this growing subset and their unique needs must be considered. Differing from other elderly householders, those who have care of minor children, cannot live in senior housing and contrary to popular assumption, not all grandparents are seniors. The needs of this group include

affordable family housing, daycare, respite care and intervention services.

The 2000 Census reported that 2,410 grandparents in Moreno Valley were responsible for the care of their grandchildren.⁹² Further data on the characteristics of these caregiver households is not available at the city level but the statewide data is compelling. In California, 294,969 grandparents were the primary caregivers responsible for raising their minor grandchildren.⁹³ Among California's custodial grandparents, 7% are married, 59% are female and 56% are employed.⁹⁴

The data on grandparent caregivers varies by county. In Riverside county there was a total 16,863 grandparents living with and responsible for their grandchildren.⁹⁵ Table 8-13 provides information on the duration of care giving in Riverside County.

Table 8-13 Grandparents Responsible For Grandchildren in Riverside County

Total Grandparent Population	821,907	
Total Grandparents living with and responsible or Grandchildren	Number	Percent
		16,863
Duration of Care Giving	Number	Percent
Less than 6 months	2,182	13
6 to 11 month	1,923	11
1 or 2 years	3,955	23%
3 or 4 years	2,671	16%
5 years or more	6,132	37%

Source: Meredith Minkler, and Sana Chehimi. "A Profile of California Grandparents Raising Grandchildren," page12. Note that the above information is for grandparents age 30+.

The issues, concerns and pressures related to an older adult caregiver range from the

added financial responsibilities of raising children to the housing arrangements,

emotional, medical, and respite needs for the caregiver. Differing from the situation in the last housing element cycle, there is now a Grandparent Raising Grandchildren Program in Riverside County that provides advocacy, child care/respite care, and an intervention team called the Multi-Disciplinary Team that will intervene on behalf of grandparents. There are also a number of support groups in the county.

8.3.12 Meeting Elderly Housing Needs in Moreno Valley

The housing needs of elderly households range from affordable independent living options to supportive housing services for those unable to perform certain tasks, but still able to live independently (meal delivery or transportation assistance). Some elderly households require assisted living, while others require residential care. Still others require respite support services from their role as primary caregivers of either another elderly person or grandchildren.

The City of Moreno Valley is working to facilitate the provision of a variety of elderly housing services. The total number of dedicated, affordable senior housing units funded jointly by HUD and the Redevelopment Agency of the City of Moreno Valley totals one hundred and forty-five.

Presently, a 189 unit multi-family senior project, Perris Isle, is under construction and slated for completion in December of 2008. To date, Perris Isle is the largest multi-family development exclusively for seniors. Of the 189 units, 148 or 78% are designated as affordable for fifty-five years. The Redevelopment Agency of the City of Moreno Valley has provided \$1.1 million dollars in housing set-aside funds and the project received tax credit funding. Unlike the 202 senior projects, Perris Isle has a mix of one and two bedroom units.

Market-rate housing exclusively for elderly households is being developed in the city by Fairview Highland in a gated setting called Aqua Bella. At completion, Aqua Bella is slated to provide 2,900 market rate senior units.

In 2000, services available to allow frail and disabled elderly to remain at home with their spouses or extended family include day care and Alzheimer's day care at Cooper-Burkhart House which provides day care services to ninety persons in their Riverside facility and seventy persons in their Sun City facility.

8.3.13 Disabled

A person is considered to have a disability if he or she has difficulty performing certain functions (seeing, hearing, talking, walking, climbing stairs, and lifting and carrying), or has difficulty with certain social roles (children doing school work, adults working at a job and around the house). A person unable to carry out one or more activities, or who uses an assistance device to get around, or needs assistance from another person to perform basic activities is considered to have a severe disability.

According to the 2000 census there were 23,297 disabled persons in Moreno Valley.⁹⁶ Table 8-14 provides a categorization by age.

Based on data maintained by Community Care Licensing of Riverside County, there is a variety of housing options for disabled persons in Moreno Valley and surrounding communities. As of January of 2008, there were 67 licensed adult residential facilities, (often referred to as board and care homes), in Moreno Valley⁹⁷. Adult residential care facilities provide care and supervision to adults, ages 18-59 who have a mental illness. As of the same date there were 20 group homes in the city.⁹⁸ Group homes provide housing for special

populations in need of a supervised living arrangement. Individuals residing in group homes may be mentally or physically disabled, teenage mothers, victims of domestic violence or sexual abuse, or persons recovering from substance abuse. There were 3 adult day care facilities in Moreno Valley. Adult day care facilities provide services on a daily or regular basis, but not overnight, to four or more elderly or handicapped persons with functional impairments. There were 36 residential care facilities exclusively for the elderly. These facilities provide group housing arrangements for residents over 60 years of age, who are provided non-medical care and supervision specific to their individual needs.

Table 8-14 Disability Status of Civilian Non-institutional Population

Age	#	As % of Population	Percent Working
5-20 Years	3,664	8%	
21-64 Years	16,082	21%	52%
65 Years And Over	3,551	50%	

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P18-19, P21-22, P24, P36-37, P39, P42, PCT8, PCT16, PCT17 and PCT19. <http://www.infoplease.com/us/census/data/california/moreno-valley/social.html>

There were 5 small family homes in Moreno Valley as of January of 2008. Small family homes provide care to minor children under the age of 18.

Affordable and stable housing with the appropriate supportive services is a primary need among disabled persons. As a result

of a partnership between Ability First, formerly the Crippled Children’s Society of Los Angeles and the Redevelopment Agency of the City of Moreno Valley, there are twenty-five affordable apartments for disabled adults in the City of Moreno Valley.

The project allows disabled adults to live independently in apartments designed with their needs in mind and in a setting that provides social, physical and social opportunities that might not be available to them in another setting.

8.3.14 Large Families

Large families are defined as family households in which there are five or more persons. A family household is defined as one in which one or more people living in the same household are related to the head of household by birth, marriage or adoption. The 1990 Census tallied 7,776 or 22% of the households in Moreno Valley as large households, with 3.4 persons per dwelling unit. The “1998 Moreno Valley Demographic and Labor Force Study” found that 26% of the persons surveyed reported living in households that consisted of five or more persons. The average household size in Moreno Valley is 3.6 persons and the average family size is 3.86 persons. The 2000 Census

The housing needs of large families are often related to affordability and adequacy. Finding an affordable housing unit that can adequately house a large family can be a challenge, given that larger families have to use a greater proportion of their income for non-housing needs (such as food, clothing, child care, etc.). In Moreno Valley, where the majority of the housing units are single-family units, larger families have a better chance of finding adequate housing. The 2000 Census tallied a total of 8,572 households consisting of 5 or more persons.⁹⁹ In 1990, the Census counted 7,776 large family households in Moreno Valley. In

intervening ten years there has been a 10% increase in the number of large families in the city.

Since 1997, the City of Moreno Valley has made a concerted effort to provide affordable housing for large families by funding housing for large families by funding the construction of 364 three and four bedroom apartments, with fifty-five year affordability covenants, as noted in table 8-14. In addition, the city has provided ownership housing for low-income, large families through its participation with Habitat for Humanity.

8.3.15 Female Headed Households

The number of female householders has increased steadily in Moreno Valley. However, recent Census data indicates that the proportion of female households with minor children has declined steadily during the past sixteen years. In 1990, the U.S. Census Bureau reported 3,679 female householders in Moreno Valley and 6,715 in 2000. According to the U.S. Census Bureau, American Community Survey, in 2006, there were 7,980 female

householders in the city. The greatest growth in the number of female householders occurred between growth 1990 and 2000, with an 83% increase in the ten year span. Notwithstanding the growth in the total number of female headed householders, as a percentage of the total household population, the proportion of female householders has remained relatively unchanged between 2000 and 2006. In 2000 female householders made up 16% of all the households in Moreno Valley, while in 2006 they comprised 17% of the total household population.

The percentage growth in female householders between 2000 and 2006 was 19%. However, the proportion of female householders with minor children at home, decreased during the same time. While 79% (2,906) of all female householders in 1990 had minor children at home, in 2000, 68% (4,258) had minor children at home. Subsequently, by 2006, the proportion of female householders with minor children at home had declined yet again to 56% (4,442).

Table 8-15 Number of Affordable 3 & 4 Bedroom Apartments

Casitas Del Valle		Oakwood Apartments		Cottonwood Place		Bay Family		RHDC		Grand Total
Unit Size	#	Unit Size	#	Unit Size	#	Unit Size	#	Unit Size	#	
Three	17	Three	92	Three	120	Three	30	Three	7	266
Four	4	Four	68	Four	26	Four	0	Four	0	98
Total	21	Total	160	Total	146	Total	30	Total	7	364

Source: City of Moreno Valley, Neighborhood Preservation Division, February 2008.

In 2005, male householders totaled 3,591 with 2,040 having minor children present in the home. In 2006, the American Community Survey, reports 3,294 male householders, in Moreno Valley, with 1,732 having minor children in the home. As a percentage of the population, male householders made up 8% of the total households in 2005 and 7% in 2006.

The housing needs of female householders are typically related to affordability and the need for adequate housing within the constraints of their low incomes. Of all family groups, poverty is highest among households headed by African American or Latino single women with children under eighteen years. The poverty rate for female-headed families has not dropped below 35% since 1959. In 1998, 38.7% of female-headed households with children under eighteen were poor, compared with 8.5% of all other households.¹⁰⁰ Families with female householders living below the poverty level totaled 1,844 and 93% of those, or 1,711 had children 18 years of age and younger. Poverty among male householders has not been fully explored in the research materials and cannot be presumed to be equal to that of women female householders.

8.3.16 Farm Workers

Although, the total number of acres, in Moreno Valley, dedicated to agricultural uses declined 22% between 2003 and 2007, the valuation in dollars of the crops produced has increased 20% in the same four year period.¹⁰¹ The Riverside/Corona District which includes Moreno Valley has seen an increase in the valuation of agricultural crops of 22%, between 2003 and 2007. What is occurring in the district is that the once predominant agricultural use which required large tracts of land and large numbers of farm workers is changing to one that is more intensive on less acreage and can more efficiently utilize fewer farm

workers. An important aspect of the increase in crop valuation is that for the fifth year in a row, nursery stock ranked as the top valued crop in Riverside County. Perhaps it's a reflection of the demand for increased landscaping plants in an area that has seen an unparalleled increase in development.

Although agricultural uses have declined in Riverside County and Moreno Valley in particular, the 2006 American Community Survey, reports 158 persons residing in Moreno Valley who work in agriculture, forestry, fishing and hunting, and mining industries.¹⁰² However, the American Community Survey's margin of error in the industry category of agriculture and associated fields is +/-156 persons. By comparison, the Moreno Valley Demographic, Economic & Quality of Life study reports a total of 334 persons, in Moreno Valley, employed in Agriculture. Given the Census Bureau's sampling margin of error, it would seem that the Quality of Life study is more accurate since the source data was the California Employment Development Department. .¹⁰³

The USDA's 2002 Census of Agriculture, reports a total 22,788 farm workers in Riverside County and 248 migrant laborers on farms in Riverside County that use both migrant and hired labor. The definition of migrant workers used by the USDA is a "farm worker whose employment required travel that prevented the migrant worker from returning to his/her permanent place of residence the same day."¹⁰⁴ The census also reported 41 migrant farm workers in the county on farms that exclusively utilize contract labor. The same census also reported that Moreno only had 18 farms in 2002. Only five of the eighteen were between 50 and 999 acres, and thirteen were from 1 to 49 acres in size.

As a percentage of the farms in Riverside County, with hired farm labor, Moreno

Valley farms were 1% of the total. If we were to assume that 1% of the total farm workers in Riverside County worked on the eighteen Moreno Valley farms, then as of 2002 there would have been 228 farm workers in Moreno Valley. Hence the number of farm workers in Moreno Valley could have been as low as 228 or as high as 334 in 2007.

8.3.17 Farm Worker Housing

According to the California Department of Housing and Community Development (HCD), there are no farm worker housing units in the City of Moreno Valley. Comparatively, Riverside County has 1,000 farm worker units with 400 of those units currently permitted and in use.¹⁰⁵ Prior to 1950, the area that is now the City of Moreno Valley was primarily used for agricultural production. Land once utilized for farming has been developed. Farming is no longer a leading industry in the city.

All affordable housing in the City of Moreno Valley is available to farm workers. Since all affordable housing units in the city are available to farm worker households, at this time it is not necessary for the City to segregate its limited housing funds to farm worker housing.

However, the City's planning department will amend Chapter 9 of the Development Code to permit, by right, farm worker housing in all multi-family zones (R-10, R-15, R-20, and R-30), to more fully address the housing needs farm worker households.

8.3.18 Homeless Needs and Homeless Survey

The homeless needs in Moreno Valley are not the same in scope or magnitude as that of our larger neighbor Riverside or even the County of Riverside. However, the nature of the need among homeless persons and the characteristics among the homeless is

similar to those in neighboring communities and the region as a whole.

On January 24, 2007 staff from Neighborhood Preservation Division, Code Compliance and officers from the City's Problem Oriented Police (POP) team conducted a homeless field survey in the City of Moreno Valley, as part of the larger County of Riverside 2007 Homeless Count. A total of 22 homeless persons were interviewed and no children were observed. The twenty-two individuals interviewed responded that they had no children living with them. Seven or 32% of those persons identified as homeless were women and two of the women were married. One of the women was homeless with her husband while the other was not. The following table provides a more complete portrait of the homeless identified in twenty seven locations in the city, at various times during one day.

Based on the County of Riverside's 2004/2005 Homeless Assessment, one-third of homeless adults in the county are women.¹⁰⁶ In some aspects, Moreno Valley's survey data is reflective of the county-wide data: Of the twenty-two individuals identified, 32%, or 7, were women. Five of the seven women were between 42 and 51 years old. Almost three of five or 58% of the homeless men in the county were between 61 and 42 years of age. In the Moreno Valley survey, 45% were between the ages of 40 and 56 years of age.

Also, in keeping with the county study, the majority of homeless adults are men. In the county the proportion was 70%, and in Moreno Valley, the proportion was 68%. In the county, only one-third of the homeless population can be found residing in an emergency shelter or other temporary housing facility, on any given day. Perhaps, the lack of children among the homeless identified in the city's survey could be

explained by the likelihood that homeless families with children are more likely to seek out temporary shelter, for the sake of the children. The county-wide data indicates that 46% of the homeless population is comprised of women and children.¹⁰⁷

Lacking data on homeless women and children, it would be fair to assume that the proportion of homeless women and children from Moreno Valley mirrors that of the county as has the city's homeless survey data.

Table 8-16 Results of Moreno Valley January 2007, Homeless Survey

Gender		Age	Ethnicity	Single or married	Number
Male		64	Latino	Single	1
Male		63	African American	Single	1
Male		56	White	Single	1
Male		54	Latino	Single	2
Male		51	White	Married	1
	Female	51	White	Married *	1
Male		48	African American	Single	1
Male		47	White	Single	1
Male		46	African American	Single	1
	Female	46	White	Single	1
	Female	45	White	Single	1
	Female	45	Latina	Single	1
Male		43	African American	Single	1
Male		42	White	Single	1
Male		42	Latino	Single	1
	Female	42	White	Single	1
Male		36	White	Single	1
	Female	36	White	Married**	1
Male		34	Latino	Single	1
	Female	28	White	Single	1
Male		21	Latino	Single	1
Total	7				22

Source: City of Moreno Valley, Neighborhood Preservation, Homeless Survey *Living with spouse. **Not living with spouse.

8.3.19 March Air Reserve Base Master Reuse Plan – Homeless Assistance Plan

The March Joint Powers Authority (JPA) is the planning agency charged with responsibility for the reuse of March ARB. The JPA has responsibility for preparation and implementation of the Master Reuse Plan. In conformance with the Steward B. McKinney Homeless Assistance Act of 1987, the Department of Defense included March AFB in a listing of available surplus properties in the Federal Register published in May of 1994. As a result of the publication and subsequent screening of the responses, several applicants and their proposed homeless assistance programs have been granted use of several buildings at March.

Table 8-17 lists the homeless programs/services available at March Air Reserve Base. Lutheran Social Services provides transitional shelter services for single women with children. Minimum stay is three months and the maximum is one year.

U.S. Vets provides transitional housing in a 120 bed facility. The program is structured as work re-entry for homeless veterans. Services include outreach and assessment, residential substance abuse treatment and senior and disable housing.

The Concerned Family provides a ninety day transitional program for homeless women with children. Services include case management and help securing permanent housing and employment, training in independent living skills.

8.3.20 Units at Risk of Conversion

During the past thirty years, many affordable housing units were developed with low interest mortgages or rent subsidies, from the State or the Federal governments. In return, the owners were

required to maintain rents affordable to low-income and very low-income households.

However, many of the mortgages allowed prepayments, or opt outs, of rent subsidy contracts that would allow an owner to charge market rents. Many of the assisted developments built in the last thirty years have had the option to prepay, and/or opt out of, affordability restrictions. The prospect has created considerable alarm, both on the part of tenants, as well as Congress and housing advocates. To avert mass displacement of low-income tenants, Congress passed the Low-Income Housing Preservation and Resident Homeownership Act (Title VI of the National Affordable Housing Act of 1990 (LIHPRHA)). The objective of LIHPRHA is an extension of low-income use restrictions while offering owners alternative means of realizing a reasonable return on their investment.

In December of 1992, the City of Moreno Valley had a total of 1,286 units, in five developments, financed with proceeds from multi-family revenue bond issues. Pursuant to the regulatory agreements that govern the developments, 20% of the units had to be leased or made available for lease to lower income households. A total of 257 units were set aside in the five developments. However, only the Mountain View Apartments had a requirement, per its regulatory agreement, to maintain rents at levels affordable to lower income households.

However, the requirement expired in 1998 and the units converted to market rate at that time.

At this time, the City of Moreno Valley does not have units at risk of conversion. The rent restricted units that the city has funded through its Rental Rehabilitation Program are restricted for thirty years and still have between sixteen and twenty-two years left on their affordability terms. New

construction projects have affordability covenants of 55 years.

Table 8-17 Existing Transitional Housing Units

Facility Name	Number of Units/Number of Beds	Service Population
Path of Life	54 units (dormitory style) = 142 beds	Women with children; men with children; families
Lutheran Social Services	22 one-bedroom apartments	Women with children
U.S. Vets	120 beds	Men
Total	76 units / 262 beds	

Source: Economic Development Department Neighborhood Preservation Division, CDBG grantee data, FY 2007-2008.

8-4 PROJECTED HOUSING NEEDS

8.4.1 Regional Housing Needs Allocation

Under State law, each incorporated city is required to analyze existing and projected housing need and develop an implementation program for its contribution to the attainment of the State housing goals. Furthermore, the projected housing need must include a locality's share of regional housing needs. State law requires all councils of governments to develop regional allocations of housing need for all income levels.

Projecting future needs, even for a relatively short time in the future, is difficult. Economic cycles and even major economic restructuring such as was experienced at the end of the cold war and in the 1990s can cause even the most exhaustive projections to unravel. Consequently, the projections are not static but ever changing and must be adaptable to the social and economic needs of a community and the region at large.

The Regional Housing Needs Assessment (RHNA) is supposed to project future population and household growth for the planning period from 2008-2014. For the City of Moreno Valley, the RHNA forecasts a total housing need 7,474 units that must be accommodated through available sites with appropriate zoning, for the planning period from 2008-2014. The RHNA classifies the total housing need into income categories (see Table 8-18).

In order to meet the projected housing need for all income categories, 1,246 units would need to be added to the housing stock on an annual basis. A look at Moreno Valley building activity between 2004 and 2007 (see table 8-10) indicates that building activity in the city has

significantly declined. In 2004, a total of 3,655 units were permitted, in 2005 the number of units permitted declined by 43% to 2,061. Subsequently, in 2006 permit activity for multi-family units increased and 2,111 units were permitted for an increase 2% from 2005. However, in 2007 total units permitted totaled 755, a decrease of 79% from the city's high in 2004 and 64% decrease from 2006. In the current climate of diminished housing activity, it is unlikely that 1,200 units will be produced annually to meet the RHNA.

However, despite the significant reduction in permit activity, the Redevelopment Agency is funding the construction of several projects that will provide dedicated affordable housing to low and very low income households. Table 8-19 provides a listing of currently pending affordable projects and affordable projects that were built or approved between January of 2006 and July 2008. In addition, the market has been providing multi-family housing on small underutilized sites in the redevelopment area, with the construction and/or approval of 189 units.

The City of Moreno Valley is committed to creating a long range and viable housing element that looks ahead to the ongoing housing needs of its residents. As such, the element has identified sites that currently are vacant and appropriately zoned as well as sites that are appropriately zoned but underutilized. The element also includes an inventory of sites near job centers, with future economic development growth potential such as the Riverside Regional Medical Center and the sites along Alessandro and close to the recent industrial/commercial development along the I-215. The sites near the Regional Medical Center and I-215 are proposed for rezoning to higher multi-family densities with

the intentional plan of providing housing for persons working at the Regional Medical Center and ancillary medical services. Additionally, the element also includes sites for rezoning that are near commercial areas and arterials with public transportation in order to provide more pedestrian friendly areas with proximity to shopping, transportation and other services.

Moreno Valley’s RHNA allocation for low and very low income is 3,045 units. As shown in table 8-20 and graphically represented in Attachment 2, the City has

identified sites to accommodate 3,781 very low and low income housing units, during the planning period. When combined with the 1,100 units already built or approved, a total of 4,881 very low and low income housing units will have been accommodated. Thus, the City of Moreno Valley has met and exceeded its RHNA low and very low income housing allocation. The City has also met and exceeded the RHNA needs for the moderate and above moderate residents.

Table 8-18 City of Moreno Valley, RHNA 2008-2014

Moreno Valley Regional Housing Needs Allocation 2008-2014		
Income Category	Units	Percent
Very Low-Income	1,806	24.2%
Low-Income	1,239	16.6%
Moderate-Income	1,362	18.2%
Above Moderate-Income	3,068	41.0%
Total Construction Need	7,474	100%

Source: Southern California Association of Governments (SCAG) Proposed Final RHAN Plan- Planning Period January 1, 2006 - June 30, 2014.4.2

Table 8-19 Units Credited To the RHNA - Built or Approved Between Jan. 2006 and July 2008

	Very Low	Low	Affordability ¹	TOTAL
2008-14 RHNA Allocation	1,806	1,239		3,045
Bay Family Apartments	60		55 year covenant	60
Cottonwood Place III	44	13	55 year covenant	57
Cottonwood Place IV	35	10	55 year covenant	45
Moreno Highlands ²	233	155	55 year covenant	388
Rancho Dorado	46	103	55 year covenant	149
Perris Isle Senior Apartments	104	44	55 year covenant	148
Day and Alessandro ³	100	125	55 year covenant	225
Habitat for Humanity		2	55 year covenant	2
Mary Erickson Housing	26		55 year covenant	26
Total Units Credited Toward RHNA	648	452		1,100
TOTAL RHNA REMAINING	1,158	787		1,945

¹ Affordability covenants are for a 55 year term.

² Moreno Highlands requires 388 units of dedicated affordable housing. Low and very low is an estimate.

³ The proportion between low and very low is an estimate. Site is part of Calculation 5 in Attachment 1.

8.4.2 Sites Inventory Methodology

The vacant sites inventory meets the RHNA moderate and above moderate income housing need. However, there is still a RHNA balance of 1,945 units for low and very low income households, as identified in Table 8-19. All pending and approved projects that are credited toward the RHNA have been removed from the inventory to preclude double counting.

In preparing the inventory of vacant sites, it became evident that there were no longer sufficient vacant sites, with appropriate zoning to accommodate the balance of the RHNA for housing affordable to low and very low income households.

Notwithstanding the exhaustive nature of the inventory method staff recognized that with each consecutive housing element planning cycle the number of vacant sites would continue to diminish. Consequently, staff adopted an advance planning course of action to address the shortfall today and housing need in the future. As a result, staff

developed a proposal to rezone a number of vacant parcels to R-30 to provide affordable housing through higher density.

Additionally, based on historical development patterns, it was assumed that the majority of sites would be developed at 80% of the maximum residential density, while some of the rezoned sites could be developed at 50% or even 25% of their capacity depending on the age and viability of the existing use on the site (See Exhibit E "Rezoned High Density", Calculation 5).

Attachment 1 "Housing Sites Inventory" is a graphic presentation of the entire inventory of sites for the City of Moreno Valley. As evidenced by attachment 1 the City of Moreno Valley has met and far exceeded its RHNA goal and provided sufficient and appropriate sites for all income groups.

8.4.3 Inventory of Vacant Sites for Low and Very Low-income Housing

In the low and very low-income category, the Regional Housing Needs Allocation (RHNA) is 3,045 units. In undertaking the sites inventory, staff began by establishing the base calculation. The base calculation consists of all vacant parcels and underutilized sites that have potential to develop or redevelop, respectively, as housing affordable to low and very low-income households. The base is the total of calculations number 1 and 2 in table 8-20 "Sites Inventory Summary for All Income Groups". As such, the base calculation plus all of the units that have been approved or built between January 2006 and July 2008 (see Table 8-19 Units Credited Toward the RHNA"), comprise the RHNA that can be accommodated in the City of Moreno Valley for low and very low income households, without rezoning.

Exhibit A-1 is an overview map of all the low and very low income vacant sites identified in the inventory of sites. A total of 95 vacant parcels are highlighted on the map (Exhibit A-1) and are appropriately zoned to accommodate 966 units of housing affordable to low and very low income households (see Attachment 3, pages 1-2, for a parcel by parcel inventory).

All the vacant sites in Exhibits A-1 through A-11 are zoned for multifamily housing with zoning densities at 15 units per acre, with the exception of the site on Exhibit A-3. This particular site is a 26 acre site, bounded by Dracaea Avenue on the north, Cottonwood on the south and Elsworth Street on the west. The site is sufficiently large to accommodate a large project and a proposed project can take advantage of the City's density bonus program. The four sites on Exhibit A-4 total 5.60 acres and are zoned R-15. These sites are located within walking distance of a large shopping center

at State Highway 60 and Moreno Beach, as well as an existing multi-family community at Moreno Beach and Trail Ridge Way, as well as employment opportunities at the Auto Mall on Moreno Beach. The sites in Exhibits A-5 – A-11 are infill sites within the Village at Sunnymead, which is in the City's redevelopment area. The sites are zoned R15 and the majority of the sites are adjacent to one or more vacant parcels, so lot consolidation can be achieved in order to facilitate the development of affordable housing, using the City's lot consolidation incentives.

The zoning designation of VR, VOR are unique to The Village at Sunnymead Specific Plan (see Attachment 3). The VR (Village Residential) designation allows multi-family development at a maximum density of 15 units per acre. The VOR (Village Office Residential) allows mixed-used development of office and residential or single use development of either office or residential, with the residential at a density of 15 units per acre. In the inventory, it was assumed that 50% of the land with a VOR designation would develop as housing and all residential designations would build out at 80% of the maximum zone density.

In Moreno Valley, residential development is permitted in the O and OC (office and office commercial) designations. The only residential development allowed in the O and OC designations is senior housing. The City provides a 100% density bonus for the development of housing affordable to very low-income senior households. If senior housing is developed in the redevelopment project area, the Redevelopment Agency can provide financial assistance, thus facilitating the project and meeting State Redevelopment requirements. However, only 33 acres of O and OC designated vacant land is located in the redevelopment area. Consequently, staff believes the acreage is insufficient to contribute to the housing inventory, since it

is unlikely that all 33 acres would develop as affordable senior housing. Consequently, the unit capacity of the 33 acres was not included in the table, although an inventory of all such zoned land in the city is included in the last two pages of attachment 2.

The redevelopment agency has been successful in financing affordable housing development on parcels with zoning at 15 units per acre. Although, the densities of 15 Table 8-21 provides a project by project listing of the affordable housing projects that have been developed at densities of fifteen units per acre and less. Similarly, market rate developers are developing multi-family housing at 15 units per acre and less. Table 8-21 is a listing of market rate developments approved or built between January of 2006 and July 2008, and located on underutilized parcels:

Thus, based on the Agency's success in developing affordable units on sites zoned at 15 units per acre and less and the market's interest in developing at such levels, staff set the density range for the inventory of low and very low income units at 15 units per acre and above. On the housing sites inventory (Attachment 2) the site at Elsworth Street just above calculation 5, is a 26 acre site. The site is unique in that it is the last vacant site zoned R-10. However, in the inventory, the balance of the sites, are zoned R-15 and R-20.

8.4.4 Moreno Highlands

The Moreno Highlands Specific Plan is a plan that governs the development of a maximum of 7,763 residential units, in the easternmost region of the city. The specific plan (SP 212) has a term of twenty years with two five year extensions, which would extend to the plan until 2022. The specific plan requires that 5% of the total units in the specific plan, or 388 units, be dedicated as permanently affordable housing. Unit

affordability is called out in the conditions of approval requiring that the 388 units be set aside for low and very low income households. In addition, the final conditions of approval require the "initial and on-going affordability to and occupancy of the set aside units by the target households and dispersion of the affordable housing units throughout the project to avoid economic segregation." The plan does not specify unit types, thus allowing the City and the developer to tailor the unit mix to the community's needs at the time the project is developed.

Moreno Highlands does make provisions for the phasing of the residential units. The plan does not specifically address the phasing of the affordable units, but merely notes the total number of units that will be developed in each of the three phases. The 388 affordable units in the Moreno Highlands project have been included in table 8-19, as units credited toward the RHNA.

8.4.5 Opportunities for Lot Consolidation

The City of Moreno Valley has a number of incentives in place to facilitate and encourage lot consolidation, especially of underutilized sites. Taken together the following incentives will constitute a Lot Consolidation Incentive Program (See Program 8.35) that developers can utilize:

1. Deferral of development impact fees for affordable housing until issuance of Certificate of Occupancy. (Program 8.14)
2. Policy of keeping development impact fees at a lower level for affordable housing. (Program 8.15)
3. Permit streamlining. (Program 8.16)
4. Through the County of Riverside, Waiver of Traffic Uniform Mitigation

- Fees (TUMPF) for affordable housing. (Program 8.17)
5. Provide density bonus pursuant to the City’s density bonus ordinance.
 6. Provide a 100% density bonus for senior housing.
 7. 10% reduction in required yards to accommodate density above 80% of the maximum allowed density.

Table 8-20 Sites Inventory Summary for All Income Groups

Calculation Number	Sites Inventory ¹	Low and Very Low Unit	Moderate Units	Above Moderate Units	Total
1	Units Accommodated on Vacant Parcels	966			966
3	Units Accommodated on Parcels Rezoned to 30 Units per acre at Hospital and Alessandro.	1,780			1,780
4	Units Accommodated on Parcels Rezoned to 30 Units per Acre at Perris and Iris.	913			913
5	Units Accommodated on Parcels Rezoned to 30 Units per Acre at Alessandro and Frederick	122			122
	Units Accommodated Vacant Parcels with Zoning at 5.9 and >= 8 units per acre (not in the RDA).		8,234		8,234
	Units Accommodated on Vacant Parcels with zoning = 1-5 units acre.			8,879	8,879
	Total Units Accommodated in Inventory	3,781	8,234	8,879	20,894

¹ Based on historical development, it is assumed that units would develop at 80% of zone density.

Table 8-21 Affordable Housing Developed at Densities of 15 Units per Acre and Less

Project Name/Owner	Address	Covenant Date	Total Units	Acreage	Density
Bay Family Apts.	22717 Bay Ave.	7/11/2006	61	4.41	13.83
Casitas Del Valle	12315 Lamos	1/8/2003	40	3.6	11.11
Cottonwood Place	24115 Cottonwood	12/1/97	108	8.14	13.27
Cottonwood Place II	24115 Cottonwood	9/13/2005	61	5.93	10.29
Cottonwood Place III	24115 Cottonwood	12/14/2006	58	5.71	10.16
Cottonwood Place IV	24115 Cottonwood	5/7/2007	46	3.11	14.79
Oakwood Apts.	15168 Perris Blvd.	3/5/2008	241	19.17	12.57
TOTALS			615	50.07	12.29

Source: City of Moreno Valley, Neighborhood Preservation Division

Table 8-22 Market Rate Housing Approved or Developed on Underutilized Sites

Location	Total Units	Acreage	Bedroom Size	Density	Setbacks
Webster Avenue (approved)	24 condos	1.61		15 units	Front = 25 ft. Rear = 20 ft. Side = 10 ft
24426 Dracaea (Built & occupied)	18 apts.	1.5		12 units	Front = 25 ft. Rear = 20 ft. Side = 10 ft
Myers between Heacock & Indian (approved)	16 apts.	1.23		13 units	Front = 25 ft. Rear = 20 ft. Side = 10 ft
Elsworth and Sherman (approved)	64 condos	2.31		28 units	Front = 25 ft. Rear = 20 ft. Side = 10 ft
24172 Webster (approved)	12 apts.	.91	3	13 units	Front = 25 ft. Rear = 20 ft. Side = 10 ft
24849 Eucalyptus (approved)	12 apts.	.91	3	13 units	Front = 25 ft. Rear = 20 ft. Side = 10 ft
24333 Fir Ave. (approved)	4 apts.	.48	2	10 units	Front = 25 ft. Rear = 20 ft. Side = 10 ft
NEC of Atwood and Liberty (approved)	15 apts.	1.57	9-1 bed; 6-2 bed	9.5 units	Front = 25 ft. Rear = 20 ft. Side = 10 ft
24392 Webster (Built & occupied)	12 apts.	.90	3	13 units	Front = 25 ft. Rear = 20 ft. Side = 10 ft
Sunnymead Blvd./Back Way (approved)	12 apts.	.90	3	13 units	Front = 25 ft. Rear = 20 ft. Side = 10 ft
TOTAL	189	12.32			

Source: City of Moreno Valley, Planning Division

8.4.6 Suitability Analysis of Sites with Water Constraints in Edgemont

Unfortunately, sites in the Edgemont area are sites with insufficient water infrastructure to support development at any level, due to inadequate pressure for fire flows.¹⁰⁸ Attachment 1 shows the Edgemont area which is demarcated by the city border on the west, Alessandro Avenue

on the south, Frederick on the east, and Eucalyptus on the north. The site owned by the Agency, (in calculation 5) slated for development of 255 affordable units, is a site that does not have water infrastructure to support development. However, since the site is adjacent to Eastern Municipal Water District (EMWD), the Agency will pay to run EMWD fire flow lines to the site and BSMWC will provide water for domestic

use, and the constraint will have been removed. In addition, all of the sites in calculation 5 can be developed by using EMWD fire flows. However, the balance of the underutilized sites in the Edgemont area that are served by BSMWC cannot be developed during this planning cycle.

In response to this constraint on development, the City of Moreno Valley has completed a water infrastructure analysis for the BSMWC service area to fully assess the infrastructure needs. Program 8.20 has been accomplished with the completion of the study. However, the cost to remove the water constraint is currently estimated at \$15 million and the City does not have the resources to remove the constraint.

The impact of infrastructure availability on proposed housing element programs (specifically program 8.21) is negligible. Developers have the option of connecting to the regional water district for sites included in calculations 3 and 5. The regional water district has expressed a desire to provide hookups for projects along Alessandro, which can access its water lines, and has provided water access to developers in the past. The private water district that currently provides water in the Edgemont area has expressed a willingness to work with the regional provider. In addition, the capital improvement plan includes \$2.5 million from tax allocation bond (TABS) revenues for water infrastructure needs in Edgemont, which will help facilitate future development to areas north of calculation 3 and 5.

8.4.7 Inventory of High Density Sites

The inventory of high density sites (attachment 4) consists of three geographic areas, as shown on maps Exhibit B, C, and D. The areas are referred to as calculations 3, 4, and 5. For purposes of the RHNA, the potential units in the inventory of high density sites are designated affordable to

low and very low-income households. In the inventory of high density sites, there are a total of 142 acres in 54 parcels. The total number of potential units is 2,815 at 80% of the zone capacity. The minimum density for the sites proposed for rezoning is 24 units per acre. The sites proposed for the rezone are identified by Assessor Parcel Number (APN) in attachment 4, calculations 3, 4, and 5, as well as on the map labeled Attachment 1. The sites are appropriately sized to accommodate a minimum of sixteen units per site, and will allow owner-occupied and rental multifamily residential uses without a conditional use permit (CUP), or other discretionary action pursuant to Government Code Section 65583.2 (h) and (i). In the City of Moreno Valley, a conditional use permit (CUP) is not required for multi-family housing. The proposed R-30 zone will be exclusively residential.

The sites in Exhibit C and D are comprised of vacant land, eight single family residences and a church. The owners of the large single family lots realize that their rural life style is no longer viable and consider the proposed zone change an opportunity to maximize the values of their properties in the near future.

The sites in Exhibit E, Calculation 5 consist in large part of current uses that are no longer viable or competitive with the new commercial development. The strip mall on Alessandro between Courage and Elsworth is a mixture of thrift stores, vacant storefronts, storage facilities, storefront churches and auto repair shops. Turnover in the strip mall is high given its age and lack of parking. There is potential for future redevelopment of a portion of the commercial to new residential, especially as the job corridor along the I-215 continues to develop. However, the analysis has been conservative assuming that redevelopment of developed sites would occur at 10% of the future zone density of 30 units per acre.

The construction of 225 multi-family units at Alessandro and Day, between Pepper and Day, on the Agency owned site will create momentum for redevelopment of the sites in Calculation 5, Exhibit E. The City has already rezoned the Day and Alessandro site to R-30 and chosen a developer for the project.

The areas chosen for zone changes are on major streets, near shopping and employment. The sites in Exhibit C are within walking distance of the Riverside Regional Medical Center and the Moreno Valley Unified School District offices, both of which are large employers in the city. Shopping is also on Perris Boulevard, about a mile from the proposed sites. The sites in Exhibit D are across the street from a Fresh and Easy and adjacent to other shopping including a Home Depot. The sites in Exhibit E are within walking distance of Towngate Shopping Center and the Towngate Mall and less than half a mile from the I-215 job corridor. Some areas are within the redevelopment area and some outside the redevelopment area. It was in the interest of equity and fairness that staff chose to designate areas outside the redevelopment area for increase in density so higher densities would be distributed throughout the city.

8.4.8 General Plan Amendment for R-30 Zone

It is staff’s intent to initiate the proposed R-30 rezoning with 7.75 acres of redevelopment agency owned land. The site originally consisted of 8.75 acres however one acre has been donated to a child care provider. A child care facility adjacent to an affordable housing will make child care available to both the development and neighborhood residents.

The proposed affordable housing development will be the prototype project for the development of the R-30 zone

standards. The redevelopment agency will choose a developer for the development of the site by the October of 2008. Agency staff will work with the developer to generate the standards for the R-30 zone. The standards created for the R-30 will encourage and facilitate the development of housing for lower-income households. It is anticipated that the standards would be finalized by October of 2009 and the general plan amendment would be approved by November 2009 (see table 8-23).

The balance of the sites will be taken to the planning commission and city council as one case for the general plan amendment. Since the remaining parcels to be rezoned to R-30 constitute a total of 151 acres, an environmental study has to be completed. The time and cost associated with an environmental study will result in a later submittal of the general plan amendment. It is anticipated that the general plan amendment for the 151 acres will be completed by 2011 (see table 8-24).

Table 8-23 GPA for Agency Owned Land

Activity	Date
Develop zone standards	September 2008 – September 2009
Approval of zone standards	October, 2009
General Plan Amendment	November, 2009

Table 8-24 GPA for R-30 Rezoned Sites

Activity	Date
Develop zone standards	September 2008 – September 2009
Approval of zone standards	October, 2009
Environmental Study	October 2009 – December, 2010
General Plan Amendment	January, 2011

8.4.9 Inventory of Moderate Income Housing Potential

The inventory of vacant sites appropriately zoned for moderate income housing begins on page 3 of attachment 3. In attachment 1, the moderate sites are represented in yellow. In Moreno Valley, a moderate income household of four persons had an annual income of \$71,000, in 2007.¹⁰⁹

The inventory of vacant moderate income sites tallied a total of 1,180 acres, suitable for the development of moderate income housing, in 260 parcels. The zoning designations vary from R-5 to multi-family. The sites are located outside of the redevelopment area and tend to be in areas where the predominant development has been for sale single family homes or upscale market rate apartments. The potential number of units that could possibly be built in this category, at an 80% build-out, is 8,234 units.

8.4.10 Inventory of Above Moderate Income

Above moderate income households are households whose income exceeds 120 percent of area median income. The inventory of vacant sites appropriately zoned for above-moderate income housing begins page 7 of attachment 3. In attachment 1, the above moderate sites are represented in green. There are a total of

6,664 acres of vacant sites suitable for the development of above-moderate income housing.

The inventory of vacant above moderate income sites tallied a total of 5,114 acres suitable for the development of above moderate income housing, in 1,365 parcels. The zoning designations vary from Hillside Residential (HR) and Rural Residential (RR) to R-5. The sites are located in the less intensively developed areas of the city and in the hillside areas where densities are based on a percentage slope calculation. Accordingly, in the Rural Residential (RR) and Hillside Residential (HR) one unit for five acres has traditionally been utilized as an average density due to a wide range of slopes and a desire to preserve the hillsides. The potential number of units that could be built in this category at an 80% build out is 8,881 units.

8.4.11 Environmental Constraints

In the inventory, staff has identified a variety of “environmental constraints”. These are graphically represented in attachment 10, “Exception Areas” map. The constraints consist of site specific data from inclusion of sites in the redevelopment area or in a specific plan, to the existence of fault zones in the east end of the city and along the badlands, to flood areas and water constraints for parcels in the Box Springs Mutual Water Company service area. Denoting a site’s location in the redevelopment area allow staff to identify sites eligible for Agency assistance for the development of affordable housing. Also, knowing that a site is in a specific plan indicates that there exist unique development requirements for the site, such as zoning or development requirements. The sites inventoried are not impacted by earthquake faults that would restrict development, railroads, or March Air Reserve Base flight path.

The only environmental constraint affecting development is related to flood. The flood areas are shown in the blue overlay, in attachment 10. In addition, the parcel inventory of vacant land and the high density sites inventory, lists each parcel in a flood area. If parcels are in flood zone X, the 500 year flood plain, they can be developed as long as the structures are outside the immediate overflow areas of the flood channels running adjacent to or near the sites. Flood depths for Zone A, the 100 year flood plain, are undetermined and would have to be determined by a surveyor prior to development. Once the depths are determined, building foundations would have to be raised and flood insurance would be required. However, if flood improvements are made to the area in which the parcels are located, prior to development, the flooding constraint will have been removed. However, at this time, no such improvements are planned either by County Flood Control or by the City of Moreno Valley. Yet, the number of parcels that are affected by flood constraints are few in relation to the total inventory, thus the impact of flood constraints is minimal.

All utilities, including gas, electric, water and sewer are available to the sites noted in the inventory. Edison service is available to all sites west of La Salle Street. In 2005, the City of Moreno Valley established its own electric utility that will provide electrical

services to properties east of La Salle Street.

8.4.12 Mobile Home Parks

Zoning in the City of Moreno Valley allows mobile home parks in any residential zone with a conditional use permit. This allows for maximum design flexibility. There are no established standards for the design of mobile home spaces.

Currently, mobile home parks must be large enough to allow for professional management and a decent living environment and each mobile home park must include a minimum of 5 acres and recreational amenities for the tenants. It would not be financially advantageous to develop mobile home parks on land zoned for multifamily housing since you could not achieve the higher density given the single story nature of the units. Accordingly, it would not be financially feasible to develop mobile home parks in residential designations lower than R5. In table 8-25, a total of 466, R-5 vacant sites, five acres and larger are adequate in both size and zoning for development of mobile home parks. It is important to note that the City of Moreno Valley does not have oversight of the operation of mobile home parks; the State Department of Housing and Community Development have oversight of all mobile home parks in the city.

Table 8-25 Sites Appropriately Zoned and Available For Mobile Home Parks

Zoning Designation	Density (Units/Acre)	Vacant Acres	Number of Units ²	Number of Parcels 5 Acres and Larger
R5 ⁴	5	466 ³	193	42

¹ See attachment 6

² Units calculated at 80% of the total density capacity and reflect typical historical development patterns in the City.

³ It is assumed that only 10% of all available acreage would develop as mobile homes.

⁴ R-5 acreage contained in specific plans is not included. It is assumed that in specific plans, development of R5 acreage would follow the predominant development pattern.

All calculations are rounded.

8.4.13 Manufactured Homes

Zoning in the City of Moreno Valley allows for the placement of manufactured homes on individual lots of 7,200 square feet or more in area. Manufactured homes on individual lots are subject to the same design guidelines as conventional homes. There has been no expressed interest in providing manufactured housing on individual lots of less than 7,200 square feet in Moreno Valley. Based on the City’s inventory of vacant sites, there is a total 4,574 acres of appropriately zoned land that could potentially develop as manufactured housing. However, it is assumed that no more than 10% of the available acreage

would develop as manufactured housing, during the planning period, resulting in a possible 1,665 units (see table 8-26). Vacant land in Specific Plans in which the predominant development is stick-built housing has not been included in the inventory since it is unlikely that manufactured housing would likely develop given the constraints of the Plan and the existing development pattern. Furthermore, whereas in the past some small manufactured subdivisions had been built in the city, such type of subdivision has not been developed in the past sixteen years.

Table 8-26 Sites Appropriately Zoned and Available For Manufactured Homes

Zoning Designation	Density (Units/Acre)	Vacant in Acres ³	Number of Units ²
Residential Single Family	5 and under	4,574	1,665

¹ See attachment 7

² Units are calculated at 80% of total density capacity and reflect typical historical development patterns in the City. In Hillside Residential (HR) and Rural Residential (RR), densities are based on the percentage slope calculation, with 1 unit for 5 acres utilized as an average density.

³ It is assumed that 10% of all acreage could potentially be developed as manufactured housing.

⁴ R-5 acreage in specific plans is not included as development of R5 acreage would follow the predominant development pattern.

8.4.14 Transitional Housing/ Supportive Housing and Emergency Shelters

Any existing single-family or multi-family dwelling can be used as transitional or supportive housing, without any city licensing or permits. In addition, boarding and rooming houses can be operated in the RR, HR and multi-family residential zones, without a conditional use permit. Transitional and supportive housing will continue to be treated as residential uses pursuant to the requirements of SB2.

Given the availability and number of housing units in Moreno Valley, it has never been necessary for a service provider to develop new housing for supportive housing. As a matter of fact, the City of Moreno Valley has one of the larger concentrations of supportive housing programs in Riverside County. The number licensed group facilities, including group homes, small family homes, and adult residential facilities total 91 facilities.¹¹⁰ In addition, there are numerous churches and religious ministries that operate small supportive housing programs serving women and families out of single family homes.

The City of Moreno Valley General Plan allows homeless shelters with conditional use permits in the following zones: Commercial, Office and Industrial/Business Park. Table 8-27 inventories all of the vacant land on which homeless shelters can be developed, with a conditional use permit. In total, the City of Moreno Valley has 684 vacant acres available for shelters with a conditional use permit.

Table 8-26 illustrates the opportunities available for transitional housing in the form of vacant land, appropriately zoned for homeless shelters. Notwithstanding, the 208 acres, appropriately zoned for transitional housing, it is the City's estimate that at maximum 1% of all possible units may be dedicated to transitional housing. Furthermore, because of the City of Moreno Valley's membership in the Joint Powers Authority for March Reserve Base, it is a compelling assumption that most of the future transitional housing will be developed at March, where we currently have 76 units of transitional housing and 120 transitional beds.

It is most likely that homeless shelters would be developed at March Air Reserve Base. In contrast to financing the construction of a new shelter, or leasing a facility at market rate, March has existing dormitories that could be converted for shelter use, thus making the development of a shelter more financially feasible.

The development review process for a homeless shelter would be identical to the City's review process as outlined in Section 8.6.7. Non-profit applicants would receive a 25% discount on the fee for a homeless application. The City of Moreno Valley does not restrict the siting of shelters beyond the requirement that shelters be located within the allowed land use designations (Commercial, Office and Industrial/Business Park). Shelter applications would be forwarded to the Moreno Valley Unified School District for review and comment. If

the district had concerns regarding the proximity of a proposed shelter to schools, the location and/or hours of operation it could be necessary for a shelter to identify an alternate location or modify its hours of operation. As noted in table 8-28, the business, office and commercial zones do not have density designations and thus multi-family developments would not be permitted, instead dormitory style shelters would be permitted in the zones. However, the Village Office Residential designation does have a density, thus allowing for the development of multi-family units for shelter use.

The conditional use permit issued by the City of Moreno Valley is valid for three years. A shelter facility must begin operation within three years of issuance of the conditional use permit. If the facility does not begin operation within the three years, a new application would be required.

A shelter must provide one parking space for every four beds. If ancillary services are to be provided at the shelter, such as free meals for persons not residing in the shelter, additional parking would be required. The shelter applicant could submit a parking study for comparable uses at a comparable facility in order to provide the City with examples of parking requirements.

Homeless shelters are a permitted use in the public zone. However, there are no longer publicly zoned sites in the city that are available and/or appropriate for housing and shelter uses. Consequently, during the planning period, the City of Moreno Valley will amend Specific Plan 208 to add homeless shelters as a permitted use and adopt development standards for that use. There is a total of 447 vacant acres in 60 parcels in Specific Plan 208. An inventory of all the vacant sites in the specific plan is included in this document as attachment 10.

Table 8-27 Vacant Sites Zoned and Available for Transitional Housing

Zoning Designation	Density (Units/Acre)	Vacant in Acres ³	Number of Units ²
Multi-family R10-20	10 and above	208	295

¹ See attachment 8

² Units are calculated at 80% of total density capacity and reflect typical historical development patterns in the City.

³ It is assumed that 10% of all vacant acreage could potentially be developed as transitional housing.

Table 8-28 Vacant Sites Available for Homeless Shelters with Conditional Use Permit

Zoning Designation	Density (Units/Acre)	Vacant in Acres
Business Park²	*	71
Commercial	*	366
Office	*	241
Village Office Residential	92	6
Total		684

¹ See attachment 9

² BP does not have a density, but it has minimum development standards: Minimum site width 200'; minimum site depth 200'; minimum front building setback area 20'; minimum street side building setback area 20'.

Table 8-29 Vacant Sites Available for Homeless Shelters by Right

Zoning Designation	Density (Units/Acre)	Vacant in Acres
Industrial/Business Park	Standards for shelters to be developed.	447
Total		447

See attachment 10.

All shelters would be required to develop their site in accordance with their approved plans, the Development Code, Landscape Development Guidelines and Specifications, and the General Plan. If the shelter application is for new construction, the time from application to issuance of the conditional use permit would be approximately six months.

However, if the application involved an existing building that would only require

modifications and tenant improvements, the approval from time of application to the issuance of the Conditional Use Permit would be approximately three months. In general, the approval timeframe for a shelter would be no longer than any other application. It is the City of Moreno Valley's conclusion that there are no significant constraints to the development of shelters in the city.

**8.4.15 Single Room Occupancy
Hotels (SRO)**

The definition of an SRO as contained in the HOME regulations, 24 CFR Part 92.2 is that of a “single room dwelling unit that is the primary residence of its occupant or occupants. The unit must contain either food preparation or sanitary facilities (and may contain both) if the project consists of new construction, conversion of non-residential space or reconstruction.” As such the City of Moreno Valley does not have a zone designated for the possible development of single room occupancy units.

Based on the definition of an SRO, the City of Moreno Valley will amend Chapter 9 of the Development Code to establish zones that will allow single room occupancy units by right in the multi-family zones. The standards for an SRO zone will have to be developed and it will be staff goal that the standards and permit procedures facilitate the development of single room occupancy units (see program 8.25). Furthermore, the City will amend the code to allow with a condition use permit (CUP), single room occupancy units in some commercial districts, thereby facilitation the potential conversion of motels to single room occupancy units.

8.4.16 Summary

The total number of new units required under the RHNA for Moreno Valley’s current planning cycle, is 7,474. The sites inventories in Attachments 3, 4 and 5 make evident the adequacy of the appropriately zoned sites to meet the projected housing need. Taken in its entirety the inventory is a formidable planning tool that can make possible the City of Moreno Valley’s difficult task of meeting housing needs, even beyond the current cycle’s close in 2014.

The land inventory based on Economic Development Department staff analysis meets requirements as mandated by California Government Code Section 65583.

8.5 FINANCIAL RESOURCES

In 1991 the City of Moreno Valley's first housing program was launched. The Home Improvement Loan Program (HILP) was a modest program to provide rehabilitation loans to low-income owner-occupants. At this time, the City of Moreno Valley is utilizing three funding sources for housing programs: Federal HOME funds, Redevelopment Agency set-aside funds and program income.

The proposed RDA and HOME budgets for the planning period are in Tables 8-29 and 8-30. The Agency has been able to fund all of the projects in the element (See Table 8-29 and table 8-30).

Table 8-30 Proposed RDA Budget

	FY 2007-08 AUDITED <u>ACTUAL</u>	FY 2008-09 PROJECTED <u>ACTUAL</u>	FY 2009-10 PROJECTED <u>BUDGET</u>	FY 2010-11 PROJECTED <u>BUDGET</u>	FY 2011-12 PROJECTED <u>BUDGET</u>	FY 2012-13 PROJECTED <u>BUDGET</u>	FY 2013-14 PROJECTED <u>BUDGET</u>
ANNUAL SETASIDE AMOUNT	4,583,576	4,197,384	4,279,270	4,356,597	4,435,470	4,515,921	4,597,981
INTEREST INVESTMENT INCOME (NOTE 1)	478,477	282,936	285,765	288,623	291,509	294,424	297,369
OTHER REVENUES		1,415	1,429	1,443	1,458	1,472	1,487
		\$	\$	\$	\$	\$	\$
	\$ 5,062,053	4,481,735	4,566,465	4,646,663	4,728,437	4,811,818	4,896,837
ADMINISTRATION EXPENSE	\$ (825,515)	\$ (1,137,637)	\$ (1,194,519)	\$ (1,254,245)	\$ (1,316,957)	\$ (1,382,805)	\$ (1,451,945)
PROGRAMS (AGENCY COMMITTED)							
HOMEBUYER ASSISTANCE PROGRAM (HAP) *	(90,500)	(250,200)	(240,000)	(240,000)	(240,000)	(240,000)	(240,000)
HOMEOWNER ASSISTANCE FOR MINOR REPAIR		(7,500)					
ADMINISTRATION EXPENSE & PROGRAMS	\$ (916,015)	\$ (1,395,337)	\$ (1,434,519)	\$ (1,494,245)	\$ (1,556,957)	\$ (1,622,805)	\$ (1,691,945)
COTTONWOOD PLACE APTS - PHASE IV							
ADRIENNE IV	(360,802)						
INFILL HOUSING (YOUTHBUILD)	(23,678)	(25,000)					
SHEILA STREET REHABILITATION PROGRAM	(2,338,931)	(619,884)					
MULTI-FAMILY HOUSING PROJECT							
OAKWOOD APTS		(3,000,000)					
MULTI-FAMILY BAY FAMILY APTS PROJECT	(755,000)						

Table 8-30 Proposed RDA Budget (Continued)

	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14
ALESSANDRO AND DAY STREET LAND ACQUISITION	(4,971,500)	(282,000)					
ALESSANDRO AND DAY MULTI-FAMILY PROJECT					(5,000,000)	(5,000,000)	(5,000,000)
RANCHO DORADO			(4,750,000)	(3,750,000)			
MULTI-FAMILY PERRIS ISLE SENIOR HOUSING PROJECT		(413,000)					
NEIGHBORHOOD BEAUTIFICATION PROGRAM (NBP)			(250,000)	(250,000)			
CLOSED TO BALANCE SHEET (LT RECEIVABLES)	3,454,733						
SALE OF CAPITAL ASSETS	439,510						
LOSTS ON SALE OF LAND	(1,383,612)						
RESTATING OF NET ASSETS (RECLASSIFY LAND)	5,237,852						
TOTAL CAPITAL PROJECTS	\$ (701,428)	\$ (4,339,884)	\$ (5,000,000)	\$ (4,000,000)	\$ (5,000,000)	\$ (5,000,000)	\$ (5,000,000)
TOTAL HOUSING EXPENDITURES	\$ (1,617,443)	\$ (5,735,221)	\$ (6,434,519)	\$ (5,494,245)	\$ (6,556,957)	\$ (6,622,805)	\$ (6,691,945)
	\$ 3,444,610	\$ (1,253,486)	\$ (1,868,054)	\$ (847,581)	\$ (1,828,520)	\$ (1,810,987)	\$ (1,795,108)
LONG TERM RECEIVABLES	\$ (11,813,830)	\$ (11,813,830)					
	\$ 10,282,062	\$ 9,028,576	\$ 7,160,522	\$ 6,312,941	\$ 4,484,421	\$ 2,673,434	\$ 878,325

* HOMEBUYER ASSISTANCE PROGRAM FUNDINGS FOR FY 2009-10 AND FY 2010-11 WILL BE PROVIDED BY THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP) FUNDS

Table 8-31 Proposed HOME Budget

	FY 2007-08 PROJECTED <u>ACTUAL</u>	FY 2008-09 BUDGET	FY 2009-10 BUDGET	FY 2010-11 BUDGET	FY 2011-12 BUDGET	FY 2012-13 BUDGET	FY 2013-14 BUDGET
<u>ADMINISTRATION/CAPITAL PROJECTS FUNDS</u>							
BEGINNING FUND BALANCE AT BEGINNING JULY 1	1,534,091.81	1,169,485.23	69,521.23	9,230.23	(1,060.77)	13,648.23	3,357.23
<u>REVENUES</u>							
HOME GRANT REVENUE	619,900.00	599,612.00	599,612.00	599,612.00	599,612.00	599,612.00	599,612.00
TOTAL REVENUES	619,900.00	599,612.00	599,612.00	599,612.00	599,612.00	599,612.00	599,612.00
<u>EXPENDITURES</u>							
ADMINISTRATION EXPENSE	(59,823.43)	(59,961.20)	(59,961.20)	(59,961.20)	(59,961.20)	(59,961.20)	(59,961.20)
<u>PROJECTS/PROGRAMS</u>							
176.77110.6810 HOME IMPROVEMENT LOAN PROGRAM		(240,000.00)	(240,000.00)	(240,000.00)	(240,000.00)	(240,000.00)	(240,000.00)
176.77110.6810 HOME IMPROVEMENT LOAN PROGRAM	(63,267.00)						
176.77110.6815 MOBILE HOME GRANT PROGRAM	(70,000.00)	(70,000.00)	(70,000.00)	(70,000.00)	(70,000.00)	(70,000.00)	(70,000.00)
NEW 08-09 HABITAT FOR HUMANITY (CHDO 2007-2008)		(92,985.00)					
NEW 08-09 CHDO UNPROGRAMMED		(89,941.80)	(89,941.80)	(89,941.80)	(89,941.80)	(89,941.80)	(89,941.80)
NEW 08-09 PERRIS ISLE		(787,000.00)					
176. MULTI-FAMILY PROJECTS		(339,688.00)	(200,000.00)	(150,000.00)	(125,000.00)	(150,000.00)	(150,000.00)
176.76126 ADRIANNE ALLIES III (CHDO)	(795,000.00)	(20,000.00)					
TOTAL PROJECT AND PROGRAM	(928,267.00)	(1,639,614.80)	(599,941.80)	(549,941.80)	(524,941.80)	(549,941.80)	(549,941.80)
TOTAL EXPENDITURES	(988,090.43)	(1,699,576.00)	(659,903.00)	(609,903.00)	(584,903.00)	(609,903.00)	(609,903.00)
REVENUE OVER (UNDER) EXPENDITURES	(368,190.43)	(1,099,964.00)	(60,291.00)	(10,291.00)	14,709.00	(10,291.00)	(10,291.00)
DESIGNATED FUND BALANCE AT JUNE 30 (ENDING)	1,165,901.38	69,521.23	9,230.23	(1,060.77)	13,648.23	3,357.23	(6,933.77)

8.6 PROJECTS AND PROGRAMS

The price of single-family housing in the City, while affordable when compared to the prices in other metropolitan areas in California, remains beyond the budget of low income families. The construction of multifamily projects is the most efficient use of housing funds. The City and the Agency have established a record of providing financial support to affordable multifamily projects. During the last planning cycle (2000-2008) several multi-family projects were completed and are now in service.

In addition to new construction, the City of Moreno Valley continues to provide an array of housing services that include rehabilitation and first time homeownership. The City's accomplishments during the last planning cycle are quantified in Table 8-31.

8.6.1 Preserving Units at Risk of Conversion

The City of Moreno Valley does not have housing units at risk of conversion. All affordable multi-family units assisted by the City have affordability requirements. Units with affordability requirements have a significant time of affordability remaining. At this time there is no need to develop a program for the preservation of units at risk of conversion.

8.6.2 Cottonwood Place Phases II, III and IV

Palm Desert Development Company (PDDC) completed the last three phases of the Cottonwood Place Project. These Three phases added 162 units to the existing 108-unit complex bringing the total number of units to 270. The project consists of three and four bedroom apartments. The Redevelopment Agency provided \$2.4 million in loan funds for the project and the City provided \$1.5 million in HOME funds, in the form of a loan. The developer also

received Federal and State tax credit allocations for the final three phases of the project. The rents in the development are set at an average of 46% of the Riverside County median income, the maximum level allowed by the tax credit program. The development was completed in the spring of 2007 and consequently was counted in the 2000-2008 housing element planning period.

8.6.3 Bay Family Apartments

Bay Family Apartments is a 61-unit complex consisting of 2 and 3 bedroom units, designated for very low-income households. The project is located between Bay Avenue and Adrienne Avenue, east of Pan Am Boulevard and offers low rents to families earning between 30% and 60% of the area median income. The developer of the Bay Family Apartments is Global Premier Development, Inc. (GPD). For the Moreno Valley project, the developer created a Limited Partnership entity called MoVal Bay Apartments, L.P. The total project costs were \$13.4 million made up of tax credit equity, RDA funds and private financing. The Agency contributed \$755,000 in housing set aside funds.

8.6.4 Targeted Neighborhood Strategy for Neighborhood Revitalization

Adopted in April 2003, the Targeted Neighborhoods Strategy for Neighborhood Revitalization concentrates resources (i.e. RDA housing set-aside funds and Federal HOME funds) into specific neighborhoods to eliminate blight and to encourage revitalization. The goal of this strategy is to improve the condition of the properties, increase property values, foster pride of ownership and reduce the need for City services (e.g. police and code enforcement). By targeting specific neighborhoods for intensive revitalization efforts, the limited funds available would be used most efficiently. Staff recommended

six neighborhoods in the City and the Council established on order of priority. With the assistance of a non-profit housing developer, who has acquired multiple properties in two of the targeted neighborhoods, a total of 44 units have been rehabilitated and are being rented to low income families.

The Riverside Housing Development Corporation (RHDC), a local Community Housing Development Corporation (CHDO), has purchase four of the eighteen buildings in the Sheila targeted neighborhood, with funding from the Redevelopment Agency of the City of Moreno Valley. The Agency has budgeted additional funds to assist RHDC and other owners in the Sheila area acquire consultant services and other supportive and organization building services to form and sustain a property owner association. As target neighborhoods come on line, the Agency will continue to play the role of mentor and sponsor in creating and sustaining owner associations.

8.6.5 Cooperative Services Senior Housing

In 2000 the City Council supported an application to the U.S. Department of Housing and Urban Development (HUD) Section 202 grant to be submitted by Cooperative Services (CSI). CSI is a non-profit consumer cooperative that provides affordable housing for elderly and handicapped residents. The corporation constructed a 70-unit senior housing apartment complex in Moreno Valley's redevelopment project area. Sixty-nine units are reserved for low income senior citizens. The project was fully occupied in March of 2004.

8.6.6 Mobile-Home Rehabilitation Program

The mobile-home rehabilitation program was first funded with HOME funds received

from the State of California. The program has been active since 1993. The program provides very low-income mobile-home owners with a one-time grant to make repairs to their mobiles. The maximum amount of the grant is \$10,000. Funds are first applied to correct health and safety items, followed by general home repairs.

There are seven mobile-home parks in Moreno Valley. The type of housing available in these parks is often the most affordable housing utilized by the elderly, and very low-income families. The program requires that the mobile be owner-occupied and that the owner/borrower continue to reside in the property for a minimum of one year after completion of the rehabilitation.

Seventy-three mobile home grants were completed between 2000 and 2008. While ninety such grants were proposed for the 2000-2008 housing element planning period, eligibility restrictions reduced the number of completed rehabilitation grants. Staff will review its qualification requirements, and if necessary modify these in light of the negative impact these are having on production, and endeavor to qualify more applicants for the program.

The City of Moreno Valley markets its mobile home grant program through its city wide newsletter, City Link. Staff regularly delivers program materials including applications to all mobile home parks in the city. Staff has developed a working rapport with managers at the parks and encourages them to promote the program.

8.6.7 Single Family Home Rehabilitation Program (HILP)

The Home Improvement Loan Program (HILP) provides a \$40,000 maximum loan at 3% annual interest. Payments and interest are deferred, for twenty years, or when the owner sells or ceases to occupy the property. The program assists owner-

occupants who have equity in their homes and have multiple repairs and improvements to make. To be eligible for a HILP loan, an owner must have occupied the property for at least one year and have income at 80% of median or less, adjusted for family size.

Plans were to assist 15 homeowners with a HILP Loan and 15 loans were successfully completed.

8.6.8 The Hildegarde Project

One of the primary functions of the Redevelopment Agency is to eliminate blight. The Neighborhood Beautification Program addresses the exterior deferred maintenance of an entire neighborhood within one of the Community Development Block Grant (CDBG) Targeted Neighborhoods and the Redevelopment Project Area. In the past, through various city-sponsored consumer loan programs, individual homes have been repaired. The goal of the Neighborhood Beautification Program is to focus effort on an entire neighborhood at once, thus gaining the visual impact of completing all the exterior improvements simultaneously. Staff identifies neighborhoods made up of approximately 20-25 low and moderate income homeowners, with homes in need of exterior maintenance and repairs. To qualify for the grant, household income cannot exceed 120% of the Area Median Income. Typically, these repairs will include paint, landscaping, fence and concrete repair. After a neighborhood is selected, staff will arrange a meeting of homeowners to determine their willingness to participate in the program. After the initial neighborhood meeting, individual meetings with each homeowner are held to determine income eligibility.

Working with the Senior Code Compliance Officer, staff also determines the extent of the exterior repairs necessary for each home. The lists of repairs necessary to

each home are combined into a single bid package. The packages are given distributed for bids by licensed contractors. The most qualified contractor is awarded the contract to complete the improvements to the homes. Investor owned properties in the neighborhood are excluded from this program. Twenty-three homeowners were assisted on Hildegard Street in one of the city's targeted neighborhoods.

8.6.9 Homebuyer Assistance Program (HAP)

The Homebuyer Assistance Program (HAP) provides financial assistance to low and moderate-income households to purchase a home. Assistance is provided in the form of deferred-payment loans and may be used for the down payment and/or closing costs. The amount of assistance made available is based on the potential buyer's income and the price of the house. Houses are eligible for maximum assistance of 20% of the purchase price to a maximum sales price amount of \$362,790. The buyer receives only what is necessary to complete the purchase. The minimum contribution required of the buyer is 3% of the purchase price, unless the buyer is utilizing veteran's benefits, in which case a down payment is not required.

The HAP loan is a non-assumable, second mortgage with no interest due for thirty years. If the property is sold, the buyer ceases to occupy the property, or the property is refinanced during the term of the loan, the loan becomes due and payable. The City and owner share in the equity of the home. At sale, the City receives the amount loaned plus the percentage that the City's assistance constituted as a percentage of the original purchase price, which is applied to the gain on the sale of the home.

The 2000-2008 Housing Element called for a total of 20 families to receive assistance,

27 HAP loans were completed during the period. The rapid appreciation in value of single-family homes brought on by the sub-prime lending market made the HAP Loan Program less viable.

8.6.10 YouthBuild Moreno Valley

Two new homes located on Graham Street were constructed by Moreno Valley Youthbuild, Inc. for low-income families. The homes were completed in 2004 and 2006. Families were selected from over 300 applicants. The selection process was a struggle since HUD provides strict qualification guidelines for low income families. March Community Credit Union, a local lending institution provided special financing (i.e. 30-year fixed rate loan at 4.5%) used in combination with the City's Homeownership Opportunity Program (HOP) so that the purchase remained affordable. With the completion of the second home, Moreno Valley Youthbuild ran out of financial resources. The City's first Youthbuild grant was fully expended, and Moreno Valley Youthbuild, Inc. has ceased operations.

8.6.11 Habitat for Humanity

Habitat for Humanity is an international non-profit housing organization, which assists low and very low-income families to attain homeownership and better living conditions. Families must invest a minimum of five hundred hours of labor, or sweat equity,

toward the building of their home or the home of another Habitat family. During the period of the 2000-2008 planning period, Habitat for Humanity in partnership with the City and the Redevelopment Agency completed five new homes for very low income families.

8.6.12 Acquisition, Rehabilitation, and Resale Program

The Acquisition, Rehabilitation, and Resale Program (ARR) formed a community based public/private partnership that included the HUD, the Redevelopment Agency, local contractor/development companies, local lending institutions, local realtors, local title companies, and escrow service providers. The program facilitated the purchase of distressed single-family homes with private dollars, property rehabilitation, and resale to low and moderate income owner occupants. The Revitalization Program successfully rehabilitated 101 homes throughout the community providing homes for low and moderate income home buyers.

Table 8-32 Quantified Accomplishments Housing Units by Income Category

2000 Housing Element Projects	New Construction	Rehabilitation	Preservation	Ownership	Very-Low-Income	Low-Income	Moderate Income	Above Moderate	Total
8.1 Home Improvement Loan Program		✓					15		15
8.2 Assistance for Minor Repairs		✓					6		6
8.3 Mobile Home Grant		✓			73				73
8.9 Homebuyer Assistance Program			✓	✓			27		27
8.10 Habitat For Humanity	✓	✓			5				5
8.11 HUD Homes (ARR)		✓			9	30	62		101
8.12 Hildegard Beautyfication		✓					25		25
8.12 Homeownership Opportunity Program	✓			✓		2			2
8.13 Cottonwood III	✓				9	3			12
8.13 Cottonwood IV	✓				12				12
8.13 Bay Family Apartments	✓				21	9			30
8.13 Large family units	✓				14	5			19
8.14 Cottonwood II	✓				45	15			60
8.14 Cottonwood III	✓				39	6			45
8.14 Cottonwood IV	✓				26	7			33
8.14 Casitas Del Valle					15	5			20
8.14 Bay Family Apartments	✓				21	9			30
8.23 Co-op Services	✓					60			60
Total					292	148	135		575

8.7 CONSTRAINTS ON HOUSING

The availability of affordable housing for all income levels can be impacted by a variety of factors. Some of the factors are market related, such as financing, land costs and construction costs.

8.7.1 Governmental Constraints

By comparison, other constraints are related to governmental requirements such as development standards, fees, and environmental concerns. As part of the Housing Element analysis, jurisdictions are required to analyze both governmental and non-governmental constraints on the supply of affordable housing.

8.7.2 Land Use Controls

The General Plan, Specific Plans and Development Code (Title 9 of the Municipal Code) establish standards and guidelines for the use and development of land within Moreno Valley. They consist of land use map(s), goals, objectives, policies and ordinances that set forth the rules regarding the distribution, density and design of housing projects as well as individual residences.

The City's land use controls allow for a wide variety of housing types and densities. Neighborhoods range from rural to urban in character, from single-family homes on large lots to multifamily housing of twenty dwellings per acre. Tables 8-20-23 is a summary of the residential land use and zoning designations for Moreno Valley. As of the year 2000, there was an extensive amount of undeveloped land in the City, encompassing the entire range of housing choices. Land availability and zoning for all types of housing is not a constraint on housing in Moreno Valley. The primary constraint on the development of multi-family housing has been a market

constraint. The market has not deemed it profitable enough to construct multi-family housing. During the last housing element reporting period (1990-1997), all of the multi-family housing constructed in the city has been done with the financial assistance of the Redevelopment Agency of the City of Moreno Valley. However, with an improved economy it is anticipated that the market constraint on multi-family housing construction will diminish.

8.7.3 Development Review Processes

The development review process is intended to implement general plan policies and other adopted policy and design standards, regulation and guidelines.

8.7.4 Permit Processing

The following is a summary of the approval process for a typical multiple-family housing project (see tables 8-32 and 8-33):

1. Prepare and submit application. The applicant prepares plans, maps and other materials necessary to review the project and submits the application to the Planning Division.
2. Receive application. The Planning Division reviews the materials submitted as part of the application. If the submittal is complete, it is taken in and assigned to a planner.
3. Process application. The Planning Department processes the application in coordination with other departments and agencies as necessary. Processing normally includes:
 - a. The planner distributes copies of the proposed plans to affected agencies and departments and schedules the case for review at a meeting of the Project Review Staff Committee

(PRSC). The PRSC consists of representatives from various city departments.

- b. The planner reviews the proposed plans to determine if they meet the current rules, regulations and policies. The planner also prepares an environmental initial study pursuant to the California Environmental Quality Act (CEQA). Depending upon the location and potential impacts of the project, additional environmental studies may be required. The information provided in the environmental studies may be necessary for the City to make the appropriate environmental determination: A Categorical Exemption, Negative Declaration, Mitigated Negative Declaration, or determine that an Environmental Impact Report must be prepared.
- c. PRSC meets to determine if there are issues that need to be discussed with the applicant. If not, PRSC comments are mailed to the applicant. If there are issues to be discussed, the applicant is invited to meet with the PRSC. Some of the matters that are typically discussed at the PRSC meeting are required revisions to the proposed plans and the need for additional information or studies.
- d. The applicant prepares the studies, if required, revises the proposed plans in accordance with the PRSC comments and submits to the City for review. If the studies and plans are acceptable, each department submits its proposed conditions of approval to the planner.
- e. The planner schedules the case for hearing before the Planning

Commission. A notice of the Planning Commission hearing and the proposed environmental determination is then published in the local newspaper. The notice is published a minimum of 20 days in advance of the hearing for a typical multi-family project. This corresponds to the minimum public review period for a Negative Declaration as required by CEQA. The planner then mails notice of the hearing to property owners within 300 feet of the project and also posts a public notice sign on the project site.

- f. The planner prepares a Planning Commission Staff Report describing the staff recommendation and proposed conditions of approval. The report is sent to the Planning Commission and the applicant in advance of the public hearing.
4. Hold public hearing. A public hearing is held before the Planning Commission. The applicant and the public are invited to testify before the Commission. The Commission's decision includes the environmental determination as well as the project itself. Any party can appeal the decision of the Planning Commission within 15 working days after the decision. A of \$580.75 fee is paid to the City to file an appeal. The appeal hearing, which is publicly noticed, is held before the City Council. The appeal hearing takes place approximately 30 days after the filing of the appeal.

The entire process is generally completed within four to six months. Processing time can be longer for housing projects accompanied by a zone change or general plan amendment that must be approved by the City Council. Cases that must go to the City Council would require an additional 30 days.

Delays in processing applications for residential development can add to housing costs. While eliminating the public hearing process could save time, it would not substantially reduce processing times. The length of time is primarily a function of the complexity of the issues and the time it takes to prepare studies to meet State and Federal environmental requirements and to address concerns brought up by neighbors and redesign projects. In addition, elimination of the public hearings would not exempt the City from delays due to the public noticing requirements specified in CEQA. On the other hand, it would have the undesirable effect of decreasing the opportunity for members of the public to hear and provide testimony on proposals

that affect their neighborhoods and communities.

8.7.5 Permit Processing for Residential Care Facilities

Residential care facilities for seven or more persons would follow the same permitting procedures. However, residential care facilities for more than seven or more persons would require a conditional use permit. The conditional use permits allows the community to ensure that conditions and standards are established to preserve and safeguard the public health, safety or welfare of the occupants of the facility and the neighborhood.

Table 8-33 Permit Processing Timelines

Type of Approval or Permit	Typical Processing Time
Administrative Plot Plan/No Notice	2 to 4 months
Conditional Use Permit	4 to 6 months
General Plan Amendment	6 to 9 months
Administrative Plot Plan/Notice	3 to 5 months
Design/Architectural Review	Included in project processing
Tentative Tract Maps	4 to 6 months
Tentative Parcel Maps	4 to 6 months
Initial Environmental Study	Included in project processing
Environmental Impact Report	9 to 12 months
Plot Plan/Hearing	4 to 6 Months

Source: John Terell, Planning Official, City of Moreno Valley Planning Department, October 7, 2008.

Table 8-34 Typical Processing Procedures by Project Type

	Single Family Unit	Subdivision	Multifamily < 20 units	Multifamily > 20 units
	Administrative Plot Plan/No Notice	Tentative Tract Map	Plot Plan/Hearing	Plot Plan/Hearing
	Architecture	Site Design	Architecture	Architecture
	Site Design	Preliminary Grading/Drainage	Site Design	Site Design
	Preliminary Grading/Drainage	Environmental	Preliminary Grading/Drainage	Preliminary Grading/Drainage
		Access/Fire Flow	Access/Fire Flow	Environmental
				Access/Fire Flow
Est. Processing Time	2 to 4 months	4 to 6 months	4 to 6 months	4 to 6 months

Source: John Terell, Planning Official, City of Moreno Valley Planning Department, October 7, 2008.

8.7.6 Design Requirements

The following describes the types of design requirements imposed on multifamily development and the impact of those requirements on the cost and supply of housing affordable to lower-income households. However, the design guidelines do not pose a significant constraint on the development of housing in Moreno Valley.

In the city’s development code, the General Design Guidelines, excluding parking which is addressed in 8.6.10, are noted as follows:

1. Ground-floor dwellings should have a front and back entry, one of which is the main entry for the use of guests and is oriented to their arrival points.
2. Each multi-family unit should have at least one hundred square feet of private open space which may consist of a fenced yard area, patio or balcony. Fenced yards and patios shall have a minimum dimension of at least eight feet. Balconies shall be at least five feet deep.
3. Individual units should have a porch or porch-like space at the front door.
4. Trash enclosures shall be located to provide a maximum walking distance of two hundred fifty feet from the units they serve.
5. Trash enclosures shall be designed to be compatible with the project’s architecture, perhaps including roofs, treated walls, special doors, enhance landscaping or enhanced paving. “Special doors” refers to doors that open sufficiently to allow collection vehicles to mechanically lift out commercial size trash containers.
6. Trash enclosures shall not be located on dead end drive aisles, unless adequate turnaround is provided for collection vehicles.
7. Drive aisles should be curved and should incorporated landscaping and

- paving treatments to reduce vehicle speed. Landscaping treatments may include pinched planters and a mix of canopy and vertical trees. Paving treatments may include interlocking pavers bands or etching across drives. Speed bumps or botts dots are not an acceptable alternative.
8. Freestanding structures, like gazebos or pergolas, should be located to define activity nodes at pathway intersections or in secluded landscape areas.
 9. Buffer setbacks and landscaping shall be provided along all property lines. Buffers may also be appropriate within the complex, separating recreational areas from units and limiting line of sight between balconies and into parking areas.
 10. Individual dwelling units should be distinguishable from one another and have separate entrances.
 11. Multi-family units shall be clustered to minimize grading and to help maintain the natural landscape.
 12. Stacked flat condominium arrangements shall be discouraged, while townhouse styles shall be encouraged.
 13. When appropriate, multifamily projects shall be designed for the needs of families with small children, the disable and the elderly. For example, children's needs would require open space, tot lots, handrails, and enclosed yards on ground floor units. Disabled or elderly needs would require ramps, parking close to units, minimum and gradual elevation changes and elevators.
 14. Architectural features should be used to increase privacy from nearby units and common or public spaces.
 15. Roof forms should be mixed and combined to vary the perception of building height, to differentiate units and to add interest to building mass. The long, straight roofline of a single gable shall be discouraged.
 16. A diagram of the complex showing the location of the viewer and the building designations shall be positioned at each entrance of a multi-family development.
 17. Senior housing warrants special design considerations, including:
 - a) Intimate, shaded outdoor seating area;
 - b) A network of pathways, providing interesting walking experiences;
 - c) Gentle slopes for outdoor pathways and ramps to entry doors and between floors;
 - d) Convenient and attractive access to transit, including portecocheres, information kiosks, seating areas and water elements;
 - e) Security;
 - f) Direct ambulance access;
 - g) Parking close to units;
 - h) Elevators.

Parking and open space requirements probably have the greatest potential effect on the cost of housing. The land the must be devoted to parking and open space constrains the amount of land available for housing. In some cases, this could make it more difficult to achieve the highest residential densities allowed under zoning regulations.

There are a variety of design requirements imposed on multifamily development that can affect the cost of housing development. The design guidelines are intended to promote quality site planning and architecture without restricting innovation or creativity. The design guidelines do not pose a constraint on the development of housing in the City of Moreno Valley but represent city policy with respect to the

quality of design expected for all projects within the city.

8.7.7 Open Space Requirements

The Municipal Code requires a minimum amount of common and private open space for multi-family development. Common open space must total a minimum of 33% of each development. This area includes the required setbacks, common recreation facilities and other common open space areas. In addition, each dwelling unit should have at least 100 square feet of private open space such as a private patio for ground floor units or a balcony for units above the ground floor.

8.7.8 Parking Requirements

Parking requirements can have a potential impact on the supply and cost of housing, possibly resulting in a constraint on housing development. In the case of multiple family housing, the land dedicated for parking, constrains the amount of land available to building housing units. This could make it more difficult to achieve the highest allowable residential densities. For example, building might have to be three stories instead of two stories to provide area for the required number of parking spaces. It is less of a constraint for affordable housing because affordable developments are generally smaller. The requirement for covered parking may also be a constraint, because garages or carports add to the cost of housing development.

With respect to single-family developments, a two-car garage is required for each single-family residence. Two covered parking spaces (either carports or garages) are required for second units. One uncovered parking space is required for granny units. This requirement has not impacted our ability to meet allowed densities.

With respect to multiple family developments, Moreno Valley reduced its parking requirements in recognition of the potential constraint that parking could have on housing development. The parking standards within the Moreno Valley Ranch Specific Plan were reduced in November of 2003. The Eastgate Specific Plan parking standards were reduced in June of 2004. The citywide parking standards for multiple family housing were modified in November of 2004.

The adjustments noted in table 8-33 substantially reduced the potential constraint that parking requirements might have placed on housing development in Moreno Valley. Except for sites with unique topographic or site configurations (utility easements, more than two street frontages), projects have been generally approved at or near the maximum allowed density.

Design requirements are necessary to ensure that all housing developments in Moreno Valley remain safe, convenient and decent places to live for years to come regardless of the income level of the residents. These are not considered serious constraints on housing development. Reductions to the design standards could be used as incentives for eligible housing projects under density bonus law. Incentives are available to projects with specified percentages of units reserved for seniors or lower income households

8.7.9 Development Standards

Residential development standards are intended not only to protect public health and safety. Some of the residential development standards are intended to promote the general welfare of the community by creating attractive, pleasant and convenient living conditions. It should be noted that Moreno Valley's density bonus program for affordable allows for the reduction of certain "quality of life"

standards in conjunction with the development of affordable housing.³³ The standards that could be reduced include lot size, lot dimensions, parking requirements and the size or interior amenities of the density bonus units. Additional requirements could be added to the list of standards that could be reduced as part of the density bonus program. They include the following: the number of parking spaces for units consisting of two or more bedrooms, the number of covered parking spaces per unit and recreational vehicle parking requirements.

The residential development standards in tables 8-32-36 do not represent a significant constraint on development of housing in the city. Multifamily units can be constructed to a height of fifty feet or four stories and maximum site coverage of 50%.

The city has an adopted density bonus ordinance that allows developers to receive a 25% density bonus. In addition to the 25% density bonus, developers building housing for senior citizens may receive an additional 75% density bonus, resulting in a cumulative density bonus of 100%. When utilizing the density bonus a developer may be eligible to receive a 50% reduction of city impact fees and parkland fees for units affordable to very low-income households and a 25% reduction for units affordable to lower-income households. The density bonus also allows developers of multi-family housing to reduce their parking by .5 of a space for each dwelling unit that is affordable to very low and lower-income households. The single-family residential development standards allow for lots of 4,500 square feet (RS 10) that give developers the opportunity and flexibility to build affordable single-family housing. In certain specific plans, lots as small as 3,500 square feet are permitted. The low-density designations for single-family housing are located in the east end of the city where hillside development and an already

established rural development pattern allows yet another type of housing choice.

Within specific plans there is a variety of zones that are unique to the specific plans. Basically the LD, MD, ML and other designated uses refer to low density and medium densities that mimic the R5 and RS-10 designation in the general plan.

In the Inland Empire, unlike other areas in Southern California, it is still feasible to provide adequate parking for multi-family housing developments due to lower land costs.

Table 8-35 Parking Requirements

Type of Dwelling	Original Parking Standard	New Parking Standard
Studio multifamily unit	1.5 spaces (1 covered)	1.25 spaces (1 covered)
One-bedroom multifamily	1.5 spaces (1 covered)	1.5 spaces (1 covered)
Two-bedroom multifamily	2.5 spaces (2 covered)	2 spaces (1 covered)
Three or more bedrooms	2.5 spaces (2 covered)	2.5 spaces (1 covered)
All multiple family projects	RV parking required	No RV parking required
All housing types	Bicycle parking required	No bicycle parking required

Note: Guest parking is included in the parking standard as .25.

Parking standard for senior housing is 1 covered space/studio unit, 1.25 spaces/1 bedroom unit (1covered) and 1.5 spaces/2+bedroom unit (1 covered). The standards may be reduced subject to a parking study.

Table 8-36 Single Family Residential Development Standards

Requirement	R1	R2	RA2	R3	R5	
1. Maximum density (dwelling units per net acre)	1	2	2	3	5	
2. Minimum lot size (sq. ft. net are)	40,000	20,000	20,000	10,000	7,200	
3. Minimum lot width, in feet	150	100	100	90	70	
Cul-de-sac/knucele lot frontage	35	35	35	35	35	
4. Minimum lot depth, in feet	170	120	120	100	100	
5. Minimum front yard setback	25	25	25	25	20	
6. Minimum side yard setback, in feet						
a. Interior side yard	*	*	*	*	*	
b. Street side yard	20	20	20	15	15	
	Requirement	R1	R2	RA2	R3	R5
7. Minimum rear yard setback, in feet	40	35	35	30	15	
8. Maximum lot coverage	25%	30%	30%	40%	40%	
9. Maximum building and structure height, in feet	Two stories not to exceed 35 feet.					
10. Minimum dwelling size (sq. ft.)	1,500	1,500	1,500	1,250	1,250	
11. Minimum distance between buildings, in feet (including main dwelling units and accessory structures)	20	15	15	10	10	
12. Floor area ratio		.				
a. One-story home	.25	.30	.30	.40	.40	
b. Multi-story home	.50	.60	.60	.70	.70	

*Combined interior side yard setbacks of twenty feet shall be provided with a minimum of five feet on one side.

Source: Moreno Valley Municipal Code, Chapter 9.03.040 Residential site development standards

Table 8-36 Single Family Rural Residential Development Standards (Cont'd)

Requirement	Rural Residential	Hillside Residential
Slope Density Natural Area Relationship	Maximum density (du/ac) and the minimum percent of site to remain in a natural state shall be determined by a slope analysis.	Maximum density (du/ac) and the minimum percent of site to remain in a natural state shall be determined by a slope analysis.
Minimum Lot Size	Minimum lot size shall be one dwelling unit per 2.5 acres within a slope category of 10% or less unless determined to be reduced by an approved slope analysis. Based on a slope analysis, minimum lot size may be reduced to 20,000 s.f. or the minimum lot size of the adjacent zone, whichever is greater.	Minimum lot size shall be one acre within a slope category of 10% or less unless determined to be reduced by an approved slope analysis. Based on a slope analysis, the lot size may be reduced to 10,000 s.f. or the minimum lot size of the adjacent zone, whichever is greater.
Subdivision Design and Future Land Divisions	Subdivisions shall be compatible with the surrounding development pattern.	Subdivisions shall be compatible with the surrounding development pattern.
Building Height	Dwellings and other accessory structures shall not exceed 30 feet in overall height, provided that on slopes of less than 10%, the overall height shall not exceed 35 feet.	Dwellings and other accessory structures shall not exceed 30 feet in overall height, provided that on slopes of less than 10%, the overall height shall not exceed 35 feet.
Setback and other Site Development Criteria	On a lot under 40,000 s.f. the R2 district standards shall apply. On a lot 40,000 s.f. or greater, the R1 district standards shall apply (see table 8-30).	On a lot less than 20,000 s.f. the R-3 standards shall apply. On a lot between 20,000 s.f. to 40,000 s.f. the R-2 standards shall apply. On a lot 40,000 s.f. or greater the R-1 standards shall apply.

Table 8-37 Multi-Family Residential Development Standards

Requirement	RS10	R10	R15	R20
1. Minimum density (dwelling units/net acre)	10	10	15	20
2. Minimum lot size (net area in sq. ft.)	4,500			
3. Minimum lot width in feet	45	Single family developments within the R10, R15, R20 and R5 of the Village at Sunnymead shall be subject to lot size, width and depth and other applicable site standards as the R5.		
Cul-de-sac or knuckle lot frontage	35			
4. Minimum lot depth in feet	85			
5. Minimum front yard setback, in feet	20			
Front facing garages	10			
Building other than front-facing garages	10			
6. Minimum side yard setback, in feet				
Interior side yard	**	10	10	10
Street side yard	10	20	20	20
7. Minimum rear yard setback, in feet.	15	15	20	25
8. Maximum lot coverage	50%	40%	45%	50%
9. Maximum building and structure height, in feet	35		50 feet	
10. Minimum dwelling size (sq. ft.)	1,000		**	
11. Minimum distance between building, in feet (including main dwelling units and accessory structures)	10	20	20	20
12. Floor area ratio				
a. One story home	.50		Not applicable	
b. Multi-story home	.75			

Moreno Valley Municipal Code, Title 9 Planning and Zoning, Chapter 9.03 Residential Districts, Table 9.03.040-6.

*In RS10 district, minimum street side setback: 10 feet. Interior side setback: 5 feet, except for zero lot line development with houses placed on an interior side lot line. In such a case, the other minimum side yard setback shall be 10 feet. **Minimum dwelling sizes in multi-family projects shall be as follows: 1 bedroom: 450 sq. ft.; 2 bedrooms: 800 sq. ft.; 3 bedrooms: 1,000 sq. ft.

8.7.10 Development Fees

Development fees increased significantly after the passage of Proposition 13. Local governments have to balance the need for affordable housing with budgetary constraints and the need for services to be economically self-supporting. The City of Moreno Valley is sensitive to the needs of both the development community and its residents with respect to the impact development fees have on the cost of housing. As such, the City of Moreno Valley has taken steps to mitigate the impact of development fees on housing in the following actions:

- Lowered City impact fees by 9% in 2000 (see table 8-37).
- Frozen impact fees for affordable housing developments at the rate in effect in December 2006.
- In coordination with WRCOG, waived Traffic Uniform Mitigation Fee (TUMF) for all affordable housing developments (see program 8.17)
- When utilizing the density bonus a developer may be eligible to receive a 50% reduction of city impact fees and parkland fees for units affordable to very low-income households and a 25% reduction for units affordable to lower-income households.
- Deferral of development impact fees for affordable units, until issuance of Certificate of Occupancy (see program 8.15).

However, fees on development are also levied by other agencies outside the control of the City of Moreno Valley. For example, while the City of Moreno Valley lowered its development fees, the school district increased its fees for all new residential

construction. This increase had the effect of increasing the development fees overall. Nonetheless, fees levied by the city on affordable multi-family developments are 72% lower than on market rate, multi-family developments, primarily as a result of the City's action to freeze the fees for affordable developments.¹¹¹

City development fees are not a significant constraint to the development of affordable housing in Moreno Valley, but the increases in other agency controlled development fees can be a constraint on housing.

8.7.11 Code Compliance

The City's code compliance enforcement action as mandated by the Health and Safety Code along with State housing laws and the Uniform Housing Code have not been a constraint on affordable housing. The City has not adopted more stringent standards than those noted, but has worked to preserve and maintain the City's housing stock in a safe and decent condition for lower income residents. The City's code compliance enforcement program helps preserve affordable housing and eliminate substandard housing conditions.

8.7.12 Community Opposition

Local governments have a difficult balancing act when it comes to facilitating the development of low and moderate-income housing and their responsibilities to existing residents, environmental issues and community opposition to affordable housing.

Community misconceptions of affordable housing and their opposition to a project, combined with a local government's desire to respond to the community can result in constraints to affordable housing.

Several years ago, the Redevelopment Agency in cooperation with a non-profit developer sought to develop thirty affordable town-homes in the city. However, strident community resistance to the project resulted in a denial of a request for zone change to allow the project to be built on the site acquired the Agency.

8.7.13 Housing for Persons with Disabilities

All new housing developments in the City of Moreno Valley are required to comply with California Building standards (Title 24 of the California Code of Regulations) and the federal Americans with Disabilities Act (ADA) requirements. The City of Moreno Valley enforces requirements under the most recently amended Uniform Building Code, as amended by the State of California in 2001.

The City of Moreno Valley has provided funding in excess of \$1.7 million dollars, in Agency funds, for the development of 100 units of housing with affordability covenants for the elderly and persons with disabilities. Persons with disabilities have the unique opportunity of living independently in Moreno Valley, in an Agency-assisted development consisting of twenty-five accessible apartments, constructed in 1996.

Housing for elderly, and housing specifically developed and designated for persons with disabilities has been situated in areas with easy access to public transportation, shopping, medical facilities and recreational uses.

Additionally, the City will amend Title 9 of the Development Code to adopt written reasonable accommodation procedures by 2011.

Table 8-38 City of Moreno Valley Development Fees

Fee Category	Fee Amount	
	Single-Family	Multifamily
Planning and Application Fees		
Plot Plan approval	\$860	\$8,274 + \$30/unit ¹
Variance	Not typical	Not typical
Conditional Use Permit	Not applicable	Not applicable
General Plan Amendment	Not typical	Not typical
Zone Change	Not typical	Not typical
Site Plan Review	Included in Plot Plan	Included in Plot Plan
Architectural Review	Included in Plot Plan	Included in Plot Plan
Planned Unit Development	Not typical	Not typical
Specific Plan	Not applicable	Not applicable
Development Agreement	Not applicable	Not applicable
Other	Not applicable	Not applicable
Subdivision		
Certificate of Compliance	Not applicable	Not applicable
Lot Line Adjustment	Not typical	Not typical
Tentative Tract Map	\$8,497+\$72/lot ²	\$8,497+\$72/lot ²
Final Parcel Map (Land Development)	\$3,860	\$3,860 +\$41/unit
Vesting Tentative Map	Not applicable	Not applicable
Other		
Environmental		
Environmental Review	\$753	\$753
Environmental Impact Report	Not typical	Not typical
Negative Declaration	Included in ER	Included in ER
Mitigated Negative Declaration	Not typical	Not typical
Other		

Table 8-38 City of Moreno Valley Development Fees (Cont'd)

Fee Category Impact	Fee Amount	
	Single-Family	Multifamily
Police	\$ 464	\$ 368
Fire	\$ 650	\$ 261
Parks	\$ 5,167	\$ 4,526
Water (EMWD)	\$ 4,324 ³	\$ 8,071 ⁴
Sewer (EMWD)	\$ 6,727	\$ 7,478
Solid Waste	Not applicable	Not applicable
Traffic - City	\$ 5,622	\$ 3,934
Flood (Riverside County) cost for subdivision	\$ 2,990	\$ 2,990
School Moreno Valley USD	\$4.21/s.f. ⁵	\$4.21/s.f. ⁶
Val Verde USD	\$5.92/s.f.	\$5.92/sf
Other City Facilities, including Library	\$ 1,842	\$ 1,196
Habitat - Regional	\$ 1,938	\$ 1,008
Traffic - Regional	\$10,046	\$ 7,054
TOTAL	\$49,952	\$54,512

Source: John Terell, Planning Official, City of Moreno Valley Planning Department, October 7, 2008.

1 Note this is per unit cost and will vary based on the project size.

2 Note this is per lot cost and will vary based on the number of lots.

3 Of the noted total, \$534 is per unit cost for meter installation and water and sewer development cost.

Source: http://emwd.org/new_biz/construction_fee_res-div.html

4 Of the noted total, \$829 is per unit cost for meter installation and water and sewer development cost.

Source: http://emwd.org/new_biz/construction_fee_res-div.html

5 Source: <http://www.mvUSD.net/apps/pages/index>.

6 Source: Val Verde Unified School District.

Note: The total under the multi-family category would be approximately 72% lower for affordable units, or approximately \$34,170, since affordable units do not pay the regional traffic fee.

8.7.14 On/Off-Site Improvements Multi-Family Development

Typical offsite improvements consist of street, storm drain, wet and dry utility improvements. Improvements are usually limited to project frontage limits with transitions to existing improvements as necessary. Development Impact Fee (DIF) credit is available for developers who construct qualifying DIF street and traffic signal improvements. The following summary is for typical multi-family developments.

Streets

Street improvements consist of, but are not limited to, pavement, base, curb, gutter, sidewalk, street lights, raised landscaped median as appropriate, to underground overhead utilities, driveway approaches. Often additional right-of-way dedication is required so that the street width conforms to the City's General Plan Circulation Element. The street width varies based on the street classification. A public sidewalk is always 6' wide, whether it is curb-adjacent or curb separated. Typically, projects are conditioned to construct half-width street improvements plus a travel lane on the other side of the street along project frontage and any necessary transitions joining proposed to existing improvements.

Storm Drains

Drainage improvements may be required. The site is graded to drain toward the public right-of-way. If there is an existing downstream storm drain nearby, the project is required to construct a storm drain along project frontage and downstream to the existing storm drain terminus. Catch basins and storm drain laterals are required. By and large, parkway drains are the drains

required to convey onsite runoff to public streets.

Water and Sewer

Eastern Municipal Water District is the city's primary water and sewer purveyor. Projects need to construct onsite and when not pre-existing, offsite water and sewer improvements consistent with EMWD standards. Projects are required to construct water and sewer laterals along with proper connections. Valves, cleanouts, backflow prevention devices, fire hydrants, and sewer manholes are some appurtenances that are commonly associated with connections to existing water and sewer lines.

Onsite Improvements

Typical onsite improvements relevant to engineering consist of parking lot improvements, drainage facilities, and water quality treatment.

Parking lot improvements consist of, but are not limited to, pavement, base, curb, gutter, sidewalk, ribbon gutter, handicap access ramps, striping, and signage.

Onsite drainage facilities may consist of surface system facilities such as ribbon gutters and swales or subsurface system facilities such as inlets, drain pipes, underground storage.

Water quality treatment control best management practices (bmps) should be factored into the design of the project. Depending on the identified pollutants of concern, treatment control bmps may include infiltration basins, water quality basins, or bio swales.

Table 8-39 Average Cost per Unit On/Off Site Improvement Costs

Improvement	Multi-Family	Single Family
Offsite	\$ 878	\$290
Onsite	\$2,270	\$ 48
Total	\$3,148.00	\$338.00

Source: Land development staff. Staff used historical data-previous project fees paid and the number of units to arrive at an average cost per unit.

8.7.15 On/Off Site Improvements Single Family Residential Development

The offsite improvements for single family residential development are similar to those for multi-family development. Onsite improvements are different as listed below.

Many of Land Development's fees are based on valuation or earthwork volumes i.e. plan check and inspection fees are based on a percentage of the engineer's cost estimate for offsite improvements and for onsite improvements, while grading plan check and inspection fees are based on earthwork volume cubic yards (see table 8-38).

Typical onsite improvements relevant to engineering consist of drainage facilities and water quality treatment for single family residential lots. There may be other improvements associated with common areas. The items below are improvements specific to a lot. Except for improvements associated with common areas, if a residential tract has a common area, all other improvements would be considered offsite public improvements.

Storm Drains

Earth swales to allow for project drainage around a house pad are required. These swales drain to the driveway. Some developers choose inlets and drain pipes to convey lot drainage to the street. In the case where inlets and drain pipes are utilized, a curb core is required through the street curb.

Water and Sewer

Water quality treatment control for single family residential development is typically reduced to a water quality basin located at the projects low point. An HOA is required to maintain the water quality basin.

8.7.16 Procedures for Ensuring Reasonable Accommodations

Households with disabled members can access the City of Moreno Valley via telephone, the internet, via United States mail, visit City Hall, as well as the City's accessible city planning commission/council chambers.

Requests for special accommodations or variances due to needs related to a household's disability can be made by means of provisions in the City of Moreno Valley's Development Code. Provisions in the Development Code ensure that reasonable accommodations are obtainable for persons with disabilities.

The City of Moreno Valley shall Amend Title 9 of the development code to include reasonable accommodation procedures.

8.7.17 Variance Permit Procedure

The purpose of the administrative variance is to allow adjustments to provisions of the development code in order to prevent

unnecessary hardships that might result from a strict or literal interpretation and enforcement of certain regulations. Requests for variance from certain types of zoning regulations or conditions of approval may be approved, conditionally approved, or denied by the community development director without the necessity of a public hearing.

Administrative variances of ten percent or less may be granted over the applicable standard for setbacks, lot coverage, parking and building height. An administrative variance of one foot or less may be granted for fence heights.

The following is a summary of the administrative variance process:

1. Prepare and submit application. The applicant prepares plans, maps and other materials necessary to review the project and submits the application to the Planning Division, along with the processing fee of \$316.00. A 25% fee reduction is applicable for non-profit entities.
2. Receive application. The Planning Division reviews the materials submitted as part of the application. If the submittal is complete, it is forwarded to the community development director.
3. Process application. The Planning Division processes the application in coordination with other departments and agencies as necessary. Processing normally includes:
 1. The community development director, makes the required findings prior to approving an application for an administrative variance:
 - a. That the strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship;
 - b. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same district;
 - c. That strict or literal interpretation and enforcement of the specified regulation would result in impractical difficulty or unnecessary physical hardship;
 - d. That the granting of the administrative variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same district, and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity; and
 - e. That the granting of an administrative variance is consistent with the objectives and policies of the general plan and the intent of this title.

2. A notice of the community development director's hearing on the administrative variance request is mailed to contiguous property owners and interested parties, 10 days in advance of the director's hearing.
3. Any party can appeal the decision of the community development director within 15 working days after the decision. A \$750.00 fee, with a 25% reduction for established non-profits, is paid to the City to file an appeal. The appeal hearing, which is publicly noticed, is held before the City Council. The appeal hearing takes place approximately 30 days after the filing of the appeal.

The entire process is generally completed within two weeks.

8.7.18 Removing Regulatory Constraints for Persons with Disabilities

The State of California has authority over the review of group homes having six or fewer persons. The City of Moreno Valley does not require community input, nor does the city impose additional requirements on housing for persons with disabilities.

The City of Moreno Valley does not restrict the siting of group homes, but does adhere to prescribed requirements of State law that limit over-concentration of group homes. The City does not place conditions on group homes that provide services onsite.

On the contrary, the City of Moreno Valley has been a leader in the Inland Empire in assisting the development of housing for persons with disabilities. The City has forged a partnership with Ability First (formerly Crippled Children) and provided

Agency funding for the development of twenty-five independent living, accessible, apartments in Moreno Valley.

The City allows residential retrofitting so that households can make their homes more suitable for the needs household members with disabilities. In addition to ensuring that building code requirements do not create a constraint for persons with disabilities, the City of Moreno Valley funds programs that assist with retrofits for disabled persons. In addition to a variety of health and safety improvements, the City's Mobile Home Grant Program also funds retrofit work for persons with disabilities. The City of Moreno Valley's Home Improvement Loan Program has also provided low interest deferred loan funds to households needing to retrofit their homes to accommodate a disabled household member.

8.7.19 Requesting Reasonable Accommodations

The City of Moreno Valley implements and enforces Chapter 11 of the 2001 California Building Code. The City provides information to applicants inquiring about the City's regulations with respect to zoning, permit processing, and building laws for all persons including those with disabilities.

8.7.20 Zoning and Other Land Use Regulations

The City has not identified zoning or other land use practices that discriminate against persons with disabilities or constraints to the development of such housing. The City makes every effort to facilitate housing for persons with disabilities.

The following are examples of ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting processes:

1. Adjustments to off-street parking requirements can be approved administratively by the community development director. In the past the City has reduced parking requirements for housing for disabled persons and housing for the elderly.
2. The City allows group homes in all residential districts. The City does not have the authority to approve or deny group homes of six or fewer residents.
3. The City does not restrict occupancy nor does it impose conditions on group homes that provide services on-site.
4. The City permits the siting of multi-family handicap housing in the RS10, R10, R15, R20, Office Commercial, and Office zoning designations.
5. The City of Moreno Valley's Development Code allows the development of granny units for use by person sixty-two and

above. This type of housing is often used to house elderly household members with mobility impairments. The City facilitates the development of the units by reducing development fees by 50%.

8.7.21 Universal Design Element

The City of Moreno Valley has not adopted a universal design ordinance. The City does not preclude developers from utilizing universal design principles.

8.7.22 Non-Governmental Constraints

Non-governmental constraints are those not regulated by or otherwise controlled by government. Non-governmental constraints are related to market conditions and often to community attitudes with regard to affordable housing.

8.7.23 Land Costs

High land cost is a constraint on the development of affordable housing. In 2000, improved land costs for a single-family lot are approximately \$45,000 and \$37,000 per unit for multi-family residential development (prices are current for 2000).

By comparison, land costs in Moreno Valley are very reasonable. Because Moreno Valley suffered significant depreciation in land values during the recession of the 1990s, many developers were able to purchase improved lots for as low as \$25,000 and hold them until the market improved. Consequently, they were able to pass those savings on in the final sales price. However, those lots have been developed and developers are now paying higher prices for lots.

8.7.24 Availability of Financing

Financing has been more readily available since the real estate market has improved. The City of Moreno Valley has seen a marked increase in development as a result of accessible financing for development. Table 8-10 reflects the increase in building activity in the city between 2004 and 2006. However, as the economy has stalled, so has building activity and financing available to potential homebuyers.

As an increasing number of new homes were built builders have been left with a surplus of new homes that are not being bought, due to restricted financing availability for homebuyers. Foreclosures in the City of Moreno Valley have been increasing at a steady rate.

8.7.25 Construction Costs

Construction costs are market driven and although the high cost of construction, including land, is a constraint to the development of affordable housing, those costs are neither controlled nor dictated by the City. Aware of the nature of construction costs and the need to reduce their impact on the ability to develop affordable housing, the Redevelopment Agency of the City of Moreno Valley has land banked sites in various areas throughout the redevelopment area. The Agency has donated parcels to Habitat for Humanity (six single family parcels), purchased land for seventy-five units of senior housing developed and operated by a non-profit and 1.6 acres for 25 units of housing for handicapped adults.

The City's density bonus ordinance can also be utilized to reduce the constraint created by construction costs by practical

application of gradations in the types and amenities required in affordable housing units. Building simple but decent housing can assist in lowering construction costs. The City of Moreno Valley's density bonus ordinance makes allowances for gradations in amenities with the goal of reducing cost constraints to the development of affordable housing.

8.8 OPPORTUNITIES FOR ENERGY CONSERVATION

The City of Moreno Valley has its own electric utility company only in part of the city. New homes east of La Salle are served by Moreno Valley Utility Company. The balance of the city is served by California Edison. Water is provided by two providers, Eastern Municipal Water District (EMWD) and Box Spring Mutual Water District (BSMWD). Gas is provided by Southern California Gas Company.

During the planning period, the City of Moreno Valley objective will be to reduce electric consumption by Moreno Valley Utility customers by .5% per customer. As such, Moreno Valley Utility will:

- Adopt an ordinance requiring that all new and replacement roofing utilize radiant barrier plywood.
- Implement MV Utility's residential Solar Initiative Program.
- Distribute free of cost to its customers, compact fluorescent light bulbs (CFL's). Develop an environmentally safe disposal and program for CFL's.
- Promote installation of whole house fans.
- Market energy efficiency program for residents of MV Utility area.

8.9 OVERVIEW: HOUSING GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

The goals, objectives, policies and programs detailed in this document are to be accomplished during the seven year planning period from June 2008 through December 2014. The Community and Economic Development Department has responsibility for administering the City's housing programs. Housing staff also oversees and assists other agencies working with the City to carry out housing programs.

The Riverside County Housing Authority currently oversees public housing in the City and administers the Section 8 Program. The City will continue to work with this agency to assist Moreno Valley residents.

The City has identified several programs to achieve its goals to produce and preserve affordable housing. Among its ongoing programs the City will continue to implement the Home Improvement Loan Program, the Homeowners Assistance for Minor Rehabilitation Program, and the Mobile Home Rehabilitation Grant Program, to maintain and improve the living conditions of low to moderate income households.

Also, the City continues to assist first time homeowners through Program 8.9, Homebuyer Assistance Program. However, the City's homebuyer programs have been reduced somewhat. Unfortunately, program 8.11, in the 2000-2008 housing element, a home ownership program utilizing foreclosed HUD homes was discontinued in 2003. HUD no longer made the homes available for rehabilitation and resale at reduced prices to municipalities.

The Youthbuild new construction home ownership, Program 8.12, in the 2000-2008 housing element, will not be available. Youthbuild no longer has funds for youth training and the cost to the City of providing homes under the program was prohibitive. The City will continue working with Habitat for Humanity in the rehabilitation and new construction of ownership housing for very-low-income families.

Notwithstanding the City's reduction in homeownership programs, the City and the Agency have an established record of providing financial support to affordable multifamily projects. The largest portion of the housing budget will be dedicated to affordable multi-family housing during the 2008-2014 housing element planning period. It has been the City's experience, that affordable multi-family rental housing is more cost effective and more equitable by allowing the City to provide decent housing to a greater number of families.

The City's Rental Rehabilitation Program, Program 8.8, in the 2000-2008 housing element, will no longer be available in the form it has been since 1993. The Rental Rehabilitation Program was primarily designed for owners of small rental properties. However, as the city has grown and investors have become more sophisticated, use of the program has declined. Consequently, rental rehabilitation assistance has been provided to local non-profit developers as part of acquisition and rehabilitation projects for multi-family affordable housing.

8.9.1 Rancho Dorado Apartments

Housing element Policy 8.10.1, states that the City will "facilitate the creation of affordable rental units." As part of its

response to this policy, the Agency has committed to providing financial assistance for the construction of the Rancho Dorado Apartments. Rancho Dorado will also meet element Objective 8.11, the creation of 15 units of permanent supportive housing for homeless and mentally ill adults, who have exhibited the ability to live independently.

In 2007, Palm Desert Development Company, Inc. (Palm Desert) submitted an application to the Redevelopment Agency for \$10.2 million in financial assistance for the Rancho Dorado Apartments, of which \$8.5 million consisted of Agency set aside funds. The Agency has executed a Development and Disposition Agreement with the project. Rancho Dorado, located at the southeast corner of Perris Boulevard and John F. Kennedy Drive, is a two-phase project with 151 units. The project will offer special amenities like a community center, a splash park, a swimming pool and barbeque areas and will be restricted to low and very low income residents.

A unique component of the proposed project is that 15 units are will be permanent supportive housing reserved for formerly homeless, mentally ill adults, who have demonstrated the ability to live independently.

Due to the special characteristics of the project, namely the supportive permanent housing component, Palm Desert has been awarded a \$1.5 million low interest Mental Heath Services Act (MHSA) loan from the County Mental Health Department to offset a portion of the projects costs. The chart on the following page identifies the number of units by income category. The percentages shown are based on the Riverside San Bernardino area median income as determined by the State of California

Department of Housing and Community Development, and adjusted for family size.

8.9.2 Perris Isle Senior Apartments

The Perris Isle apartment project meets element Objective 8.10 for the creation of affordable rental housing. In 2008, Global Premier Development, Inc. completed construction of the project. In October 2008 when the project reached stabilized occupancy, the Agency provided \$1.1 million in financial assistance in exchange for 148 permanently affordable one and two bedroom units. The project received \$6.9 million in conventional financing together with \$18.7 million in tax credit equity.

8.9.3 Alessandro and Day Affordable Housing

The proposed rezoning and development of affordable rental housing at Alessandro and Day, will meet housing element Objective 8.13, to propose general plan amendment for rezone to R-30 designated areas in the city.” The rezoning will meet Objective 8.10, allowing the City to advance its goal of creating a minimum of 400 affordable rental units, citywide.

Recently eleven parcels near the northeast corner of Alessandro and Day were listed for sale. The entirety of the parcels listed for sale constitutes approximately 8.75 acres. While some of the property is vacant, several of the parcels contain residential units in distressed condition. In 2007, the Redevelopment Agency Board of Directors, directed staff to make offers on the 11 parcels. The established budget for acquisition of the property was \$4.85 million. The property was acquired with the goal of creating an affordable housing community. . To this end, the property will

be included in the proposed general plan amendment to rezone the site to R-30. In addition to the acquisition of the property, the Agency will also provide financing for the extension of water lines to serve the site. Since the proposed development will house families, the Agency has set aside a portion of the site for a child care facility that will serve the housing development and the surrounding neighborhood.

As of the writing of this document (November 2009), the following is an update of the Day & Alessandro project:

1. The site has been cleared for construction.
2. Offsite work has been completed on Alessandro.
3. After a comprehensive selection process, Palm Desert Development Company has been selected as the developer.
4. A Negotiation Agreement has been executed and the Agency and Palm Desert Development are working out the terms of the Disposition and Development Agreement.
5. Family Services Association has been selected to develop and manage the child care facility.
6. Tax credit application for financing will be submitted for the next round of tax credit financing.
7. Bank financing for the project has been committed pursuant to the tax credit allocation for the project.

8.9.4 Atwood Gardens Project

Atwood Gardens is a program that will meet element Objective 8.11, the creation of 9 units of permanent supportive housing for developmentally disabled adults.

Community Homes Incorporated, a California non-profit corporation, in partnership with Inland Regional Center is proposing 16 bungalow units. The units will be arranged around a common court yard, on approximately one acre of land contributed to the project by the Redevelopment Agency. Nine of the proposed units will be reserved for developmentally disabled adults able to live independently. The balance of the units will be age restricted for low income elderly households.

Funding for the project will consist of Redevelopment Agency low and moderate income housing funds. This project is vital and ground breaking since it provides a housing community for developmentally disabled adults incorporated with affordable family units.

The Planning Commission has approved the project. Negotiations are underway between the Agency and the developer regarding the type and amount of assistance the Agency will provide to the project.

8.9.5 Provide Adequate Fire Flows for Development

The area north and east of the intersection at Day Street has long been a blighted area. The problems of Box Springs Mutual Water Company and the fire flow deficiencies due to low water pressure in the Edgemont area of the city, have constrained development. Objective 8.12 states that the City will provide adequate water infrastructure for the provision of fire flows on 8.75 acres of Agency owned land in the Box Springs service area. To this end, the city is working with EMWD to provide the infrastructure necessary for the

development of 225 units of affordable housing at Day and Alessandro and facilitate opening the Edgemont area to residential development.

Additionally, the City will complete studies to assess the extent of infrastructure inadequacy and needs, and apply for grants to upgrade the infrastructure, in order to remove a constraint to development in the area.

Table 8-39 provides a quantified summary of all the housing programs in the proposed element. Table 8-41, lists the proposed programs in the 2008-14 housing element, the implementation timeline for each program and the responsible department or division at the City, as well as the funding source for each program.

8.9.6 Casitas Del Valle

Casitas Del Valle is a new construction rental project developed by Coachella Valley Housing Coalition (CVHC). The project consists of 40 units in eight, 2-story building clustered around a common open space. There are four 1-bedroom units, fifteen, 2-bedrooms nits and four 4-bedroom units affordable to very low and income households.

In addition to providing housing for families, CVHC also provides a variety of programs to assist families. One such program is their after school tutoring and homework assistance program for children in the development.

Table 8-40 2008-2014 Quantified Objectives Housing Units by Income Category

Housing Element Projects	New Construction	Rehabilitation	Preservation	Ownership	Extremely Low Income	Very-Low-Income	Low-Income	Moderate Income	Above Moderate	Total/ Program
8.1 Home Improvement Loan Program		✓				15	15			30
8.2 Homeowners Assistance for Minor Repairs		✓						3		3
8.3 Neighborhood Beautification		✓					13	12		25
8.4 Mobile Home Grant program		✓				60				60
8.9 Targeted Neighborhood Program		✓				10	10			20
8.10 Homebuyer Assistance Program				✓				100		100
8.11 Habitat for Humanity	✓			✓		2				2
8.12 Rental Housing	✓					150	100	50		300
8.13 Development of rental units for larger families.	✓					50	50			100
8.18 Units for homeless, mentally ill.	✓				15					15
8.19 Units for developmentally and physically disabled adults.	✓				9					9
Total					24	287	188	165		664

Table 8-41 Proposed Housing Element Housing Programs

Program	Corresponding Program 2000 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.1	8.1	6/2008-5/2014	Administer Home Improvement Loan Program. Review applications; present applications to loan committee; execute loan documents; disburse rehabilitation funds. Complete 30 HILP rehabilitations.	Neighborhood Preservation	HOME, RDA
8.2	8.2	6/2009-5/2012	Market HAMR Program via brochures and referrals by code compliance officers as they encounter code related needs on a daily basis. Fund and disburse loan funds. Complete 3 HAMR rehabilitations.		
8.3	New program	7/2008-5/2011	Administer a program to provide grant funds for neighborhood beautification in targeted neighborhoods. Assist 25 owner-occupied units.	Neighborhood Preservation	RDA

Table 8-41 Proposed Housing Element Housing Programs (Cont'd)

Program	Corresponding Program 2000 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.4	8.3	Ongoing-5/2014	Receive and approve applications for Mobile Home Grant Program. Market program via City Links newsletter. Continue to distribute program material to mobile home parks. Assist 60 rehabilitations.	Neighborhood Preservation	HOME/ RDA
8.5	8.4	Ongoing-5/2014	Provide enhanced code compliance services. Fund 5,000 hours of code enforcement in the CDBG target areas and RDA. Process 1,500 new code compliance cases per year.	Code Compliance	CDBG
8.6	8.5	Ongoing-5/2014	Conduct 5 annual neighborhood clean-ups. Provide bins for trash disposal. Provide clean up assistance to 3,500 units.	Neighborhood Preservation	CDBG/ General Fund

Table 8-41 Proposed Housing Element Housing Programs (Cont'd)

Program	Corresponding Program 2000 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.7	8.6	Ongoing 5/2014	Administer contract with fair housing agency. Assist 2,500 households citywide with fair housing related issues.	Neighborhood Preservation	CDBG
8.8	8.7	1-2013-7/2013-	Update <u>Analysis of Impediments to Fair Housing</u> . Adopt study.	Neighborhood Preservation	CDBG
8.9	New program	6/2008-5/2014	Utilize the Targeted Neighborhood Program to rehabilitate rental units. City to provide funds to establish owner's associations. June 2010. Rehabilitate 20 units.		HOME, RDA
8.10	8.9	Ongoing-5/2014	Provide funds for Homebuyer Assistance Program silent seconds. Work with approved lenders. Assist 100 buyers.	Neighborhood Preservation	HOME, RDA; NSP

Table 8-41 Proposed Housing Element Housing Programs (Cont'd)

Program	Corresponding Program 2000 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.11	8.10	6/2008-5/2014	Assist very low-income homebuyers via partnership with Habitat for Humanity. Construct 2 houses.	Neighborhood Preservation	RDA /HOME
8.12	8.13	6/2008-5/2014	Agency loans/gap financing of \$4.85 million for the creation of affordable rental units at Day & Alessandro to provide 225 units. Construct 300 affordable rental units.	Neighborhood Preservation	HOME, RDA
8.13	8.14	6/2008-5/2014	Agency loans/gap financing or land acquisition for development of affordable units for larger families. Day & Alessandro project - 50 units, Rancho Dorado - 50 units. Develop 100 units.		

Table 8-41 Proposed Housing Element Housing Programs (Cont'd)

Program	Corresponding Program 2000 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.14	New program	6/2008-5/2014	Defer Development Impact Fee for affordable units, until issuance of Certificate of Occupancy. Deferment for 400 units.	Planning	General Fund
8.15	New program	6/2008-5/2014	Maintain Development Impact Fees (DIF) at a lower level for affordable units. Assist 400 units.	Planning	WRCOG
8.16	8.16	Ongoing-5/2014	Continue to implement permit streamlining. Ongoing.	Planning	General Fund
8.17	New Program	6/2008-5/2014	Waive Traffic Uniform Mitigation Fee (TUMF) for affordable units.	Planning	General Fund
8.18	New program	6/2008-5/2014	Provide Agency and HOME funds for rental units affordable to former homeless mentally ill adults. Assist in development of 15 units.	Neighborhood Preservation	HOME, RDA

Table 8-41 Proposed Housing Element Housing Programs (Cont'd)

Program	Corresponding Program 2000 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.19	New program	6/2008-5/2014	Agency loans/gap financing or land acquisition to assist in development of rental units for developmentally and physically disabled adults and seniors. Assist in the development of 9 units.	Neighborhood Preservation	RDA
8.20	New Program	6/2008-5/2014	Complete studies to assess extent of water infrastructure inadequacy and needs in BSMWC. December 2008.	Neighborhood Preservation	RDA
8.21	New Program	6/2008-5/2013	Work with Eastern Municipal Water District (EMWD) to run water lines for provision of fire flows to Agency owned land for 225 unit project. 1/2011-8/2011.	Neighborhood Preservation	RDA
8.22	New program	6/2008-5/2014	Apply for grant funds to upgrade water infrastructure.	Neighborhood Preservation	HOME RDA;

Table 8-41 Proposed Housing Element Housing Programs (Cont'd)

Program	Corresponding Program 2000 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.23	8.22	6/2008-7/2010	Establish R-30 zone (see tables 8-23 and 8-24). The R-30 zone will have a 24 unit per acre minimum density.	Planning	General Fund
8.24	New Program	6/2008-7/2012	Process General Plan Amendment to apply R30 to designated or alternate sites of equivalent size (see tables 8-23 and 8-24).	Planning	General Fund
8.25	New Program	6/2008-6/2010	Amend Title 9 of the Development Code. Establish SRO zones in multi-family and specified commercial zones. 10/2013	Planning	General Fund
8.26	New Program	6/2008-5/2010	Amend Specific Plan 208 to add homeless shelters as a permitted use, adopt development standards. 10/2013	Planning	General Fund
8.27	New Program	6/2008-5/2011	Amend Title 9 of the Development Code to adopt reasonable accommodation procedures. 10/2013	Planning	General Fund

Table 8-41 Proposed Housing Element Housing Programs (Cont'd)

Program	Corresponding Program 2000 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.28	New Program	Ongoing	Continue to allow transitional and supportive housing in all residential zones. Ongoing	Planning	General Fund
8.29	New Program	6/2008-5/2012	Amend Title 9 of the Development Code to permit, by right, farm worker housing in all multi-family zones. 10/2013	Planning	General Fund
8.30	New program	6/2008-5/2014	Adopt ordinance requiring all new and replacement roofing utilize radiant barrier plywood. Adoption by 2010.	Building Division	General Fund
8.31	New program	6/2008-5/2014	Implement residential Solar Initiative Program to MV Utility customers. Ongoing.	MV Utility	MV Utility
8.32	New program	6/2008-5/2014	Distribute at reduced cost compact fluorescent light bulbs. Initiate program 7/2010.	MV Utility	MV Utility
8.33	New program	1/2010-5/2014	Adopt ordinance requiring all new housing have whole house fans installed at time of construction. 1/2010.	MV Utility	MV Utility

Table 8-41 Proposed Housing Element Housing Programs (Cont'd)

Program	Corresponding Program 2000 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.34	New program	6/2008-5/2014	Market energy efficiency program for residents of MV Utility area. Assist 50 households.	MV Utility	MV Utility
8.35	New program	7/2010-6/2011	Consolidate incentives currently provided into a lot consolidation incentive document that will be available to developers by March 2011.	Planning	General Fund

Overview

8.1 Housing Element Goals

The goals of the Housing Element are to:

- G.8.1** Improve and maintain decent, sanitary and affordable housing.
- G.8.2** Improve and maintain decent, sanitary and affordable housing for very-low income households and seniors.
- G.8.3** Reduce substandard housing and health and safety violations in the city and especially in target neighborhoods.
- G.8.4** Assist in the revitalization of older neighborhoods.
- G.8.5** Facilitate the creation of housing for special needs populations.
- G.8.6** Assist very low, low and moderate-income first time buyers to purchase homes.
- G.8.7** Add to the number of affordable rental units for very low and low-income households.
- G.8.8** Create affordable housing units for senior households.
- G.8.9** Upgrade inadequate infrastructure to facilitate the development of housing.
- G.8.10** Facilitate the development of housing for special needs

populations and persons with disabilities.

- G.8.11** Increase energy conservation measures and provide incentives for conservation.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.1

Rehabilitate a minimum of 30 single- family homes under the Home Improvement Loan Program (HILP).

Objective 8.2

Rehabilitate a minimum of 3 single-family homes under the Homeowner Assistance for Minor Rehabilitation, loan program (HAMR).

Objective 8.3

Provide rehabilitation grant funds to neighborhoods through the Neighborhood Beautification Program to improve 25 houses.

Policies:

8.1.1 Rehabilitate single-family homes to correct substandard conditions, improve handicap accessibility, and improve the aesthetics of older neighborhoods, thereby contributing to their preservation and revitalization.

Programs:

8.1 Utilize the Home Improvement Loan Program (HILP) that provides a 3% loan for up to \$45,000 deferred for

20 years. Available citywide for very low to lower income homeowners.

8.2 Utilize the Homeowner Assistance for Minor Rehabilitation (HAMR) loan program that provides a ten year loan of 3% to 5%, up to \$7,500.

8.3 Utilize the Neighborhood Beautification Program to rehabilitate the exterior facades, yards, fencing, and where necessary improve handicap accessibility for owner-occupied homes, in targeted neighborhoods.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.4

Rehabilitate a minimum of 60 mobile homes, for very low-income homeowners, in mobile home parks citywide, under the Mobile Home Grant Program.

Policies:

8.4.1 Correct substandard conditions in mobile homes.

8.4.2 Streamline review and approval process/regulations to facilitate approval of more households.

Programs:

8.4 Utilize the Mobile Home Grant Program to provide grants up to \$10,000 for very low-income owner-occupants of mobile homes.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.5

Process 1,500 new code compliance cases per year. Emphasis will be on target neighborhoods.

Policies:

8.5.1 Enforce correction by property owners of identified housing and code violations in rental properties.

Programs:

8.5 Provide enhanced code compliance services. Provide referrals to City housing rehabilitation programs.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.6

Conduct 5 neighborhood clean-ups annually; provide related services to Community Development Block Grant (CDBG) areas in conjunction with other projects, and assist in clean up of 3,500 housing units.

Policies:

8.6.1 Provide neighborhood improvement programs to CDBG target areas.

Programs:

8.6 Utilize the City Neighborhood Clean-up Program to provide volunteers and equipment to neighborhoods for clean up activities.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.7

Assist 2,500 households with fair housing referrals, sponsor educational seminars and information on fair housing. Complete study of Impediments to Fair Housing.

Policies:

8.7.1 Provide fair housing and landlord/tenant education services to very low to moderate-income households.

Programs:

8.7 Contract with a fair housing agency to mediate between landlords and tenants and educate them on their rights and responsibilities.

8.8 Update the City's Analysis of Impediments to Fair Housing.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.8

In partnership with a non-profit housing developer, rehabilitate 20 multi-family units, citywide, through utilization of the Targeted Neighborhood Program.

Policies:

8.8.1 To eliminate substandard housing conditions in existing rental housing while increasing the supply of long term affordable units.

Programs:

8.9 Provide acquisition and rehabilitation loans to non-profit housing developers through the City's Targeted Neighborhood Program. Assist in the formation of property owner's associations.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.9

Assist 100 first time homebuyers with down payment and closing cost assistance. Assist with CHDO with development of 2 houses for very low income first time homebuyers.

Policies:

8.9.1 Provide assistance to facilitate homeownership for very low to moderate-income households

Programs:

8.10 Through the Homebuyer Assistance Program, provide 30-year deferred silent second loans, with no interest, up to 20% of the purchase price (not to exceed 95% of the HUD maximum allowable sales price of resale homes.

8.11 Work with local CHDO to construct and/or rehabilitate houses for very low-income households.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.10

Create 400 affordable rental units, citywide.

Policies:

8.10.1 Facilitate the creation of affordable rental units, by providing Agency assistance in various forms including land acquisition, and gap financing.

Programs:

- 8.12** Provide Agency financial assistance for the development of affordable rental units.
- 8.13** Provide financial assistance for the development of affordable rental units for larger families.
- 8.14** Defer payment of Development Impact Fee for all affordable housing, until issuance of Certificate of Occupancy.
- 8.15** Maintain Development Impact Fees (DIF) at a lower level for affordable housing.
- 8.16** Continue to implement permit streamlining.
- 8.17** Waive Traffic Uniform Mitigation Program Fee (TUMPF) for affordable housing.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.11

Construct 15 units of affordable, permanent supportive housing homeless mentally ill adults; and 9 units of supportive housing developmentally disabled adults for a total of 24 units of permanent house for special needs populations.

Policies:

8.11.1 Provide assistance for the creation of supportive housing.

Programs:

- 8.18** Work with housing developers and service providers to include 15 units of supportive housing in the Rancho Dorado Apartments, for homeless mentally ill adults.
- 8.19** Work with housing developer and service providers to include 9 units of supportive housing in the Bungalow Project, for developmentally disabled adults.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.12

Upgrade water infrastructure on 8.75 acres of Agency owned land in Edgemont to allow development of 255 units of housing for low and very low-income households.

Policies:

8.12.1 Facilitate project development via the provision of adequate water infrastructure.

Programs:

- 8.20** Complete studies to assess the extent of water infrastructure inadequacy and needs.
- 8.21** Work with Eastern Municipal Water District to run water lines for adequate fire flows to Agency owned land for development of 225 units.

Programs (Cont'd)

8.22 Apply for the funds to upgrade water infrastructure in the Edgemont area of the city.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.13

Propose general plan amendment to R-30 for sites at Alessandro (calculation 5) and Alessandro/hospital (calculation 3) and Perris/Iris (calculation 4) per attachment 1.

Policies:

8.13.1 Designate land appropriately zoned for the development of higher density housing.

Programs:

- 8.23** Establish an R-30 zone.
- 8.24** Process General Plan Amendment to apply R-30 zoning to designated sites or alternate sites of equivalent acreage.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.14

Facilitate the development of housing for special needs populations and persons with disabilities.

Policies:

8.14.1 As appropriate and necessary, identify zoning for special needs housing.

Programs:

- 8.25** By June 2010 amend Title 9 of the Development Code to establish zones for SRO housing.
- 8.26** By May 2010 amend Specific Plan 208 to add homeless shelters as a permitted use and adopt development standards for the use.
- 8.27** By May 2011 amend Title 9 of the Development Code to adopt written reasonable accommodation procedures.
- 8.28** Continue to allow transitional and supportive housing in all residential zones. Transitional and supportive housing will continue to be treated as residential uses pursuant to the requirements of SB2.

Objective 8.15

Require that all new homes built beginning 2009 use energy efficient/green materials.

Policies:

8.15.1 Conserve energy and reduce our carbon footprint to safeguard and enhance the future of our city.

Programs:

- 8.29** Amend Title 9 of the Development Code to permit, by right, farm worker housing in all multi-family zones.

- 8.30** By January 2010 adopt ordinance requiring all new housing and roof replacements for existing units, use radiant barrier plywood for all roofs.
- 8.31** Implement and market the City of Moreno Valley Utility's Solar Initiative Program for residential housing.
- 8.32** By July 2010, begin distribution, at a reduced cost to consumers in MV utility service area, compact fluorescent light bulbs. Develop environmentally safe CFL disposal program.
- 8.33** By January 2010 adopt ordinance requiring that all new housing have whole house fans installed at time of construction.
- 8.34** Market community energy efficiency program to MV Utility customers to reduce energy consumption.
- 8.35** Consolidate incentives currently provided into a lot consolidation incentive document available to developers.

APPENDIX

Review and Revision City of Moreno Valley Housing Element

Summary

In 2005, the Department of Housing and Community Development (HCD) determined that the City of Moreno Valley's approved housing element complied with state housing element law. The element period was established as 2000-2008. In 2006, HCD approved an update of the Element which was adopted by the City Council.

Effectiveness of the Housing Element

The stated goal of the City of Moreno Valley's housing element is: "To expand the long-term housing opportunities for all residents of the City by developing new housing in accordance with density, building and environmental standards that is affordable to various income levels." In 2000, with the economy improving, residential construction began to recover from the difficulties created by the March Air Force Base realignment and the economic downturn of the prior planning period. Table 8-39 illustrates the increase in residential building activity throughout the period.

As residential construction activity rapidly increased, other economic conditions began to change. The mortgage interest rate began to fall. According to Freddie-Mac in 2000 the average interest rate on a newly originated 30-Year fixed-rate mortgages was 8.05%. This rate fell steadily with the average hitting a low of 5.83% during 2004. Rates in 2007 had reached 6.34%, still considerably lower than the beginning of the period. Had the real estate prices remained constant, housing in Moreno Valley would have become more

affordable. However, as the mortgage interest rates fell, demand for housing began to increase which, in turn, caused housing prices to skyrocket. Prices are shown on Table 8.36. The increase in housing prices threatened to push buyers from the market. To compensate for the rapid appreciation in sales price, mortgage companies began to relax the standards used for loan qualification. As a result many unqualified buyers made purchases and refinanced existing homes.

These changes in the local real estate market had an adverse effect on the programs established by the City to meet the housing goals as outlined in the Housing Element. First, the rapid appreciation in the sales price of single-family homes made the Homebuyer's Assistance Program ineffective. In 2000 the program had a maximum loan limit of \$20,000. As prices increased this limit was unrealistic. The amount of the down payment required in a transaction increased proportionately to the sales price of the home. In an effort to compensate, the limit was allowed to increase based upon 20% of the purchase price. The maximum purchase price was fixed at 95% of the HUD maximum sales price. This increase was instituted in 2004. However, relaxed lending criteria allowed many first-time homebuyers to qualify without assistance from the City or the Agency.

As a result of the rapid sales price appreciation, ownership programs designed to assist low income families required larger subsidies from the City or the Agency. In particular, the Youthbuild homes required larger than anticipated assistance amounts from the City and the Agency. Habitat for Humanity Homes, by contrast, because they rely on donations and voluntary labor can be produced at lower prices. These homes can be produced at much lower costs and, therefore, should be the focus of future single-family home ownership programs.

Consumer home improvement programs were also affected by economic conditions. As construction costs escalated, the maximum loan amount for the Home Improvement Loan Program was increased from \$15,000 to \$40,000 and the maximum Mobile Home Grant was increased from \$7,500 to \$10,000. The Homeowner Assistance for Minor Rehabilitation Loan was not increased. These loans include an interest rate and repayment schedule, which made them less attractive to low income homeowners. Additionally, low rates of interest and relaxed lending standards made conventional lending available to homeowners at a wider range of income levels.

Multi-family projects benefited from lower interest rates. Both new construction and rehabilitated units benefited from lower financing costs. The City and the Agency were able to assist projects for the construction of additional housing units for families at low and very low income levels. While the increased expense associated with the legal requirement of Prevailing Wage projects and the overall increase in construction costs have increased the amount of the necessary financial subsidy from the City and the Agency, multi-family new construction seems the most cost – affective method to provide units to families in the lowest income categories

Appropriateness of the Housing Element Goals and Policies

Given the economic realities, the City's housing programs adapted and focused on goals that would allow the City to move toward the fulfillment of its housing element commitments. It is in the spirit of these pragmatic goals that the various policies/programs of the housing element

have been put into practice. These goals are to:

- Preserve and revitalize the City's existing older housing stock, while maintaining and increasing its affordability to low and moderate income households and
- Encourage the development of new housing affordable to a range of income levels in Moreno Valley.
- Provide housing for special needs populations in the City.

Table 8-39 lists the quantifiable results and accomplishments of the 2000 adopted housing element.

2000-2008 Accomplishments

Program 8.7 Provide rehabilitation loans through the City's rental Rehabilitation Program. This program has been discontinued. As the real estate market changed, and small owner/investors were no longer the predominant owners of multi-family developments, larger developers, especially non-profit housing developers required a different rehabilitation program. Consequently, the scope of the rehabilitation loans and longer affordability covenants made the Rental Rehabilitation Program obsolete. The goal of eliminating substandard housing conditions for low income renters.

Program 8.17 Revise standards for mobile home subdivisions. The City has not received inquiries regarding potential mobile subdivisions, thus the standards were not revised.

Program 8.19 Review second unit

regulations to determine if expansion is merited to additional districts. Current standards allow for a second unit in districts where lots are 40,000 square feet and larger. Based on interest in second units and the ease of approval via administrative review, it does not appear that expansion is merited.

Table 8-42 2000-2008 Adopted Housing Element Policies, Programs and Accomplishments

Policy	Policy Description	Program	Program Description	Accomplishments					Planning	Code	Fair Housing
				New Constructi	Rehab.	Ownership					
						Very Low Income	Low Income	Moderate			
8.1.1	Rehabilitate single-family homes to correct substandard conditions, improve handicap accessibility, and improve the aesthetics of older neighborhoods	8.1	Utilize HOME Improvement Loan Program (HILP) to provide 3% deferred loans for up to \$45,000. Available city-wide to low income, owner occupants. Objective: 15 houses.		15						
		8.2	Utilize Homeowner Assistance for Minor Rehabilitation (HAMR) loan program to provide 3% to 5% loans for up to \$7,500. Objective: 15 houses.		6						
		New	Hildegard Beautification. Grants to owner occupants for exterior improvements. Objective: 28 houses.				25				
8.3.1	Correct substandard conditions in mobile home parks.	8.3	Utilize the Mobile Home Grant Program that provides grants up to \$10,000 for owner-occupants of mobile homes. Objective: 90 mobiles		73						
8.4.1	Enforce correction by property owners of identified housing and code violations in rental properties.	8.4	Provide enhanced code compliance services and referrals to City housing programs. Objective: 25 units.		95					95	

Table 8-42 2000-2008 Adopted Housing Element Policies, Programs and Accomplishments (Cont'd)

Policy	Policy Description	Program	Program Description	Accomplishments								
				New Constructi	Rehab.	Ownership			Planning	Code	Fair Housing	
						Very Low Income	Low Income	Moderate				
8.5.1	Provide neighborhood improvement programs to CDBG target areas.	8.5	Utilize the City Neighborhood Clean-up Program to provide volunteers and equipment to neighborhoods for clean up activities. Objective: 360 units.		63		2,264	2,203				
8.6.1	Provide fair housing and landlord/tenant education services to very low to moderate-income households.	8.6	Contract with a fair housing agency for landlord/tenant mediation and education. Objective: 300 households.			643	4,279	1,586			6,508	
		8.7	Update the City's Analysis of Impediments to Fair Housing.								✓	
8.7.1	To eliminate substandard housing conditions for low income renters.	8.8	Provide rehabilitation loans through the City's Rental Rehabilitation Program. Objective: 50 units.	Program discontinued.								
8.1	Facilitate homeownership for very low to moderate income households.	8.9	Via Homebuyer Assistance Program, provide 30-year deferred silent second loans, up to 20% of the purchase price. Objective: 20 houses.					20				
		8.10	Work with local CHDO to construct or rehabilitate houses for very low income households. Objective: 4 houses.									

Table 8-42 2000-2008 Adopted Housing Element Policies, Programs and Accomplishments (Cont'd)

				Accomplishments							
				Ownership							
Policy	Policy Description	Program	Program Description	New Constructio	Rehab.	Very Low Income	Low Income	Moderate	Planning	Code	Fair Housing
8.8.1	Facilitate homeownership for very low to moderate income households.	8.11	Purchase HUD homes for resale to first time homebuyers. Objective: 90 houses.			9	30	62			
8.9.1	Facilitate the creation of affordable rental units.	8.12	Administer new construction homeowner program and youth job training. Objective: 1 house.				2				
		8.13	Provide loans to housing developers to write-down the costs of affordable units.			288	42				
		8.14	Provide financial assistance for the development of affordable rental units for larger families. Objective: 500 rental units.			111	43				
		8.15	Revise General Plan. Objective 5/08.						✓		
		8.16	Continue to implement permit streamlining.								✓
		8.17	Revise standards for mobile home subdivisions.	Not undertaken.							

Table 8-42 2000-2008 Adopted Housing Element Policies, Programs and Accomplishments (Cont'd)

Policy	Policy Description	Program	Program Description	Accomplishments							
				New Constructi	Rehab.	Ownership			Planning	Code	Fair Housing
						Very Low Income	Low Income	Moderate			
8.9.1	Facilitate the creation of affordable rental units.	8.18	Review parking standards for multi-family units to determine if reductions are appropriate. Objective: 5/08.						✓		
		8.19	Review second unit regulations to determine if expansion is merited to additional districts.	Not revised.			✓				
		8.20	Continue to pay the development fees for projects on a case-by-case basis that have received State of Federal funds.			69					
		8.21	Utilize RDA funds, where appropriate and necessary. To facilitate infrastructure for affordable housing projects.								
		8.22	Propose general plan changes for rezoning areas in the city to housing uses or mixed uses that include housing. Objective: 5/08						2/08		
	Total				252	1,120	6,660	3,896	0	95	6508

NOTES

¹ Colgan, City of Moreno Valley-2007 Impact Fee Study, 2-7.

² Planning Roundtable, Myths About Affordable Housing.

³ Health and Safety Code Section 50052.5(b)(2). A very low income household is a household whose annual income does not exceed 50% of the median income for the area, as determine by HUD, adjusted for family size. In Moreno Valley, a very low income household of four had an annual income of \$29,600 in 2007; A low income household is a household whose annual income does not exceed 80% of the median income for the area, as determined by HUD, adjusted for family size. Such a household of four, in Moreno Valley would have had an annual income of \$47,350 in 2007; A moderate income household is one whose income does not exceed 120% of area median income, adjusted for family size; A four person, moderate income, Moreno Valley household would have had an annual income of \$71,000 in 2007; A household whose income exceeds 120% of area median income, adjusted for family size is considered to be above moderate.

⁴ Husing, John. Moreno Valley Demographic, Economic & Quality of Life Report 2007. A report prepared for the City of Moreno Valley, page 4.

⁵ Husing, page 9.

⁶ U.S.Census Bureau. Profile of General Demographic Characteristics: 2000, Census 2000 Summary File 4, Moreno Valley City, California. <http://factfinder.census.gov/servletQTable?_bm=y&-geo_id=16000US0649270&-qr_name=DEC_...

⁷ U.S. Census Bureau, Profile of General Demographic Characteristics: 2005.

⁸ Husing, page 9.

⁹ Husing, page 9.

¹⁰ Husing, page 9.

¹¹ Husing, page 9.

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¹² Husing, page 9.

¹³ Husing, page 26.

¹⁴ Husing, page 25.

¹⁵ Husing, page 24.

¹⁶ Husing, page 27.

¹⁷ Husing, page 27.

¹⁸ Husing, page 28.

¹⁹ Husing, page 26.

²⁰ Husing, page 26.

²¹ Husing, page 29.

²² Husing, page 29.

²³ Husing, page 25.

²⁴ Husing, page 31.

²⁵ Husing, page 31.

²⁶ Husing, page 25.

²⁷ U.S. Census Bureau. Current Population Survey (CPS) – Definitions and Explanations

<<http://www.census.gov/population/www/cps/cpsdef.htm>>

²⁸ U.S. Census Bureau, Census 2000 Summary File1, Matrices, P1,P3-4,P8-9, P12-13, P17-19, P20, P23, P27-28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11 and H12.

<http://www.inforplease.com/us/cenus/data/california/moreno-valley/demographic.html>

²⁹ U.S. Census Bureau, 2005 American Community Survey.

http://factfinder.census.gov/serlet/ADPTable?_bm=y&-qr_name=ACS_2005_EST_GO00_DP1&ge...

³⁰ U.S. Census Bureau, 2005 American Community Survey.

³¹ Husing, John. Moreno Valley Demographic, Economic & Quality of Life Report 2007. A report prepared for the City of Moreno Valley, page 10.

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³² Husing, page 10.

³³ U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3-P4, P8-P9, P12-13, P17-20, P23, P27-28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11 and H12.

<http://www.inforplease.com/us/census/data/california/moreno-valley/demographic.html>

³⁴ U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3-P4, P8-P9, P12-13, P17-20, P23, P27-28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11 and H12.

<http://www.inforplease.com/us/census/data/california/moreno-valley/demographic.html>

³⁵ U.S. Census, PLo4-171 (march 2001 and DP-1 (may 2001)

³⁶ U.S. Census Bureau, Census 2000, Demographic Statistics Moreno Valley, California

<http://www.inforplease.com/us/census/data/california/moreno-valley/demographic.html>

³⁷ U.S. Census Bureau, Housing and household Economic Statistics Division.

<http://www.census.gov/hhes/www/poverty/threshld/thresh07.html>

³⁸ U.S. Census Bureau, Census 200 Summary File 3, Matrices P30, P32, P33, P43, P46, P49-53, P58, P62-65, P67, P71-74, P76-77, P82, P87, P90, PCT47, PCT52, and PCT53.

³⁹ U.S. Census Bureau, Census 200 Summary File 3.

⁴⁰ U.S. Census Bureau, Census 200 Summary File 3.

⁴¹ U.S. Census Bureau, Census 200 Summary File 3.

⁴² U.S. Census Bureau, Census 200 Summary File 3.

⁴³ U.S. Census Bureau, Census 200 Summary File 3.

⁴³ U.S. Census Bureau, Census 200 Summary File 3.

⁴⁴ U.S. Department of Housing and Urban Development, SOCDS CHAS Data: Housing Problems Output for All Households. <http://socds.huduser.org/scripts/odbic.exe.chas/reports.htm>

⁴⁵ U.S. Department of Housing and Urban Development, SOCDS CHAS Data.

⁴⁶ U.S. Department of Housing and Urban Development, SOCDS CHAS Data.

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⁴⁷ U.S. Department of Housing and Urban Development, SOCDS CHAS Data.

⁴⁸ U.S. Department of Housing and Urban Development, SOCDS CHAS Data.

⁴⁹ Health and Safety Code Section 50052.5(b)(1).

⁵⁰ Department of Housing and Urban Development, SOCD CHAS Data: Housing Problems Output for all Households, Cost Burdened >30%
<http://socds.huduser.org/scripts/odbc.exe/chas/reports.htm>

⁵¹ State of California, Department of Finance, E-8 Historical Population and Housing Estimates for Cities, Counties and the State, 1990-200. Sacramento, California, August 2007. Note: Paso Del Lago mobile home park was subdivided and converted to an ownership park, at which point the county assessor's office considers the units single family residences.

⁵² Husing, page 12.

⁵³ Husing, page 22.

⁵⁴ Husing, page 22.

⁵⁵ Based on the 2006 American Community Survey, The estimate of total housing units in Moreno Valley was 49,971.

⁵⁶ U.S. Census Bureau, Census 2000 Total housing units in Moreno Valley: 41,431.
<http://www.inforplease.com/us/census/data/california/moreno-valley/demographic.html>

⁵⁷ SOCDS CHAS Data: Affordability Mismatch Output for All Households
<http://socds.huduser.org/chas/reportsaff.odb>

⁵⁸ SOCDS CHAS Data: Affordability Mismatch Output for All Households

⁵⁹ SOCDS CHAS Data: Affordability Mismatch Output for All Households

⁶⁰ SOCDS CHAS Data: Affordability Mismatch Output for All Households

⁶¹ SOCDS CHAS Data: Affordability Mismatch Output for All Households

⁶² Husing, pg.23.

⁶³ Husing, pg.23.

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⁶⁴ City of Moreno Valley, Community Development Department, Building and Safety Division,

Building Permits 1991-2007

⁶⁵ Building Permits 1991-2007.

⁶⁶ Building Permits 1991-2007.

⁶⁷ Building Permits 1991-2007.

⁶⁸ Building Permits 1991-2007.

⁶⁹ Husing, page 22.

⁷⁰ Husing page 18.

⁷¹ Husing, page12.

⁷² Husing, page 12.

⁷³ Husing, page 12.

⁷⁴ Husing, page 12.

⁷⁵ Official State Income Limits for 2007 Riverside and San Bernardino Counties. HCD Memo Dated 4/18/07. www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html

⁷⁶ SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006.

⁷⁷ SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overpayment Households Distribution by 5-Income Categories (<30%, 30%-50%, 50%-80%, 80%, 80%-95%, >95%) and 2 Ownership (Renter and Owner).

⁷⁸ SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006, Household Distribution by 5-Income Categories (<30%, 30%-50%, 50%-80%, 80%, 80%-95%, >95%) and 2 Ownership (Renter and Owner).

⁷⁹ SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overpayment Households.

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⁸⁰ SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overpayment Households.

⁸¹ SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overpayment Households.

⁸² SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overpayment Households.

⁸³ SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overpayment Households.

⁸⁴ SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overpayment Households.

⁸⁵ SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overcrowding Households Distribution by 5-Income Categories (<30%, 30%-50%, 50%-80%, 80%, 80%-95%, >95%) and 2 Ownership (Renter and Owner).

⁸⁶ SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overcrowding Households Distribution by 5-Income Categories (<30%, 30%-50%, 50%-80%, 80%, 80%-95%, >95%) and 2 Ownership (Renter and Owner).

⁸⁷ In the 2000 Census, it was reported that the total number of households in Moreno Valley was 39,225.

⁸⁸ U.S. Census Bureau, Census 2000 Summary File 1.

⁸⁹ U.S. Census Bureau, Census 2000 Summary File 1.

⁹⁰ U.S. Census Bureau, Census 1990. <http://factfinder.census.gov/serlet/GCTTable?>

⁹¹ U.S. Census Bureau, 2006 American Community Survey.

⁹² U.S. Census Bureau, Census 2000 Summary File 3, Matrices P18-19, P21-22, P24, P36-37, P39, P42, PCT8, PCT16, PCT17 and PCT19.

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⁹³ Minlkler, Merdith and Chehimi, Sana, A Profile of California Grandparents Raising Grandchildren. Center for the Advanced Study of Aging Services . University of California Berkeley, 2003, page 3.

⁹⁴ Minlkler, Merdith and Chehimi, Sana, page 3.

⁹⁵ Minlkler, Merdith and Chehimi, Sana, page 12

⁹⁶ U.S. Census Bureau, Census 200 Summary File and Summary File 3.

[Http://factfinder.census.gov/servlet/SAFFFacts?](http://factfinder.census.gov/servlet/SAFFFacts?)

⁹⁷ <<http://www.cclld.ca.gov/docs/cclld>>

⁹⁸ <<http://www.cclld.ca.gov/docs/cclld>>

⁹⁹ U.S. Census Bureau, Summary File 4.

¹⁰⁰ U.S. Bureau of the Census, Current Population Reports, Series P-60, Nos. 124,140,145, 149, 154, 157, 161, 166, 168, 174, 180, 185 and 207.

¹⁰¹ Agricultural Commissioner's Office, Riverside County 2007 Agricultural Production Report, page 9.

¹⁰² U.S. Census Bureau, 2006 American Community Survey, Selected Economic Characteristics, Moreno Valley city, California.

¹⁰³ Husing, page 26.

¹⁰⁴ United States Department of Agriculture, National Agricultural Statistics Service, 2002 Census of Agriculture, Appendix A A-17. www.nass.usda.gov/census/census02/volume1/ca/index2.htm

¹⁰⁵ John Conant. California State Department of Housing and Community Development. Telephone interview. August 15, 2000.

¹⁰⁶ "County of Riverside 2004/2005 Homeless Assessment", a report prepared by the Institute for Urban Research and Development for The County of Riverside Department of Public Social Services & the Housing and Homeless Coalition for Riverside County. February, 2004 and January 2005.

¹⁰⁷ "County of Riverside 2004/2005 Homeless Assessment", page 2.

¹⁰⁸ BSMWD is the abbreviation for Box Spring Mutual Water District.

¹⁰⁹ State of California, Health and Safety Code, Section 50093. A moderate income household is a household whose income does not exceed 120 percent of area median income, adjusted for family size by the department in accordance with adjustment factors adopted and amended from time to time by HUD pursuant to Section 8 of the United States Housing Act of 1937.

¹¹⁰ State of California, http://www.cclid.ca.gov/docs/cclid_search/cclid_search.aspx.

¹¹¹ Development Impact Fees, Section 12, page 79.

PLANNING COMMISSION RESOLUTION NO. 2010-23

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF MORENO VALLEY APPROVING PA08-0053:
AN AMENDMENT OF THE CITY OF MORENO VALLEY
GENERAL PLAN HOUSING ELEMENT**

WHEREAS, the City of Moreno Valley has initiated an amendment to the Housing Element of the General Plan, as described in the title of this Resolution.

WHEREAS, on November 18, 2010, the Planning Commission of the City of Moreno Valley held a meeting to consider the proposed General Plan amendment.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, it is hereby found, determined and resolved by the Planning Commission of the City of Moreno Valley as follows:

A. This Planning Commission hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on November 18, 2010, including written and oral staff reports and the record from the Public Hearing, this Planning Commission hereby specifically finds as follows:

1. **Conformance with General Plan Policies** – The proposed amendment is consistent with the General Plan, and its goals, objectives, policies and programs.

FACT: The proposed amendment does not conflict with the goals, objectives, policies and programs of the General Plan. It furthers the goal of the Community Development Element to supply adequate housing to meet the needs of future residents. Moreover, it is consistent with Objective 2.2 because it helps to “provide a wide range of residential opportunities and dwelling types to meet the demands of present and future residents of all socioeconomic groups.”

2. **Health, Safety and Welfare** – The proposed amendment will not adversely affect the public health, safety or welfare.

FACT: The proposed amendment will enhance the public health, safety and welfare by making decent, safe and sanitary housing available to all residents, regardless of income. It includes measures to rehabilitate deteriorated housing, eliminate health and safety hazards in substandard homes, remove trash from deteriorated neighborhoods and assist in the creation of affordable housing.

3. **Environmental** – The proposed General Plan amendment is exempt under the California Environmental Quality Act.

FACT: This activity is covered by the general rule that CEQA only applies to projects which have the potential for causing a significant impact on the environment as defined in Section 15061(b)(3).

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2010-23, recommending that the City Council adopt the proposed amendment of the General Plan Housing Element.

APPROVED this 18th day of November, 2010.

Rick DeJong
Chair, Planning Commission

ATTEST:

John C. Terell, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney