



*Meeting the Housing Needs
of a Growing Community*

**Housing Element
2008-2014**

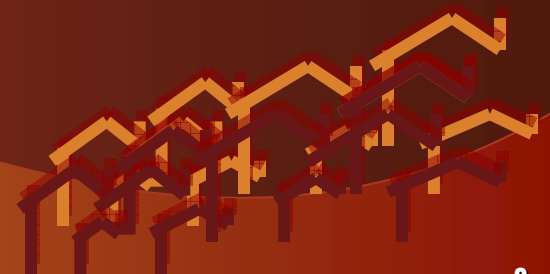
*Presented By: Mitch Slagerman
Neighborhood Preservation Division*



Welcome

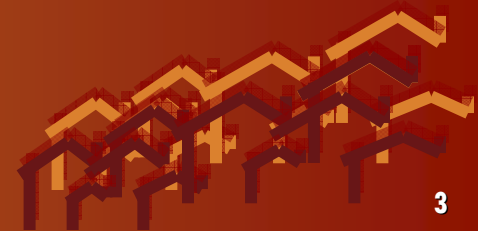
&

Introductions



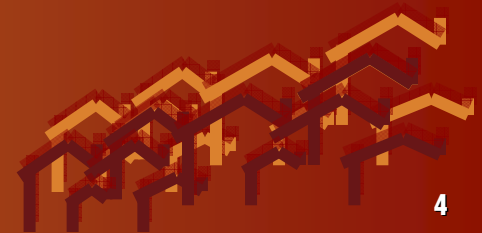
Goals of the Community Meeting

- **To plan for the future housing needs of the community. The proposals we are discussing tonight are about what, where, and how to build housing for our growing population.**
- **The proposals before you tonight are about improving our community. This is our home, every decision we make is an opportunity to make Moreno Valley better.**



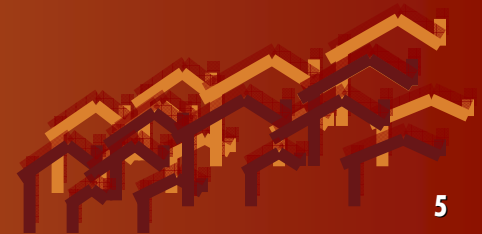
Goals of the Community Meeting

- **Tonight, the goal is to put a variety of options on the table and look at all the choices available. You will have an opportunity to vote on the various density proposals.**
- **Fairness. We have to be fair to everyone, people already living here, and the people who will move here.**



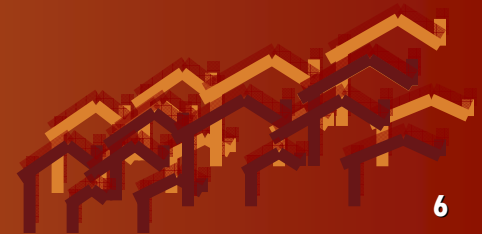
Goals of the Community Meeting

- **We are coming to you with these proposals because we believe that as citizens of this community you want early and complete information about the community's future and its options.**
- **Before we conclude the meeting we will outline the next steps in approving the Housing Element so you can participate in the public hearings and continue to be informed.**



What is a “Housing Element”

- **A Housing Element is a State-mandated Planning Document.**
- **Importance – Tells how the City plans to have the right balance of decent homes to meet the community’s needs.**
- **It is part of the City’s General Plan, which is the blueprint for all the City’s development.**



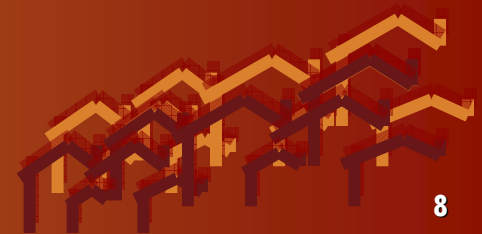
What is a “Housing Element”

- **RHNA – The Regional Housing Needs Assessment for the State of California is a total number of homes that the State of California must plan for during a 5 to 7 year planning period.**
- **Each city and county is allotted a number that represents its share of the total need for decent homes and apartments.**
- **According to the RHNA, Moreno Valley needs to plan for 7,474 homes for the period between 2008 and 2014.**



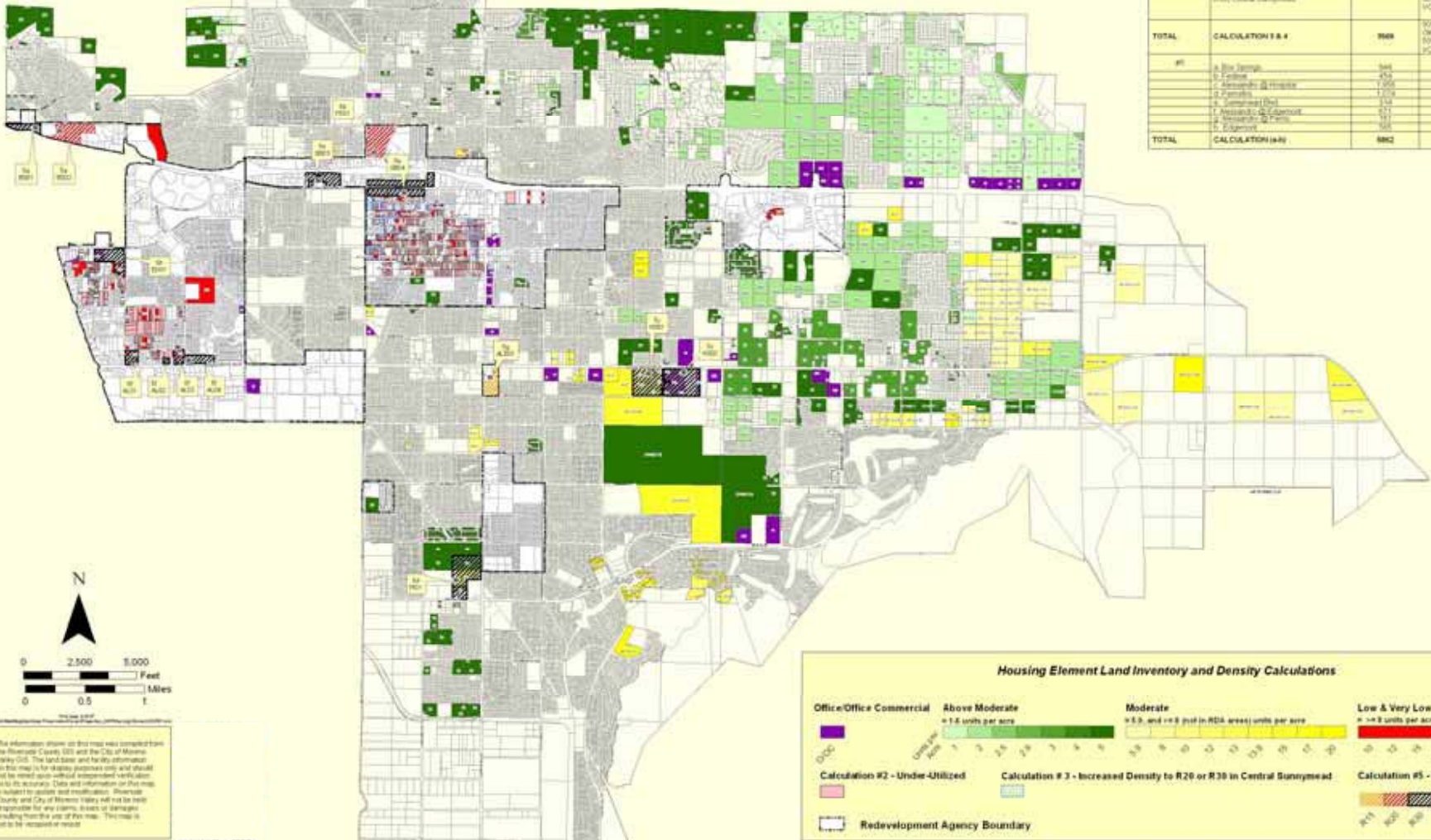
What is a “Housing Element”

- **Of the 7,474 homes we need to plan for:**
 - **59% are for households at moderate and above moderate income levels (professionals, established households.)**
 - **41% are for households at the low and very low income levels (our kids just starting out; elderly; single income households.)**
- **Zoning enough land to accommodate potential development and being part of the region’s growth is part of what will keep our community vital and welcoming.**

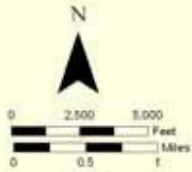




City of Moreno Valley Housing Element 2008 Vacant Properties Inventory



CALCULATION	DESCRIPTION	LOW & VERY LOW UNIT COUNT	% DENSITY	% AREA
#1	Base Low & Very Low Vacant Parcels (Zone) Redevelop	1208	50%	100%
#2	Under-Used Parcels (Parcels with 1 or 2 Units in Central Sunnymead & Edgemoor)	1817	100% VR & 100% VOR, 100% VOR, 100% VOR	50%
TOTAL	CALCULATION 1 & 2	3025	100%	100%
#3	CALCULATION #1 (Base with Increased Density (R20 - R25) Central Sunnymead)	1100	50%	100%
#4	CALCULATION #2 (Under-Used Parcels with Increased Density (R20 - R25) Central Sunnymead)	2031	100% VR & 100% VOR, 100% VOR, 100% VOR	50%
TOTAL	CALCULATION 3 & 4	3131	100%	100%
#5	A. Box Storage	348	100%	100%
	B. Carport	242	100%	100%
	C. Garage	1,122	100%	100%
	D. Commercial (Box)	124	100%	100%
	E. Residential (2-4 Units)	121	100%	100%
	F. Commercial (Retail)	121	100%	100%
	G. Edgemoor	121	100%	100%
TOTAL	CALCULATION (a-g)	382	100%	100%

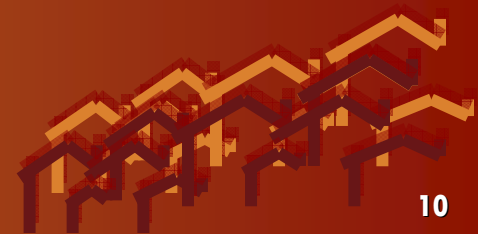


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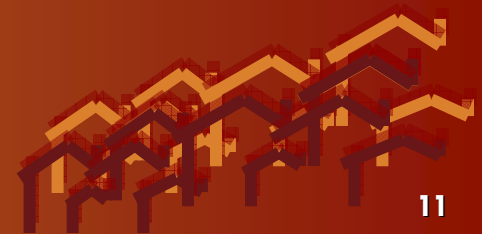
Housing Need 2008 - 2014

Housing Need 2008 - 2014			
	Low + Very Low	Moderate	Above Moderate
RHNA	3045	1362	3068
Base Calculation	1744	8836	8982
Balance	-1301	+7474	+5914



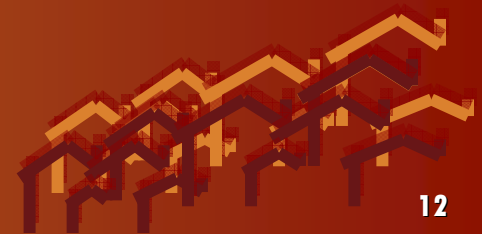
Planning to House our Workforce

- **We need to plan for 1,301 homes and apartments for people working in our community:**
- **Warehousing & retail employees - \$25,000/yr**
- **Office assistants - \$29,000/yr**
- **MVUSD teachers - \$45,000/yr**
- **Moreno Valley Police officers - \$60,000/yr**



Types of Housing

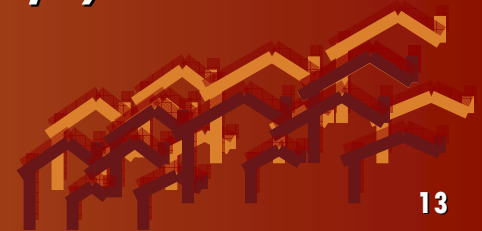
- **Providing a broad range of housing types is key to making our community vital and ensuring we have homes for people to live, that they can afford:**
- **Single Family Homes**
- **Condominiums and Townhomes**
- **Apartments**



Cost of Homeownership in Our Community

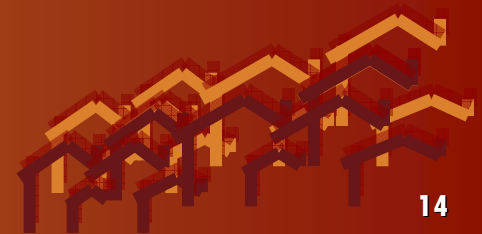
- **The average price for a home in our community is \$351,600.**
- **The price a middle-class Moreno Valley family can afford to pay for a home is \$188,000.***
- **To buy the average priced home in our community, a family must earn \$110,660 per year.***

** Based on a FHA loan with 3% down payment and mortgage payments not exceeding 30% of family income.*



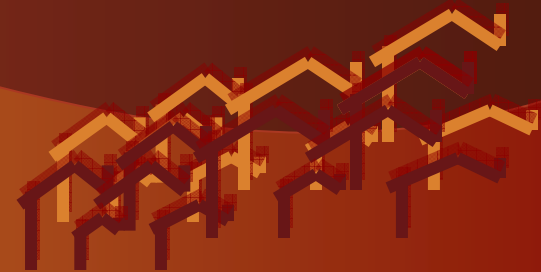
Our Community's Housing Challenge

What type of housing will people live in, and where will they live?



Types of Housing

Single Family





City of Moreno Valley Housing Element 2008 Vacant Properties Inventory

CALCULATION	DESCRIPTION	LOW & VERY LOW UNIT COUNT	% DENSITY	% AREA
#1	Basic Low & Very Low Vacant Parcels (Zone) (Recreation)	1000	0%	10%
#2	Under-Used Single-Family Parcels with 1 or 2 Units in Central Sunnymead & Edgemoor	1017	10% - 18% 10% - 18% 10% - 18% 10% - 18%	5%
TOTAL	CALCULATION 1 & 2	2017	10%	15%
#3	CALCULATION #1 (Basic Low & Very Low Vacant Parcels (Zone) (Recreation))	1000	0%	10%
#4	CALCULATION #2 (Under-Used Single-Family Parcels with 1 or 2 Units in Central Sunnymead & Edgemoor)	2017	10% - 18% 10% - 18% 10% - 18% 10% - 18%	5%
TOTAL	CALCULATION 3 & 4	3017	10%	15%
#5	A. Box Storage	340	0%	10%
	B. Carport	240	0%	10%
	C. Office/Office Commercial	100	0%	10%
	D. Industrial	100	0%	10%
	E. Residential (20)	100	0%	10%
	F. Residential (30)	100	0%	10%
	G. Residential (40)	100	0%	10%
	H. Residential (50)	100	0%	10%
TOTAL	CALCULATION (a-h)	980	0%	10%

Single Family



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Types of Housing

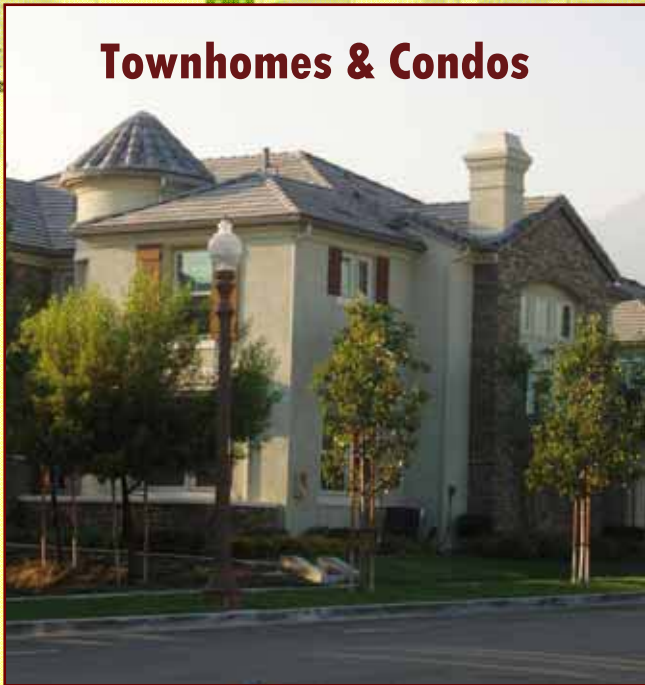
Townhomes & Condos



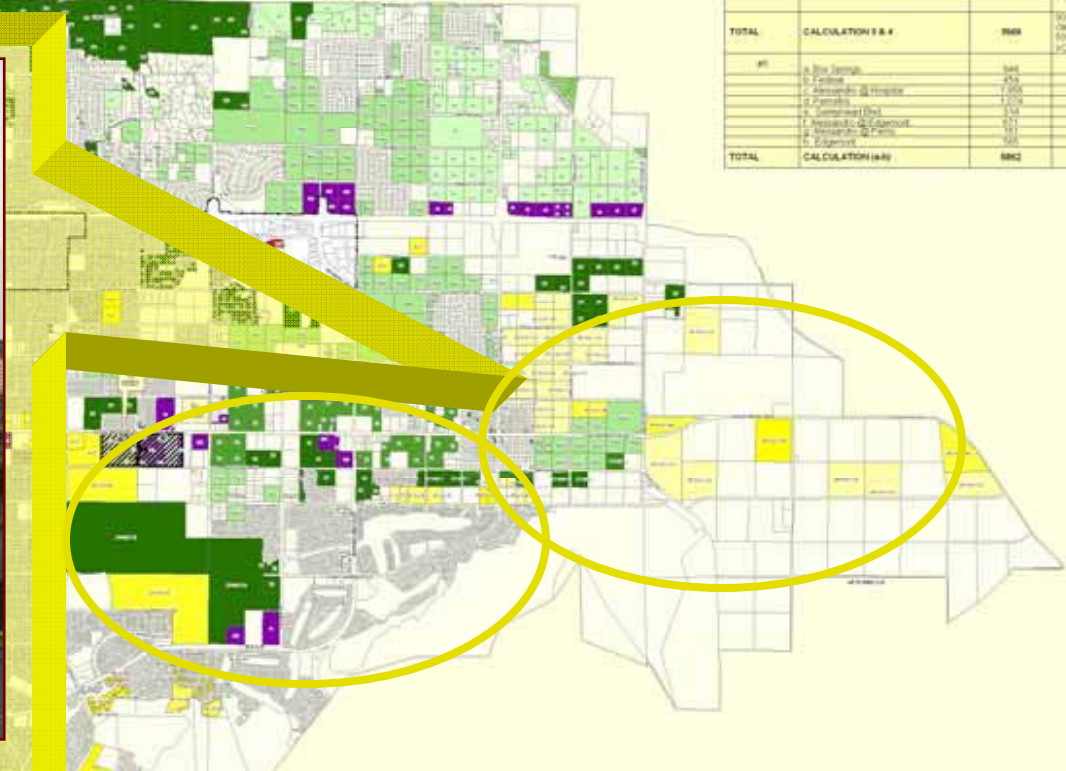


City of Moreno Valley Housing Element 2008 Vacant Properties Inventory

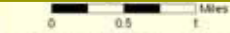
Townhomes & Condos



CALCULATION	DESCRIPTION	LOW & VERY LOW UNIT COUNT	% DENSITY	% AREA
#1	Basic Low & Very Low Vacant Parcels (Zone) Redevelop	1208	50%	100%
#2	Under-Used Vacant Parcels (Zone) with 1 or 2 Units in Central Sunnymead & Edgemoor	1817	100% VR & 100% VCR, 100% VOR, 100% VCR	50%
TOTAL	CALCULATION 1 & 2	3025	100%	100%
#3	CALCULATION #1 (Basic) with Increased Density (R20 - R25) Central Sunnymead	1100	50%	100%
#4	CALCULATION #2 (Under-Used) Parcels with Increased Density (R20 - R25) Central Sunnymead	2031	100% VR & 100% VCR, 100% VOR, 100% VCR	50%
TOTAL	CALCULATION 3 & 4	3131	100%	100%
#5	High Density	582	100%	100%
#6	Office/Office Commercial	242	100%	100%
#7	Calculation #2 - Under-Utilized	1817	100%	100%
#8	Calculation #3 - Increased Density to R20 or R30 in Central Sunnymead	1100	100%	100%
#9	Calculation #5 - High Density Sites	582	100%	100%
TOTAL	CALCULATION (all)	582	100%	100%



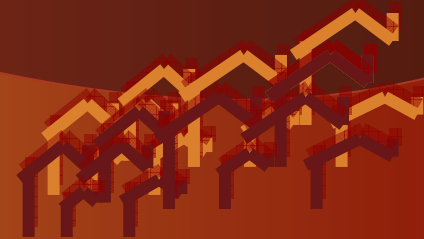
Housing Element Land Inventory and Density Calculations



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Types of Housing

Apartments



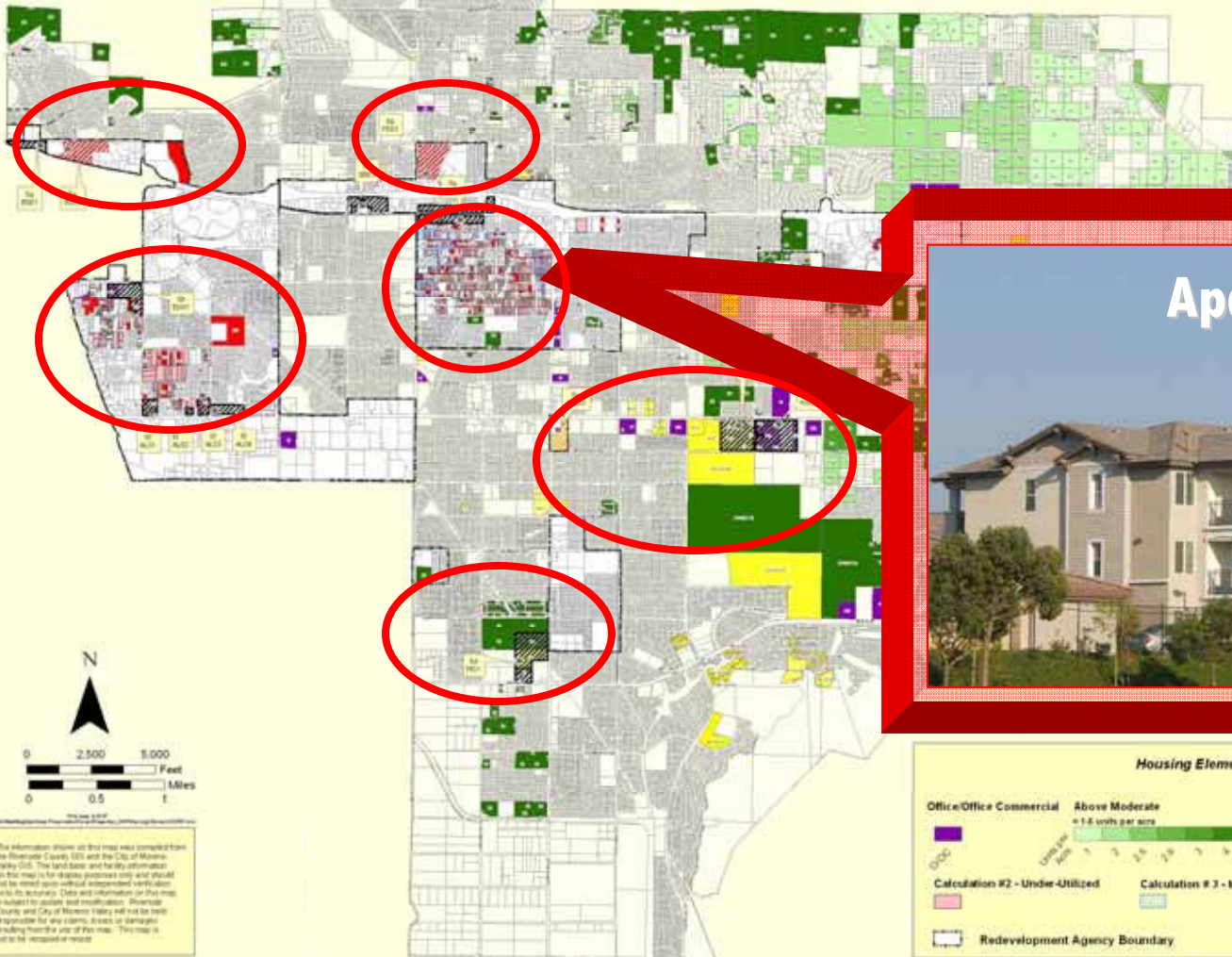
Types of Housing

Apartments





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#1	Base (Low & Very Low Vacant Parcels Zone) (Recreation)	1208	0%	100%
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TOTAL	CALCULATION 1 & 2	3025	10%	100%
#3	CALCULATION #1 (Base with Increased Density (R20 - R25) Central Sunnymead)	1100	0%	100%
#4	CALCULATION #2 (Under-Used Parcels with Increased Density (R20 - R25) Central Sunnymead)	3031	10% (VR & L) 10% (VR, L, GCP)	50%
TOTAL	CALCULATION 3 & 4	4131	10% (VR & L) 10% (VR, L, GCP)	100%
#5	A. Box Homes	340	0%	100%
	B. Cottages	200	0%	100%
	C. Duplexes	100	0%	100%
	D. Triplexes	100	0%	100%
	E. Quadplexes	100	0%	100%
	F. Apartment Bldg.	100	0%	100%
	G. Apartment Bldg. w/ Garage	100	0%	100%
	H. Apartment Bldg. w/ 2-Car	100	0%	100%
	I. Edgemoor	100	0%	100%
TOTAL	CALCULATION (a-i)	980	0%	100%



Apartments

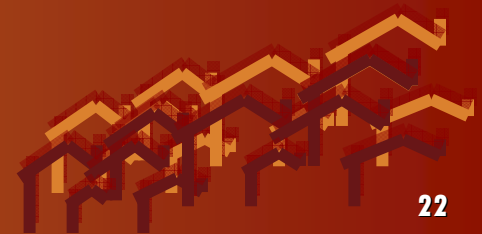
Housing Element Land Inventory and Density Calculations



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Restating our Goals

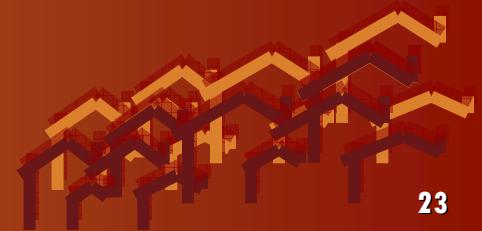
- **To plan for the future housing needs of the community. What, where, and how to build next.**
- **This is our home, every decision we make is an opportunity to improve our community.**
- **Development must benefit the community as a whole, we have to be fair to everyone, people already living here, and the people who will move here.**



Planning Today for Tomorrow's Needs

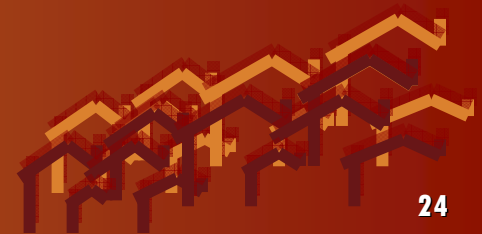
- California's population will continue to grow.
- Moreno Valley will need to find ways to house its residents.
- Better to plan today so we can control our future.

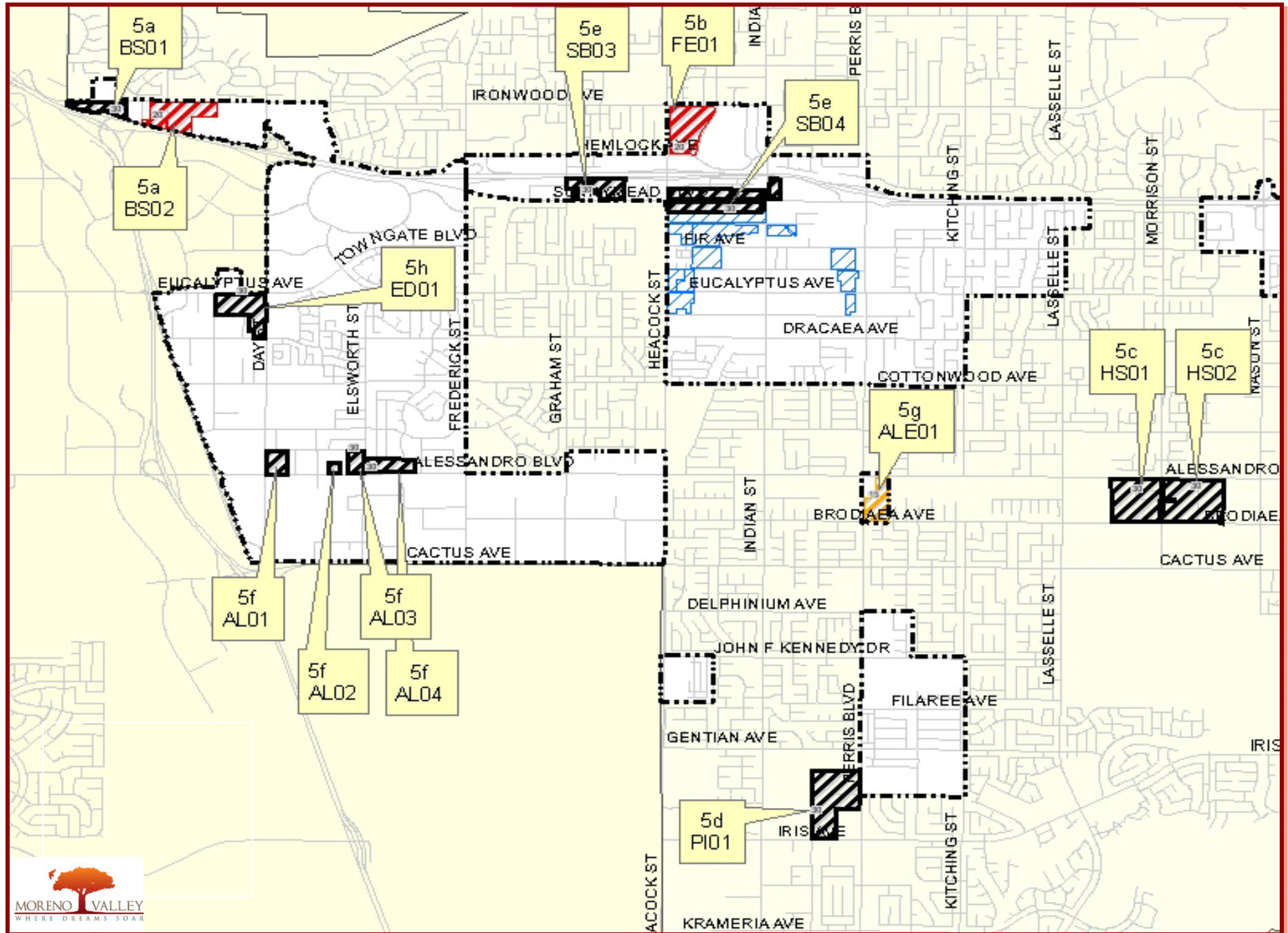
Proposal: Identify specific areas to allow higher density zoning.



Higher Density Zoning

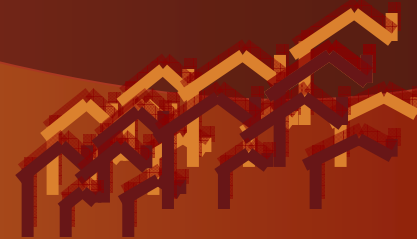
- **Suggested locations include:**
 - **On major streets**
 - **Near shopping**
 - **Close to employers**





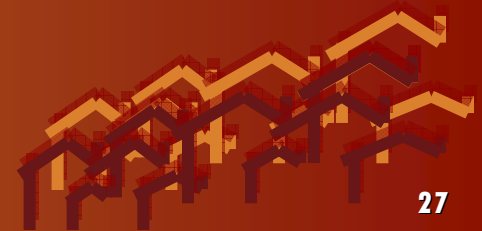
Types of Housing

Higher Density



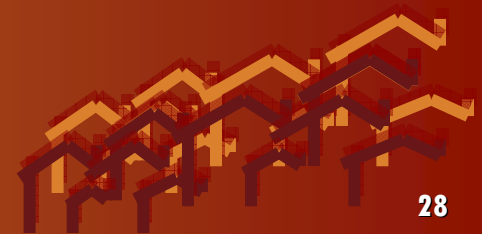
Participant Exercise

- **With the stickers you are provided, please identify areas you feel would be appropriate for homes at higher density.**
- **You may vote on the sites proposed by the City, other sites in the community, or indicate that no further homes are necessary.**
- **You may use up to three (3) stickers per location.**



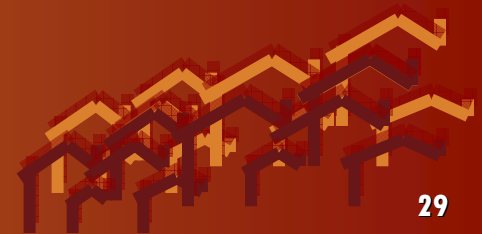
The Approval Process – Next Steps

- **Community Meetings (Oct. 1 – 4)**
- **City Council Study Session (Nov. 20)**
- **Planning Commission (Jan. 10, 2008)**
- **Submit Draft to the State HCD (Jan. 11, 2008)**
- **City Council Approval (May 27, 2008)**
- **Final State HCD Approval (June 30, 2008)**



Moreno Valley's Housing Element

- **Questions**
- **Comments**
- **Suggestions**



Thank You

