

## 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 overall economic vitality.

#### 8.1.1 State Housing Element Law

State law passed in 1980 (AB 2853) describes the requirements for Housing Elements. According to State law, the Element must contain the following:

- a. An assessment of existing and projected housing needs.
- b. A statement of goals, policies, quantified objects, relative to the maintenance, preservation, improvement, and development of housing.
- c. A program that sets forth a five-year schedule of actions the local government is undertaking or intends to 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.

In addition to the above, new requirements in the State Housing Element Law require that a city or county identify financial resources available for housing, including a description of the use of funds in a redevelopment agency's Low and Moderate Income Housing Fund.

#### 8.1.2 Citizen Participation

The City of Moreno Valley is both revising its General Plan and preparing its housing element. Presentations were made to various organizations and citizen advisory committees

- February 1, 1999 an ad-hoc citizen advisory committee formed to assist the City with a public participation program. The committee's key recommendation was to present specific proposals rather than abstract questions. For example, goals should be stated in concrete program form or in the form of improvements. If creating more affordable housing is a goal then listing programs such as a first time homebuyer program, or if improving traffic flow in certain neighborhoods is a goal, then listing the actual street improvements or bus route changes would be considered a concrete program.
- Information was mailed to over 600 affected property owners as well as churches, utilities and public agencies. Flyers and opinion surveys were distributed at the library, senior center, City Hall and at various public presentations. Staff made presentations before the Chamber of Commerce, the Hispanic Chamber of Commerce, six service clubs and seven advisory committees.
- In October of 1999 staff met with the Project Area Committee that consists of a

variety of income groups within the redevelopment project area.

- A Moreno Valley Live show was broadcast on MVTV-3 on October 27, 1999 and thereafter two times a day.
- Display ads were published in the newspapers of local circulation including the Press-Enterprise, the Valley Times, the Black Voice and La Prensa.
- November 15, 1999 meeting at Palm Middle School.
- November 22, 1999, meeting and Edgemont Woman's Club.
- February 10, 2000, February 24, 2000, February 29, 2000, March 9, 2000, March 16, 2000, March 23, 2000 and April 13, 2000 public meetings.
- Planning Commission review on August 3, 2000, August 24, 2000 and September 28, 2000.

At meetings, issues were raised by citizens in support of rural lifestyles in the community through zoning that would encourage larger minimum lot sizes. Concerns were raised about increasing opportunities for apartments, feeling that the city has sufficient affordable housing. In addition, concerns were raised regarding higher density housing and the impact it could have on increased traffic congestion and crowding in the school system. However, citizens were very supportive of revitalizing and preserving older housing in the city.

## 8.2 HOUSING NEEDS ASSESSMENT

### 8.2.1 Population Trends and Characteristics

Between 1950 and 1988, population in Moreno Valley increased by 1,395%. (**Table 8-1**). By comparison, Riverside County's population increased by 456% during the same period. Moreno Valley is now the second largest city in Riverside County. Since its incorporation in 1984, the once rural community has become a diversified suburban community, providing a variety of services and amenities to its residents.

According to the State Department of Finance, the 1999 estimate of population for the City of Moreno Valley is 139,052, representing a 200% increase over the 1980 population of 28,139. Between 1985 and 1990 the city's population increased rapidly with the city gaining 61,164 people (a rate of 106.2%). Moreno Valley has been among the fastest growing medium sized cities (population of 40,000 to 200,000) in California since 1988. Moreno Valley is currently ranked sixth in the state among the fastest growing California cities, with Corona, Palmdale, Fontana, Irvine and Lancaster, outpacing Moreno Valley.<sup>1</sup>

The city's population growth was fueled by the expanding economy of the early 1980s, affordable housing prices and the availability of jobs within commuting distance in San Bernardino County, Orange County and Los Angeles. However, as the defense industry and attendant industries closed their doors or scaled back, including the realignment of March Air Force Base, Moreno Valley's population growth slowed. The slowdown in the city's population growth between 1990 and 1998 is illustrated in **Chart 8-1**, and is more reflective of the economic recession affecting Southern California in the 1990s. Annual population growth between 1990 and 1998 was 1,650 persons, much lower than the growth during 1986-1990 of 12,400 persons per year.

**TABLE 8-1**

<b>CITY OF MORENO VALLEY – HISTORICAL POPULATION GROWTH</b>				
<b>Year</b>	<b>Population</b>	<b>% of Total County Population</b>	<b>Numerical Annual Growth</b>	<b>Avg. Annual Growth Rate %</b>
<b>1950</b>	<b>6,067</b>	<b>4%</b>		
<b>1960</b>	<b>13,291</b>	<b>4%</b>	<b>7,224</b>	<b>12%</b>
<b>1970</b>	<b>18,871</b>	<b>4%</b>	<b>5,580</b>	<b>4%</b>
<b>1980</b>	<b>28,139</b>	<b>4%</b>	<b>9,268</b>	<b>5%</b>
<b>1990</b>	<b>118,779</b>	<b>10%</b>	<b>90,640</b>	<b>32%</b>
<b>1999</b>	<b>139,052</b>	<b>12%</b>	<b>20,273</b>	<b>2%</b>

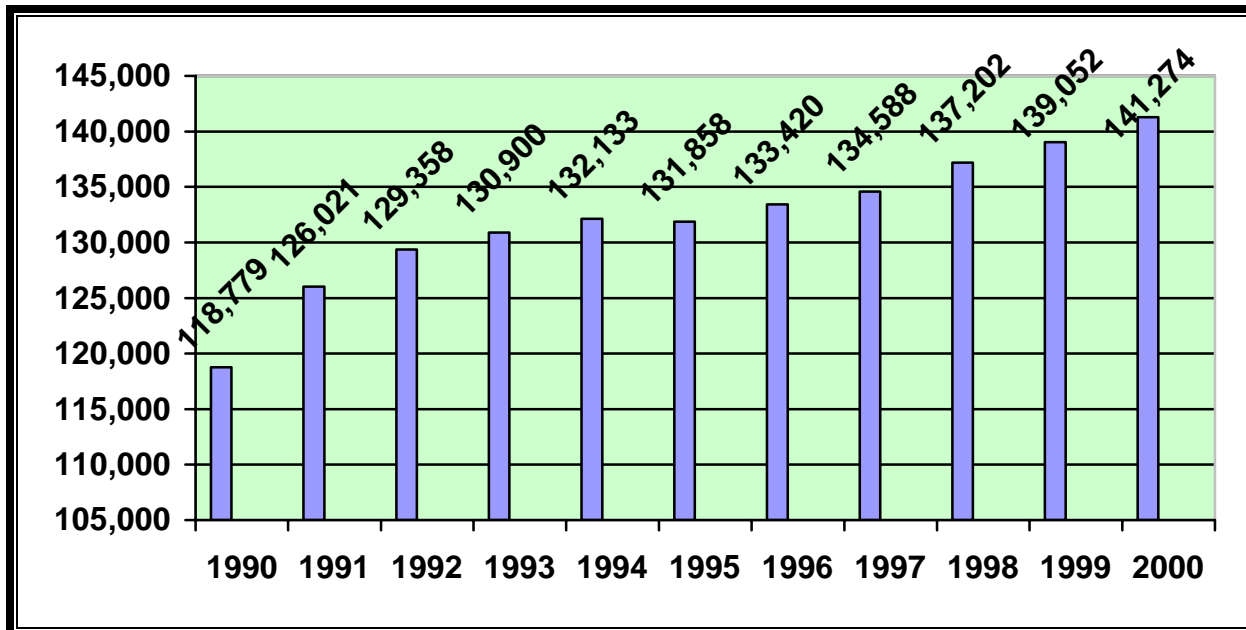
Source: State Department of Finance, Demographic Research Unit

<b>RIVERSIDE COUNTY HISTORICAL POPULATION GROWTH</b>		
<b>Year</b>	<b>Population</b>	<b>Avg. Annual Growth Rate %</b>
<b>1950</b>	<b>170,046</b>	
<b>1960</b>	<b>306,191</b>	<b>4%</b>
<b>1970</b>	<b>461,600</b>	<b>5%</b>
<b>1980</b>	<b>669,800</b>	<b>5%</b>
<b>1990</b>	<b>1,195,400</b>	<b>8%</b>
<b>1999</b>	<b>1,177,800</b>	<b>-0.15%</b>

Source: State Department of Finance, "Components of Population Change in State and Counties".  
 City of Moreno Valley staff calculated the average annual growth rate.

**CHART 8-1**

**MORENO VALLEY POPULATION GROWTH  
1990-2000**



Source: State Department of Finance, City/County Population and Housing Estimates

**8.2.2 Population Growth Forecasts**

In 1987, the Southern California Association of Governments (SCAG) population projections for the City of Moreno Valley were provided in three range categories for 1990 to 2010: low range, mid range and high end. In 1991, when the City’s Housing Element was submitted, the anticipation was that the city’s growth would outpace even the high-end projections (**Table 8-2**). However, due to the effects of the economic recession of the 1990s, actual population growth was between the low-end projection and the midrange projection.

The second set of numbers is from WRCOG that originate from local and regional inputs. The city’s position is that the WRCOG numbers more accurately reflect the moderate rate of growth Moreno Valley will experience between the years 2000 and 2020. **Chart 8-2** is a visual representation of the data in **Table 8-3**.

In May of 1999, SCAG presented a Preliminary Draft Growth Forecast for population consisting of two sets of population numbers (**Table 8-3**). The SCAG population numbers are based on 1994 population counts adjusted for 1997 as well as 1980 and 1990 census trends.

**TABLE 8-2**

1987 SCAG POPULATION PROJECTION CITY OF MORENO VALLEY			
YEAR	LOW-END PROJECTION	MID-RANGE PROJECTION	HIGH-END PROJECTION
1990	84,580	89,180	93,780
1995	108,580	120,430	132,280
2000	132,580	151,680	170,780
2010	180,576	214,180	247,780

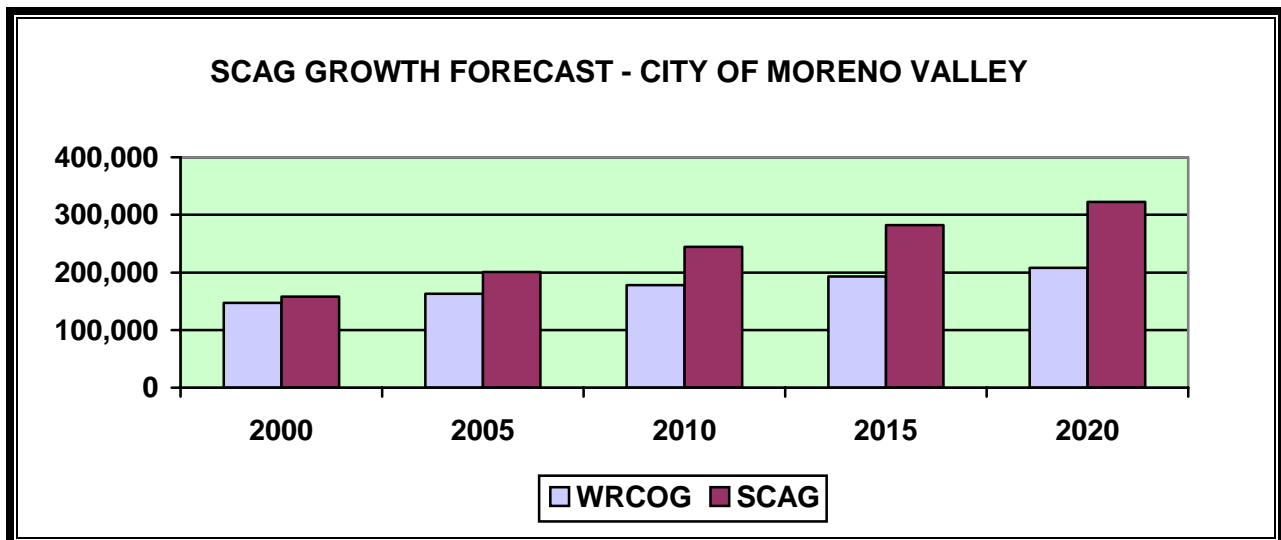
Source: City of Moreno Valley Housing Element, April 1991.

**TABLE 8-3**

PRELIMINARY DRAFT FORECAST FOR POPULATION – MORENO VALLEY					
	2000	2005	2010	2015	2020
WRCOG	147,511	162,704	177,897	193,091	208,284
SCAG	157,817	200,955	244,094	282,547	322,624

Source: Southern California Association of Governments, May 1999.

**CHART 8-2**



Source: Southern California Association of Governments, May 1999.

**8.2.3 Age of Population**

The average age of a Moreno Valley resident is 28.9 years, including children and retired persons. The average age among adults is 40.8 years and among those adults with children in the home, the average age is 37 years.

The current ages of Moreno Valley residents remain consistent with those in studies conducted for the City in 1991 and 1993 (Table 8-4). Two-thirds (66%) of

Moreno Valley households have at least one child under the age of eighteen and 92% of the households with children have at least two parents. The typical Moreno Valley household consists of two parents (ages thirty-eight and forty) and two children (ages nine and thirteen). The two school districts serving Moreno Valley (Val Verde and MVUSD) report that for the 1999-2000 school year 36,147 children from Moreno Valley were enrolled in kindergarten through high school classes.

**TABLE 8-4**

**FAMILY LIFE CYCLE**

CATEGORY	1991	1993	1998
Households with Children	61%	62%	66%
No Minors	39%	38%	34%
2 (or more ) Adults with Children	94%	95%	92%
1 Adult with Children	6%	5%	8%

Source: Muse Consulting, Inc., "Moreno Valley 1998 Demographic and Labor Force Study", p.4.

**MEAN AGES**

CATEGORY	1991	1993	1998
Resident Population	27.0	27.2	28.9
Adults Only	49.5	41.4	40.8
Parents with Minors	35.9	34.5	37.2
Minors	8.2	8.3	9.2

Source: Muse Consulting, Inc., "Moreno Valley 1998 Demographic and Labor Force Study", p.4.

**8.2.4 Household and Ethnic Characteristics**

The 2000 Census, reports that the average household size in Moreno Valley 3.61 persons. While the average

household size of owner-occupied units is 3.63, the average household size of renter-occupied units is 3.56.

In households with children, the average household size is 4.4 (including adults).

Single parent families have 2.3 children, respectively. Among the various ethnic groups there was no significant difference in household size as illustrated in the table below.

**TABLE 8-5**

Moreno Valley Ethnicity and Household Size		
	Mean	Median
African-American	3.8	4.0
Native American	3.9	4.0
Asian	3.4	4.0
Caucasian	3.3	3.0
Hispanic/Latino	4.2	4.0
Other	3.9	4.0
<b>Total</b>	<b>3.6</b>	<b>4.0</b>

Source: Muse Consulting, "Moreno Valley 1998 Demographic and Labor Force Study", p 6.

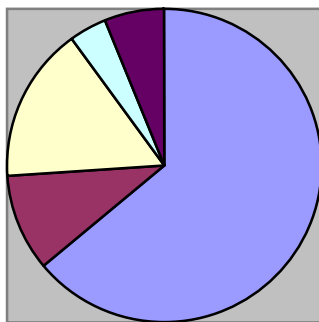
Moreno Valley is a very diverse community. The makeup of the city's

population became more diverse in the early 1990s. Between 1993 and 1998, the city experienced significant growth in the Latino/Hispanic and Afro-American/Black communities. Between 1993 and 1998 the Latino community grew from 16% to 23% and the Afro-American community grew from 10% to 17%. During the same period, the White community declined from 64% to 50% (**Chart 8-3**). In 1997, the ethnic population of Riverside County consisted of 29% Latino/Hispanic persons, 5% Afro-American/Black and 61% White.

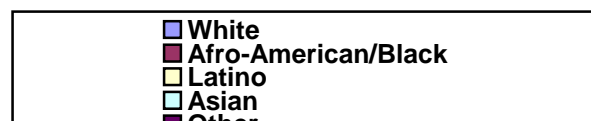
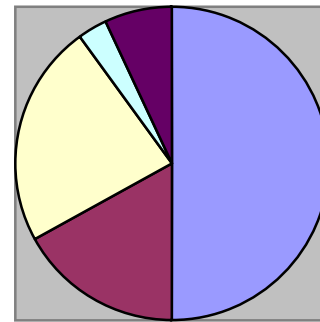
The population diversity in Moreno valley reflects the demographic changes that have taken place in Southern California over the past twenty years. During the past two decades Afro-Americans, in particular, but Latinos as well, have migrated to cities and counties outside the traditionally defined "Latino"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

**CHART 8-3**

Family Ethnicity 1993



Family Ethnicity 1998



Source: John E. Husing, "Economic Development Strategy City of Moreno Valley, Final Report" p.32.

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.

### 8.2.5 Employment Characteristics

Many families took advantage of the savings that could be realized by purchasing a home in Moreno Valley. In 1990, 51.5% of city residents were new arrivals from other areas in Southern California. Many of the wage earners in these newly arrived families still worked in or near the areas from which they had migrated. In 1991, 32% of Moreno Valley's resident-workers were commuting more than forty-five minutes to work and 26% were commuting over an hour to work.<sup>2</sup> The recession of the 1990s and the loss of jobs in the Southland severely affected Moreno Valley. Moreno Valley workers were earning income in Los Angeles, Orange Counties and various other Southland locations and bringing that income back to the city to fuel the local economy. When their jobs were lost to the recession and to the massive cutbacks in the defense industry, the city's economy faltered.

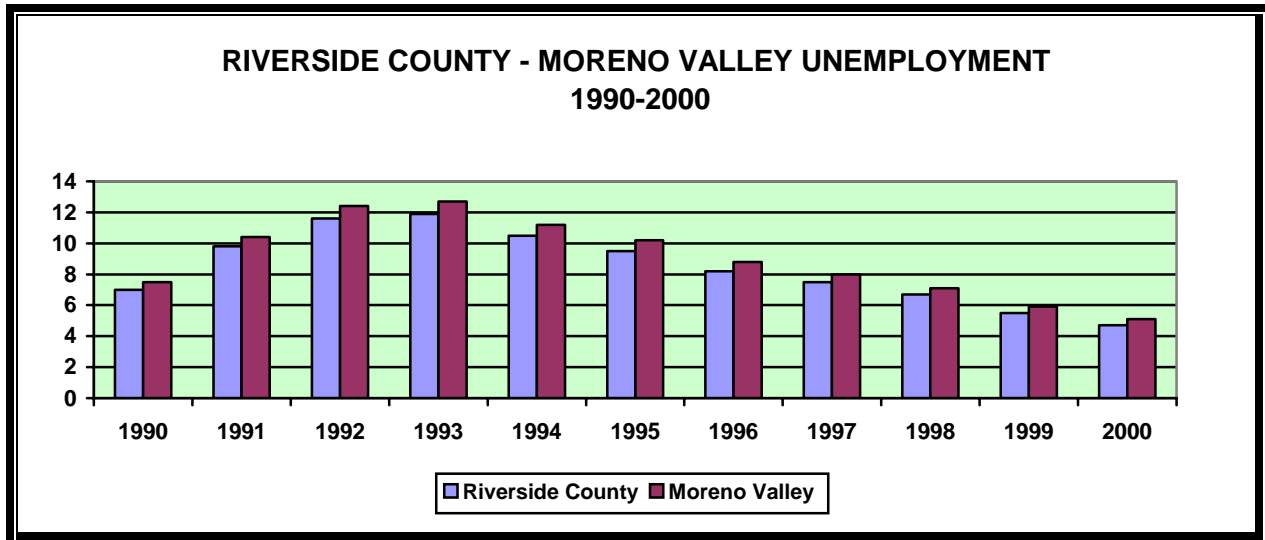
Employment in Southern California fell for twelve consecutive quarters during the recession (3rd quarter 1990 to 3rd quarter 1993). A total of 500,000 Southern California jobs were eliminated, many never to be created again at the same wage or benefit levels. However, the Inland Empire was a paradox in that it was the only region in California to add jobs during this period. The jobs were primarily clustered along the I-15 freeway. Data as to whether or not the new jobs provided

sufficient income to support a family is not available. The recession and economic restructuring of the 1990s has changed the Southland's employment landscape and the future outlook for workers entering the work force. Whereas in 1993, 63% of the families in Moreno Valley reported working in higher paying occupations like management, the professions, skilled employment, technical employment, health and government; by 1998 the number of workers reporting they had professional or skilled positions, dropped to 52%. The number of technical workers dropped significantly from 17% to 5% and the proportion of workers holding lower skilled or unskilled jobs rose from 37% to 48%.<sup>3</sup>

Between 1991 and 1995 unemployment rates in Riverside County did not drop below 9.5%. Unemployment in the county was above 10% during 1991-1995 period. During the same time frame, Moreno Valley's unemployment was consistently above 10%, with rates of 12% both in 1992 and 1993. As illustrated in **Chart 8-4**, Moreno Valley's unemployment for the ten years between 1990 and 2000 has been higher than the county average. With the improved economy after 1996, unemployment rates for the city and county fell, with the 1999 county average at 5.5% and the City of Moreno Valley average at 5.9%.<sup>4</sup>

As of March 2000 the unemployment rate in the county was reported at 4.7% percent and 5.1% for Moreno Valley. In 1999, the two-county area of San Bernardino and Riverside added 51,400 jobs, a record high. The increase in jobs resulted in a 5.7% growth rate that surpassed every other metropolitan region in the state. Although the Inland Empire has fewer jobs than surrounding counties, the area's employment base has been growing at a faster rate. Between 1997 and 1999, the Inland Empire added more jobs than Orange, San Diego and Ventura counties.<sup>5</sup>

CHART 8-4



Source: California Employment Development Department

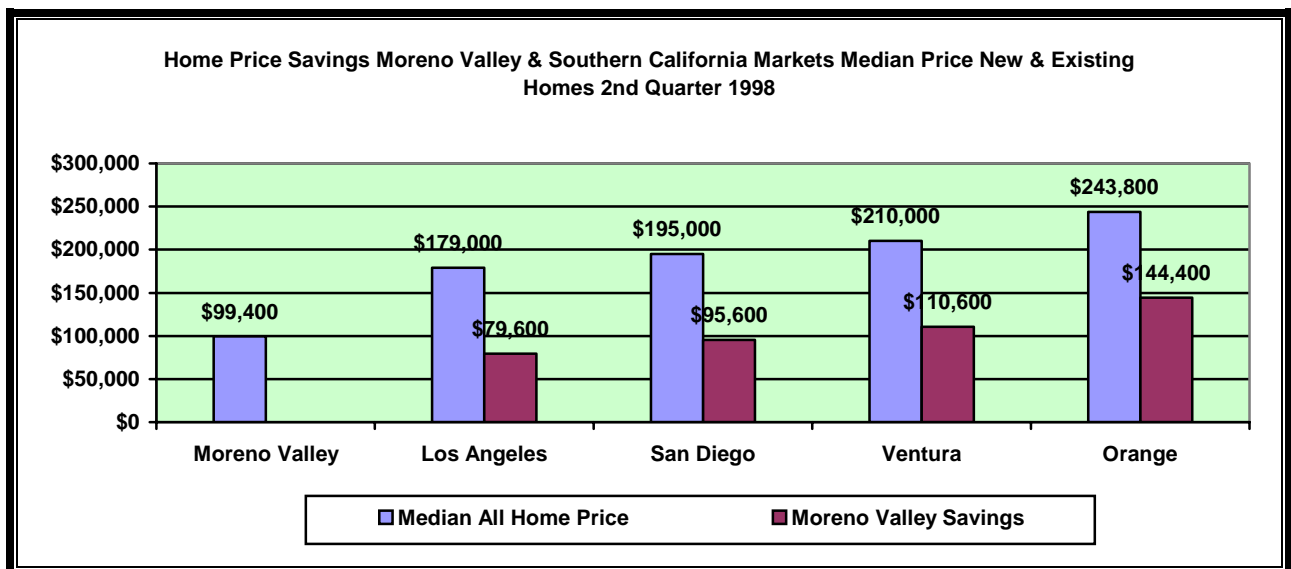
8.3 EXISTING HOUSING NEED

8.3.1 Housing Affordability

In the 1980s Moreno Valley was a beneficiary of the residential real estate boom. Families could buy a home in Moreno Valley at a much lower cost than homes in other parts of Southern

California. In the first quarter of 1988, residents of Los Angeles could save as much as \$79,600 when buying a home in Moreno Valley, while San Diego county residents could save as much as \$95,600. Ventura County residents could save up to \$110,600 and Orange County residents could save \$144,400 (Chart 8-5).

CHART 8-5



Source: John Husing, Economic Development Strategy, City of Moreno Valley, p 3.

In 1993, the City of Moreno Valley's "Comprehensive Affordable Housing Strategy" included a gap analysis methodology to identify the potential subsidy requirements for the purchase of a typical three-bedroom house for households at different income levels. The gap analysis allows the City to identify subsidy needs at different income levels, thus allowing the City to tailor housing assistance programs to the community's needs, market conditions and available resources. The gap analysis has been updated to reflect costs and income levels for 2002 (**Table 8-6**).

Tools like the gap analysis have made it possible for the City to better understand the subsidy needs of potential homeowners and in response develop

programs that facilitate homeownership. Given its resources and the level of subsidy needed among first time homebuyers, the City of Moreno Valley has developed a Homebuyer Assistance Program (HAP), to assist families in the purchase of their first home. Since new home purchases require a significant level of assistance, the City has targeted existing homes in neighborhoods where stabilization is needed. Assistance is provided in the form of a deferred-payment loan and may be provided for the down payment and/or closing costs associated with the price of the house. Maximum assistance for properties located in certain focus neighborhoods is \$20,000. Since its inception in 1998, the program has assisted 32 households in purchasing homes.

**TABLE 8-6****ESTIMATED DEVELOPMENT COSTS FOR OWNER HOUSING PROTOTYPES  
CITY OF MORENO VALLEY**

	Single Family 5 Units/Acre	Townhouse (10 DU's/Acre)	Townhouse (10 DU's Acre)
	3BD/2BA 1,200 S.F.	2BD/1BA 900 S.F	3BD/2BA 1,100 S.F.
<b>Improved Land Costs</b>	<b>\$ 45,000</b>	<b>\$ 37,000</b>	<b>\$ 37,000</b>
<b>Development Fees</b>			
Development Impact Fee	\$ 6,255	\$ 4,299	\$ 4,299
Quimby Park Land In-Lieu Fee	\$ 533	\$ 398	\$ 398
Building, plan check and inspection fees	\$1,812	\$1,594	\$ 1,739
<b>Subtotal City Fees</b>	<b>\$8,600</b>	<b>\$ 6,291</b>	<b>\$ 6,436</b>
<b>Water and Sewer</b>			
¾" Meter	\$ 75	\$ 75	\$ 75
Water Capacity (per DU) <sup>1</sup>	\$ 1,510	\$ 1,131	\$ 1,131
Sewer Capacity (per DU)	\$ 3,845	\$ 3,845	\$ 3,845
Water & sewer frontage(\$33/ft)	\$ 4,950	\$ 2,475	\$ 2,475
Occupancy Release	\$ 10	\$ 10	\$ 10
Construction Water	\$ 50	\$ 50	\$ 50
Flood Control (Sunnymead)	\$ 1,226	\$ 613	\$ 613
K-Rat Fee (\$500/acre)	\$ 100	\$ 50	\$ 50
<b>Subtotal –Other Agencies</b>	<b>\$ 11,766</b>	<b>\$ 8,249</b>	<b>\$ 8,249</b>
<b>Total Development Impact Fees</b>	<b>20,366</b>	<b>\$ 14,540</b>	<b>\$ 14,685</b>
<b>Hard Construction Costs<sup>2</sup></b>	<b>\$ 39</b>	<b>\$ 39</b>	<b>\$ 39</b>
<b>Soft Construction Costs (at 15% of Land Costs, Hard Costs and Fees)<sup>3</sup></b>	<b>\$16,825</b>	<b>\$12,996</b>	<b>\$14,188</b>
<b>Total Development Costs (Before developer profit)</b>	<b>\$128,991</b>	<b>\$99,636</b>	<b>\$108,773</b>
<b>Total Development Costs<sup>4</sup> Developer Profit @ 10%</b>	<b>\$141,890</b>	<b>\$109,600</b>	<b>\$119,650</b>

<sup>1</sup> Water capacity includes sewer backup and connection fee.<sup>2</sup> Per square foot. Includes garage.<sup>3</sup> Includes design, engineering, construction interest and financing fees, marketing and administrative costs.<sup>4</sup> All costs current for year 2000.**Source:** Moreno Valley housing developers and Eastern Municipal Water District (EMWD).

In an ongoing commitment to make a variety of housing types affordable at various income levels, the City of Moreno Valley has reduced its development fees. Whereas a year ago in 1999, total city fees were \$9,235 for a single-family unit (including building, plan check and inspection fees), the fees in 200 are \$8,600, a reduction of 7%. Fees for multi family units are 25% lower than fees for single-family units.

In the prototypical development for a 1,200 square foot single-family house, only 6% of the total development costs were attributable to City controlled fees. Thirty-one percent of the development costs were attributable to land, fifty-four percent were attributable to hard construction costs, soft construction costs and developer profit, and fourteen percent were attributable to all development fees, including non-city fees levied for water, sewer, K-rat and flood control.

Since the recession of the 1990s land prices have increased. Hard construction costs are estimated at \$39 per square foot for a detached, 1,200 square foot house. The total development cost, including developer profit is \$141,890. **Tables 8-7, 8-8, and 8-9**, show the amount needed by households, at various income levels, to purchase a house they can afford. To determine the homeowner subsidy requirements the following assumptions were made: median income for a family of

four for the year 2000, a housing cost not to exceed 30% of median income, Mello Roos based on a typical cost for developed properties in the city and a fixed thirty-year mortgage at 7%. The buyer down is assumed at 3% for households at 100% of median and below, and 5% down for households at 120% of median and above plus closing costs at 3.5% of purchase price.

In the analysis, households earning \$56,880 (120% of median income for a family of four) would not require a subsidy to purchase the proto-typical new construction three-bedroom house at a price of \$141,890. Households at 80% of the county median (\$37,900 for a family of four) would need approximately a \$48,000 subsidy, while households earning 50% of the county median (\$23,700 for a family of four) would require approximately a subsidy of \$99,000.

In the analysis, the proto-typical, new construction, townhouse units were the more affordable. Households purchasing a two-bedroom, two-bath unit with an income of \$23,700 (50% of county median) would need approximately a \$79,000 subsidy, while those at 80% of median would need approximately \$35,000 and those households at 100% and above would not require a subsidy. Even for the proto-typical three-bedroom, three-bath townhouse, households at 100% and 120% of median would not require subsidies.

**TABLE 8-7**

<b>Homeowner Subsidy Requirements Single Family 3 Bedroom/2 Bath Unit</b>				
	<b>50% of Median</b>	<b>80% of Median</b>	<b>100% of Median</b>	<b>120 % of Median</b>
Income Level (1)	\$ 23,700	\$ 37,900	\$ 47,400	\$ 56,880
Affordable Housing Cost (2)	\$ 643	\$ 1,028	\$ 1,286	\$ 1,543
Less: Monthly Utility (3)	\$ 108	\$ 108	\$ 108	\$ 108
Less: Maintenance Costs (4)	\$ 181	\$ 181	\$ 181	\$ 181
Less: Property Taxes (5)	\$ 149	\$ 149	\$ 149	\$ 149
Less: Property Insurance	\$ 25	\$ 25	\$ 25	\$ 25
Affordable Mortgage Payment	\$ 180	\$ 565	\$ 823	\$ 1,080
Affordable Mortgage (6)	\$ 27,055	\$ 84,924	\$123,703	\$ 162,332
Buyer Purchase Cost	\$ 9,223	\$ 9,223	\$ 9,223	\$ 12,061
Required Capital Subsidy (7)	\$105,612	\$ 47,743	\$ 8,964	\$ (-29,634)
Sales Price	\$141,890	\$141,890	\$141,890	\$141,890

**TABLE 8-8**

<b>Homeowner Subsidy Requirements Townhouse 2 Bedroom/1 Bath Unit</b>				
	<b>50% of Median</b>	<b>80% of Median</b>	<b>100% of Median</b>	<b>120% of Median</b>
Income Level (1)	\$ 23,700	\$ 37,900	\$ 47,400	\$ 56,880
Affordable Housing Cost (2)	\$ 563	\$ 900	\$ 1,126	\$ 1,351
Less Monthly Utility (3)	\$ 92	\$ 92	\$ 92	\$ 92
Less Maintenance Costs (4)	\$ 181	\$ 181	\$ 181	\$ 181
Less Property Taxes (5)	\$ 118	\$ 118	\$ 118	\$ 118
Less Property Insurance	\$ 25	\$ 25	\$ 25	\$ 25
Affordable Mortgage Payment	\$ 147	\$ 484	\$ 710	\$ 935
Affordable Mortgage (6)	\$ 22,095	\$ 72,749	\$106,718	\$ 40,538
Buyer Purchase Cost	\$ 7,124	\$ 7,124	\$ 7,124	\$ 9,316
Required Capital Subsidy (7)	\$ 80,381	\$ 29,727	\$ (-4,242)	\$(-38,062)
Sales Price	\$109,600	\$109,600	\$109,600	\$ 109,600

- (1) Median income for a family of four for the year 2000.
- (2) Affordable monthly housing cost for a family of four based on 30% of median income.
- (3) Based on latest HUD published utility allowance, cost for all utilities.
- (4) Includes homeowner association dues, Mello Roos(a tax for school facilities) and maintenance expenses.
- (5) Based on 1.25% average tax rate, including .25% for additional assessments.
- (6) Based on 7% fixed rate, 30 year amortized mortgage.
- (7) Includes 3% down for households at 100% and below, 5% down for households at 120% and above, plus closing costs at 3.5% of purchase price.

**TABLE 8-9**

Homeowner Subsidy Requirements Townhouse 3 Bedroom/2 Bath Unit				
	50% of Median	80% of Median	100% of Median	120% of Median
Income Level (1)	\$ 23,700	\$ 37,900	\$ 47,400	\$ 56,880
Affordable Housing Cost (2)	\$ 643	\$ 1,028	\$ 1,286	\$ 1,543
Less Monthly Utility (3)	\$ 108	\$ 108	\$ 108	\$ 108
Less Maintenance Costs (4)	\$ 181	\$ 181	\$ 181	\$ 181
Less Property Taxes (5)	\$ 129	\$ 129	\$ 129	\$ 129
Less Property Insurance	\$ 25	\$ 25	\$ 25	\$ 25
Affordable Mortgage Payment	\$ 200	\$ 585	\$ 843	\$ 1,100
Affordable Mortgage (6)	\$ 30,062	\$ 87,930	\$ 126,709	\$ 165,338
Buyer Purchase Cost	\$ 7,777	\$ 7,777	\$ 7,777	\$ 10,170
Required Capital Subsidy (7)	\$ 81,811	\$ 26,474	\$(-14,836)	\$-55,858
Sales Price	\$119,650	\$119,650	\$ 119,650	\$119,650

- (1) Median income for a family of four for the year 2000.
- (2) For a family of four based on 30% of median income.
- (3) Based on latest HUD published utility allowance, cost for all utilities.
- (4) Includes homeowner association dues, Mello Roos (a type of tax for school facilities) and maintenance expenses.
- (5) Based on 1.25% average tax rate including .25% for additional assessments.
- (6) Based on 7% fixed rate, 30 year amortized mortgage.
- (7) Includes a 3% down for households at 100% of median and below; 5% down for households at 120% of median and above, plus closing costs at 3.5% of purchase price.

### 8.3.2 Overpayment

Overpayment for housing is the result of two market conditions that conspire to make housing not affordable. The combination of low wages and inflated housing costs result in 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 is defined as a circumstance in which a household dedicates in excess of 30% of its income to housing. Households at 30% to 80% of median

income bear the disproportionate burden of housing overpayment. SCAG's preliminary estimates of housing problems show that of the 39,155 total households in the city, 16,193 or 41% are overpaying for housing. Of the households overpaying, 4,804 are renter households and 11,389 are owner households (**Table 8-9**). Of the owner households overpaying for housing, 3,448 had incomes at or below 80% of median. Seventy percent (70%) of the owner households that overpay for housing have incomes above 80% of median. Perhaps owner households may be overpaying by virtue of individual choice versus necessity. In other words, a household may choose to purchase a more expensive house and consequently end up paying more than 30% of their income, which by definition is overpayment.

**TABLE 8-10**

Households Overpaying for Housing – All Incomes Moreno Valley						
	<30% of Median	30-50 Median %	50-80% Median	80-95% Median	>95% Median	Total
<b>Renters</b>	1,342	1,227	1,374	438	423	4,804
<b>Owners</b>	557	810	2,081	1,651	6,289	11,389
<b>Total Households</b>	1,899	2,037	3,455	2,089	6,712	16,193

Source: "Draft Regional Housing Needs Assessment 1999," Southern California Association of Governments, p.56.

The correlation between increases in income above 80% of median and a decrease in the number of renter households overpaying for housing is a drop in the number of households overpaying. In Moreno Valley, the rental market is such that most households at above 80% of median have a variety of choices that do not always compel them to overpay for rental housing. Possibly, at above 80% of median, most households choose to buy rather than to continue renting. Among owner households, the largest number overpaying for housing is that group above 95% of median income. Given their income, the city can only assume that these households do not have a "housing problem" per se, but perhaps a burdensome personal choice.

A total of 7,391 low-income households are overpaying for housing or 19% of the 39,155 total households in the city. Income as a limiting force on choice must be the primary criteria when establishing numbers that indicate a form of cost burden on households. The gap analysis developed in this document is important in tailoring assistance programs to alleviate housing overpayment among potential lower-income owner households, whose choices are limited by their income status. Overpayment for housing is not merely a housing problem, but one that has implications for the creation of jobs that allow households to afford a decent lifestyle.

**8.3.3 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.

SCAG estimates that 1,502 renter households in the city of Moreno Valley live in overcrowded conditions, while 1,737 owner households live in overcrowded conditions.

Of the 1,502 renter households, 1,074 or 72% are low-income households. Among owner households, 485 or 28% are low-income (**Table 8-10**).

Households will rent or purchase inadequate housing units in an attempt to make their housing costs affordable. According to SCAG, a wage earner needs to make \$9.40 per hour and work forty hours a week, to afford a fair market rent, one bedroom apartment in Riverside County. To afford a two-bedroom fair market rent apartment a wage earner needs to make \$11.48 an hour and work forty hours a week, as shown in **Table 8-12**. A low-income household earning less than the \$9.40 to \$11.48 per hour is forced to rent an inadequate unit.

As illustrated in **Table 8-13** a minimum wage, a person would need to work seventy-three hours per week to afford a fair market rent, one bedroom apartment in Riverside County and eighty-nine hours per week to afford two bedrooms. Often,

households will pool resources and rent a unit where more than one household can reside in order to pay the rent. However, the unit is still overcrowded because two or more families are sharing a unit in order to make enough to pay the rent.

**TABLE 8-11**

<b>Households with Overcrowding Problems</b>						
	<b>&lt;30% Median</b>	<b>30-50% Median</b>	<b>50-80% Median</b>	<b>80-95% Median</b>	<b>&gt;95% Median</b>	<b>Total</b>
<b>Renters</b>	394	214	466	131	297	1,502
<b>Owners</b>	90	106	289	185	1,066	1,737
<b>Total</b>	484	320	755	316	1,364	3,238

Source: "Draft Regional Housing Needs Assessment 1999," Southern California Association of Governments, p.56.

**TABLE 8-12**

Wage Needed to Afford a Fair Market Rent		
Hourly Wage Need to Afford FMR @ 40 Hours/Week		
Location	One Bedroom Apartment	Two Bedroom Apartment
Imperial County	\$ 8.29	\$10.21
Los Angeles County	\$11.38	\$14.40
Orange County	\$13.54	\$16.75
Riverside County	\$ 9.40	\$11.48
San Bernardino County	\$ 9.40	\$11.48
Ventura County	\$12.06	\$15.25

Work Necessary to Afford Fair Market Rent at Minimum Wage		
Work Hours /Week		
Location	One Bedroom Apartment	Two Bedroom Apartment
Imperial County	64	79
Los Angeles County	88	112
Orange County	105	130
Riverside County	73	89
San Bernardino County	73	89
Ventura County	94	118

Source: Draft Regional Housing Needs Assessment 1999, Southern California Association of Governments, Exhibit F.

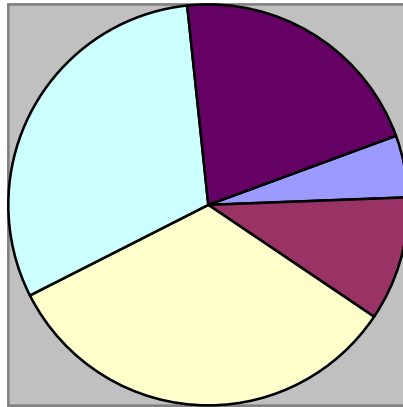
**8.3.4 Household Income**

With the shift in job types a shift in income was inevitable. In the case of Moreno Valley, income for households declined. Whereas in 1991, 52% of the households in the city reported earning over \$45,000,

seven years later only 48.5% of the households were earning \$45,000. In 1991, 33% of the households reported earning, \$25,000-\$44,999. In 1998 this group consisted of 29.4% of the households. Households with incomes below \$25,000 increased from 15% to 22.1% (**Chart 8-6**).

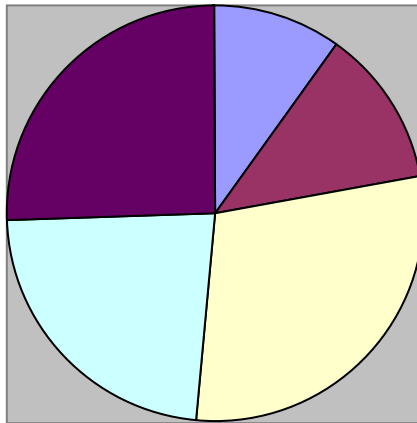
**CHART 8-6**

**MORENO VALLEY INCOME DISTRIBUTION 1991**



■ \$0-\$14,999 ■ \$15,000-\$24,999 ■ \$25,000-\$44,999 ■ \$45,000-\$64,999 ■ \$75,000 & Up

**MORENO VALLEY INCOME DISTRIBUTION 1998**



■ \$0-14,999 ■ \$15,000-\$24,999 ■ \$25,000-\$44,999 ■ \$45,000-\$64,999 ■ \$75,000 & Up

**8.3.5 Housing Stock Conditions**

The housing stock in Moreno Valley is relatively new, with the majority of the housing built during the 1980s. Between 1980 and 1986, the number of total housing units in the city increased 63%, for a total numeric increase of 14,694. The availability of large tracts of developable land made Moreno Valley an ideal location for the construction of new housing, at very affordable prices. The combination of

affordable land and a desire for home-ownership resulted in a housing product largely consisting of single-family detached units. Of the 14,694 units added to the housing stock between 1986 and 1990, 84% were single-family detached dwellings, a 63% increase in the four years (**Table 8-12**). In the same period, the number of multifamily units increased significantly with a total of 2,114 multi-family units added to the housing stock, excluding mobilehomes.

**TABLE 8-13**

HOUSING STOCK ADDITIONS - CITY OF MORENO VALLEY							
	1986	1990	1986-90 % Change	1995	1990-95 % Change	1999	1995-99 % Change
<b>Total units</b>	23,251	37,945	63%	41,282	9%	42,280	2%
<b>Occupied</b>	20,202	34,965		38,040		38,959	
<b>Vacancy</b>	13.1%	7.85%		7.85%		7.85%	
<b>Single-family</b>							
<b>Attached</b>	499	622	25%	622	0	622	0
<b>Detached</b>	18,975	31,319	65%	34,137	9%	34,996	3%
<b>Multifamily</b>							
<b>2 to 4 Units</b>	1,078	1,202	12%	1,192	-1%	1,190	0
<b>5 Plus Units</b>	1,611	3,601	124%	4,112	14%	4,244	3%
<b>Mobile-homes</b>	1,088	1,201	10%	1,219	1%	1,228	1%

Source: State Department of Finance, City/County Population and Housing Estimates.

As is evident in **Table 8-13**, after 1990 additions to the housing stock dramatically declined and the pace of additions to the housing stock slowed. In the 1990s real estate values and effective rents declined as much as 20% and vacancy rates, in some projects, were as high as 50%. Foreclosures of both single and multi-family units increased. Many homeowners found themselves “upside down” owing more on their home mortgage than the

market value of their home. Reflective of the overall economic recession in Southern California, large tracts of land were foreclosed on as demand for housing units precipitously dropped.

**Table 8-14** shows the number of permits issued and the number of units. Between 1986 and 1989, 13,247 permits were issued resulting in the construction of 14,387 housing units, both single and multi-family.

After 1989 the number of units added to the housing stock as well as the number of

permits issued declined significantly.

**TABLE 8-14**

Building Permit Activity City of Moreno Valley 1986-1999						
Year	Single Family Units	Single Family Permits	Multi-family Units	Multi-family Permits	Total Permits	Total Units
1986	3,810	3,810	288	26	3,836	4,098
1987	2,082	2,082	328	35	2,117	2,410
1988	3,493	3,493	524	45	3,538	4,017
1989	3,862	3,862	Not Available	Not available	3,862	3,862
<b>Total</b>	<b>13,247</b>	<b>13,247</b>	<b>1,140</b>	<b>106</b>	<b>13,353</b>	<b>14,387</b>
1990	868	868	54	8	876	922
1991	332	332	115	5	337	447
1992	436	436	0	0	436	436
1993	173	173	0	0	173	173
1994	332	332	0	0	332	332
1995	203	203	24	1	204	227
1996	158	158	2	1	159	160
1997	234	234	108	9	243	342
1998	244	244	0	0	244	244
1999	248	248	0	0	257	257
<b>Total</b>	<b>3,237</b>	<b>3,237</b>	<b>303</b>	<b>24</b>	<b>3,261</b>	<b>3,540</b>

Source: City of Moreno Valley, Building and Safety Department.

The down turn in the housing market is dramatically reflected in the city's construction permit activity. Since 1995 permit activity has not exceeded 250 permits per year, with only 159 permits issued in 1996. In the six years between 1986-1992 a total of 15,002 permits were issued, while in the subsequent six years, a total of 2,039 permits were issued, resulting in a 90% decrease in permit activity.

The down turn is also reflected in the monthly foreclosures in the city even as late as 1999, when the average number of foreclosures was 92 per month.

**8.3.6 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 to physical and emotional needs. These groups within a community's larger housing context require individualized attention to permit them to participate in the housing opportunities available to the community at large.

### 8.3.7 Elderly Headed Households

Between 1990 and 2000 the number of elderly persons (62 years and over) living in Moreno Valley increased from 6,139 to 9,723, a percentage increase of 58%. As a percentage of the total Moreno Valley population, seniors comprised 5% in 1990 and 7% in 2000<sup>6</sup>. Of those persons 60 and older, 3% were 85 years old and above. Poverty among the elderly was reported among 1,095 elderly persons in Moreno Valley.<sup>7</sup> According to the 2000 census, 1,221 heads of household are sixty-five years and older or 3.1% of all heads of households in the city.

Among seniors in Riverside County, it is estimated that 9,000 seniors are the primary care providers for a child or children under the age of 18. The number is an estimate based on a survey of senior households in Riverside County.<sup>8</sup> The issue of grandparents raising grandchildren is one that has come to the forefront in the last few years as greater numbers of the elderly are raising their grandchildren whether in a formal court sanctioned arrangement or informally due to the death or unsuitability of biological parents.

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. According to the Riverside County Office on Aging there is currently no community-based countywide infrastructure to support these households, or the unique needs of the elderly caregiver raising children. Specific services currently in place to assist grandparents raising children are very limited. There are only two support groups in western Riverside County, and a third group acts in a resource and advocacy capacity.

### 8.3.8 Meeting Elderly Housing Needs in Moreno Valley

As age increases, the number of elderly persons living alone increases (**Chart 8-7**). Nationwide, among people eighty-five years and over, only 20% lived with their spouse and 54% percent lived alone. In 1995, 9.8 million persons age ninety-six or older lived alone. Eight in ten or 77% of persons living alone were women.<sup>9</sup> HUD estimates that elderly women living alone comprise 15% of the households eligible for HUD assistance.

Between 1960 and 1990, the elderly population in the United States grew by 88%, compared to 34% for persons under the age of sixty-five. By 2030, there will be about 7 million older persons in the United States, more than twice that number in 1996. Demographers project that between 2010 and 2030 the nation will experience an elderly population explosion as the baby-boom generation reaches age sixty-five. It is estimated that one in five Americans will be elderly by 2030. In 2019, there will be 50 million elderly in the United States, whereas in 1988 the elderly numbered 30 million. Among the elderly, the oldest old, those persons age eighty-five and over are projected to double from 3.5 million in 1994 to 7 million by 2020 and double yet again by 2040 to 14 million.<sup>10</sup>

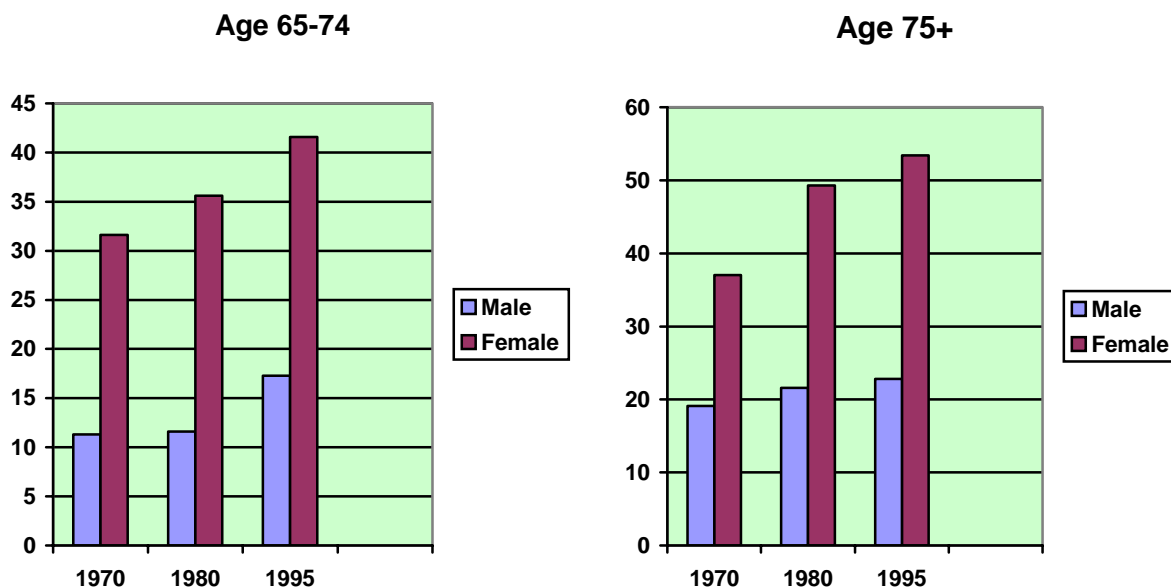
The housing needs of elderly households range from affordable independent living options for those able to care for themselves, to supportive housing services for those unable to perform certain tasks but still able to live independently (meal delivery or transportation assistance). Some elderly households 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. Elderly households with custodial responsibility for grandchildren require an array of social and housing services.

The City of Moreno Valley is working to facilitate the provision of a variety of elderly housing services. At this time, there is a seventy-five-unit Section 202 elderly project in the City of Moreno Valley. Senior Co-op Services has received a \$7.3 million grant to construct seventy units of

Section 202 elderly housing in the city. When this project is completed in 2002, the total number of dedicated, affordable senior housing units funded jointly by HUD and the Redevelopment Agency of the City of Moreno Valley will total one hundred and forty-five.

**CHART 8-7**

**Percentage of Elderly Living Alone: 1970, 1980 and 1995**



Source: U.S. Bureau of the Census

Market-rate housing exclusively for elderly households is being developed in the city by Ryland Homes. Ryland is developing 255 single-family homes for persons fifty-five and older in a gated community setting. As of September 2001, the homes ranged in price from \$132,000 for a 2-bedroom/2 bath home consisting of 1,180 square feet, to \$182,000 for a three bedroom 2 1/2 bath home consisting of 2,120 square feet.

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. The organization is seeking a site to expand capacity at both locations due to the growing need for such supportive/respite services. As of October 2001, a facility that would serve elderly persons is under construction in Moreno Valley adjacent to the Riverside County Regional Medical Center. The facility includes a skilled nursing facility, adult day health care, and child day care. The assisted living component of the project will have forty-four beds. The skilled nursing facility will provide 104 beds. The adult day care will consist of 4,700 square feet and depending on staffing levels could accommodate between sixty and ninety

persons. The childcare facility will total 7,000 square feet.

Until the aforementioned project is completed, Moreno Valley will not have a skilled nursing facility. Consequently families have to travel outside the city to Riverside, Redlands or Sun City for these services. The completion of the assisted living facility and its ancillary services will greatly improve access to services for the elderly. The adult day care facility will assist families wishing to keep their elderly dependents at home but requiring supervision of the same while the families work outside the home. The adult day care facility would also provide respite for caregivers of elderly dependents. The project envisions some interaction between the elderly and the very young in the child care component by designing the project in such a way that there can be intergenerational activities and communication. The facility is scheduled for completion by the end of 2001 and the project developers are planning to expand the skilled nursing facility after the initial phase of the project is operational.

### 8.3.9 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 (doing school work for children, working at a job and around the house for adults). 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.

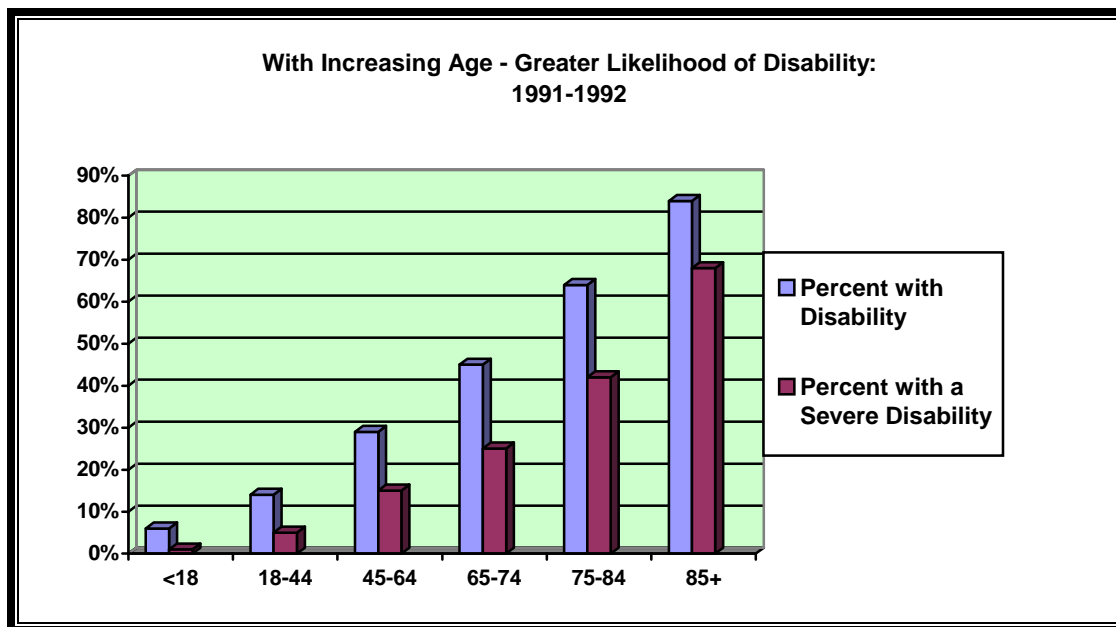
An estimated 49 million non-institutionalized Americans (approximately one in five) suffer from a disabling

condition. Of the 49 million, 24 million have a severe disability.<sup>11</sup> A severe disability constitutes the need for a wheelchair or the use of another special aid for six months or longer, the inability to perform one or more functional activities or the need for assistance with activities of daily living. As the American population ages, the growth in the number of persons with disability can be expected to increase in the coming years (**Chart 8-8**).

The 1990 Census indicates that Moreno Valley had 3,680 disabled persons not in the work force. Additionally, 2,315 persons were listed as disabled but employed. Housing affordability is a primary need among the disabled. In Moreno Valley, persons with developmental disabilities can locate affordable housing. Moreno Valley has fifty-two licensed facilities for the developmentally disabled with a capacity to house 374 persons. There are also thirty-two licensed board and care facilities for disabled elderly persons, with the capacity to house 174 persons. If a suitable, affordable home cannot be located in Moreno Valley, there are five hundred licensed board and care facilities in Riverside and San Bernardino County in which a disabled person can be placed. According to service providers at the Inland Regional Resource Center, placement in a suitable living arrangement can readily be made in a short period of time.

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 other opportunities that might not be available to them in another setting.

**CHART 8-8**



**8.3.10 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. Over that past twenty years there has been an increase in the number of large family households residing in Moreno Valley. According to the 1980 Census 16.4% of the households in Moreno Valley were large households. 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 2000 Census reports that while the average household size in Moreno Valley is 3.6 persons, the average family size is 3.86 persons.

The housing needs of large families are often related to affordability and adequacy.

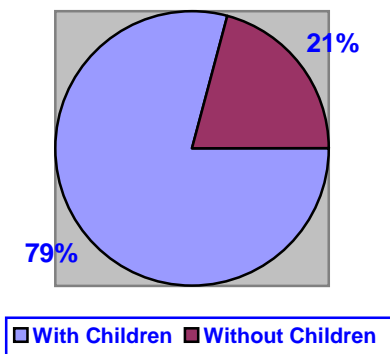
Finding an affordable housing unit that can adequately house a large family can be a challenge given that larger families have to use a greater proportion of their income for non-housing needs (such as food, clothing, child care, etc.) compared to smaller households. In Moreno Valley, where the majority of the housing units are single-family units, larger families have a better chance of finding adequate housing.

**8.3.11 Female Headed Households**

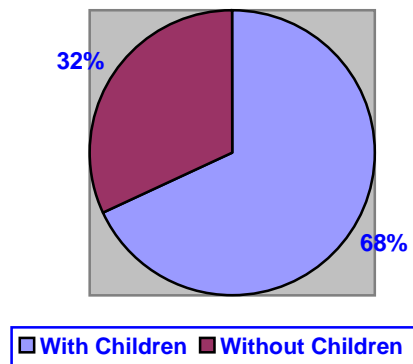
The 1990 Census reported 3,679 female householders in Moreno Valley, 79% of whom had children under the age of eighteen in the home. The 2000 Census reports a total of 6,715 female householders in the city, 68% had children in the home. The percentage increase in the number of female households between 1990 and 2000 is 83%. While the percentage increase during the same period in female households with children younger than eighteen years of age increased 56%. The growing number of female households in Moreno Valley is a reflection of the nationwide change in the makeup of families.

**CHART 8-9**

**Female Householders - 1990 Census**



**Female Householders - 2000 Census**



Female households comprise 17% of the total household population in the city. Of the female households in Moreno Valley, 68% (4,561) have children younger than eighteen years of age present in the household, while 60% of all households in the city have children under eighteen.<sup>12</sup> On average, single parent families in Moreno Valley have 2.3 children per family.<sup>13</sup> The housing needs of female-headed households are typically related to affordability and the need for adequate and sanitary 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.<sup>14</sup>

The need for affordable rental housing is greatest among female-headed households. HUD estimates that there are 4.8 million households nationwide with “worst case” housing needs that are not receiving housing assistance. Worst case housing

needs are defined as living conditions in which the housing unit has severe physical problems or the household is paying more than 50% of their income for rent, and the household is not receiving housing assistance. Female-headed households are disproportionately represented in this worst case needs group with 2.9 million or 59% being female headed-families.<sup>15</sup> HUD also estimates that female-headed households make up 33% of the households eligible for HUD assistance.

**8.3.12 Farm Workers**

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.<sup>16</sup> 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.

The County of Riverside 1999 Agricultural Crop Report provides information on

agricultural production. Moreno Valley is included in the Riverside/Corona district that covers western Riverside County with San Jacinto and Temecula being in a separate district. Although the amount of land dedicated to agricultural production in Moreno Valley has significantly declined, the district as a whole shows a slightly higher crop value in 1999 than in 1997: \$29,046,200; 1998: \$38,383,900; and 1999: \$31,464,000.<sup>17</sup>

Although, only half of the 11,494 acres dedicated to citrus crops, within the Riverside/Corona District, were being utilized in 1999, almost all the acreage dedicated to tree and vine crops, vegetable, melon and miscellaneous crops was utilized (1,832 acres planted and harvested). 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.

In the two county region (Riverside and San Bernardino) farming as an industry was the source of employment for 34,000 persons as of June 2000.<sup>18</sup> The farm labor force comprised 2% of the civilian labor force as of June 2000, in the two counties. In 1992, wages paid by growers/farmers to farm laborers were \$107,000,000 in the two county area and wages paid to laborers via contractors were \$52,000,000.<sup>19</sup>

Based on an ongoing study by the Department of Labor (DOL), 28% of farm workers nationwide had personal incomes under \$2,500. Almost three-quarters had personal incomes that did not exceed \$10,000 and only one in seven had a personal income over \$12,500. Few farm workers have assets. In a survey conducted by the Department of Labor Office, it was determined that in 1994-95, about half of the farm workers (49%) owned a vehicle and about one third owned or were buying a house or trailer.<sup>20</sup> Since the survey was

conducted across the United States in distinct agricultural regions, the applicability of the findings would be valid for farm workers in Riverside County.

The National Agricultural Workers Survey found that 10% of all farm workers lived alone, not sharing their housing with family, co-workers or other individuals. Farm workers born in the United States were more likely than their foreign-born counterparts to live in households that consisted of only one or two other people (44% versus 19%, respectively). Foreign-born workers were more likely to share a residence with five or more people than U.S. born workers (46% versus 19% respectively).<sup>21</sup>

Among those farm workers who lived in a nuclear family setting (containing a parent, spouse, or children), a relatively high number had non-family members also living with them. Among all farm workers, 20% of the nuclear families served as an anchor or host for non-family members. However, the most common living pattern for farm workers was to live exclusively with non-relatives. Male farm workers were much more likely than their female counterparts to reside in living situations with only unrelated individuals.<sup>22</sup>

### 8.3.13 Homeless Needs

The City of Moreno Valley consulted with homeless service providers to determine the nature and the needs of homeless persons in Moreno Valley. Homeless providers are reporting that the homeless population they are serving is comprised of the chronically homeless persons whose homelessness is the result of chemical abuse, spousal or child abuse, mental illness and lack of independent living skills. Homeless service providers reported that 90% of the homeless persons they serve became homeless as a result of substance abuse and 60% have problems related to spousal abuse and child abuse.

Homeless providers identified some disturbing trends. The most alarming trend is that providers are serving younger men (eighteen to thirty years old) with drug and alcohol problems and no previous work experience. Also, providers reported more youths among the homeless population being served. Due to overcrowded conditions in the juvenile system, youths deemed not violent are released and end up in homeless shelters. Homelessness among young adults ranging in age from eighteen to twenty-one years of age, many of who are coming out of foster care are ending up in homeless shelters. Although there has been a push to pass legislation that would extend the foster care emancipation age from eighteen to twenty-one, the cost associated with housing foster care youth an additional three years has slowed progress of legislation.

#### **8.3.14 Homeless Survey in Moreno Valley**

In February 2000, Neighborhood Preservation staff and officers from the City's Problem Oriented Police team conducted a homeless field survey in the City of Moreno Valley. The survey was conducted over two days and at two time frames (5:30 a.m. to 7:30 a.m. and 8:00 p.m. to 10:00 p.m.). The survey teams visited numerous locations in the city and documented the number of homeless persons, their gender (male, female, children) their location and the type of temporary shelter, if any.

The teams counted a total of eighteen homeless persons. Fifteen of the homeless were men and three were women. One of the men lived in his car and two other men had built a makeshift shelter from discarded

wood, while the rest did not have makeshift shelters.

The profile of the homeless population provided by service providers seems to fit the persons identified in the survey. Based on the teams' observations the homeless identified in the survey seem to be the chronically homeless. It was apparent from the police observations that most had some sort of chemical dependency or mental illness. Also, those identified in the survey were disproportionately younger men (eighteen to thirty years old).

Based on the ongoing dialogue between the City and homeless service providers, the City has worked to focus its homeless resources on services that meet the identified needs of Moreno Valley and its neighboring communities. Consequently, the City has consistently funded shelter services, homeless and counseling services for youths, homeless services for victims of domestic violence including children, as well as homeless prevention services.

#### **8.3.15 Commitment to Homeless Services**

During the seven years of the current Housing Element reporting period, the City of Moreno Valley has provided \$221,790 in grant funds to local homeless service providers, for an average of \$32,000 per year. Of the funds provided by the City for homeless services, \$28,920 were for homeless prevention in the form of emergency rent, mortgage assistance and credit counseling.

**Table 8-15** is a listing of the homeless services funded by the City of Moreno Valley during fiscal years 1991-1998.

**TABLE 8-15**

Program	Services Provided	Funding
<b>I Care Shelter Home</b>	Provide shelter, food and counseling for homeless families from Moreno Valley.	\$ 25,175
<b>Genesis Homeless Shelter</b>	Provide shelter, food and counseling services for homeless families from Moreno Valley.	\$ 50,995
<b>Moreno Valley Shelter</b>	Shelter services for homeless families.	\$ 15,000
<b>Riverside Men’s Shelter</b>	Provide shelter, food, clothing and counseling for single men.	\$ 10,000
<b>Operation Safehouse</b>	Provide shelter, food, counseling, and clothing and support services for runaway/throwaway children in a safe and supervised environment.	\$ 16,890
<b>Aid to Victims of Domestic Violence</b>	A 24-hour crisis line, counseling and shelter services to battered women and abused children.	\$ 74,810
<b>Consumer Credit Counseling</b>	Services to prevent foreclosure and homelessness	\$ 4,220
<b>Catholic Charities</b>	Emergency rental/mortgage assistance and first month rent/security deposit to low income families to prevent homelessness.	\$ 24,700
<b>TOTAL</b>		<b>\$ 221,790</b>

Source: City of Moreno Valley, Community Development Block Grant Program

**8.3.16 March Air Force 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 AFB. 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.<sup>23</sup>

**Table 8-16** 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.

**TABLE 8-16**

<b>Existing Transitional Housing Units</b>		
<b><u>Transitional Housing Program</u></b>	<b><u>Number of Units/Beds</u></b>	<b><u>Target Population</u></b>
<u>Lutheran Social Services</u>	<u>22 one-bedroom apartments</u>	<u>Women with children</u>
<u>U.S. Vets</u>	<u>120 beds</u>	<u>Men</u>
<u>Concerned Family</u>	<u>200 beds</u>	<u>Women with children</u>
<b><u>Total</u></b>	<b><u>22 units / 320 beds</u></b>	

### 8.3.17 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.

According to the Department of Housing and Urban Development (HUD), the affordable rent for a lower income household (80% of median) seeking to rent a three-bedroom apartment is \$1,028. Based on rental survey of sixteen large rental complexes in the city, market rents in Moreno Valley range from \$485 for a one-bedroom apartment, up to \$775 for a three-bedroom apartment. Households at 80% of median can afford the market rents in Moreno Valley based on the affordable rent ranges as established by HUD. Again, according to HUD affordability guidelines, a three-bedroom apartment affordable to very-low and low-income households should rent for \$643. However, the results of the local rent survey illustrate that very low-income (50% of median) and low-income (60% of median) households cannot afford a three-bedroom apartment at the Moreno Valley market rate of \$775.

As of December of 1992, the inventory of at risk units in Moreno Valley consisted of mortgage revenue bond projects with use restriction that expired between 1995 and

1999 (**Table 8-17**). Additional units at risk of conversion have not been built in the city.

The Mountain View Apartments was the only development that had to maintain rents on 20% of the units at levels not to exceed 30% of income for lower income households. The restrictions on the set aside units expired in 1998. The other four projects were also financed with multi-family bond proceeds. However, the bonds for the projects were issued prior to 1986 and were not required to set affordable rents based on 30% of a household's income. The

projects were only required to lease or make the units available for lease to lower income households. Consequently, the remaining 229 set aside units were never truly rent restricted.

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 twenty-five and twenty-nine years left on their affordability terms.

**TABLE 8-17**

<b>Affordable Units in Moreno Valley</b>					
<b>Project Name/Address</b>	<b>Length of Controls</b>	<b>Conversion Date</b>	<b>Total # of Units</b>	<b>Set Aside Units</b>	<b>Date Built</b>
Mountain View Apartments 13125 Heacock	10 Years	1998	140	28	1988
Ashwood Apartments 12315 Graham Street	10 Years	1995	120	24	1985
Silverado Village 13933 Chagall Court	10 Years	1996	384	77	1986
El Dorado Pointe 12159 Calle Sombra	10 Years	1999	312	62	1989
<b>TOTAL</b>			<b>1,286</b>	<b>257</b>	

**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 needs for all income levels. This includes a determination of

current and projected housing needs for the County as well as allocated totals at the City and County level.

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 2000-2005. The RHNA forecasts a total housing need of

additional 3,556 units for Moreno Valley. The RHNA classifies this new construction need into income categories. The following table shows the RHNA by income distribution.

**TABLE 8-18**

Moreno Valley Regional Housing Needs Allocation 2000-2005		
Income Category	Units	Percent
Very Low-Income	569	16%
Low-Income	462	13%
Moderate-Income	818	23%
Above Moderate-Income	1,707	48%
<b>Total Construction Need</b>	<b>3,556</b>	<b>100%</b>

Source: Revised from information provided via telephone by Don Thomas, HCD Analyst.

In order to meet the projected housing need, 711 units would need to be added to the housing stock on an annual basis. A look at Moreno Valley building activity between 1986 and 1999 shows the dramatic decrease in construction activity since 1990 (**Table 8-14**). After 1995 building permits did not exceed 250 per year.

In the last few years housing activity has increased dramatically. **Table 8-19** is a summary of housing produced or approved during the current planning period that meets RHNA requirements. A total of 9,774 units have been approved or produced in the four income categories. There are a total of 6,218 units in excess of the 3,556 required RHNA units.

**Table 8-19**

City of Moreno Valley Housing Produced or Approved Meeting RHNA Requirement				
Income Category	RHNA	Built/Approved Since 1998	RHNA Balance	Vacant Acres/ Income Category
Very Low-Income <sup>23</sup>	569	571	+2 units in excess of RHNA	305
Low-Income <sup>24</sup>	462	507	+45 units in excess of RHNA	232
Moderate-Income <sup>25</sup>	818	2,147	+1,592 units in excess of RHNA	428
Single Family <sup>26</sup>		263		
Above Moderate <sup>27</sup>	1,707	6,286	+4,579 units in excess of RHNA	6,563
<b>Total</b>	<b>3,556</b>	<b>9,774</b>	<b>6,218</b>	<b>7,528</b>

### 8.4.2 Vacant Land Inventory

State Law (California Government Code Section 65583) requires cities and counties to provide “adequate” sites with appropriate zoning and development standards, infrastructure and public services to facilitate and encourage the development of a variety of housing types for a range of income levels.

### 8.4.3 Vacant Land Inventory Methodology

In order to address the requirement to accommodate the housing needs of various income groups, the City inventoried all vacant land with residential zoning designations, as well as non-residential vacant land in which residential development is permitted; office and office commercial designations that allow the development of senior housing. The zoning designations in the inventory are based on the existing General Plan. The city completed a parcel-by-parcel inventory of all vacant appropriately zoned land as well as an inventory of all specific plans. The inventory is current as of October 2004.<sup>28</sup>

The land inventory will assist the City in making a determination of the number of residential units that could potentially be developed during the housing element planning period in relation to the City’s

Regional Housing Needs Assessment (RHNA) share. The land inventory in **Tables 8-20, 8-21, 8-22 and 8-23** reflects the density and number of vacant acres in each zoning designation and the potential development yield. Based on **Table 8-19** it was determined that sites with redevelopment potential are not required to accommodate the balance of the City’s regional need for the current planning period and that the existing vacant land identified in the inventory will meet the RHNA needs for very low-income and low-income households.

### 8.4.4 Very Low-Income Housing Potential

Vacant parcels in the Office, Office Commercial and those within the Sunnymead Village Specific Plan (SP204) consisting of Village Office Residential, Village Commercial Residential and Village Residential as well as R5 are included in **Table 8-20**. The table is a summary of the 296 vacant acres zoned for multi-family uses that could potentially result in a total 331 very-low income multi-family housing units.<sup>29</sup> In addition, it is anticipated that thirty-four single family units will be developed at prices affordable to very-low income households, for a total of 305 vacant acres and 365 possible very-low income units. See **Attachment 1** for a graphic representation of the parcels noted in **Table 8-20**.

**TABLE 8-20**

<b>City of Moreno Valley</b>			
<b>Very Low-Income Housing Development Potential</b>			
<b>Zoning Designation</b>	<b>Density (Units/Acre)</b>	<b>Vacant in Acres</b>	<b>Number of Units<sup>1</sup></b>
<b>O(Office)<sup>2</sup></b>			
APN 486310024	30	9.84	
APN 484231016*	30	2.12	
APN 484231015*	30	2.14	
APN 482230013	30	8.30	
APN 482582040	30	1.92	
APN 486260010	30	8.45	
APN 484030011*	30	1.75	
APN 484030014**	30	2.30	
APN 484030013**	30	1.67	
APN 477210030	30	2.84	
APN 479230012**	30	2.32	
APN 479230011**	30	2.25	
APN 479230018	30	4.54	
APN 477220019	30	18.68	
APN 477220015**	30	8.97	
APN 477220012**	30	8.95	
APN 477220011*	30	18.44	
APN 479190014	30	2.06	
APN 482180074	30	2.57	
APN 479190002	30	2.31	
APN 292100010	30	2.43	
APN 256211001	30	2.22	
APN 475190005	30	2.89	
APN 484242016	30	4.02	
APN 479070043	30	1.29	
APN 479070042	30	2.04	
APN 479070041**	30	1.20	
APN 479070040**	30	1.46	
APN 291100052	30	8.11	
<b>Total Office<sup>2</sup></b>		<b>138</b>	<b>33</b>
<b>OC (Office Commercial)<sup>2</sup></b>			
APN 486270017	30	2.13	
APN 486280008	30	2.25	
APN 486270018	30	1.59	
APN 486270008*	30	1.82	
APN 486280007*	30	2.24	
APN 486280006*	30	2.27	
APN 486280005*	30	2.22	
APN 486280004*	30	9.46	

TABLE 8-20 Cont'd.

City of Moreno Valley			
Very Low-Income Housing Development Potential			
Zoning Designation	Density (Units/Acre)	Vacant in Acres	Number of Units <sup>1</sup>
<b>Office Commercial Cont'd.</b>			
APN 486280013*	30	2.38	
APN 486280012*	30	22.26	
APN 486270001,02,03,04**	30	1.95	
APN 486270019*	30	7.60	
APN 486270006*	30	4.61	
APN 486280011*	30	2.39	
APN 486280010*	30	2.19	
APN 486280002*	30	9.34	
APN 486280003*	30	27.19	
APN 479140023 & 24**	30	3.56	
APN 479131012*	30	3.56	
APN 479120027*	30	0.98	
APN 479120029*		0.65	
<b>Total Office Commercial</b>		<b>113</b>	<b>27</b>
<b>SP 204 VOR<sup>3</sup></b>			
APN 482090012	15	4.34	
APN 481270040*	15	0.21	
APN 481270038*	15	0.11	
APN 481270044*	15	0.98	
APN 481130024*	15	0.45	
APN 481130025*	15	0.46	
APN 481120020*	15	0.59	
APN 481140021	15	0.92	
APN 481140024*	15	0.91	
APN 481140025*	15	0.91	
APN 481120021*	15	0.32	
<b>Total SP 204 VOR</b>		<b>10</b>	<b>61</b>
<b>SP 204 VCR<sup>4</sup></b>			
APN 481140032	15	0.59	
APN 481140004 & 05*	15	1.33	
APN 481120014 & 13*	15	1.23	
APN 481120007	15	0.87	
APN 481120004	15	0.68	
APN 481101033	15	0.40	
APN 481112008	15	0.81	
APN 481101016	15	1.66	
<b>Total SP 204 VCR</b>		<b>8</b>	<b>48</b>

TABLE 8-20 Cont'd.

City of Moreno Valley			
Very Low-Income Housing Development Potential			
Zoning Designation	Density (Units/Acre)	Vacant in Acres	Number of Units <sup>1</sup>
<b>SP 204 VR<sup>5</sup></b>			
APN 482080014*	15	0.61	
APN 482080011*	15	0.84	
APN 482090013	15	4.31	
APN 482020056 & 58**	15	1.57	
APN 482050025	15	0.89	
APN 482020014 & 19**	15	1.07	
APN 482050005	15	0.89	
APN 481230047,48, 49, 50**	15	0.92	
APN 481230020*	15	0.61	
APN 481270026 & 27**	15	0.90	
APN 481270046*	15	0.31	
APN 481270058	15	1.40	
APN 481270015	15	0.22	
APN 481250003 & 02**	15	1.37	
APN 481270055	15	0.60	
APN 481270012	15	0.46	
APN 481270008*	15	0.45	
APN 481270007*	15	0.45	
APN 481200033	15	0.92	
APN 481200013 & 44**	15	0.90	
APN 481240001	15	0.91	
APN 481150024	15	0.92	
APN 481150026 & 27*	15	1.37	
APN 481130030	15	1.23	
APN 481130022 & 23*	15	0.92	
APN 481171007 & 11**	15	1.14	
APN 481171008*	15	1.25	
<b>Total SP 204 VR</b>		<b>27</b>	<b>162</b>
<b>R5<sup>6</sup></b>			
APN 482161021,22,23,24**	5	8.62	34
<b>Total Acres Vacant</b>		<b>305</b>	<b>365</b>

**Footnotes for Table 8-20**

<sup>1</sup> Units are calculated at 80% of the total density capacity and reflect historical development patterns in the city.

<sup>2</sup> Office (O) and Office Commercial (OC) allow the development of senior housing at 15 units per acre. However, a senior development affordable to very low-income households can receive a 100% density bonus to 30 units per acre. The above unit number assumes that 1% of the land in the city zoned O and OC has the potential to be developed as housing for very low-income seniors.

<sup>3</sup> Village Office Residential (VOR) allows multi-family residential and office in the Sunnymead Village Plan. Based on General Plan traffic study assumptions, there is potential for the development of housing units at 50% of the density allowed in this zone.

<sup>4</sup> Village Commercial Residential (VCR) allows multi-family residential and commercial in the Sunnymead Village Plan. Based on General Plan traffic study assumptions, there is potential for the development of housing units at 50% of the density allowed in this zone.

<sup>5</sup> Village Residential (VR) allows multi-family units in the Sunnymead Village Plan. It is anticipated that units in the Village at Sunnymead will be built to the typical historical development pattern within the City.

<sup>6</sup> Portion of Agency owned land that could be developed as very low-income housing.

\* Denotes adjacent parcels that could be assembled for development.

Inventory is current as of 2/06. Note that parcels not in the RDA have been included in this table and that some parcels previously included have been developed, thus they were removed from this most current inventory.

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. It is assumed that 1% of all vacant O and OC acreage, within Redevelopment Project Area could potentially develop as housing affordable to very low-income households. If senior housing is developed within the Redevelopment Project Area, the Redevelopment Agency can provide financial assistance, thus facilitating the project and meeting State Redevelopment requirements. Accordingly, the assumption that 1% of all vacant O and OC acreage, within Redevelopment Project Area could potentially develop as housing affordable to very low-income senior households is based on the Agency's experience vis-à-vis the financial assistance requirements of affordable senior housing and the anticipated growth in the senior population in Moreno Valley.

Historically, the Redevelopment Agency of City of Moreno Valley has assisted all affordable housing developments in the city by making available land and/or housing funds.<sup>1</sup> However, given the current pace of development in the city, it is anticipated that housing the Agency's financial participation will not always be a pre-requisite to the development of affordable housing. Most recently, there has been development of affordable multi-family units solely via the use of the density bonus program. Thus the revised inventory for very low-income units (**Table 8-20**) and for low-income units (**Table 8-21**) includes parcels outside the redevelopment area.

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<sup>1</sup> The types of assistance the Redevelopment Agency makes available include, land write-downs, gap financing, land donations, payment of development and impact fees.

In the current planning period, the City has produced or approved 571 very-low-income units as noted in **Table 8-19**.

#### 8.4.5 Low-Income Housing Potential

In preparing the inventory for this income category, staff considered the historical development in the neighborhoods where the vacant land is located, anticipated rental rates, sales price of existing product and existing agreements in Specific Plans that establishes development parameters that could predispose development to a range of income categories.

**Table 8-21** is an inventory of all vacant land that could potentially develop as housing affordable to low-income households.<sup>30</sup> The low-income housing inventory consists of 129 acres both in and outside the redevelopment area zoned for multi-family housing and 43 acres zoned for single family housing resulting in a potential 1,717 multi-family units and 174 single family units affordable to low-income households. The total vacant acreage in the low-income range is 232 acres with a total potential yield of 1,891 units. See **Attachment 2** for a graphic representation of the parcels noted in **Table 8-21**.

**TABLE 8-21**

City of Moreno Valley Low-Income Housing Development Potential			
Zoning Designation	Density (Units/Acre)	Vacant in Acres	Number of Units <sup>1</sup>
<b>R10</b>			
APN 479140022		9.09	
APN 291120014		24.99	
<b>Total R10</b>		<b>34</b>	<b>273</b>
<b>R15</b>			
APN 292211001*		.40	
APN 292181001*		1.08	
APN 481281060 & 59**		3.67	
APN 479050001		1.46	
APN 479050003 & 04**		1.81	
APN 479050005, 06, 07**		4.34	
APN 481322045		1.74	
APN 264100008		4.87	
<b>Total R15</b>		<b>19</b>	<b>228</b>
<b>R20<sup>2</sup></b>			
APN 485220017		10.20	
APN 484020010 & 22**		18.97	
APN 484020020*		10.88	
APN 486070004		9.95	
APN 291272001 & 02**		4.36	
APN 291283008		3.71	
<b>Total R20</b>		<b>58</b>	<b>928</b>
<b>SP 218 H<sup>3</sup></b>			
APN 486300008	20	6.94	
APN 486280016	20	11.42	
<b>Total SP 218 H</b>		<b>18</b>	<b>288</b>
<b>R5<sup>4</sup></b>			
APN 486091012*	5	.09	
APN 486091013*	5	.10	
APN 486091005	5	.17	
APN 486091016	5	.10	
APN 486091002	5	.17	
APN 486084010*	5	.09	
APN 486084011*	5	.10	
APN 486084006	5	.09	
APN 486084007	5	.09	
APN 485032001	5	.18	
APN 485020005		8.68	
APN 485032026		.22	
APN 485032013		.20	
APN 479132049		.21	
APN 479150007		9.89	
APN 482121001		4.19	

**TABLE 8-21** Cont'd.

<b>City of Moreno Valley Low-Income Housing Development Potential</b>			
<b>Zoning Designation</b>	<b>Density (Units/Acre)</b>	<b>Vacant in Acres</b>	<b>Number of Units<sup>1</sup></b>
APN 477140005		18.72	
APN 481090023		.09	
<b>Total R5<sup>3</sup></b>		<b>43</b>	<b>174</b>
<b>Total Acres Vacant</b>		<b>232</b>	
<b>Total Unit Potential</b>			<b>1,891</b>

<sup>1</sup> Units are calculated at 80% of the total density capacity and reflect historical development patterns in the city.

<sup>2</sup> Includes parcels outside the redevelopment area not included in the 2004 inventory.

<sup>3</sup> Moreno Valley Field Station Specific Plan 218, October 1998, Section VIII, Land Use Plan VIII p.56.

<sup>4</sup> Several parcels included in the 2004 inventory have been developed, thus they have been removed from this 2/06 inventory.

\* Denotes adjacent parcels that could be assembled for development.

\*\*Denotes adjacent parcels under one owner.

In the current planning period, the City has exceeded its low-income RHNA requirement by 330 units as noted in **Table 8-19**. There is sufficient, appropriately zoned land to accommodate future need in the low-income housing category.

**8.4.6 Moderate-Income Housing Development Potential**

The inventory for moderate-income housing is comprised of equal parts R-5 vacant acreage and vacant acreage in Specific Plans. The methodology for calculating the moderate income acreage is based on historical development trends in the R-5

neighborhoods and Specific Plan areas, current prices and prevailing development trends such as square footage and amenities of housing product.

In the current planning period, the city has exceeded its moderate-income RHNA requirements by 1,860 units as shown in **Table 8-19**. As shown in **Table 8-22** a total of 213 of the 428 vacant acres are zoned for multi-family housing with the balance of 215 acres zoned for single-family housing. Combined, the total potential yield could be 3,859 units affordable to moderate-income households.<sup>31</sup>

**TABLE 8-22**

<b>City of Moreno Valley Moderate-Income Housing Development Potential</b>			
<b>Zoning Designation</b>	<b>Density (Units/Acre)</b>	<b>Vacant in Acres</b>	<b>Number of Units<sup>1</sup></b>
SP 193 H <sup>2</sup>	20	52.13	834
SP 193 MH <sup>2</sup>	17	40.15	546
SP 207 MFR <sup>3</sup>	15	17.47	210
SP 209 C	20	16.75	268
SP 209 PH3 R15	15	17.75	213
SP 212-1 HD <sup>4</sup>	20	52.1	834
SP 214 H <sup>5</sup>	20	10	160
SP 218 H <sup>6</sup>	20	6.6	106
R5 <sup>7</sup>	4	860.19	688
<b>Total</b>		<b>428</b>	<b>3,859</b>

<sup>1</sup> Units are calculated at 80% of the total density capacity and reflect historical development patterns in the city.

<sup>2</sup> Moreno Valley Ranch Specific Plan 193, Amendment 5, June 1998, Executive Summary, p.2, Volume I.

<sup>3</sup> East Gate Specific Plan 207, Amendment 2, June 2004, Exhibit A, p.1, Volume I.

<sup>4</sup> Moreno Highlands Specific Plan, Table I and Table II Statistical Analysis, Volume.

<sup>5</sup> Cactus Corridor Specific Plan, Volume 2-Development Plan, p. III-4.

<sup>6</sup> Moreno Valley Field Station Specific Plan 218, October 1998, Section VIII, Land Use Plan VIII-, p. 56.

<sup>7</sup> It is assumed that a maximum of 25% of the 860.19 acres in R5 zoning will develop as moderate-income housing and the balance will develop in the above-moderate category.

#### **8.4.7 Above Moderate-Income Housing Potential**

Approximately 80% of the vacant acreage in the above moderate-income inventory is included in Specific Plans. The balance is a mix of R-5, PD, and low-density designations including RR and HR with densities as low as 1 unit for 5 acres. Considering the amount of acreage in Specific Plans, the low density nature of the majority of the acreage outside the Specific Plans, as well as the predominant development patterns, sales prices and development restrictions resulting from hillside locations and rural uses, the noted

6,563 acres in **Table 8-23** will likely develop as housing affordable to above moderate-income households.<sup>32</sup> The 6,523 vacant acres noted in **Table 8-23** could potentially yield 15,568 units affordable to above moderate-income households.

With the exception of 46 acres with a multi-family zoning designation, the remaining 6,517 acres is designated as single family of which 3,769 acres are zoned for one to two units to the acre and one unit for five acres. In the current planning period, the city has met its above moderate-income RHNA requirements by an excess of 4,632 units, as detailed in **Table 8-19**.

TABLE 8-23

<u>City of Moreno Valley</u>			
<u>Above-Moderate-Income Housing Development Potential</u>			
<u>Zoning Designation</u>	<u>Density (Units/Acre)</u>	<u>Vacant in Acres</u>	<u>Number of Units<sup>1</sup></u>
SP 168 R5	5	1.64	7
SP 193 ML <sup>2</sup>	8	88.53	567
SP 195 EST	2	50.24	80
SP 212-1 MU <sup>3</sup>	6	80.5	386
SP 212-1 MD <sup>3</sup>	8	151	966
SP 212 LD <sup>3</sup>	5.9	647.13	3,054
SP 214 M <sup>4</sup>	12	20.05	192
SP 214 ML <sup>4</sup>	8	35	224
SP 214 L <sup>4</sup>	5	26.32	105
SP 214 VL <sup>4</sup>	4	37.21	119
SP 218 M <sup>5</sup>	13.8	46.3	511
SP 218 LM <sup>5</sup>	7.21	360.2	2,078
PD	4	135.44	433
R5 <sup>6</sup>	4	860.19	2,064
R3	3	469.39	1,127
RA2	2	1592.39	2,548
R2	2	178.69	286
RR <sup>7</sup>	1/unit for 5 acres	243.80	49
R1	1	701.19	561
HR <sup>7</sup>	1/unit for 5 acres	1,053.1	211
<b>Total</b>		<b>6,563.26</b>	<b>15,568</b>

<sup>1</sup> Units are calculated at 80% of the total density capacity and reflect historical development patterns in the city.

<sup>2</sup> Moreno Valley Ranch Specific Plan 193, Amendment 5, June 1998, Executive Summary, page 2, Volume I.

<sup>3</sup> Moreno Highlands Specific Plan, Table I and Table II Statistical Analysis, Volume.

<sup>4</sup> Cactus Corridor Specific Plan, Volume 2-Development Plan, p. III-4.

<sup>5</sup> Moreno Valley Field Station Specific Plan 218, October, 1998, Section VIII, Land Use Plan VIII-, p. 56

<sup>6</sup> It is assumed that 75% of the total acreage will develop as above-moderate income housing due to location that has predominantly developed in the above-moderate category.

<sup>7</sup> In Hillside Residential (HR) and Rural Residential (RR), densities are based on the percentage slope calculation. 1 unit for 5 acres has been utilized as an average density for these zoning designations due to the wide range of slopes.

#### 8.4.8 Environmental Constraints

The only environmental constraint affecting the sites is flood related. The sites are not impacted by earthquake faults, railroads, March Air Reserve Base flight path or other environmental constraints. **Attachment 3** is a map of the sites on **Table 8-20 and 8-21** with an overlay of the flood areas that pose an environmental constraint. As noted on

Attachment 5, APN 481171007, 48117011 and 481171008 are in flood zone X (which is within the 500 year flood plain). These parcels can be developed as long the structures are outside the immediate overflow areas of the flood channels running adjacent to the sites. Development in this of parcels in the area has been approved and will require flood insurance. APN

481140032, 481101033 and 481101016 are located in flood Zone A, which is the 100 year flood plain. Flood depths for this zone 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.

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.

**Attachments 4 and 5** provide a graphic presentation of the water and sewer facilities available to the sites/parcels noted in **Tables 8-20 and 8-21**. **Attachment 6** shows the gas utilities available.

#### 8.4.9 Summary

The total number of new units required under the RHNA is 3,556. The vacant land inventory in **Tables 8-20- 8-23** makes evident the adequacy of the City's appropriately zoned vacant land to meet the projected housing need.

A total of 7,528 vacant acres is available with a potential yield of 21,683 units for all income categories. In addition, **Table 8-19** makes evident the City's commitment and progress in actually producing and facilitating the production of units, in each income category, to meet the existing RHNA need. The Land Inventory based on Economic Development Department staff

analysis meets requirements as mandated by California Government Code Section 65583.

#### 8.4.10 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 following exhibit outlines the housing programs and the amounts budgeted for the seven-year planning period between 1998 and 2005 covered by the Housing Element reporting requirements. The HOME budget covers 1999-2001. It is anticipated that at minimum, the City's HOME allocation will remain constant throughout the five-year planning period at approximately \$400,000.

**TABLE 8-24**

**PROPOSED REDEVELOPMENT AGENCY BUDGET**

<u>AGENCY HOUSING SETASIDE FUND</u>	<u>FY 97-98</u> <u>(Actual)</u>	<u>FY 98-99</u> <u>(Actual)</u>	<u>FY 99-00</u> <u>(Budget)</u>	<u>FY 00-01</u> <u>(Projected)</u>	<u>FY 01-02</u> <u>(Projected)</u>	<u>FY 02-03</u> <u>(Projected)</u>	<u>FY 03-04</u> <u>(Projected)</u>	<u>FY 04-05</u> <u>(Projected)</u>
FUND BALANCE AT JULY 1 (BEGINNING)	\$6,171,218	\$5,894,173	\$6,100,751	\$3,668,673	\$2,867,216	\$2,530,454	\$1,868,671	\$1,514,610
TOTAL REVENUES	\$1,435,458	\$1,368,577	\$1,298,817	\$1,196,388	\$1,175,874	\$1,178,987	\$1,166,247	\$1,169,300
<u>EXPENDITURES</u>								
<u>AGENCY FUNDED PROJECTS &amp; PROGRAMS</u>								
COTTONWOOD PLACE APARTMENTS	(1,258,615)	(241,604)						
COTTONWOOD/INDIAN STREET IMPROVEMENTS	(10,309)		(9,690)					
HOMEBUYER ASSISTANCE PROGRAM		(343,992)	(690,823)		(300,000)	(200,000)	(200,000)	(200,000)
DRACAEA/SCOTTY LANE STREET IMPROVEMENTS	(2,144)							
OWNERSHIP HOUSING DEVELOPMENT			(750,000)			(400,000)		
RENT BUY-DOWN PILOT PROGRAM	(35,565)							
MOBILEHOME REHABILITATION PROGRAM	(73,309)	(119,651)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)
SINGLE-FAMILY REHABILITATION PROGRAM	(75,841)	(113,161)	(336,839)	(200,000)	(250,000)	(250,000)	(300,000)	(300,000)
RENTAL REHABILITATION PROGRAM	(10,460)	(176,227)	(812,842)	(200,000)	(200,000)	(200,000)	(300,000)	

**TABLE 8-24 (CONT'D)**

**PROPOSED REDEVELOPMENT AGENCY BUDGET**

	<u>FY 97-98</u> <u>(ACTUAL)</u>	<u>FY 98-99</u> <u>(ACTUAL)</u>	<u>FY 99-00</u> <u>(Budget)</u>	<u>FY 00-01</u> <u>(Projected)</u>	<u>FY 01-02</u> <u>(Projected)</u>	<u>FY 02-03</u> <u>(Projected)</u>	<u>FY 03-04</u> <u>(Projected)</u>	<u>FY 04-05</u> <u>(Projected)</u>
SENIOR CO-OP SERVICES			(500,000)					
ACQUISTION, REHABILITATION & RESALE PROGRAM				(200,000)	(100,000)	(100,000)		
COTTONWOOD PLACE APARTMENTS – PHASE II				(762,000)				
TOTAL PROJECT AND PROGRAM FUNDED	\$ (1,466,242)	\$ (994,635)	\$ (3,200,194)	\$ (1,462,000)	\$ (950,000)	\$ (1,250,000)	\$ (900,000)	\$ (600,000)
FUND BALANCE AT JUNE 30 (ENDING)*	\$ 5,894,173	\$ 6,100,751	\$ 3,668,673	\$ 2,867,216	\$ 2,530,454	\$ 1,868,671	\$ 1,514,610	\$ 1,432,587

\*After administrative expenses.

TABLE 8-25

PROPOSED HOME BUDGET

Program Name HOME - Capital Projects/Programs	1999-2000 FINAL BUDGET	1999-2000 ORIGINAL BUDGET	1999-2000 EXPENDITURES YTD @ 2/29/00	2000-2001 REQUEST BASE BUDGET	2000-2001 CARRYOVERS	BUDGET ADJUSTMENTS	2000-2001 TOTAL REQUEST INC/ CO
<b>CAPITAL PROJECTS/PROGRAMS</b>							
CHDO Unprogrammed	\$178,080	\$178,080		\$62,100	\$178,080	\$(54,750)	\$185,430
Habitat for Humanity	39,512	39,512			39,512	54,750	94,262
First Time Homebuyer Program	179,970	179,970			(179,970)		-
Home Improvement Loan Program (HILP)	61,650	61,650		38,350	61,650		100,000
Mobile Home Rehabilitation Grant Program	397,900	397,900	60,705		337,195		337,195
Acquisition, Rehabilitation & Resale Program (ARRP)				\$103,110			103,110
Homebuyer's Assistance Program (HAP)				\$379,970			379,970
<b>TOTAL CAPITAL PROJECTS</b>	<b>\$857,112</b>	<b>\$857,112</b>	<b>\$60,705</b>	<b>\$583,530</b>	<b>\$436,467</b>		<b>\$1,199,967</b>

**8.4.11 Energy Conservation**

The City of Moreno Valley, through its housing rehabilitation programs provides grants or loan funds that include work for energy conservation repairs or replacements. The City of Moreno Valley, through its Neighborhood Preservation division, participates in utility energy conservation programs sponsored by private sector utility companies. When households participating in the City's housing rehabilitation programs require additional assistance in the area of energy conservation, utility discounts or replacement of inefficient appliances, staff provides information on programs available through utility companies. Depending on the availability of funds, utility companies make available weatherization services, replacement of inefficient air conditioners with evaporative coolers, replacement of refrigerators that are over 10 years old, repair or replacement of inefficient furnaces as well as free energy efficient compact fluorescent light bulbs.

**8.5 PROJECTS AND PROGRAMS**

**8.5.1 Cottonwood Place Apartments**

In 1995, Palm Desert Development Company (PDDC) began construction on a 108-unit affordable apartment complex. The project consists of three and four bedroom apartments. The Redevelopment Agency provided \$1.5 million in loan funds for the project and the City provided \$500,000 in HOME funds, in the form of a loan as well. The developer also received a Federal tax credit allocation of \$9 million for the project. The rents in the development are affordable to families earning approximately 46% of the Riverside County median income, the maximum level allowed by the tax credit program. The development was completed in the summer of 1998 and consequently will be counted in the 2000-2005 Housing Element reporting period.

<u>Cottonwood Place Apartments</u> <u>Phase I Budgeted Amounts</u> <u>(Actual)</u>	
RDA FY 1997-98:	\$1,258,615
HOME FY 1997-98:	\$ 219
RDA FY 1998-99:	\$ 241,604
HOME FY 1998-99:	<u>\$ 549,781</u>
<b>Total:</b>	<b>\$2,050,219</b>

**8.5.2 Cottonwood and Indian Street Improvements**

In 1993, the Agency, working in conjunction with Coachella Valley Housing Coalition (CVHC) on the possible development of a 30-unit apartment complex on a four acre parcel at the northeast corner of Cottonwood and Indian. Although the project with CVHC did not come to pass the Agency has retained the site for future affordable housing development. Since the site was unimproved, the Agency provided funds to install sidewalk, curb, gutter and a catch basin. In addition the telephone poles were placed underground and the street was widened.

<u>Cottonwood/Indian Street Improvements</u>	
RDA FY 1997-98	\$10,309

**8.5.3 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, the price of the house, and the geographic area in which the house is located. Houses

located within the city's focus neighborhoods are eligible for maximum assistance of 20% of the purchase price, up to \$20,000. Properties outside the focus neighborhoods, but within the city limits, are eligible for a maximum of 10% of the purchase price, up to \$10,000 in assistance. 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 in 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.

<b><u>Homebuyer Assistance Program (HAP)</u></b>	
RDA FY 1998-99:	\$ 343,992
RDA FY 1999-00:	\$ 690,823
HOME FY 2000-01:	\$ 379,970
RDA FY 2001-02:	\$ 300,000
RDA FY 2002-03:	\$ 200,000
RDA FY 2003-04:	\$ 200,000
RDA FY 2004-05:	<u>\$ 200,000</u>
<b>Total:</b>	<b>\$2,494,755</b>

**8.5.4 Dracaea and Scotty Lane Street Improvements**

In 1993, the Redevelopment Agency entered into an agreement with Habitat for Humanity to assist in the development of a limited number of single-family homes for very low-income families. Funds expended for the Dracaea Avenue and Scotty Lane

Improvements were part of the agreement to support Habitat in its development of affordable ownership units. The Dracaea Avenue and Scotty Lane improvements consisted of curb, gutter and sidewalks on Scotty Lane as well as a driveway approach into Scotty Lane.

<b><u>Dracaea and Scotty Lane Improvements</u></b>	
<b>RDA FY 1997-98</b>	<b>\$2,144</b>

**8.5.5 Ownership Housing Development**

The Agency owns a total of sixteen acres of developable land in six sites (Appendix - Policy 3.1.02). Under the Ownership Housing Development program, the Agency will work with either non-profit or for profit developers to develop affordable ownership housing for low and moderate-income households. The new housing will likely be a combination of single family detached and attached ownership units depending on the size of the parcel and the location.

<b><u>Ownership Housing Development</u></b>	
RDA FY 1999-00	\$ 750,000
RDA FY 2002-03	<u>\$ 400,000</u>
<b>Total</b>	<b>\$1,150,000</b>

**8.5.6 Rent Buy-Down Pilot Program**

The rent buy-down program was a pilot program approved in 1995. The program, an initial test case for the City, paid the difference between market rents and affordable rents for low-income tenants. The rent buy-down program was developed as a response to the combination of the soft rental market and the recession of the 1990s. For an extended period of time it was difficult for owners of apartments to keep projects afloat due to the high vacancy rates in the Inland Empire. It was also difficult for low-income households to rent decent, affordable housing due to the

faltering economy that resulted in poor job security and low wages.

<b><u>Rent Buy-Down Pilot Program</u></b>	
<b>RDA 1997-98 (Actual)</b>	<b>\$35,565</b>

Under the program, the tenant paid the affordable rent based on income at 40% and 50% of median area income, and the Agency paid the difference up to market rent. The program initially assisted ten units in a fifty-four-unit complex and eventually assisted a total of eighteen units in the same complex. The program was last funded in fiscal year 1997-98, at which time it was determined that given the rebound in the economy the City had opportunities to fund more permanent rental housing options.

**8.5.7 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 \$7,500. 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.

There is currently a nine to twelve month wait to receive assistance under the program. A total of 279 households have

been assisted through the mobile-home grant program in the past seven years.

<b><u>Mobile-Home Rehabilitation Program</u></b>	
RDA FY 1997-98	\$ 73,309(Actual)
HOME FY 1997-98	\$ 147,715(Actual)
RDA FY 1998-99	\$ 119,651(Actual)
HOME FY 1998-99	\$ 75,595(Actual)
RDA FY 1999-00	\$ 100,000
HOME FY 1999-00	\$ 397,900
RDA FY 2000-01	\$ 100,000
HOME FY 2000-01	\$ 337,195
RDA FY 2001-02	\$ 100,000
RDA FY 2002-03	\$ 100,000
RDA FY 2003-04	\$ 100,000
RDA FY 2004-05	\$ 100,000
<b>Total:</b>	<b>\$1,750,665</b>

**8.5.8 Single Family Rehabilitation Program (HILP) and (HAMR)**

The Home Improvement Loan Program (HILP) provides a \$15,000 maximum loan at 3% annual interest. Payments and interest are deferred, or postponed for twenty years,

or when the owner sells or ceases to occupy the property. The program assists owner-occupants who have equity in their home 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.

Homeowner Assistance for Minor Rehabilitation (HAMR) provides a \$7,500 maximum loan with a 3% to 5% annual interest rate. Payments on HAMR loans are amortized, or spread equally over ten years and can be approximately \$71 to \$78 per

month. Upon sale, refinancing or if the owner ceases to occupy the property, the loan becomes due and payable. The HAMR loan is designed for borrowers needing minor repairs such as new fencing, front yard landscaping, or a new roof. Household income must not exceed 120% of the area median income.

<b>Single Family Rehabilitation Program</b>	
RDA FY 1997-98 (Actual)	\$ 75,841
RDA FY 1998-99 (Actual)	\$ 113,161
RDA FY 1999-00	\$ 336,839
HOME FY 1999-00 (HILP)	\$ 61,650
RDA FY 2000-01	\$ 200,000
HOME FY 2000-01	\$ 100,000
RDA FY 2001-02	\$ 250,000
RDA FY 2002-03	\$ 250,000
RDA FY 2003-04	\$ 300,000
RDA FY 2004-05	\$ 300,000
<b>Total:</b>	<b>\$1,987,491</b>

**8.5.9 Rental Rehabilitation Program (RRP)**

The purpose of the Rental Rehabilitation Program (RRP) is to provide loan funds to encourage the rehabilitation of rental units in order to expand the supply of decent, safe and sanitary housing that is affordable to low and moderate income households. Rental rehabilitation funds are available to investor-owners of distressed rental properties, citywide. The interest rate is 5% and the minimum loan amount per project is \$3,000. Two loans are available:

<b>Rental Rehabilitation Program</b>	
RDA FY 997-98(Actual)	\$ 10,460
RDA FY 1998-99(Actual)	\$ 176,227
RDA FY 1999-00	\$ 812,842
RDA FY 2000-01	\$ 200,000
RDA FY 2001-02	\$ 200,000
RDA FY 2002-03	\$ 200,000
RDA FY 2003-04	\$ 300,000
<b>Total</b>	<b>\$1,899,529</b>

- A five-year loan up to \$7,500 per unit. Payments are fully amortized over the five years.
- A twenty-year loan up to \$35,000 per unit. Payments are deferred for the first year and commence in year two with a nineteen-year amortization schedule.

Potential borrowers must demonstrate the financial capacity to secure and repay the loan. Eighty percent of the units to be rehabilitated must be occupied by households with incomes at or less than 60% of the area median income. Rent restrictions apply during the term of the RRP loan.

**8.5.10 Senior Co-op Services**

During the 2000-01 fiscal year, Cooperative Services Inc. (a non-profit corporation that has developed affordable senior housing for over ten years) submitted an application to the U.S. Department of Housing and Community Development (HUD) for a Section 202 grant. Cooperative Services has received a total allocation of \$7.3 million from HUD. It is anticipated that project construction will commence in 2001.

<b>Senior Co-op Services</b>	
RDA FY 1999-2000	\$500,000

**8.5.11 Cottonwood Place Apartment Phase II**

In early 2000, Palm Desert Development Corporation (PDDC) sought approval for Phase II of Cottonwood Place Apartments, proposing to develop 61 apartments. Of the new units added, 54 would be reserved for very low-income households at rents not exceeding an overall project average of 48.25% of the Riverside County median income. However, PDDC did not receive a Federal tax credit allocation for phase II. It is anticipated that within the next two years an allocation may be received and at that time a dollar amount will be budgeted for this particular project.

<b><u>Cottonwood Place Apartments</u></b>	
<b><u>Phase II</u></b>	
<b>RDA FY 2000-01</b>	<b>\$762,000</b>

**8.5.12 Funds Available for Preserving Units at Risk of Conversion**

The City of Moreno Valley does not have housing units at risk of conversion during the five-year planning period (Table 14). 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 designate funds for the preservation of units at risk of conversion.

**8.6 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.

**8.6.1 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.

**8.6.2 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.

**8.6.3 Mobilehome Parks**

Mobilehome parks are allowed in any residential zone with a conditional use permit. This allows for maximum design flexibility. There are no established standards for the design of mobilehome spaces, however, as part of the Housing Element analysis, the City has as one of its goals, to establish development standards for mobilehome parks and mobilehome subdivisions. Perhaps the establishment of specific standards may encourage such development, however, practically speaking, no inquiries for new mobilehome parks have been received in recent years.

Currently, mobilehome parks must be large enough to allow for professional management and a decent living environment and each mobilehome park

must include a minimum of 5 acres and recreational amenities for the tenants. It would not be financially advantageous to develop mobilehome 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 mobilehome parks in residential designations lower than R5. In **Table 8-28** a total 670 R-5 vacant acres in fifty-nine parcels ranging in size from five acres to thirty-five are adequate in both size and zoning for development of mobilehome parks. It is important to note that the City of Moreno Valley does not have oversight of the operation of mobilehome parks; the State Department of Housing and Community Development has oversight of all mobilehome parks in the city.

**TABLE 8-26**

Sites Available Through Appropriate Zoning For Mobilehome Parks				
Zoning Designation	Density (Units/Acre)	Vacant in Acres	Number of Units <sup>1</sup>	Number of Parcels 5 Acres and Larger
R5 <sup>2</sup>	4	670	2,144	59

<sup>1</sup> Units calculated at 80% of the total density capacity and reflect typical historical development patterns in the City.

<sup>2</sup> R-5 acreage in specific plans is not included. It is assumed that in specific plans, development of R5 acreage would follow the predominant development pattern.

**8.6.4 Manufactured Homes**

Manufactured homes are allowed 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 4,319 acres of appropriately zoned land that could potentially develop as manufactured housing, resulting in a possible 5,105 units. 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.

**TABLE 8-27**

Sites Available Through Appropriate Zoning For Manufactured Housing			
Zoning Designation	Density (Units/Acre)	Vacant in Acres	Number of Units <sup>1</sup>
R5	5	80.65	322.6
R3	3	469.39	1,127
RA2	2	1592.39	2,548
R2	2	178.69	286
RR <sup>3</sup>	1/unit for 5 acres	243.80	49
R1	1	701.19	561
HR <sup>3</sup>	1/unit for 5 acres	1,053.1	211
<b>Total<sup>4</sup></b>		<b>4,319</b>	<b>5,105</b>

<sup>1</sup> Units are calculated at 80% of total density capacity and reflect typical historical development patterns in the City.

<sup>2</sup> It is assumed that 25% of the total 860.19 vacant R5 acres would develop as moderate income housing and consequently could potentially be developed as manufactured housing.

<sup>3</sup> In Hillside Residential (HR) and Rural Residential (RR), densities are based on the percentage slope calculation. 1 unit for 5 acres has been utilized as an average density for these zoning designations due to wide range of slopes.

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

**8.6.5 Transitional Housing and Emergency Shelters**

Any existing single-family or multi-family dwelling can be used as transitional housing. In addition, boarding and rooming houses can be operated in the RR, HR and multi-family residential zones, without a conditional use permit. **Table 8-16** is an inventory of existing transitional housing facilities in the city. The City of Moreno Valley’s membership in the March Joint Powers Authority has already resulted in the creation of transitional housing units and facilitates.

**Table 8-28** illustrates the opportunities available for transitional housing in the form of vacant land, appropriately zoned for such a housing use. Notwithstanding, the 5,200 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 twenty-two units of transitional housing and 320 transitional beds.

The City of Moreno Valley General Plan allows homeless shelters with conditional use permits in the following zones: Commercial, Office and Industrial/Business Park. Homeless shelters are a permitted use in the Public zone. **Table 8-29** inventories all of the vacant land appropriately zoned for homeless shelters. In total, the City of Moreno Valley has 2,044 vacant acres available for shelters. Although only sixty-eight acres are zoned for homeless shelters as a permitted use, the acreage seems to be adequate, especially since March Air Reserve Base is also available for shelter use.

All vacant, public zoned acreage is owned by the City of Moreno Valley, thus making the possibility of developing homeless shelters more viable due to the inherent benefit of such facilities to the community. Notwithstanding, the vacant public zoned acreage, 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.

**TABLE 8-28**

Vacant Land Appropriately Zoned for Transitional Housing			
Zoning Designation	Density (Units/Acre)	Vacant in Acres	Number of Units <sup>1</sup>
SP 204 VOR	15	10.20	77
SP 204 VCR	15	8.32	62
SP 204 VR	15	36.66	275
R10	10	34.08	273
R15	15	11.89	143
R20	20	18.85	302
SP 218 H	20	10	160
SP 193 H	20	52.13	834
SP 193 MH	17	40.15	546
SP 207 MFR	15	17.47	210
SP 209 C	20	16.75	268
SP 209 PH3 R15	15	17.75	213
SP 212-1 HD	20	52.1	834
SP 214 H	20	10	160
SP 218 H	20	6.6	106
SP 214 M	12	20.05	192
SP 218 M	13.8	46.3	511
<b>Total</b>		<b>505</b>	<b>5,195</b>
<b>Transitional Housing Unit Potential<sup>2</sup></b>		<b>914</b>	<b>52</b>

<sup>1</sup> Units are calculated at 80% of total density capacity and reflect typical historical development patterns in the City.

<sup>2</sup> It is assumed that no more than 1% of all possible units would be developed as transitional housing.

**TABLE 8-29**

<b>Vacant Land Appropriately Zoned for Homeless Shelters</b>	
<b>Zoning Designation</b>	<b>Vacant in Acres</b>
<b>Commercial</b>	672
<b>Industrial Business Park</b>	1,120
<b>Office</b>	184
<b>Public</b>	68
<b>Total</b>	<b>2,044</b>

The City of Moreno Valley, as a member of the March Joint Powers Authority (JPA) participates in the reuse of the base facilities for housing the homeless. At this time, three transitional housing programs are operated at March, which is located along the City’s boundary.

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 seek identify and alternate location or modify its hours of operation.

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.

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 be 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 requiring a Conditional Use Permit. It is the City of Moreno Valley’s conclusion that there are no significant constraints to the development of shelters in the city.

**8.6.6 Development Review Processes**

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

### 8.6.7 Permit Processing

The following is a summary of the approval process for a typical multiple-family housing project:

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 fee of \$580.75 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.

### 8.6.8 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 incorporate 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 paver bands or etching across drives. Speed bumps or bottle 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 disabled 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 that 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.

### 8.6.9 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.

### 8.6.10 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 build housing units. This could make it more difficult to achieve the highest allowable residential densities. For example, buildings 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 density.

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 8-30** substantially reduced the potential constraint that parking requirement might have placed on housing development in Moreno Valley. Except for sites with unique topographic or site configurations (utility easements, more than tow street frontages), projects have been generally approved at or near the maximum allowed density.

**TABLE 8-30**

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

\* One quarter (0.25) of a parking space per multifamily unit must be available to guests. Guest parking is included in the parking standard.

\*\* x spaces (y covered) means x parking spaces are required, y of which must be within a carport or a garage.

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

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.

**8.6.11 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.<sup>33</sup> The standards that could be reduced include lot size, lot dimensions, parking requirements and the size or interior amenities of the

density bonus units. There are additional requirements that could be added to the list of standards that may 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 the following table 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.

**TABLE 8-31**

<b>SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS</b>						
<b>REQUIREMENT</b>	<b>RI*</b>	<b>R2</b>	<b>RA2*</b>	<b>R3</b>	<b>R5</b>	<b>RS10</b>
1. Minimum LOT SIZE (square feet net area)	40,000	20,000	20,000	10,000	7,200	4,500
2. Minimum FRONT YARD setbacks, in feet						
a. Front-facing garages	25	25	25	25	20	20
b. Buildings other than front facing garages	25	25	25	25	20	10
3. Minimum setback, in feet, for HABITABLE BUILDINGS AND NON-HABITABLE STRUCTURES OVER 15 FEET IN HEIGHT						
a. Interior side yard	Combined setback of 20 feet shall be provided, with a minimum of 5 feet on one side			10	Combined 15 feet with minimum 5 feet. on one side.	
b. Street side yard (Corner Lots)	20	20	20	15	15	10
c. Rear yard	40	35	35	30	15	15
4. Maximum LOT COVERAGE (Building Coverage)	25%	30%	30%	35%	40%	40%
5. Maximum structure HEIGHT, in feet.	Two stories, not to exceed 35 feet. Architectural features such as chimney may extend an additional 10 feet.					

\*Allows horses and cows pursuant to Section 9.90.090 of the City of Moreno Valley Municipal Code.

**TABLE 8-32**

<b>MULTI – FAMILY RESIDENTIAL DEVELOPMENT STANDARDS</b>			
<b>REQUIREMENT</b>	<b>R10</b>	<b>R15</b>	<b>R20</b>
1. Minimum LOT SIZE	N/A	<b>N/A</b>	N/A
2. Threshold density (DU's /net acre)	8	12	16
3. Maximum density (DU's/net acre)	10	15	20
4. Minimum front yard setback, in feet	20	25	30
5. Minimum rear yard setback, in feet	15	20	25
6. Maximum lot coverage	40%	45%	50%
7. Maximum building and structure height, in feet	50		

### 8.6.12 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 lowered its fees by 9% in 2000.

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 their fees for all new residential construction. This increase had the effect of increasing the development fees overall.

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 are a constraint on housing.

### 8.6.13 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.

### 8.6.14 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 governments desire to respond to the community can result in constraints to affordable housing. Seven years ago, the Redevelopment Agency in cooperation with a non-profit developer sought to develop thirty affordable townhomes 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.

### 8.6.15 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.

**8.6.16 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.

**8.6.17 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.

**8.6.18 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.

**8.6.19 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.

**8.6.20 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%.

### 8.6.21 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.

### 8.6.22 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.

### 8.6.23 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.

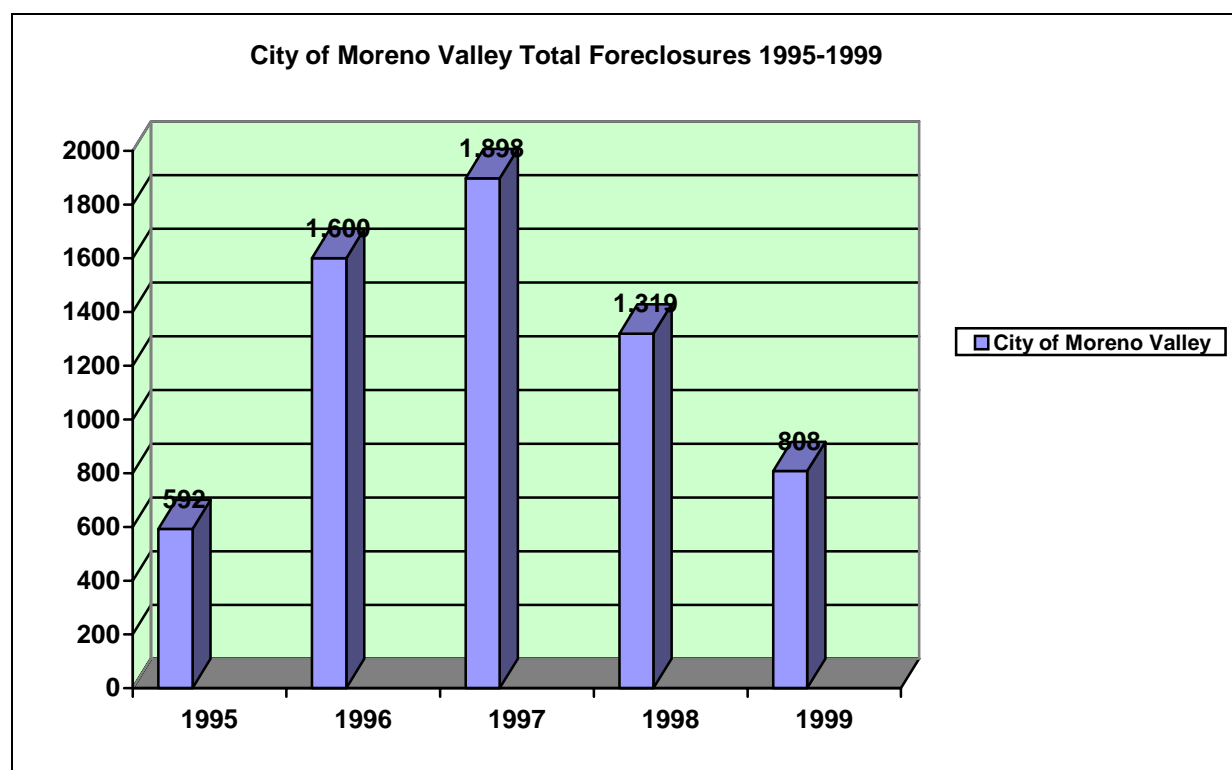
### 8.6.24 Availability of Financing

Financing has been more readily available since the market has improved. Financing has been the primary constraint in developing housing in Moreno Valley during the last ten years. Although, as previously noted, land prices were very low, financing for market rate or affordable housing was not available during the recession. Consequently, during the last reporting period for the housing element (1990-1997), the only multi-family housing built in the city was financed by the Redevelopment Agency of the City of Moreno Valley.

As noted in the review and revision portion of this document, foreclosures increased drastically during the recession of the 1990s. Foreclosures were the result of the economic recession in Southern California as well as the realignment of March Air Force Base which impacted the economy of Moreno Valley. Between 1995 and 1999 foreclosures in Moreno Valley totaled 6,217 units. The highest foreclosure totals were recorded in 1997 (**Chart 8-10**).

A high rate of foreclosures was on the one hand an impediment to the development of new affordable housing, because lenders were hesitant to invest in Moreno Valley. On the other hand, foreclosed houses sold at lower prices, allowing some lower income households to become first-time homebuyers.

**CHART 8-10**



**8.6.25 Construction Costs**

Construction costs vary based on the type and size of unit. Hard construction costs are approximately \$39 per square foot. For a prototypical single-family unit, total development costs, excluding land, are approximately \$100,000. For a two-bedroom, one bath townhouse the total development cost, excluding land, is \$73,000, and \$83,000 for a three-bedroom, two-bath townhouse.

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. As noted, the portion of the City's impact fees on the cost of building affordable housing was only 5%. 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 sixteen acres 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 developed by the Crippled Children's Society.

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.

**8.7 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 February 1998 through December 2005. 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. The implementation of these programs such as the Home Improvement Loan Program, the

Homeowners Assistance for Minor Rehabilitation, the Mobile Home Rehabilitation Grant Program, Homebuyer Assistance Program, and Rental Rehabilitation Program, were created to maintain and improve the living conditions of low to moderate income households.

In addition, the City is assisting Habitat for Humanity in the rehabilitation and creation of new ownership housing for very- low-income families. These programs, when coupled with the various social services, childcare programs, shelter and food services and counseling programs (including homeless prevention) provide city residents with opportunities to utilize programs at little or no cost. By utilizing multiple programs and working with the state, county, private and nonprofit agencies, the City can work to the number of persons with incomes below the poverty line.

**Table 8-33** provides a quantified summary of all the housing programs in the proposed element.

**TABLE 8-33**

**Quantified Objectives – Housing Units By Income Category**

Housing Programs	New Construction	Rehab	Preservation	Owner-ship	Very Low-Income	Low-Income	Moderate Income	Above Moderate	Total/ Program
8.1 Home Improvement Loan Program		✓			15 units				15
8.2 Homeowner Assist. For Minor Repairs		✓				15 units			15
8.3 Mobile Home Grant		✓			90 units				90
8.4 Code Compliance			✓		12 units	8 units	5 units		25
8.5 Neighborhood Clean-up			✓		360 units				360
8.8 Rental Rehabilitation		✓			15 units	35 units			50
8.9 Homebuyer Assistance (HAP)				✓	4 units	12 units	4 units		20
8.10 Ownership (Habitat)	✓				4 units				4
8.11 Ownership (ARR)		✓		✓	8 units	25 units	57 units		90
8.12 Ownership (Youthbuild)	✓					1 unit			1
8.13 New Construction Rental	✓				250 units	150 units	100 units		500
8.14 Large Family Rental Housing	✓				200 units				200
8.23 Senior Housing	✓				69 units				69
<b>TOTAL</b>					<b>1,027*</b>	<b>246</b>	<b>166</b>		<b>1,439</b>

- 360 existing units will be assisted via neighborhood clean-ups efforts.

**TABLE 8-34**

**PROPOSED HOUSING ELEMENT HOUSING PROGRAMS**

Progra	Corresponding Program 1991 Element	Implementation Timeline	City’s Role In Implementation	Responsible Department	Funding Source(s)
8.1	4.1.03	1/00- 05/08	Administer Home Improvement Loan Program. Market program via brochures handed out during annual neighborhood clean-ups and referrals from code compliance officers. Review applications; present applications to loan committee; execute loan documents; disburse rehabilitation funds. <b>Complete 15 HILP rehabilitations.</b>	Neighborhood Preservation	HOME, RDA
8.2	N/A		Market HAMR Program via brochures distributed at neighborhood clean ups and referrals by code compliance officers as they encounter code related needs on a daily basis. Fund and disburse loan funds. <b>Complete 15 HAMR rehabilitations.</b>		

**TABLE 8-34**

**PROPOSED HOUSING ELEMENT HOUSING PROGRAMS (Cont'd)**

Program	Corresponding Program 1991 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source(s)
8.3	4.1.02	1/00-05/08	Receive and approve applications for Mobile Home Grant Program. Conduct all inspections and disburse grant funds. <b>Complete 90 rehabilitations.</b>		
8.4	N/A	1/00-05/08	Provide enhanced code compliance services. Fund 2.5 code positions to provide the services in the CDBG target areas which also overlap Redevelopment area. <b>Assist 25 units.</b>	Code Compliance	RDA
8.5		1/00-05/08	Conduct 5 major neighborhood clean-ups on an annual basis. Provide bins for disposal of trash and debris; Complete 25 clean ups. <b>Assist in clean up of 360 units.</b>	Neighborhood Preservation	
8.6	6.1	Ongoing-05/08	Administer contract with fair housing agency.		CDBG

**TABLE 8-34****PROPOSED HOUSING ELEMENT HOUSING PROGRAMS (Cont'd)**

<b>Program</b>	<b>Corresponding Program 1991 Element</b>	<b>Implementation Timeline</b>	<b>City's Role In Implementation</b>	<b>Responsible Department/ Division</b>	<b>Funding Source</b>
<b>8.7</b>	6.1	1/00-05/05	Complete Analysis of Impediments to Fair Housing.	Neighborhood Preservation	CDBG
<b>8.8</b>	4.1.04	1/00-05/08	Receive and approve applications; disburse loan funds; conduct all inspections and certify compliance for all Rental Rehabilitation Program loans. <b>Complete rehabilitation of 50 units.</b>		HOME, RDA
<b>8.9</b>	N/A	1/00 – 05/08	Administer Homebuyer Assistance Program (HAP). Continue to provide Agency funds for silent seconds and continue to work with approved lenders by providing them with training. <b>Assist in the purchase of 20 houses.</b>		HOME, RDA

**TABLE 8-34**

**PROPOSED HOUSING ELEMENT HOUSING PROGRAMS (Cont'd)**

Program	Corresponding Program 1991 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.10	N/A	12/00-05/08	Assist very low - income home-buyers through partnership with Habitat for Humanity. <b>Construct 4 houses.</b>	Neighborhood Preservation	RDA
8.11	N/A	2000-2003	Administer home ownership program utilizing HUD homes (ARR). Identify prospective houses; coordinate purchase and rehabilitation. <b>Assist in the purchase of 90 houses.</b>		RDA /HOME
8.12	5.1.07	1/00-05/06	Administer new construction home ownership program and youth job training. <b>Construct 1 new house.</b>		

**TABLE 8-34**

**PROPOSED HOUSING ELEMENT HOUSING PROGRAMS (Cont'd)**

Program	Corresponding Program 1991 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.13	N/A	1/00-05/08	Work with housing developers by providing Agency assistance to write-down the costs of units via loans. <b>Facilitate the construction of 500 affordable rental units.</b>	Neighborhood Preservation	HOME, RDA
8.14	N/A	1/00-05/08	Provide financial assistance for the development of affordable rental units for larger families. Assist in the <b>development of 200 units.</b>		
8.15	N/A	6/30/06	Revise General Plan	Planning	General Fund
8.16	N/A	Applies to all projects pulling permits. Ongoing through planning period. 1/00-05/08	Continue to implement permit streamlining. Monitor development plan review process to reduce any identified impediments to affordable housing.		General Fund

**TABLE 8-34**

**PROPOSED HOUSING ELEMENT HOUSING PROGRAMS (Cont'd)**

<b>Program</b>	<b>Corresponding Program 1991 Element</b>	<b>Implementation Timeline</b>	<b>City's Role In Implementation</b>	<b>Responsible Department/ Division</b>	<b>Funding Source</b>
8.17	N/A	05/08	Revise standards for mobile home parks and mobile home subdivisions	Planning	
8.18	N/A	Reduction of parking standards was completed 11/2004.	Review parking standards for multi-family 3 and 4 bedroom units, including covered parking requirements to determine if reductions are appropriate.	Planning	General Fund
8.19	N/A	05/08	Review second unit regulations to determine if expansion is merited to additional districts.		
8.20	Continue to pay development fees for projects, on a case-by-case basis, that have received State or Federal funds, such as Section 202 and Tax Credits.	Ongoing during the planning period as projects request Agency assistance. 1/00-05./08	Review projects and determine if payment of fees would facilitate development of affordable housing.	Neighborhood Preservation	RDA/HOME

**TABLE 8-34**

**PROPOSED HOUSING ELEMENT HOUSING PROGRAMS (Cont'd)**

<b>Program</b>	<b>Corresponding Program 1991 Element</b>	<b>Implementation Timeline</b>	<b>City's Role In Implementation</b>	<b>Responsible Department/ Division</b>	<b>Funding Source</b>
<b>8.21</b>	Utilize RDA funds, where appropriate and necessary, to facilitate infrastructure for affordable projects.	Ongoing during the planning period as projects are proposed. 1/00-05/08	Review infrastructure needs as affordable is proposed and determine whether Agency funds could be utilized to facilitate development.	Neighborhood Preservation	RDA
<b>8.22</b>	Propose general plan changes for rezoning areas in the city to housing uses or mixed uses that include housing.	6/30/06	Work with Planning during General Plan review process and provide input regarding rezoning.		N/A
<b>8.23</b>	Assist in the construction of 69 senior apartments. Provide Agency funds for construction; negotiate contribution of Agency-owned land for the project; assist in submittal of project.	N/A	Project completed in 2003.	Neighborhood Preservation	HOME, RDA, Section 202

**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.
- G.8.4** Assist in the revitalization of older neighborhoods.
- G.8.5** Improve and maintain decent and affordable rental housing.
- 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.

**Objective 8.1**

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

**Objective 8.2**

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

**Policies:**

**8.2.1** 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 \$15,000 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 3% to 5% loan for up to \$7,500 amortized over a 10-year term.

**HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS**

**Objective 8.3**

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

**Policies:**

**8.3.1** Correct substandard conditions in mobile home parks.

**Programs:**

**8.3** Utilize the Mobile Home Grant Program that provides grants up to \$10,000 for owner-occupants of mobile homes.

**HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS**

**Objective 8.4**

Obtain code compliance from a minimum of twenty-five very low and moderate-income property owners, citywide, with emphasis on focus neighborhoods.

**Policies:**

**8.4.1** Enforce correction by property owners of identified housing and code violations in rental properties occupied by very low to moderate-income households.

**Programs:**

**8.4** Provide enhanced code compliance services and referrals to City housing rehabilitation programs.

**HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS**

**Objective 8.5**

Conduct five 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 360 housing units.

**Policies:**

**8.5.1** Provide neighborhood improvement programs to CDBG target areas.

**Programs:**

**8.5** 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 8.6**

Assist 300 households citywide.

**Policies:**

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

**Programs:**

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

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

**HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS**

**Objective 8.7**

Rehabilitate fifty multi-family units, citywide, through utilization of the Rental Rehabilitation Program.

**Policies:**

**8.7.1** To eliminate substandard housing conditions for low-income renters, while enhancing the appearance of multi-family developments.

**Programs:**

**8.8** Provide rehabilitation loans through the City's Rental Rehabilitation Program that offers 5% loans with the first year deferred and amortized over a 19-year period.

**HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS**

**Objective 8.8**

Assist households with down payment and closing costs.

**Policies:**

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

**Programs:**

**8.9** Through the Homebuyer Assistance Program, provide 30-year deferred silent second loans, with no interest, up to 20% or \$200,000 of the purchase price of resale homes.

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

**8.11** Purchase HUD homes for resale to first time homebuyers.

**HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS**

**Objective 8.9**

Create a minimum of 126 affordable rental units, citywide.

**Policies:**

**8.9.1** Facilitate the creation of affordable rental units.

**Programs:**

**8.12** Administer new construction home ownership program and youth job training.

**8.13** Work with housing developers by providing Agency assistance to

write-down the costs of units via loans.

**8.14** Provide financial assistance for the development of affordable rental units for larger families.

**8.15** Revise General Plan.

**8.16** Continue to implement permit streamlining.

**8.17** Revisep standards for mobile home parks and mobile home subdivisions.

**8.18** Review parking standards for multi-family 3 and 4 bedroom units, including covered parking requirements to determine if reductions are appropriate.

**8.19** Review second unit regulations to determine if expansion is merited to additional districts.

**8.20** Continue to pay the development fees for projects, on a case-by-case basis, that have received State or Federal funds, such as Section 202 and Tax Credits.

**8.21** Utilize Redevelopment Agency funds, where appropriate and necessary, to facilitate infrastructure for affordable projects.

**8.22** Propose general plan changes for rezoning areas in the city to housing uses or mixed uses that include housing.

**HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS**

**Objective 8.10**

Create a minimum of seventy senior units.

**Policies:**

**8.10.1** Create decent and affordable housing opportunities for low and very-low income seniors.

**Programs:**

**8.23** Facilitate the construction of a sixty-nine unit multi-family senior complex.

## APPENDIX

**Review and Revision  
City of Moreno Valley Housing Element****SUMMARY**

In 1991, 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. In 1992, as required by state law, (Government Code 65583 (a) (8) and (c) (6)), the City submitted an amendment to the housing element, concerning the potential conversion of existing, assisted housing developments to non-low-income housing use during the following ten years. The amendment was also found to comply with state law.

Pursuant to the requirements of state law, every city and county is required to submit a housing element update. Although the housing element update was originally due to HCD in 1994, due to the suspension of the law requiring that mandates be funded, certain components of the housing element process were suspended including the mandate requiring that councils of governments prepare assessments of regional housing needs. Consequently, the State Legislature did not allocate funds for the preparation of the Regional Housing Needs Assessment and cities and counties were left without a critical component for the preparation of a housing element update.

In 1993, Governor Wilson signed legislation extending the planning period for housing elements by two years, postponing the due date for the revision to 1996. Ultimately, the revision due date was postponed another four years to the year 2000. The planning period of the housing element review will cover seven years, from 1991 to January of 1998.

**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." The goal is a snapshot in time reflecting the City's enviable position as one of the primary beneficiaries of Southern California's residential building boom. At the time the housing element was prepared it seemed possible that the city could expand housing opportunities through new housing.

However, the effects of the recession made new construction financially infeasible. Real estate values fell, vacancy rates soared, and foreclosures increased. Many Moreno Valley workers who commuted to Los Angeles and Orange Counties lost their jobs, as those areas suffered from a loss in defense-related jobs and ancillary support businesses. Consequently, families who had stretched their financial resources to buy a home in Moreno Valley were left without an income and subsequently lost their homes.

The recession affected Moreno Valley in an unanticipated manner in 1993, when the Base Reuse & Closure Commission, announced the downsizing of March Air Force Base. March had historically had a significant economic impact on the Moreno Valley economy as well as the larger Southern California economy. The estimated loss of economic activity, as a result of the downsizing, was \$403 million. The number of active military personnel stationed at the base and living in Moreno Valley and surrounding communities was drastically reduced.

The loss in jobs throughout Southern California and the downsizing of the base combined to drive real estate values downward. Building activity, which had fueled the city's growth during the 1980's, plunged. In the six years between 1986 and 1991, a total of 15,756 single and multi-family permits were issued. In the years between 1992 and 1997, a total of 1,562 single and multi-family permits were issued, a 90% decrease in permit activity.

#### Appropriateness of the Housing Element Goals and Policies

It was in the context of significant economic retrenchment that the City of Moreno Valley was charged with adding 17,741 units to the housing stock in order to meet its share of the Regional Housing Needs Assessment. It was also within the framework of a shrinking economic base that the City had to expand housing opportunities even while the private sector was withdrawing from new construction activity.

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 8-24 lists the programs in the 1991 Adopted Housing Element, the implementation timeline for each program and the responsible department or division at the City for program implementation, as well as the funding source for each program.

In the following section, the housing element programs are restated, an update of the progress made toward implementation of each program is provided and where applicable, quantifiable results are presented.

The City has worked diligently to meet the stated goals of its housing element and given the constraints of the region's economic reality, Moreno Valley's achievements are significant.

TABLE 8-35

1991 ADOPTED HOUSING ELEMENT POLICIES AND PROGRAMS

Program	Implementation Timeline	<u>City's Role in Implementation</u>	Responsible Department or Division	Funding Source(s)	
1.1.05	January 1999	Develop and adopt a density bonus ordinance.	Neighborhood Preservation		
3.1.01	Completion by January 2004	Complete review of vacant land.	Planning	General Fund	
3.1.05	Existing/ongoing	City Manager to waive or reduce City fees for affordable housing on a case- by-case basis.	City Manager	RDA	
3.1.06		Revise General Plan. Present for Council approval.	Planning	General Fund	
4.1.02		Administer Mobile Home Grant Program	Neighborhood Preservation	HOME, RDA	
4.1.03		Administer Home Improvement Loan Program			
4.1.04		Administer Rental Rehabilitation Program			
5.1.01		Enforce existing affordability requirements. Apply requirements to new affordable units.			
5.1.02		Continue to leverage federal, state and private funding when appropriate and available.			
5.1.03		Continue to assist in the development of senior housing.			RDA
5.1.04		Funding of non-profit service providers for homeless prevention services.			CDBG
5.1.05		Funding for homeless shelter service and supportive services.			
5.1.07		Development of ownership housing for very low-income families.			HOME, RDA
6.1		Administer contract with fair housing agency.			CDBG

Policy	Program
1.1	The City will utilize its authority, resources and influence to promote the creation and preservation of a variety of housing types, sizes and prices to meet the various needs of a wide spectrum of current and future residents.
Update	
The City continues to use its authority, influence and most importantly its financial resources to develop and preserve affordable housing. Having begun in 1990 without a single housing program, the City of Moreno Valley boasts an array of effective affordable housing programs that meet the needs of a varied community. Under the Rental Rehabilitation Program, the City assisted in the rehabilitation of a total of 291 units, in seven projects. HOME and Set-aside funds have been used to provide assistance in the development of 104 affordable housing units. The City’s Home Improvement Loan Program (HILP) has provided assistance to very low-income owner/occupants and the Mobile Home Grant Program has provided assistance to very low-income households, the majority of whom are seniors. (See Table 1)	
Results	
Housing Program	Units
Home Improvement Loan Program	28
Mobile Home Rehabilitation	60
Rental Rehabilitation	291
New Construction	104
Total	483

Policy	Program
1.1.01	The Moreno Valley Civic Activities Assistance Corporation (MVCAAC) will serve under contract to the RDA to develop a comprehensive housing assistance program and recommend a policy for use of the Low-income Housing Setaside Funds. The MVCAAC is chartered to provide financial and other assistance to the City. Target Dates: Jan., 1991 – incorporation Oct., 1991 – operational and financial plan Jan., 1992 – implementation.
Update	
MVCAAC did not at any time enter into a contract with the RDA to develop a housing assistance program or recommend policies for use of the low-income housing setaside funds. MVCAACC is no longer an active organization. The Redevelopment Agency developed and adopted a Comprehensive Affordable Housing Strategy to identify additional resources and programs to meet the City’s affordable housing needs and responsibilities. The Strategy is consistent with and further implements the City’s adopted Housing Element.	

Policy	Program
1.1.02	The RDA Low Income Housing Setaside Fund will be used in a timely manner to finance programs that will maximize the creation, retention and long-term availability of affordable lower-income housing. The Economic Development Department/ Redevelopment Agency (EDD/RDA) shall annually specify the program uses to which Housing Fund receipts will be dedicated in combination with funds that may be available from other sources.
The City Comprehensive Affordable Housing Strategy is an extensive analysis of the City of Moreno Valley's affordable housing and a plan for use of the setaside. The Strategy also identifies additional resources and programs to meet the Moreno Valley's affordable housing needs and responsibilities. On an annual basis, the RDA develops a budget for use of the setaside funds, in compliance with state spend down requirements.	

Policy	Program
1.1.03	By March 1, 1992, the Economic Development Department (EDD), in cooperation with the Planning Department, will recommend an Inclusionary Housing Ordinance to be adopted by the City, that will mandate that all developments which include more than a specified number (to be established) of residential units contribute to the City's balance of affordable housing at all income levels, with the goal that a minimum percentage of all new housing within the City will be affordable to low and very-low-income households. Developers contributions may be in the form of actual construction of affordable units with the project itself, construction of affordable units at another appropriate location or contribution of appropriate in-lieu fees to the low-income Housing Fund.
Update	
The Redevelopment Agency's Comprehensive Affordable Housing Strategy provides an extensive analysis of the extent to which housing is affordable and what programs would be most appropriate for the City. The City recognizes the importance of providing housing for all income levels as well as the need to avoid placing onerous requirements that would discourage or impair the private sector from providing affordable housing. Instead of establishing an Inclusionary Program, the City has developed a package of incentives to offset or minimize the cost of providing affordable housing. The incentives, include low interest loans for development of new affordable housing, rehabilitation, acquisition, as well as rent subsidies.	

Policy	Program
1.1.04	The EDD/RDA in cooperation with the Planning Department will develop criteria and control mechanisms that ensure that all housing that is directly subsidized by, or receives substantial economic assistance from the City (including Density Bonuses) in order to achieve affordability goals will remain affordable for the maximum feasible time (If not permanently). Such mechanisms shall be established and agreed upon before direct economic subsidies are granted to any specific project.
Update	
The City of Moreno Valley utilizes affordability requirements and other control mechanisms to insure that units created for lower-income households are maintained affordable for the longest feasible period. Also, in programs where the City provides direct assistance to property owners, the regulatory agreement has repayment requirements that insure setaside funds are repaid for use again in other affordable housing programs. It is important to note that the City provides loans at very low interest and does not increase the housing costs of a lower-income household.	

Policy	Program
1.1.05	By July of 1992, the city will have adopted an ordinance or amendment to the Development Code which grants a density bonus of at least 25 percent, and an additional incentive, or financially equivalent incentives, to housing development which include at least 20% of the units for lower-income households; or 10% of the units for very low-income households, or 50% of the units for senior citizens, under Government Code Section 65915.
Update	
In January of 1999, the City Council adopted a Density Bonus Ordinance pursuant to Government Code Section 65915. No applications for use of a density bonus for affordable housing have been received before or since the adoption of the ordinance.	

Policy	Program
1.1.06	As an additional incentive to developers who construct the State mandated ratio of multi-family lower-income, very-low-income or senior housing units under Government Code 65915 and to help make apartments economically competitive in the construction financing market, the City will offer, when required, additional incentives of appropriate economic value to the construction of target affordable housing units. These may be in the form of regulatory incentives or concessions or additional density bonuses that result in identifiable cost reductions that are equivalent to an added 25% density bonus.
Update	
In January of 1999, the Density Bonus Ordinance was adopted as an amendment to the Municipal Code. Additional incentives include: 50% reduction of the Development Impact Fee and Park Land Impact Mitigation Fee for units affordable to very low income households; 25% reduction for units affordable to lower income households; 75% density bonus for senior citizen housing developments, resulting in a cumulative density bonus of 100%. In accordance with Government Code 65915(e), the following development standards may be modified: parking requirements may be reduced by one-half of a space and size or interiors amenities of the density bonus units may be reduced.	

Policy	Program
1.1.07	In order to develop, coordinate and monitor the comprehensive housing programs set forth in this element and to ensure timely and effective execution of these programs, the City will provide necessary housing staff. After review of the annual Housing Progress Report (program 2.1.09), the City Manager may modify program responsibilities in order to effect the most efficient achievement of housing goals.
Update	
Since adoption of the housing element and implementation of various housing programs, additional housing staff has been added. At this time there is sufficient housing staff to administer the existing programs.	

Policy	Program
1.1.08	<p>Through economic or non-economic incentives the City of Moreno Valley will stimulate the creation of 350 new mobile home spaces that are affordable to households of low and moderate income by 1995, with the potential for an additional 500 spaces by the year 2000.</p> <p>The City will encourage the development of additional mobile home and manufactured housing projects through the zoning ordinance and zoning concessions, and/or direct assistance to private or public corporations (whether non-profit or for profit), in the form of land cost write downs, infrastructure assistance, site identification and procurement, permit processing priority, or other methods which may be appropriate and feasible.</p>
Update	
<p>The RDA Affordable Housing Strategy, completed in 1993, indicates that new market rate ownership housing in the city is affordable to households at, or above the County median and that existing rental housing is affordable to households, at or above, 80% of median. Rents on multi-family units and even single family homes have been very low, making it infeasible to develop mobile home spaces without large subsidies. A more pragmatic and cost-effective way of providing housing affordability has been to assist in the renovation of existing rental units. Additionally, the city assists in the renovation of existing mobile homes by providing rehabilitation grants of up to \$7,500.</p>	

Policy	Program
2.1	<p>The City will strive to ensure that its housing programs are in accordance with area and regional housing needs and that new development includes housing that is appropriate and affordable to all segments of the population including those with special housing needs.</p>
Update	
<p>Housing programs are developed based on the needs of the city and its residents and for the most part needs reflect those of the larger metropolitan area. Families at 80% of median income can afford a home in the city without subsidy. New housing developments include an array of housing prices and types to address the needs of various segments of the population. Households with special housing needs: the elderly; handicapped and very low income; and large families have housing options available. These options include: a 202 senior development; a 25 unit handicapped development; 108 units of three and four bedroom units affordable to households at 60% of median and below and a first time homebuyer program.</p>	

Policy	Program
2.1.01	The EDD/RDA will work with County, State and Federal Agencies and staff to ensure that Moreno Valley’s housing programs benefit from any available assistance and that they are an integrated part of meeting regional housing needs.
Update	
The City of Moreno Valley has been very diligent and successful in obtaining funds to leverage its Low-income Housing Setaside. During the reporting period the City and the City’s significant financial participation in projects succeeded in leveraging set aside funds with California Housing Rehabilitation Program for Owners (CHRP-O) funds, HOME funds, Federal 202 funds, Federal Tax Credits, Federal Reserve Affordable Housing Program (AHP) and Community Development Block Grant (CDBG) funds.	

Policy	Program
2.1.02	The EDD/RDA, will work to directly subsidize the construction of at least 750 new housing units of various types and sizes that are affordable to very low and low-income households by 1995. This corresponds to 10.2% of the City’s identified fair share of regional housing needs of 3,375 very low and 4,023 low-income affordable housing units.
Update	
The RDA has subsidized the construction of new housing units. The RDA focus has been on providing long-term affordable housing to special needs groups and very low-income families. In total 104 new housing units have been constructed between 1992 and December of 1997. The 104 units comprise 7% of all the units constructed in the city between 1992 and 1997 and 1% of the City’s identified fair share of regional housing needs.	

Project	Units
TELACU – 25105 Fir Street -senior housing	75
Crippled Children – 24545 Bay Avenue - housing for handicapped adults	25
Habitat for Humanity – 13191-13235 Scotty Lane – single family	4
TOTAL	104

Policy	Program
2.1.03	<p>In order to meet the 1994 SCAG/RHNA figures of unmet needs (3,375 units of very low income housing, 4,023 units of low income housing and 3,287 units of moderate income housing, totaling 10,685 units) the City and RDA shall work to facilitate the construction of 2,137 affordable units per year between 1990 and 1995. As a minimum objective, the City and RDA shall work to construct, subsidize or facilitate the construction of one-third of this annual goal, an objective of 712 new affordable units per year. As a maximum goal, the City shall use 2,137 units per year, the annual unmet need figure for low-moderate income housing, plus an additional 1,412 units per year at upper-income, or market-rate prices.</p> <p>The EDD/RDA will work with private developers and non-profit organizations to encourage the construction, rehabilitation and/or continued maintenance of affordable housing units that are appropriate to the needs of seniors, handicapped persons, single parent and female-headed households, and large families, groups that are identified as being a significant numerical component of the Moreno Valley population with special housing needs.</p>
Update	
<p>As the housing element was completed, the Southern California real estate market, and in particular Moreno Valley suffered a significant decline. Real estate values and effective rents declined as much as 20% and vacancy rates, in some projects, were as high as 50%. Foreclosures of both single and multi-family units increased. Growth in the Riverside-San Bernardino Statistical Area slowed significantly and the RHNA figures of unmet need seemed out of proportion in a rapidly declining economy.</p> <p>The decline in the market was dramatically reflected in the city's construction permit activity. In the six years between 1986 and 1991, a total of 15,756 single and multi-family permits were issued. In the six years between 1992 and 1997, a total of 1,562 single and multi-family permits were issued, a 90% decrease in permit activity. The positive result of such a devastating decrease in construction activity was that new units being constructed were affordable to households with moderate incomes and existing resale units also became affordable to households at between 80% and 100% of median income.</p> <p>New construction was not economically feasible without large public subsidy. The City continued to work with non-profit organizations, such as the Crippled Children's Society, TELACU and Habitat for Humanity to develop housing for very low income and special needs households. Additionally, the City continued to provide rehabilitation funds to assist in the rehabilitation of existing and foreclosed units, both multi-family and single family, which provided affordable housing to low and very low income households. It is imperative to note that the annual goal of 2,137 units established to meet the SCAG/RHNA figures, exceeded all new construction during the six years of the housing element reporting time frame.</p>	

Policy	Program
2.1.04	The City EDD/RDA will coordinate with the Housing Authority of Riverside County and will support the Authority in its application for Section 8 certificates and vouchers, with the goal of 400 Section 8 contracts in 1990 and such increases as may be available from HUD.
Update	
The City continues to be supportive of the Housing Authorities assisted housing programs. The Housing Authority prepares and submits its own applications for Section 8. In the early 1990's the number of certificates and vouchers in the city was in the range of 300, currently there are in excess of 1,000 vouchers and certificates in use throughout Moreno Valley.	

Policy	Program
2.1.05	The EDD/RDA will provide City support and endorsement for nonprofit organizations seeking Federal or State grants to assist 200 low-income senior or Special needs households, annually.
Update	
Annually, the City provides an opportunity for nonprofit organizations to apply for Federal funds through the City of Moreno Valley Community Development Block Grant Program (CDBG), and the HOME program. Organizations seeking to provide social services or affordable housing are encouraged to apply. The City provides nonprofits with information regarding the requirements for applying for Federal funding. The City has also augmented efforts for other federal funding for project like TELACU, senior housing, Crippled Children's Society and Community Housing.	

Policy	Programs
2.1.06	The EDD will work with the department of Planning to develop a public information and education program to begin January of 1992, aimed at increasing public awareness of the need for affordable and special needs housing, what constitutes this type of housing, and appropriate ways of satisfying these housing needs. The program will seek to reduce public misunderstanding and opposition to affordable and special needs housing. A component of the program will also be aimed at increasing knowledge and awareness of affordable housing among City staff.
Update	
This program was not established due to budget constraints that resulted in staff furloughs and layoffs. However, through Moreno Valley's fair housing program, its affiliation with Habitat for Humanity Jimmy Carter Work Project, press releases and newspaper articles in the local press, the City has been able to increase public awareness of the need for affordable housing.	

Policy	Program
2.1.07	The EDD will evaluate and make recommendations regarding requiring that a portion of the City's General Tax revenue generated from new businesses or industries hiring significant numbers lower-wage workers be dedicated to the creation of lower-income housing that will serve the needs of these employers and employees.
Update	
The City of Moreno Valley has the lowest per capita general fund expenditures in the Inland Empire for cities over 100,000. It has not been feasible to utilize a portion of the revenue for the creation of lower-income housing, as these funds are used to provide necessary services to residents. Instead, the City has worked diligently and successfully, to leverage its housing funds to create affordable housing opportunities for lower income households.	

Policy	Program
2.1.09	The EDD/RDA, in conjunction with the Planning Department, shall prepare an Annual Housing Progress Report to be submitted to the City Council, relating to progress in meeting affordable housing goals and the ratio of affordability of residential construction permits and new housing construction during the previous year.
Update	
Since the City Council is also the Board of Directors of the Redevelopment Agency, they are kept apprised of the progress the City is making in meeting its affordable housing goals. Consequently, an Annual Housing Progress Report has not been necessary.	

Policy	Program
3.1	The City will seek to insure that its policies and actions do not create undue governmental constraint on the availability and affordability of housing in Moreno Valley and will seek to mitigate or remove, where possible, such governmental, as well as non-governmental, constraints.
Update	
The City has been conscientious not to place undue governmental constraint on the availability of affordable housing in Moreno Valley.	

Policy	Program
3.1.01	By July of 1992, the City Planning Department and RDA will complete a review of vacant, developable land and areas with redevelopment potential to determine if sufficient area of appropriate density districts (R-10 thru R-20) is in place to meet the affordable housing needs of the City (as identified in the SCAG RHNA). If insufficient appropriately zoned area is determined, recommendations will be made to increase the supply of appropriately zoned land available to meet identified RHNA needs.
Update	
The City is currently revising its General Plan. As part of the revision, a review of the appropriateness of various density districts has been undertaken. By means of the revision, vacant, developable parcels and areas with redevelopment potential may be rezoned to multi-family residential (R-10 through R-20). Based on anticipated changes to the General Plan, zoning will allow for a total of 58,824 single family units and a total of 16,617 multi-family units. The build-out ratio of multi-family units would be significantly higher than that existing in the current housing stock.	

Policy	Program
3.1.02	The City/RDA in an effort to reduce the impact of escalating land costs will seek to purchase land to be retained for future affordable housing projects that reserve up to 49% of their units for lower-income households. Funds from RDA, CDBG, Inclusionary Housing In-Lieu fees, or other sources may be utilized.
Update	
The Redevelopment Agency has acquired a number of developable parcels for future affordable housing developments.	

Results			
Property	Acres	<u>Land Use</u>	<u>Zoning</u>
Atwood Avenue	1.82	Residential	R-5
Clover Avenue	.51	Residential	R-5
Cottonwood/Indian	8.62	Residential	R-5
Eucalyptus Avenue	2.54	Residential	R-5
Fir Avenue	.91	Office	Office
Myers Avenue	1.36	Residential	R-5
Total	15.76		

Policy	Program
3.1.03	The City Planning Department, in cooperation with EDD/RDA will reduce the impact of construction costs and Development Code requirements on lower-income-affordable housing by developing compensatory economic incentives (and criteria guidelines for project affordability) that will assist in reducing the overall costs of low-income housing by January of 1992.
Update	
The Redevelopment Agency has provided financial assistance for the construction of lower income, affordable housing. Under the Density Bonus Ordinance, the City will provide an increase of 25% above the otherwise allowable residential density. The City can also provide a reduction in the Development Impact Fee and Park Land Impact Fee for units built under the Density Bonus Ordinance and/or reduce parking requirements. All of these compensatory incentives will assist in reducing the cost of developing affordable housing.	

Policy	Program
3.1.04	The City will continue to subsidize new low-income rental housing development by maintaining Development Impact Fees for lower-income multi-family rental units at levels that are less than 33% of actual economic impact per unit. Development Impact Fees on single and multi-family units selling or renting at levels above the affordability standards for median income households will gradually be increased until the fees on these higher prices units cover 100% of the actual economic impact to the City by 1995.
Update	
Legally, the City cannot shift impact fees to other development in excess of that development's impact. RDA has paid fees for affordable units to address impacts.	

Policy	Program		
3.1.05	The City Manager shall be given the authority to waive all or a portion of Development Impact Fees. If there is determined to be an exceptionally strong benefit in housing accessibility for lower-income and special needs groups.		
Update			
In the past, the Agency has paid for the development impact fees, design enhancements, public improvements and land acquisition for projects deemed as having a strong benefit for lower-income households and special needs groups. The City Manager does not have authority to waive Development Impact Fees for any purpose.			
Results			
	Project	Units	Fees Paid by RDA
	TELACU Villa	75	\$ 800,000
	Habitat for Humanity	4	\$ 66,900
	Crippled Children’s	25	\$ 833,160
	Total	104	\$1,700,060

Policy	Programs
3.1.06	The Planning Department, in cooperation with EDD/RDA, will review the amount, condition and value of vacant land currently zoned to allow the creation of new mobile home park spaces in Moreno Valley by December of 1991. If sufficient appropriate locations are not available for the creation of 800 new mobile home space by 1995, the Planning Department will develop a program to increase the appropriately zoned area, or to otherwise provide sufficient area for the potential development of at least 1600 additional mobile home spaces (conditional use agreement, etc) within the City’s housing mix.
Update	
The City is currently revising its General Plan. Although, some areas will be rezoned to allow for future development of multi-family housing, rezoning to increase the number of locations available for the creation of new mobile home spaces is not contemplated. However, mobile homes are allowed in any residential zone, with a conditional use permit.	

Policy	Program
3.1.07	The City Planning Department will recommend changes to the City Development Code that will specifically include emergency and transitional homeless shelters in the uses permitted under Section 9.02.020 of the Development Code by July of 1991.
Update	
The changes to the Development Code allow emergency homeless shelters with a conditional use permit in the following areas: commercial districts, industrial districts, and business park mixed use districts. Homeless shelters are permitted in a public district, subject to district requirements.	

Policy	Program
3.1.08	The EDD/RDA and Planning Departments will endeavor to spread the cost of required new infrastructure over the widest possible geographic area and time frame through the use of Mello-Roos districts, assessment districts, phased development plans, or other appropriate cost sharing methods.
Update	
There is a citywide fee structure for all new developments to pay for infrastructure.	

Policy	Program
3.1.09	Conforming manufactured housing will continue to be permitted in all single family residentially zoned areas under the City’s Development Code.
Update	
Conforming manufactured housing continues to be permitted in all single family residentially zoned areas of the city. The Agency, through the Home Improvement Loan Program, has assisted in the purchase and placement of two manufactured units for very low income households.	

Policy	Programs
3.1.10	<p>In order to maintain the beneficial usage of older housing for the maximum economically feasible time, the Planning and Economic Development Departments/RDA, shall develop a Zoning Transition Management Policy (ZTMP) and programs which will ensure that older affordable housing in areas where the current zoning designation is expected to result in an ultimate change of usage remains safe, sanitary, habitable and available for occupation until such time as appropriate replacement units are available and it is necessary to remove the existing housing to make way for other conforming uses. This Policy and the programs to implement it shall be designed and adopted by October of 1991, and may include such elements as maintenance and repair subsidies, use of amendment AB1448 of the California Health and Safety Code to enforce maintenance by landlords, temporary management of units, or other programs that may be appropriate.</p>
Update	
<p>The City has not developed a Zoning Transition Management Policy. The City will address the issue of maintaining the beneficial usage of older housing via revisions to the General Plan, the city's enhanced code enforcement program, and housing rehabilitation programs. In areas of the city where housing is currently zoned for other uses, the zoning may be changed to a housing designation to encourage upgrading.</p>	

Policy	Programs
3.1.11	<p>The Redevelopment Agency shall replace all residential units destroyed by Agency-assisted projects with units of comparable bedroom size and affordability within four years of their removal pursuant to the requirements of State Redevelopment Law. The replacement of such units shall be the first priority for the use of the RDA Low and Moderate Income Housing Fund monies.</p>
Update	
<p>The Agency has removed ten (10) residential units. The Agency has replaced the ten units with new units of comparable size and affordability.</p>	

Policy	Programs
4.1	<p>The EDD/RDA will seek to encourage and assist the rehabilitation and maintenance of lower-income affordable housing within the City.</p>
Update	
<p>The City has a successful housing rehabilitation program, which in the past has provided up to \$50,000 per unit for substantial rehabilitation of both rental and ownership housing. Unlike many cities, Moreno Valley also makes grant funds available for the rehabilitation of mobile homes.</p>	

Policy	Programs
4.1.01	The EDD/RDA will coordinate with the Riverside County Housing Authority to participate under the Section 312 program when funding is available to secure the rehabilitation of substandard single family homes occupied by low-income households.
Update	
<p>The City of Moreno Valley encourages rehabilitation and maintenance of lower-income housing through a variety of programs. Assistance is provided in the form of low interest deferred payment loans to owner occupants as well as owners of rental properties. Moderate-income homeowners can receive assistance through the Homeowner’s Assistance for Minor Rehabilitation (HAMR) program, which provides a low interest amortized loan. Low-income owners of mobile homes can receive assistance through the City’s Mobilehome Grant Program that provides up to a \$7,500 rehabilitation grant.</p> <p>The City of Moreno Valley established its own single family rehabilitation program. Under the Home Improvement Loan Program (HILP). Funding from RDA, HOME and CHRP-O were combined to provide substantial rehabilitation funds for single family homes occupied by low-income households.</p>	

Policy	Programs			
4.1.02	The City will continue to utilize CDBG and/or other appropriate funds to assist low-income senior citizens with minor repairs to owner-occupied homes, in conjunction with the Riverside County Housing Authority or other agencies, with the goal of assisting at least 50 households per year.			
Update				
During the time that the County administered a Senior Home Repair Program and made that program available to all cities in the county, the City of Moreno Valley provided funding for the program. A total of \$52,000, over three years, was provided from the City's CDBG funds. Seniors in our community were given a \$250 grant for minor repairs. However, since 1995, the county has only made funds available to unincorporated areas, thus Moreno Valley seniors were no longer eligible to receive grants. The City has compensated by providing a grant to mobile home owners (a large proportion of those utilizing the Senior Home Repair Program lived in mobile homes) and by providing a minor rehabilitation loan program as well.				
Results				
Fiscal Year	Mobilehome Units Rehabilitated	RDA Funds	HOME Funds	Total
'93-94	28	\$50,444	\$100,000	\$150,444
'94-95	7	\$13,460	\$27,330	\$ 40,790
'95-96	29	\$59,000	\$112,000	\$171,000
'96-97	23	\$63,697	\$102,064	\$165,761
<u>TOTAL</u>	60	\$186,601	\$341,394	\$527,995

Policy	Programs	
4.1.03	The EDD, CDBG funded Housing Specialist will develop, implement and monitor a CDBG funded Deferred Loan Housing Improvement Program to assist lower-income owner occupants of single-family homes in rehabilitation of substandard housing conditions, with the goal of assisting at least 10 households per year.	
Update		
The Home Improvement Loan Program (HILP) was established in 1991 and has been the core of the City’s rehabilitation program. Through HILP, 3% payment deferred loans are available to low and very low-income homeowners. Through the years, leveraging state and federal housing funds has enhanced the program budget.		
Results		
Single Family Units Rehabilitated	Funds Loaned	
28	\$568,473 <sup>2</sup>	

<sup>2</sup> See Table 1

Policy	Programs	
4.1.04	The EDD/RDA will work with Riverside County Housing Authority to secure and coordinate the application of HUD-financed Rental Rehabilitation programs (including the Moderate Rehabilitation program) within Moreno Valley, with the goal of rehabilitating 300 lower-income rental units by 1995.	
Update		
Through the State HOME program, the City received funding for a HUD financed Rental Rehabilitation Program. The program has been continued using RDA and HOME funding. Given the relatively low market rents, new rental housing construction has been infeasible without large subsidies. Instead the publicly assisted renovation of existing rental units offers a more cost-effective way to provide housing affordability.		
Results		
Rental Rehabilitation Program		Total
Palos Verdes Apartments 24020 Dracaea	48 units	291 Units
Quail Run Apartments 13400 Elsworth	225 units	
Isaac 15321 Sheila Street	4 Units	
Oswal 21881 Cottonwood Avenue	1 Unit	
Childs 24457 & 24471 Postal Avenue	4 Units	
Carballo 24600-24612 Atwood Avenue	5 Units	
Sanchez 15187 Elm Court	4 units	

Policy	Program
4.1.05	The EDD/RDA, in cooperation with the Planning Department, will complete a survey of residential units within the Redevelopment Area(s) of Moreno Valley, identifying low-income affordable and substandard units, and then establish a program or programs that will lead to the replacement or renovation of 5% of these substandard units each year. Survey completion: July 1991; Program initiation December of 1991.
Update	
<p>The City completed a windshield survey of residential units within the redevelopment areas. Based on the windshield survey a total of three single-family units were identified as substandard. The three units were boarded and visibly substandard. The number of substandard units was limited so that the establishment of a program to replace or renovate a percentage of units was not necessary. However, the City has established the Rental Rehabilitation Program, the Home Improvement Loan Program, the Mobilehome Grant Program and the Homeowner’s Assistance for Minor Rehabilitation Program, to replace or renovate housing. The programs are available citywide with priority given to projects in the redevelopment areas.</p>	

Policy	Program
5.1	The City will seek to maximize the public benefit of programs designed to increase the accessibility of affordable housing, especially to lower-income and special-needs households, including the homeless and handicapped.
Update	
<p>The City has maximized the public benefit of its housing programs by using a variety of mechanisms to increase the accessibility of affordable housing. The City utilizes control mechanisms in its loan programs to assure that units remain affordable for the longest feasible period. The City makes its funds available at very low, simple interest rates, defers payments and does not exclude households with previous bankruptcies or inferior credit histories from accessing the City’s affordable housing programs. The City has most recently adopted a Density Bonus Ordinance, which will provide incentives to developers seeking to develop the State mandated ratio of affordable units.</p>	

Policy	Program
5.1.01	By December 31, 1991, the EDD/RDA will create requirements and control mechanisms that will reserve for lower-income owner or renter households, the benefits derived from direct or indirect incentives provided to the development of lower-income affordable housing through City programs for the longest feasible time period. These requirements and control mechanisms will be utilized in conjunction with all lower-income single family and multi-family or City-backed housing programs.
Update	
The City of Moreno Valley employs affordability requirements and other control mechanisms to insure that units created for lower-income households are maintained affordable for the longest feasible period. Also, in programs where the City provides direct assistance to property owners, the regulatory agreement has repayment requirements that insures setaside funds are repaid for use again in other affordable housing programs. It is important to note that the City provides loans at very low interest and does not add to a lower income household's housing costs.	
Results	
Program	Control Mechanisms
Home Improvement Loan Program	Allows homeowners to borrow up to \$15,000 at 3%, simple interest. Payment are deferred for 20 years or until owner sells or ceases to occupy the property.
Rental Rehabilitation Loan Program	Allows investors to borrow up to \$35,000 per unit, at 5% interest. Payments are deferred for the first year and commence in year two. Even if the property is sold, subsequent owners are bound by the Covenants and Restrictions to maintain the units affordable for the specified period.
Homeowner's Assistance for Minor Rehabilitation	A \$5,000 maximum loan with a 3% to 5% annual interest rate. Payments are amortized over 10 years. Loan is immediately due upon sale, refinance or if rented.
Density Bonus Ordinance	Developers of five or more units affordable to lower income households can receive up to 25% increase in density. Density Bonus Housing Agreement maintains units affordable for ten years.
Assisted projects involving special agreements (large rehabs/new construction).	Owner Participation Agreement provides for recorded covenants and restrictions to assure affordability for the longest feasible period.

Policy	Program		
5.1.02	The City/RDA will seek to leverage funds from the Low-income Housing Setaside Fund and any other sources with other City, County or State programs, and /or with other private non-profit organizations in order to create the maximum number of affordable lower-income units.		
Update			
The City of Moreno Valley has been very diligent and successful in obtaining funds to leverage its Low-income Housing Setaside. During the reporting period the City has leveraged setaside funds with California Housing Rehabilitation Program for Owners (CHRP-O) funds, HOME funds, Federal 202 funds, and Community Development Block Grant (CDBG) funds.			
Results			
Source	Amount	Leverage	Program
Crippled Children's Section 202	\$1,818,000	\$825,000 (RDA)	Construction of 25 apartment for low-income, physically handicapped adults.
HOME	\$800,000	\$330,000 (RDA)	Three housing activities: 1) single family rehabilitation; 2) rental rehabilitation; 3) mobile home rehabilitation grants.
CHRP-O	\$180,000 \$240,000	\$ 75,000(RDA) \$100,000 (RDA)	Rehabilitation of single family, owner-occupied units. Low interest, deferred loans up to \$20,000 per unit.
Section 202	\$4,800,000	\$800,000 (RDA) \$106,913 (CDBG)	Construction of 75 apartments for low-income seniors and handicapped adults.
Total	\$7,838,000	\$2,236,913	

Policy	Programs	
5.1.03	In order to maximize the availability of housing to lower-income seniors and special needs individuals in Moreno Valley, the City will consider allotting a portion of its CDBG funding to support the administrative expenses and promotion of a Share Housing Program in conjunction with the Housing Authority of Riverside County.	
Update		
<p>The Shared Housing Program is administered by the Volunteer Center of Riverside County. The program has limited appeal to individuals looking for affordable housing in a market such as Moreno Valley's where units are rather affordable. However, in 1992 the City's commitment of its CDBG and Agency funds was rewarded with the completion of a new construction 202 senior project built in conjunction with TELACU. TELACU Villas, provides affordable, independent living apartment units to very low income seniors.</p>		
Results		
Project	Number of Units	
<p>TELACU Villa consists of seventy-five (75) affordable units for seniors and handicapped adults. The units provide an opportunity for special needs households to continue living independently in a safe and affordable unit.</p>	75	

Policy	Program	
5.1.04	The EDD/RDA shall develop by July of 1992, a program, programs or method of participation in programs with other public or non-profit entities, that will assist families and individuals that are at risk of becoming homeless in an effort to prevent them from becoming homeless, through rent subsidies, job counseling, rental assistance, child care for working parents, or other programs that may be appropriate.	
Update		
Beginning in fiscal year 1992-93, the City has provided Community Development Block Grant (CDBG) funds for a program to prevent homelessness by providing monetary assistance to families who have fallen behind on their house or rent payments. Prior to fiscal year 92-93 and including fiscal year 1997-98, the City continues to provide funding for two food distribution programs in the City that help lower income individuals stretch their limited dollars and prevent some of these families from becoming homeless.		
Program	Services Provided	Funding
<b>I Care Shelter Home</b>	Provide shelter, food and counseling for homeless families from Moreno Valley	\$ 25,175
<b>Genesis Homeless Shelter</b>	Provide shelter, food and counseling services for homeless families from Moreno Valley.	\$ 50,995
<b>Moreno Valley Shelter</b>	Shelter services for homeless families.	\$ 15,000
<b>Riverside Men’s Shelter</b>	Provide shelter, food clothing and counseling for single me.	\$ 10,000
<b>Operation Safehouse</b>	Provide shelter, food, counseling, and clothing and support services for runaway/throwaway children in a safe and supervised environment.	\$ 16,890
<b>Aid to Victims of Domestic Violence</b>	A 24-hour crisis line, counseling and shelter services to battered women and abused children.	\$ 74,810
<b>Consumer Credit Counseling</b>	Services to prevent foreclosure and homeless.	\$ 4,220
<b>Catholic Charities</b>	Emergency rental/mortgage assistance and first month rent/security deposit to low income families to prevent homelessness.	\$ 24,700
<b>Total</b>		\$221,790
Source: City of Moreno Valley, Community Development Block Grant Program		

Policy	Program	
5.1.05	The city will meet the emergency shelter needs of the homeless through continued financial support and other appropriate support of local and regional programs that provide emergency shelter and other types of assistance for the homeless of Moreno Valley. Important elements of the City’s program will be the assurance of adequate, appropriate transportation services to homeless shelters and support locations which may be located outside the City limits, coordination of various programs from a unified location, cooperation among various providers of homeless services, and preparation for the creation of homeless shelter facilities within Moreno Valley by the year 1998. The city Manager will designate a department to be responsible for meeting the emergency shelter needs of the homeless.	
Update		
The City has consistently provided Community Development Grant Block (CDBG) funding for shelter, food, counseling services, clothing and other support services to meet the emergency needs of homeless persons. Prior to the reporting period (1992-1997) and since that time, the City has continued to provide funding for homeless shelters and attendant services.		
Results		
Program	Services Provided	Funding
I Care Shelter Home	Provide shelter, food and counseling for homeless families from Moreno Valley.	\$ 25,175
Genesis Homeless Shelter	Shelter, food and counseling services for homeless families from Moreno Valley.	\$ 50,995
Moreno Valley Shelter	Shelter services for homeless families.	\$ 15,000
Riverside Men’s Shelter	Provide shelter, food, clothing and counseling for single men.	\$ 10,000
Operation Safehouse	Provide shelter, food, counseling, and clothing and support services for runaway/throwaway children in a safe and supervised environment.	\$ 16,890
Aid to Victims of Domestic Violence	A 24-hour crisis line, counseling and shelter services to battered women and abused children.	\$ 74,810

Results		
Program	Services Provided	Funding
Consumer Credit Counseling	Counseling and assistance: assignments, forbearance agreements, extension and workout to prevent foreclosure and homelessness.	\$4,220
Catholic Charities	Emergency rental/mortgage assistance and first month rent/security deposit to low income families to prevent homelessness.	\$24,700
TOTAL		\$ 221,790

Policy	Program			
5.1.06	The City Manager will designate by October 1 of 1991, appropriate City staff to work in cooperation with the Housing Authority of Riverside County and the cities of Riverside and Perris (as well as other potentially concerned entities such as the city of Norco and Corona) to assess the regional impact of impending termination of Federal and other types of mortgage and rental subsidies. By October of 1992 the City will develop a plan to mitigate any negative local effects of such terminations over the next 10 years, preferably through co-operation with the other effected jurisdictions to retain or replace terminated subsidies or subsidized units on a regional basis.			
Update				
<p>The City of Moreno Valley does not have housing units affected by the termination of Federal mortgage or rent subsidies. The City has a total of 257 units in five Mortgage Revenue Bond assisted projects, with affordability controls that expired (between 1995-1999). Of the five projects only one, with twenty-eight (28) affordable units, was required to rent to very low income households. The other projects were required to make units available to lower income households.</p> <p>The City has provided 163 rental units at below market rents to households earning between 50% and 60% of the county median income. The affordability controls on the units will remain in effect for thirty years. However, rent buy down units, are restricted only during the time that the City buys down the rent to an affordable level.</p>				
Results 1991-1997				
Rental Rehabilitation Program		Rent Buydown Program		Total
Palos Verdes Apts.	15 units	Palos Verdes Townhomes	17 units	163 units
Quail Run Apts.	10 units			
Isaac	4 units	<u>New Construction</u>		
Oswal	1 unit	Habitat	4 units	
Childs	4 units	TELACU Villa	75	
Graciela Caraballo	5 units	Crippled Children's	24	
Sanchez	4 units			

Policy	Program	
5.1.07	The Redevelopment Agency shall provide that new housing units created through the use of RDA Low and Moderate Income Housing Fund monies shall be made affordable to low and very low income households in at least the proportions and for at least the time periods required by State Redevelopment Law.	
Update		
In 1993, the Redevelopment Agency entered into an agreement with Habitat for Humanity to assist in the development of a limited number of single family homes for very low-income families. In the agreement, Agency assistance consisted of funds to acquire sites and the payment of development impact fees.		
Results		
Habitat for Humanity	Total	Affordability Term
Scotty Lane Homes	4 units	30 years

Policy	Program	
6.1	The City shall affirmatively further fair housing throughout the City.	
Update		
In cooperation with its designated fair housing agency, the City of Moreno Valley sustained its commitment to further fair housing through a variety of efforts. The City's housing agency informs residents of fair housing laws, practices and available resources.		

Policy	Program	
6.1.01	The City will continue to contract with the Riverside County Housing Authority to operate a Fair Housing Program. The EDD will ensure that a Fair Housing Program is available on an ongoing basis. The EDD shall ensure a Fair Housing Counselor is available to citizens of Moreno valley.	
Update		
In July, 1991, the City contracted with Inland Mediation Services to provide fair housing services. Inland Mediation continues to provide fair housing services for citizens of Moreno Valley.		
Results		
Fair Housing Services FY '91-92-FY '96-97	Tenant/Landlord Services FY '91-92- FY '96-97	Workshops FY '91-92- FY '96-97
218	1,944	13

Policy	Program
6.1.02	The EDD shall work with County, State and local groups to achieve fair housing goals, including increased participation in Voluntary Affirmative Marketing Agreements (VAMA) among Realtors, and affirmative advertising in area newspapers. Timetable: ongoing.
Update	
The City's housing provider from fiscal year 1991-92 to fiscal year 1998-99 was Inland Fair Housing & Mediation Board, who was responsible for encouraging participation in Voluntary Affirmative Marketing Agreements (VAMA's) on behalf of the City of Moreno Valley. During its contract tenure, IFHMB worked toward developing dialogue regarding the VAMA with the Board of Realtors serving the Moreno Valley Area. To date there have been no VAMA agreements and dependent on the cooperation of a group outside City's direct influence.	

Policy	Program
6.1.03	The EDD will disseminate information about efforts to eliminate housing discrimination and inform residents of the Fair Housing Program and the Fair Housing Counselor.
Update	
Inland Fair Housing and Mediation Board provides the following services in its ongoing efforts to disseminate information and eliminate housing discrimination: Fair housing workshops and tenant/landlord mediation workshops, public presentations on fair housing and distribution of flyers, brochures, press-releases and advertisements on fair housing. The city's fair housing agency has also made fair housing presentations on Spanish language radio and mailed quarterly fair housing newsletters to apartment owners and realtors on behalf of the City of Moreno valley.	

**TABLE 8-36**

Units Rehabilitated (Policy 4.1.03)		
<u>Name</u>	<u>Address</u>	<u>Loan Amount</u>
Avila	15160 Pepper Court	\$38,400
Blanchard	13310 Allyn Drive	\$24,788
Both	25303 Old Farm Road	\$ 5,879
Bruno	25118 Filaree	\$31,028
Chatman	14797 Brentstone	\$ 8,790
Cullen	12685 Laury Lane	\$15,000
Duran	15136 Pepper Court	\$34,678
Ealy	1211- Bayless Street	\$14,695
Gorman	25153 Silent Creek	\$ 8,928
Gray	13569 Elsworth	\$15,467
Griffin	22481 Bay Avenue	\$34,724
Hanson	11503 Hubbard Street	\$24,353
Jennings	24316 Lamont Drive	\$ 5,000
Kelsey	25164 Gentian	\$24,425
Lemus	15215 Pepper Court	\$10,000
Lopez	13595 Golden Eagle	\$ 2,981
Lugo	13378 Silver Lane	\$ 5,319
Mc Millan	24624 Bay Avenue	\$10,769
Mehta	13697 Sunbright	\$15,568
Morgan	29120 Gifford	\$18,912
Paschall	28460 Alessandro Blvd.	\$14,990
Rodriguez-Benitez	12820 Ross Street	\$33,892
Sellers	23667 Misty Glade Court	\$ 4,967
Wilkinson	14844 Starmont Street	\$24,344
Wilkison	24956 Ironwood	\$60,953
Witherspoon	24361 Finley Drive	\$13,845
Ybarra	15174 Patricia Avenue	\$62,220
Zanini	13620 New Haven	\$ 3,558
Total	28 Properties	\$568,473.00

## NOTES

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- <sup>1</sup> Richard Simon, “Growth Modest But Las Vegas, Phoenix Record Big Gains in 1990s”, Los Angeles Times, July 1, 1999, Section A, p.3.
- <sup>2</sup> John E. Husing, “Economic Development Strategy City of Moreno Valley, Final Report”, p. 22. Report prepared for the City of Moreno Valley.
- <sup>3</sup> Husing, p. 16.
- <sup>4</sup> City specific unemployment data is not seasonally adjusted.
- <sup>5</sup> Michael Utley, “Contrarian Commuters”, “Press Enterprise, May 7, 2000 Section H, p. 1.
- <sup>6</sup> U.S. Bureau of the Census
- <sup>7</sup> Riverside County Board of Supervisors, Grandparents Raising Grandchildren the Situation in Riverside County, (Final report, 2000)
- <sup>8</sup> Grandparents Raising Grandchildren, p. 1.
- <sup>9</sup> U.S. Bureau of the Census
- <sup>10</sup> U.S. Census
- <sup>11</sup> U.S. Bureau of the Census, Statistical Brief, January 1994
- <sup>12</sup> U.S. Census
- <sup>13</sup> Muse Consulting, Inc. “Moreno Valley 1998 Demographic and Labor Force Study”, p. 6. Report prepared for the City of Moreno Valley.
- <sup>14</sup> 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.
- <sup>15</sup> [www.hud.gov/women/rntlast.html](http://www.hud.gov/women/rntlast.html)
- <sup>16</sup> John Conant. California State Department of Housing and Community Development. Telephone interview. August 15, 2000.
- <sup>17</sup> Office of the Agricultural Commissioner, County of Riverside 1999 Agricultural Crop Report, p. 9.
- <sup>18</sup> California State, Labor Market Information Division of the Employment Development Department.
- <sup>19</sup> Steve Sutter, Personnel Management Advisors. Telephone interview. August 15, 2000.

## NOTES

<sup>20</sup> The National Agricultural Survey, April 1997. A Profile of U.S. Farm Workers, a report prepared for the U.S. Department of Labor, Office of the Assistant Secretary for Policy.

<sup>21</sup> The National Agricultural Survey, p. 10.

<sup>22</sup> The National Agricultural Survey, p. 12.

<sup>23</sup> Very Low-Income total consists of the following projects with 55 year affordability covenants: **271 units** at Cottonwood Place Apts. Phases I-III; **69 units** at Co-op Services Apts.; **40 units** at Coachella Valley Housing Coalition Apts.; **2 units** at Sunridge Apts.; **1 unit** at RHDC Bay Apts.; **2 units** at Postal Avenue Apts.; **42 units** at Bay Family Apts.; **99 units** at Oakwood Apartments; **60 units** at Sunnymead Villas. Units in projects with 30 year affordability covenants: **3 units** at Amber Ridge Apts.; **6 Habitat for Humanity houses** with 30-year affordability and resale restrictions.

<sup>24</sup> Stradling Yocca Carlson & Rauth, 2005 S.B./Riverside County Affordable Housing Worksheet. Low-Income total consists of the following projects: The following projects have 55 year affordability covenants as a result of RDA assistance: **6 units** at Sunridge Apts.rehabilitated in part with Agency funds; **142 units** at Oakwood Apartments; **18 units** at Bay Family Apartments; **3 units** at RHDC Bay Apts.; **6 units** at Postal Avenue Apartments. Projects with 30 year affordability covenants: **32 units** at Amber Ridge Apartments. Affordable rent for lower income households is the product of 30% times 60% of the area median income adjusted for family size, pursuant to Health and Safety Code Section 50053(b)(3). In 2005, affordable rent for a 1 bedroom unit could not exceed \$667.50; for a 2 bedroom \$751.50; rent for a 3 bedroom unit \$834.75.

<sup>25</sup> City of Moreno Valley, Economic Development Department, New Residential Construction- Single Family & Multi-Family (8/30/04 Report). Moderate-income total consists of the following 1,350 multi-family market rate rental units. Affordable rent for a moderate income household is the product of 30% times 110% of area median income adjusted for family size, pursuant to Health and Safety Code Section 50053(b)(4). In 2005, affordable rent for a 1 bedroom unit could not exceed \$1,223.75; \$1,377.75 for a 2 bedroom; \$1,538.38 for a 3 bedroom unit. **174 units** at Quail Point Apts.; **176 units** at Broadstone Apts.; **304 units** at Lasselle Place Apts. rents ranging from \$960-\$1580; **552 units** at Legacy at Town Gate Apts.; **144 units** at Box Springs Apts. The for sale moderate income total consists of: **18 units** at Dracaea Avenue Condominiums; **165 and 126 condominium units** by Forecast Homes; **222 condominium units** by DR Horton; **206 units** at Vista Springs Apts.; **60 condominium units** on Sunnymead Blvd. All units are considered affordable to moderate income households based on sales price in 2004 ranging from \$172,000 to \$200,000.

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<sup>26</sup> City of Moreno Valley, Economic Development Department, Building and Safety Division, Single Family Units Under Construction (9/14/04 Report). Based on a house price of \$195,000; 100% of median income of \$54,300 for 2004 for a family of four; a 20% down payment, 7% interest rate, 30-year amortization, 30% of income dedicated to housing expenses: Renaissance Park Tract #29143: **252 units** (52 @ 1,435 sq. ft.; 83 @ 1,634 sq. ft.; 45 @ 1,705 sq. ft.; 72 @ 1,791 sq. ft.); Greystone Homes, Tract #219732 phases 1 & 2: **9 units** at 1,397 sq. ft.; New Castle Development Tract #27525: **2 units** at 1,470 sq. ft.

<sup>27</sup> City of Moreno Valley, New Residential Construction-Single Family & Multi-Family.

<sup>28</sup> City of Moreno Valley, Technology Services, Residential Zoning Study: Inventory of Vacant Parcels and Inventory of Exception Parcels (10/28/04 Data).

<sup>29</sup> State of California, Health and Safety Code, Section 50079.5. A very-low-income household is a household whose annual income does not exceed 50% of the median income for the area, as determined by HUD, adjusted for family size.

<sup>30</sup> State of California, Health and Safety Code. 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.

<sup>31</sup> 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.

<sup>32</sup> Persons and families whose income exceeds 120 percent of area median income, adjusted for family size.

<sup>33</sup> Moreno Valley Municipal Code, Section 9.03.050.