



*Meeting the Housing Needs
of a Growing Community*

**Housing Element
2008-2014**

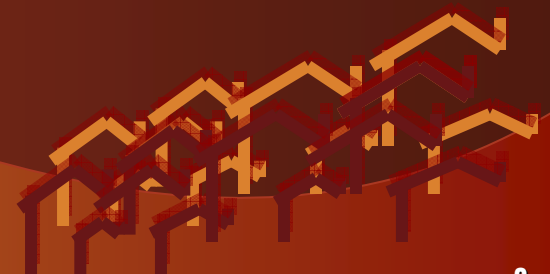
*Presented By: Mitch Slagerman
Neighborhood Preservation Division*



Welcome

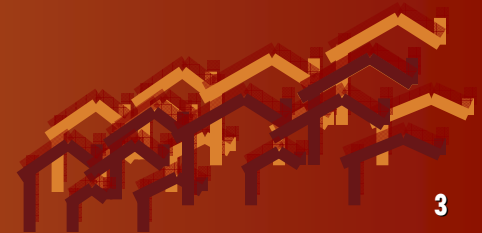
&

Introductions



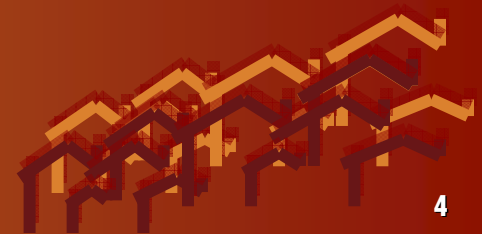
Goals of the Community Meeting

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



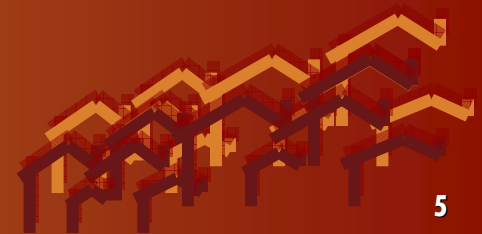
Goals of the Community Meeting

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



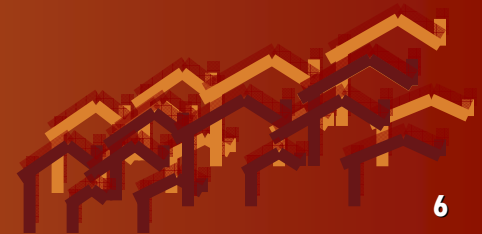
Goals of the Community Meeting

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



What is a “Housing Element”

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



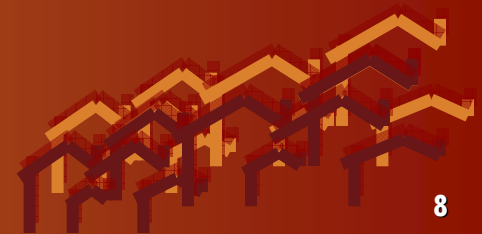
What is a “Housing Element”

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



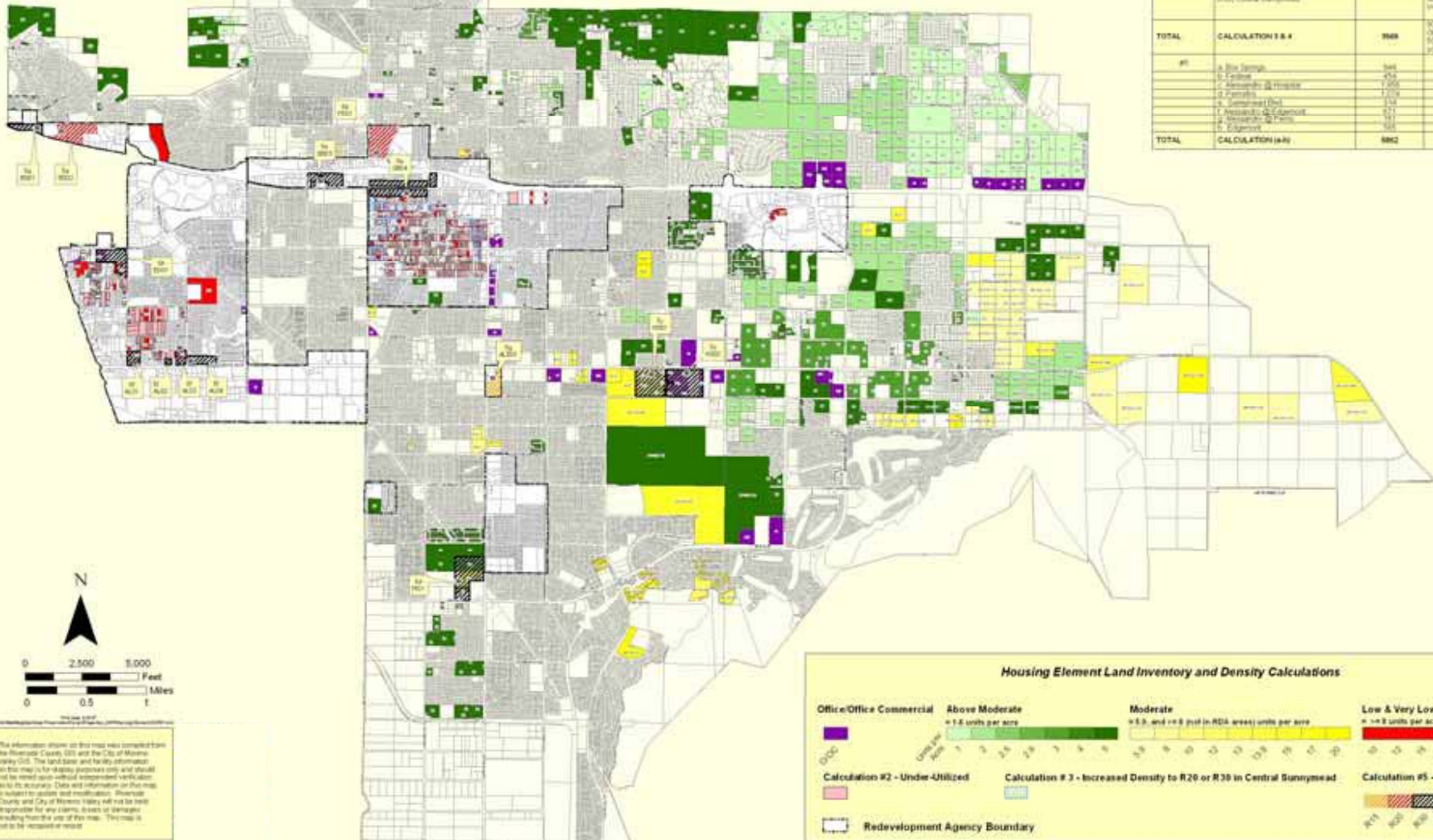
What is a “Housing Element”

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





City of Moreno Valley Housing Element 2008 Vacant Properties Inventory



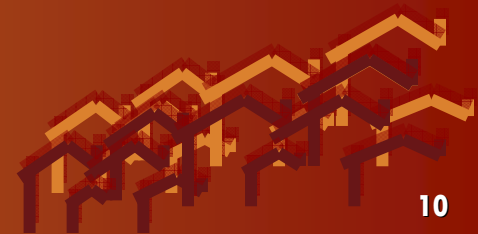
CALCULATION	DESCRIPTION	LOW & VERY LOW UNIT COUNT	% DENSITY	% AREA
#1	Base Low & Very Low Vacant Parcels (Zone) Redevelop	1208	50%	100%
#2	Under-Used Parcels (Parcels with 1 or 2 units in Central Sunnymead & Edgemoor)	1817	100% VR & 100% VOR, 100% VOR, 100% VOR	50%
TOTAL	CALCULATION 1 & 2	3025	100%	100%
#3	CALCULATION #1 (Base with Increased Density (R20 - R25) Central Sunnymead)	1100	50%	100%
#4	CALCULATION #2 (Under-Used Parcels with Increased Density (R20 - R25) Central Sunnymead)	2031	100% VR & 100% VOR, 100% VOR, 100% VOR	50%
TOTAL	CALCULATION 3 & 4	3131	100%	100%
#5	A. Box Storage	348	100%	100%
	B. Office	242	100%	100%
	C. Office - Warehouse	100	100%	100%
	D. Commercial	1,120	100%	100%
	E. Commercial (Box)	120	100%	100%
	F. Residential (Single-Family)	100	100%	100%
	G. Residential (Multi-Family)	100	100%	100%
	H. Edgemoor	100	100%	100%
TOTAL	CALCULATION (a-h)	2,230	100%	100%

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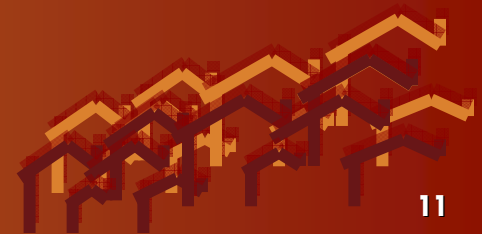
Housing Need 2008 - 2014

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



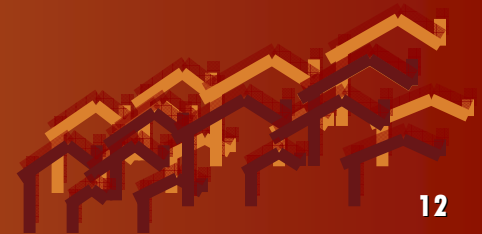
Planning to House our Workforce

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



Types of Housing

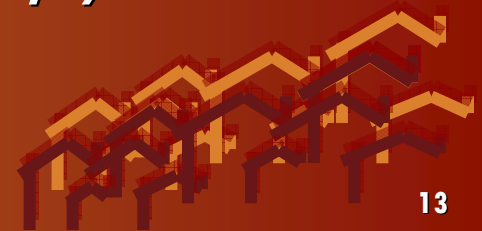
- **Providing a broad range of housing types is key to making our community vital and ensuring we have homes for people to live, that they can afford:**
- **Single Family Homes**
- **Condominiums and Townhomes**
- **Apartments**



Cost of Homeownership in Our Community

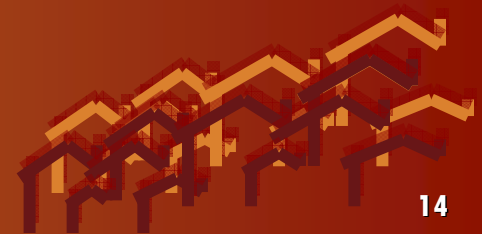
- **The average price for a home in our community is \$351,600.**
- **The price a middle-class Moreno Valley family can afford to pay for a home is \$188,000.***
- **To buy the average priced home in our community, a family must earn \$110,660 per year.***

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



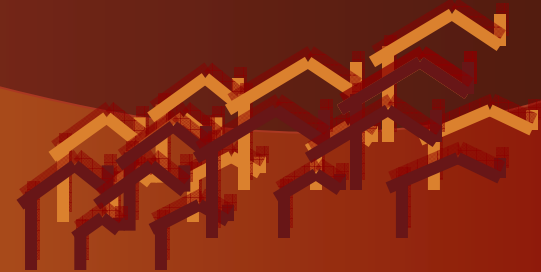
Our Community's Housing Challenge

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



Types of Housing

Single Family



Types of Housing

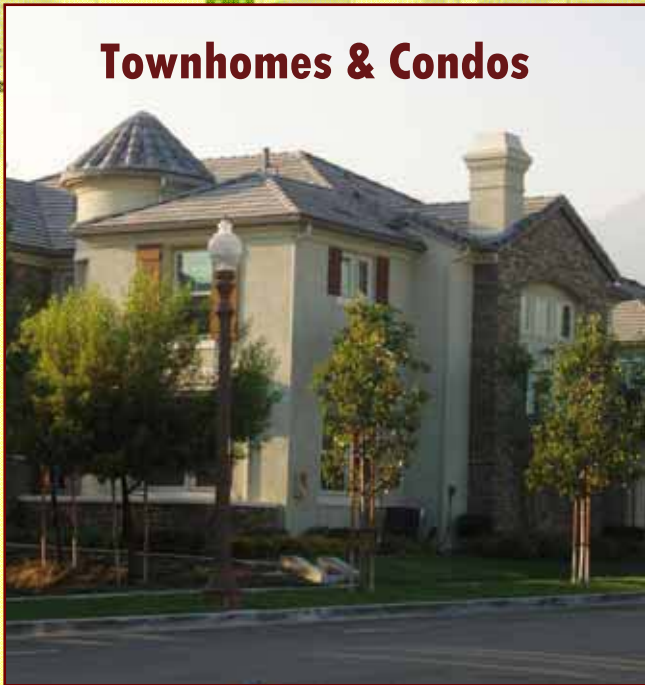
Townhomes & Condos



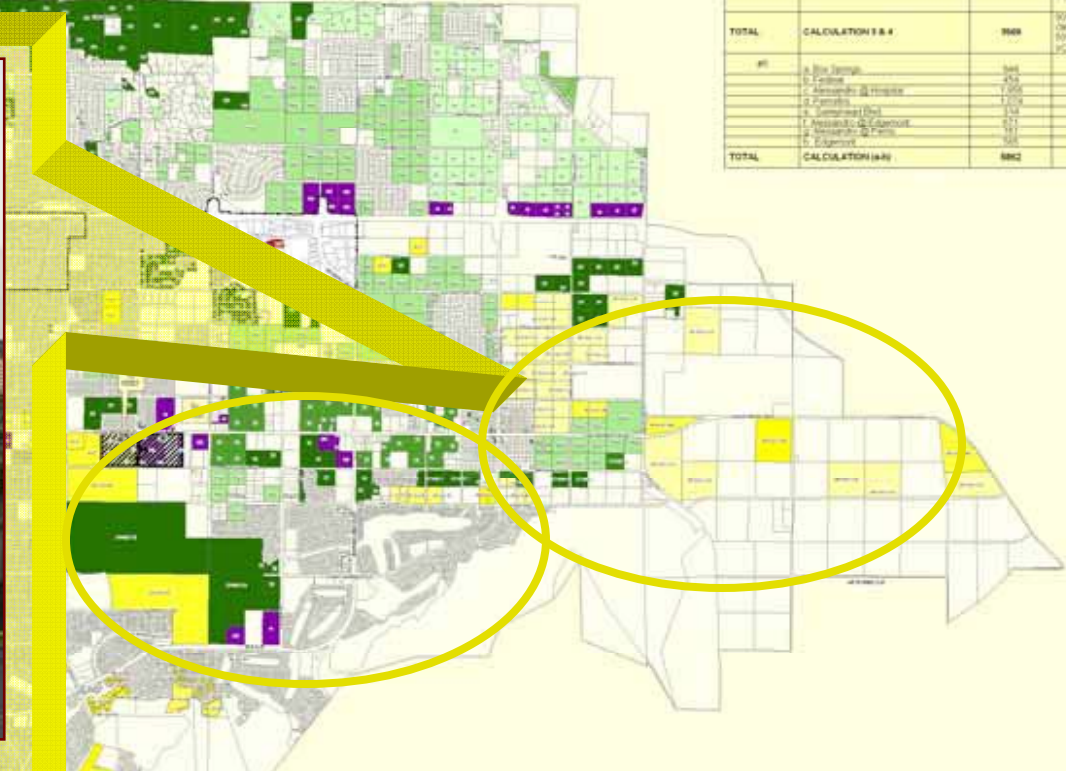


City of Moreno Valley Housing Element 2008 Vacant Properties Inventory

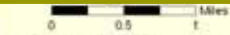
Townhomes & Condos



CALCULATION	DESCRIPTION	LOW & VERY LOW UNIT COUNT	% DENSITY	% AREA
#1	Basic Low & Very Low Vacant Parcels (Zone) Redevelop	1208	50%	100%
#2	Under-Used Vacant Parcels (Zone) with 1 or 2 Units in Central Sunnymead & Edgemoor	1817	100% VR & 100% VCR, 100% VCR, 100% VCR	50%
TOTAL	CALCULATION 1 & 2	3025	100%	100%
#3	CALCULATION #1 (Basic) with Increased Density (R20 - R25) Central Sunnymead	1100	50%	100%
#4	CALCULATION #2 (Under-Used) Parcels with Increased Density (R20 - R25) Central Sunnymead	2031	100% VR & 100% VCR, 100% VCR, 100% VCR	50%
TOTAL	CALCULATION 3 & 4	3131	100%	100%
#5	High Density	582	100%	100%
#6	Office/Office Commercial	200	100%	100%
#7	Calculation #2 - Under-Utilized	1817	100%	100%
#8	Calculation #3 - Increased Density to R20 or R30 in Central Sunnymead	1100	100%	100%
#9	Calculation #5 - High Density Sites	582	100%	100%
TOTAL	CALCULATION (all)	5822	100%	100%



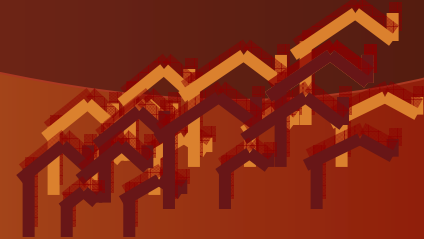
Housing Element Land Inventory and Density Calculations



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Types of Housing

Apartments



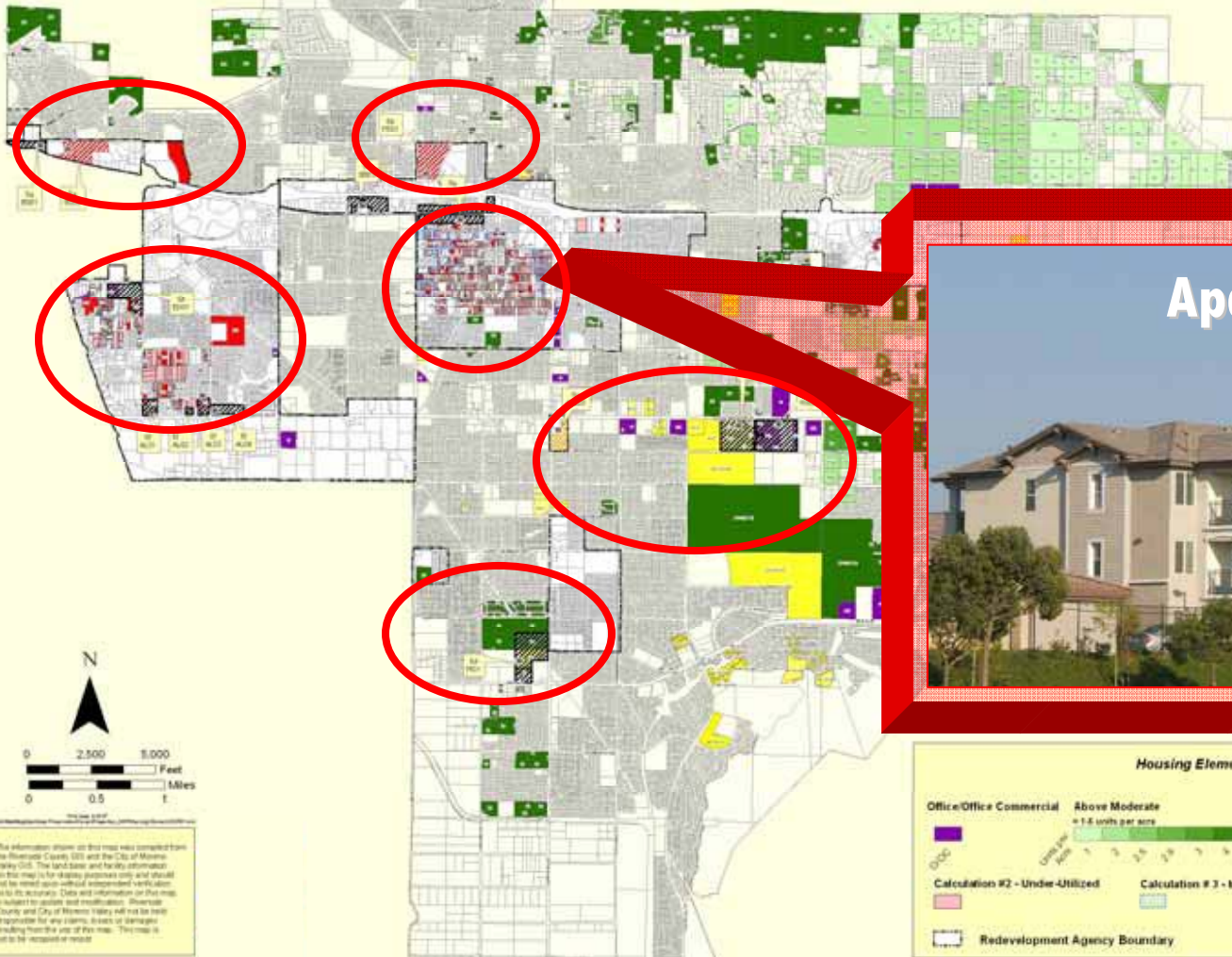
Types of Housing

Apartments





City of Moreno Valley Housing Element 2008 Vacant Properties Inventory



CALCULATION	DESCRIPTION	LOW & VERY LOW UNIT COUNT	% DENSITY	% AREA
#1	Base Low & Very Low Vacant Parcels (Zone) (Redevelopment)	1208	0%	100%
#2	Under-Used Parcels (Parcels with 1 or 2 Units in Central Sunnymead & Edgemoor)	1817	10% - 18% 10% - 18% 10% - 18%	50%
TOTAL	CALCULATION 1 & 2	3025	10%	100%
#3	CALCULATION #1 (Base with Increased Density (R20 - R25) Central Sunnymead)	1100	0%	100%
#4	CALCULATION #2 (Under-Used Parcels with Increased Density (R20 - R25) Central Sunnymead)	3031	10% - 18% 10% - 18% 10% - 18%	50%
TOTAL	CALCULATION 3 & 4	4131	10% - 18%	100%
#5	High Density	100	0%	100%
#6	Medium Density	100	0%	100%
#7	Low Density	100	0%	100%
#8	Very Low Density	100	0%	100%
#9	Unimproved Land	100	0%	100%
#10	Other	100	0%	100%
#11	Other	100	0%	100%
#12	Other	100	0%	100%
#13	Other	100	0%	100%
#14	Other	100	0%	100%
#15	Other	100	0%	100%
#16	Other	100	0%	100%
TOTAL	CALCULATION (a-b)	5802	10%	100%



Apartments

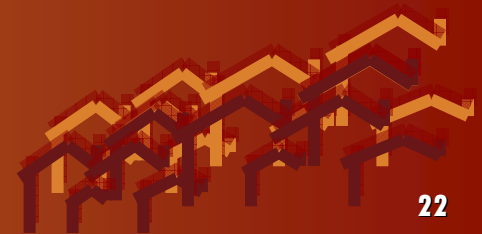
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Restating our Goals

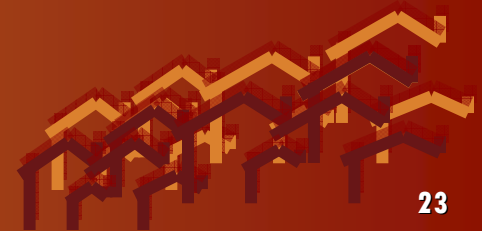
- **To plan for the future housing needs of the community. What, where, and how to build next.**
- **This is our home, every decision we make is an opportunity to improve our community.**
- **Development must benefit the community as a whole, we have to be fair to everyone, people already living here,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



Planning Today for Tomorrow's Needs

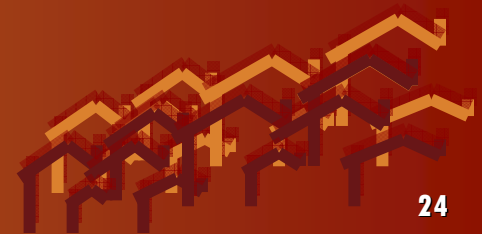
- **California's population will continue to grow.**
- **Moreno Valley will need to find ways to house its residents.**
- **Better to plan today so we can control our future.**

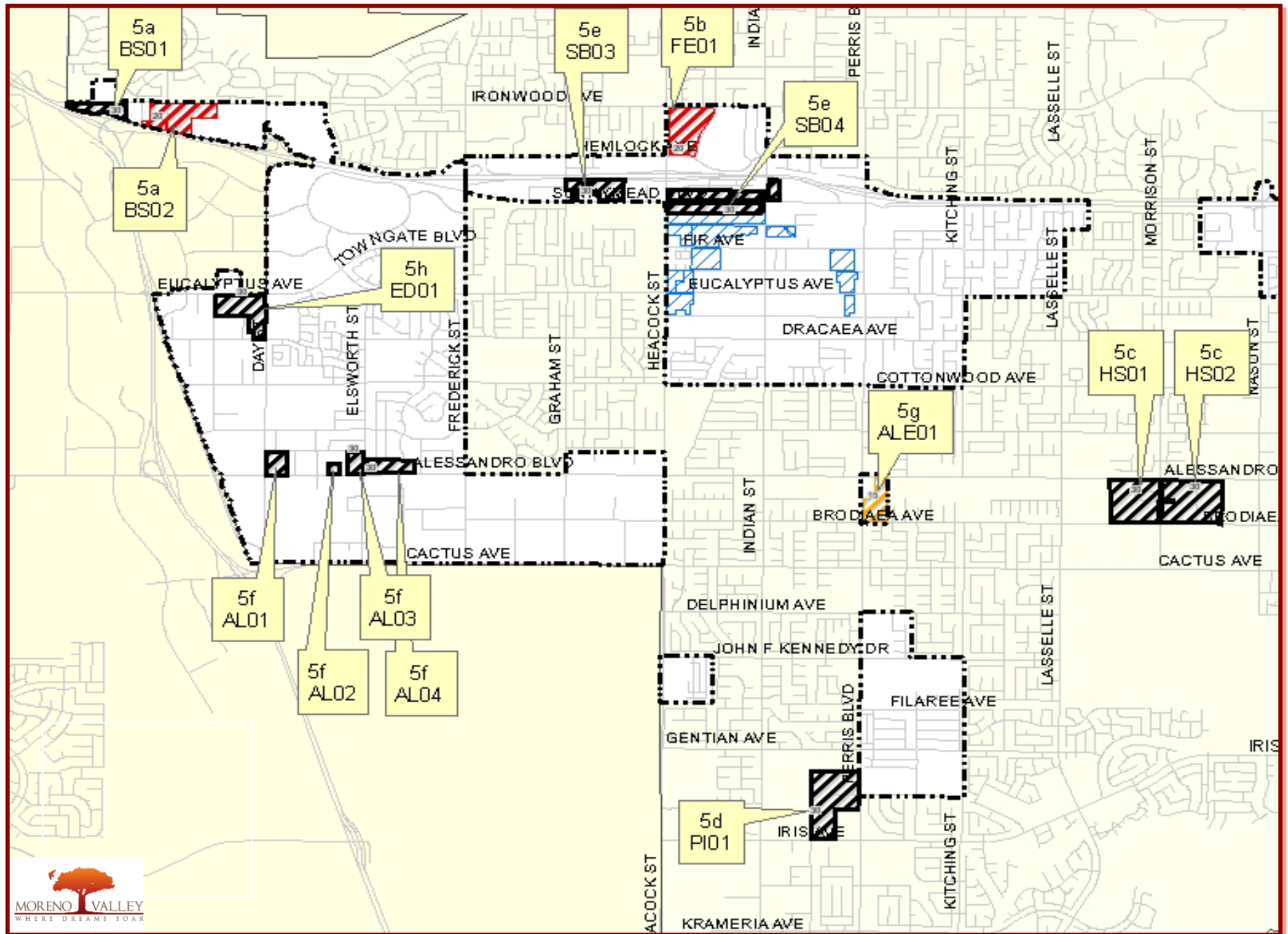
Proposal: Identify specific areas to allow higher density zoning.



Higher Density Zoning

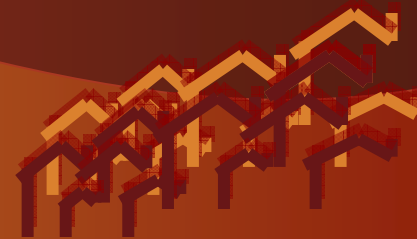
- **Suggested locations include:**
 - **On major streets**
 - **Near shopping**
 - **Close to employers**





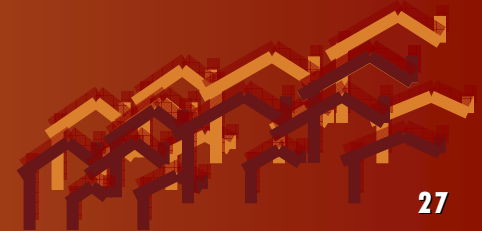
Types of Housing

Higher Density



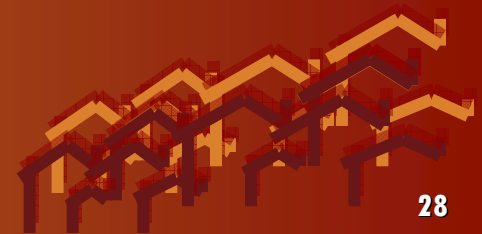
Participant Exercise

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



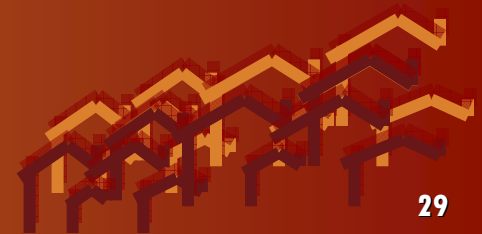
The Approval Process – Next Steps

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



Moreno Valley's Housing Element

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



Thank You

