

**City of Riverside Housing Element Update
Citizen's Advisory Committee #1
Summary Notes**

On May 29, 2013, the City of Riverside hosted the first Citizens' Advisory Committee meeting, which was also attended by community members. The workshop began with a short introduction of the Housing Element and update process. Participants were then asked to identify and discuss the opportunities and challenges they see related to housing in Riverside. The following are the challenges and opportunities discussed.

CHALLENGES

Funding

- Funding resources
- Lack of funding for affordable housing
- Loss of RDA and its housing \$\$
- Federal funding
- State funding
- Solutions to funding stream for affordable housing
- Mental health units
- First time homebuyers are crowded out by investors
- Transitional housing for homeless
- Foreclosure crisis produced investors market

Affordability

- Can lenders be flexible?
- mobile homes
- affordability of low income families
- affordability
- affordable housing
- need additional housing for baby-boomer seniors
- younger families less income
- maintenance cost for elderly
- affordable housing – multi family housing for families
- family income
- providing mobile home opportunities for families and seniors

Large households

- families living together in single family homes
- multi-generational

Special needs groups (disabled-veterans-seniors-homeless)

- single resident only for senior and homeless
- aging population
- more disabled housing
- veteran housing needs
- aging population challenges
- Accessibility (definition) – multi-level housing
- Downtown affordability for seniors

Utilities

- Availability of public utilities

Owners vs. Renters

- Rental housing overcrowding (people, parking, etc)
- City ordinance to regulate owner-occupied should be living in it
- Re to own for low income families
- Imbalance of owner occupied vs. rental in single family neighborhoods
- Vacant houses

Public Transportation

- Housing near public transportation
- Access to public transportation
- Transportation for low income development (accessible for disabled)
- Better location for accessibility for disabled
- Repair roadways equally between neighborhoods of varying incomes
- Buses should serve the existing communities and neighborhoods by going through them not around them (example – East Riverside)
- Poor quality of roads and sidewalks
- Extend bus hours so that people who work late have a way to get home
- Service times
- “quality of life”

Open Space

- Keeping green spaces throughout City
- Single lots developed
- Need to retain open space
- Empty lots in older neighborhoods
- Vacant developable sites

Quality

- Quality of low income housing

Zoning

- Zoning
- Compliance with zoning ordinances etc. should be enforced not changed or disregarded

Student Housing

- Student housing is expensive for students so they choose to rent SF houses in neighborhoods and are in turn taking up the city's affordable housing

Discrimination

- Affordable housing for the disables and seniors
- Change zoning
- Deed restrictions

Accessibility for Disabled (Blind)

- Ramps curbs and grab bard help outside the house but needed inside buildings
- Multi-level housing challenge
- Educate those with special needs on where to buy/live and where to get assistance

Overcrowding

- Lack of parking in single family neighborhoods because of overcrowding of renters (and parking at parks!)
- Design of units to accommodate needs

Property management

- Educate managers
- Educate residents
- Small and large units for all family sizes
- Design issues
- \$ for student housing
- Design affordable housing so its desirable and has a sense of community

Balance of single family and multi-family

- Good balance at 60/40

OPPORTUNITITES

Density

- high density, well thought, well planned, near transportation
- single home neighborhoods
- need more higher density development
- zone for higher density to get to 60 (SFR)/40(MFR) or 65(SFR)/35(MFR)
- SF vs. MF

Variety of housing types

- develop more apartments and condos
- need different types of housing for large families - generational
- multigenerational housing
- build more starter homes for younger generation
- opportunities for senior apts units
- more affordable student housing

VA

- Work with VA Housing

Energy Saving Housing

- “green” family housing
- More solar powered housing

Incentives

- Incentives to developers building affordable housing
- Tax incentives for affordable housing
- Rehabilitation programs

Existing housing stock

- Revitalize blighted properties for affordable housing
- “scour” the “at-risk” properties for opportunities
- Encourage/assist and acquire/rehab in multi-family neighborhoods
- Maintaining existing housing stock
- In-fill housing

Rivera Street and Orange Street

- Opportunity for affordable housing

Quality of housing

- Quality Low cost housing development
- Requirement to create attractive nice looking houses not cookie cutter
- Housing development

Land Resources

- Proposed land where MF with space (driveway/street
- Vacant land to develop with affordable housing
- Creating ways to fill what is available
- Convert old motels into student housing or rentals

Vacant Market Level Homes

- Could they be transitioned into affordable?

Education on special needs

Elderly home maintenance at low or no cost as school and church projects

Affordable market area

Work with University for housing needs

Options of where multi-family should occur