

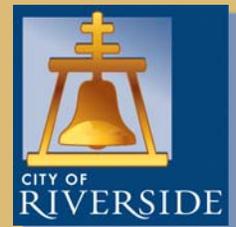
City of Riverside

Housing Element Needs

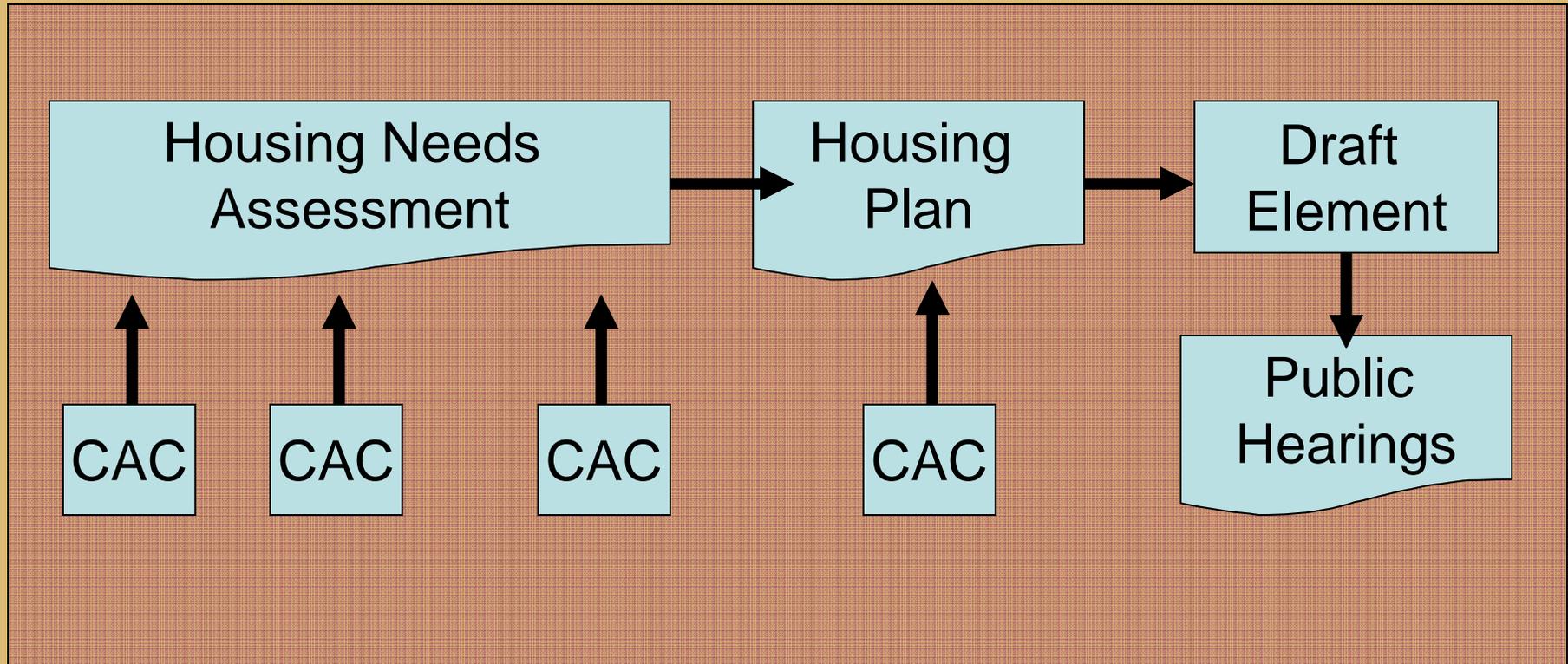
Citizens Advisory Committee
April 21, 2009

Purpose of Workshop

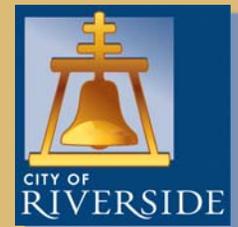
- Approval of Minutes
- Overview of Housing Needs
- Tell Us What Matters Most!
- How Your Input Makes a Difference



Housing Element Process

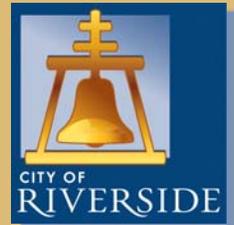


Riverside's Housing Needs



Setting the Stage

- Riverside - the 11th most populated city in the State of California
- **Center of the Inland Empire** – its cultural, economic, historic, and social core
- Denoted as one of the **most livable** communities in the state and country
- **Known** for its quality municipal services, governance, and regional leadership
- Dedicated to mission of **inclusiveness**



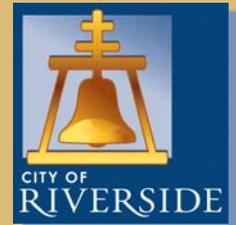
Housing Planning in Perspective

Today - 2009

- ❖ Economic restructuring of the financial and manufacturing sectors
- ❖ Job losses and rate of unemployment ~13%
- ❖ Housing downturn, with plummeting prices and high foreclosures

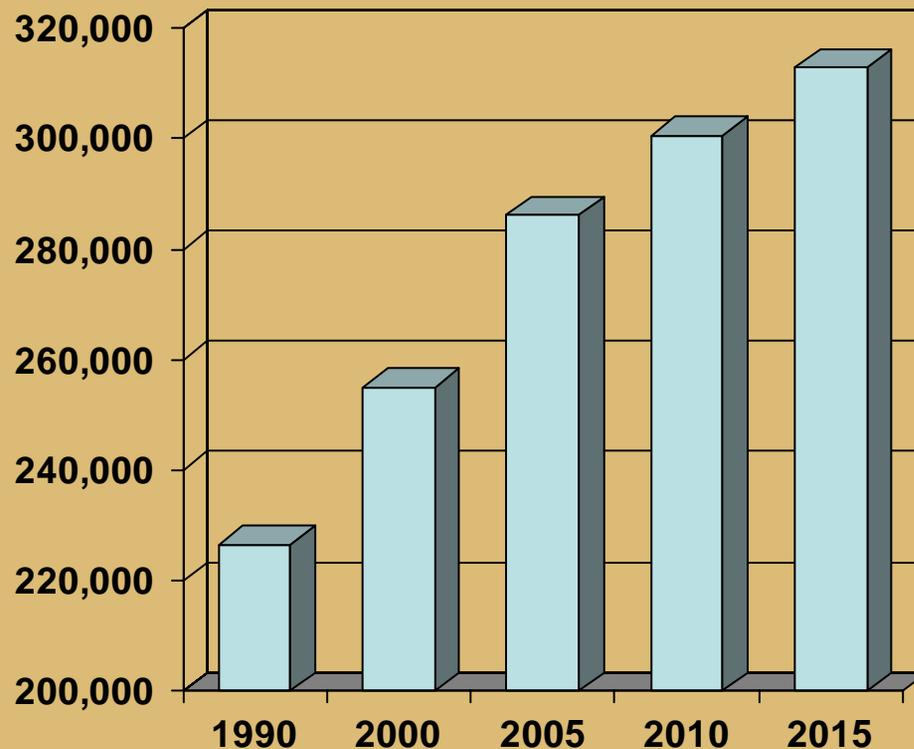
Early 1990s

- ❖ Economic restructuring of the defense and manufacturing sectors
- ❖ Job losses and rate of unemployment ~13%
- ❖ Housing downturn, with plummeting prices and high foreclosures



Riverside Population

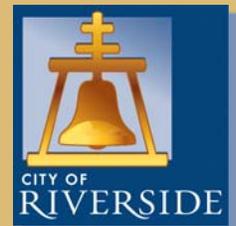
Population Growth



Source: SCAG, 2008 RTP

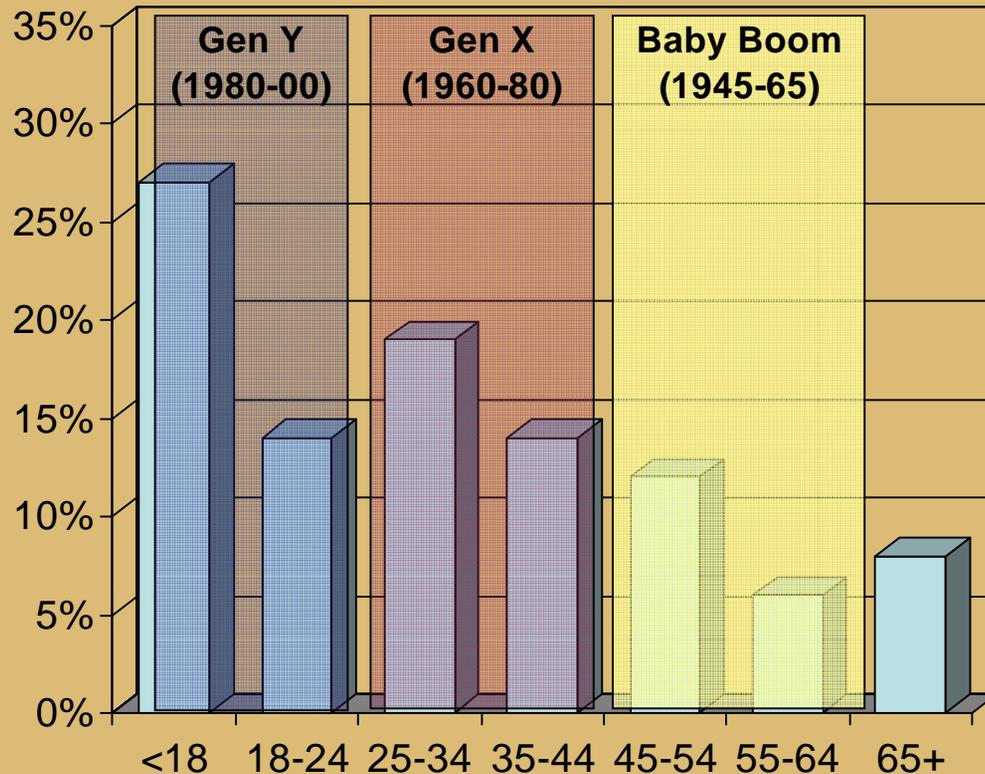
Population Facts

- ❖ Riverside's population is 296,000 as of 2008
- ❖ City has historically grown 30,000+ per decade
- ❖ Population could top 310,000 by 2015



Riverside Demographics

Age Characteristics in 2006



Sources: ACS 2006; PPIC 2008

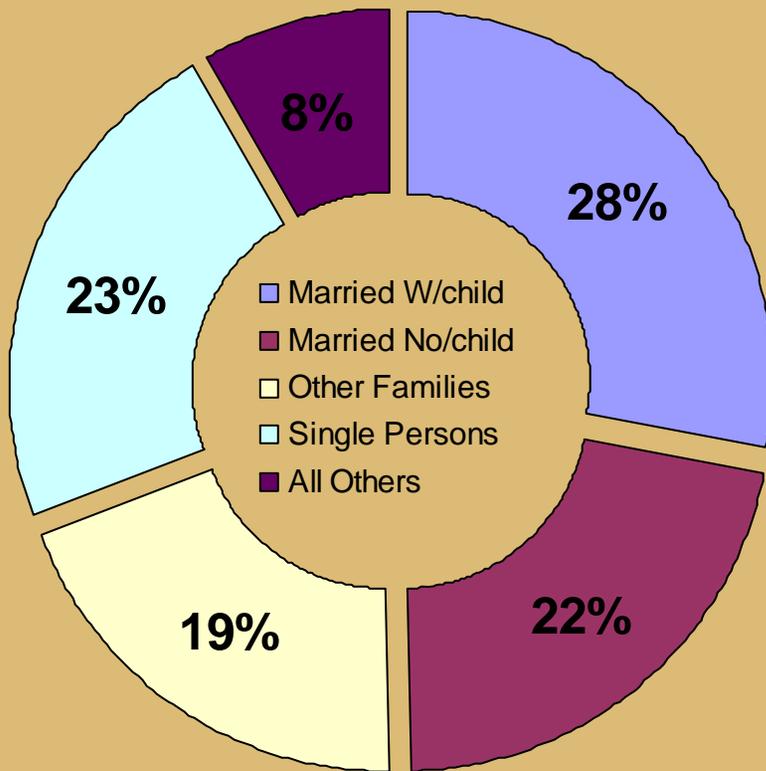
Riverside in 2015

- ❖ Projected increases in Baby Boom Generation
- ❖ Projected increases in Gen Y (Echo Boom)
- ❖ Gen Y is the most ethnically diverse



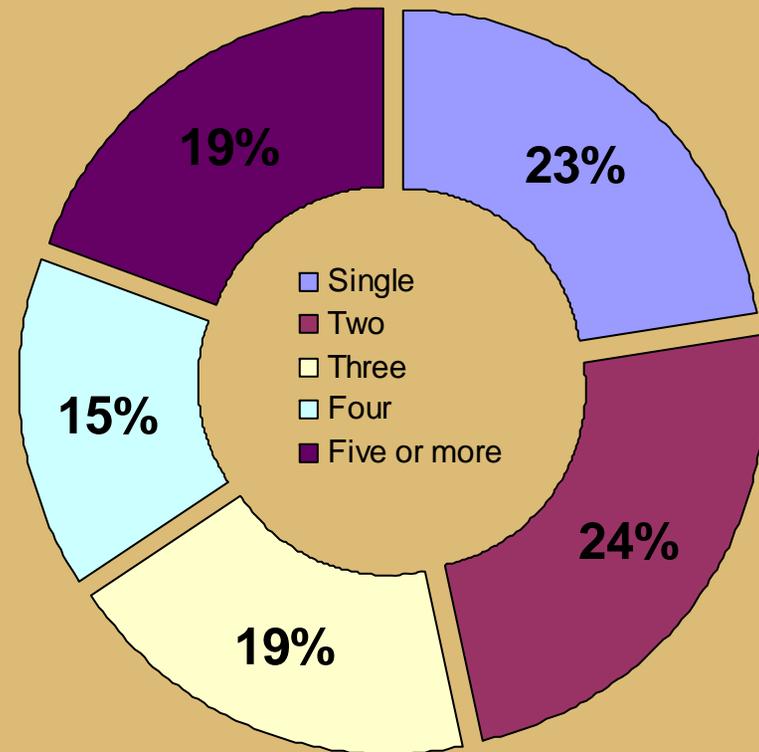
Riverside's Households

Household Type in 2006

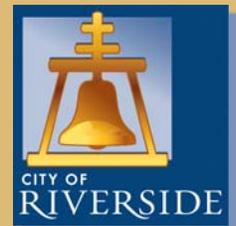


Source: Census, ACS 2006

Household Size (2006)



Source: Census, ACS 2006



Riverside Employment

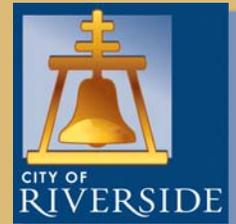
Resident Jobs by Income

Occupations	Percent of Jobs	Median 2006 FTE Income
Mgmt & business	11%	\$52,433
Professional	18%	\$55,880
Sales & Related	12%	\$40,773
Construction	13%	\$34,021
Office & Admin	15%	\$33,162
Production	15%	\$25,632
Services	16%	\$20,259

Sources: Census, ACS 2006

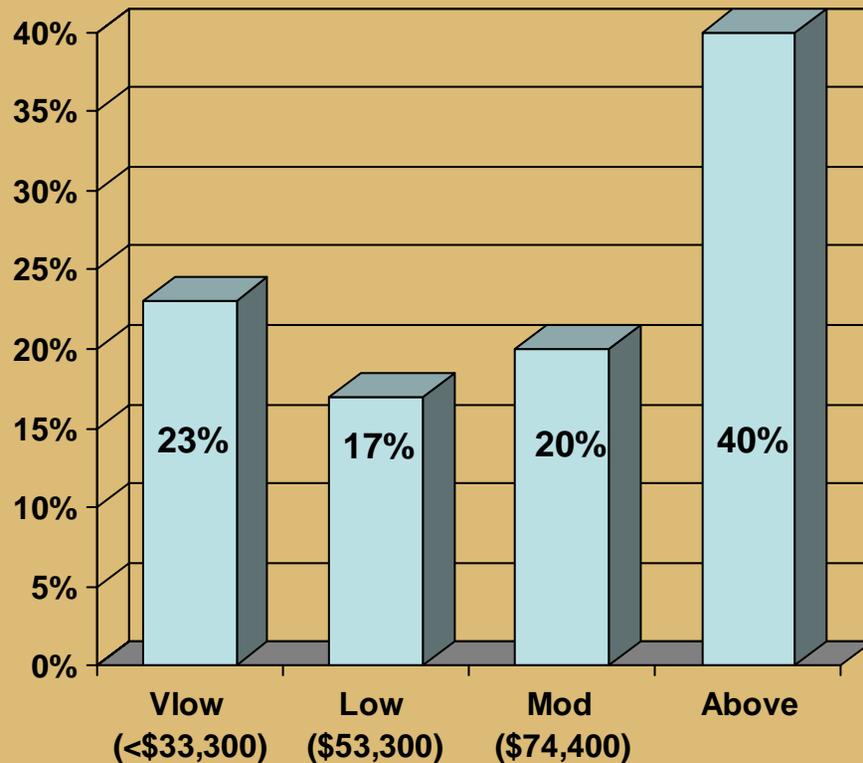
Employment Stats

- ❖ 141,800 employed residents as of 2009
- ❖ 13% residents are unemployed as of 2009
- ❖ Diversified workforce of all jobs and incomes



Household Income

Household Income

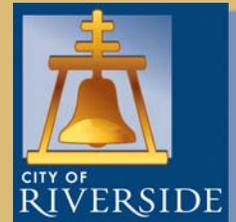


Source: Census, ACS 2006

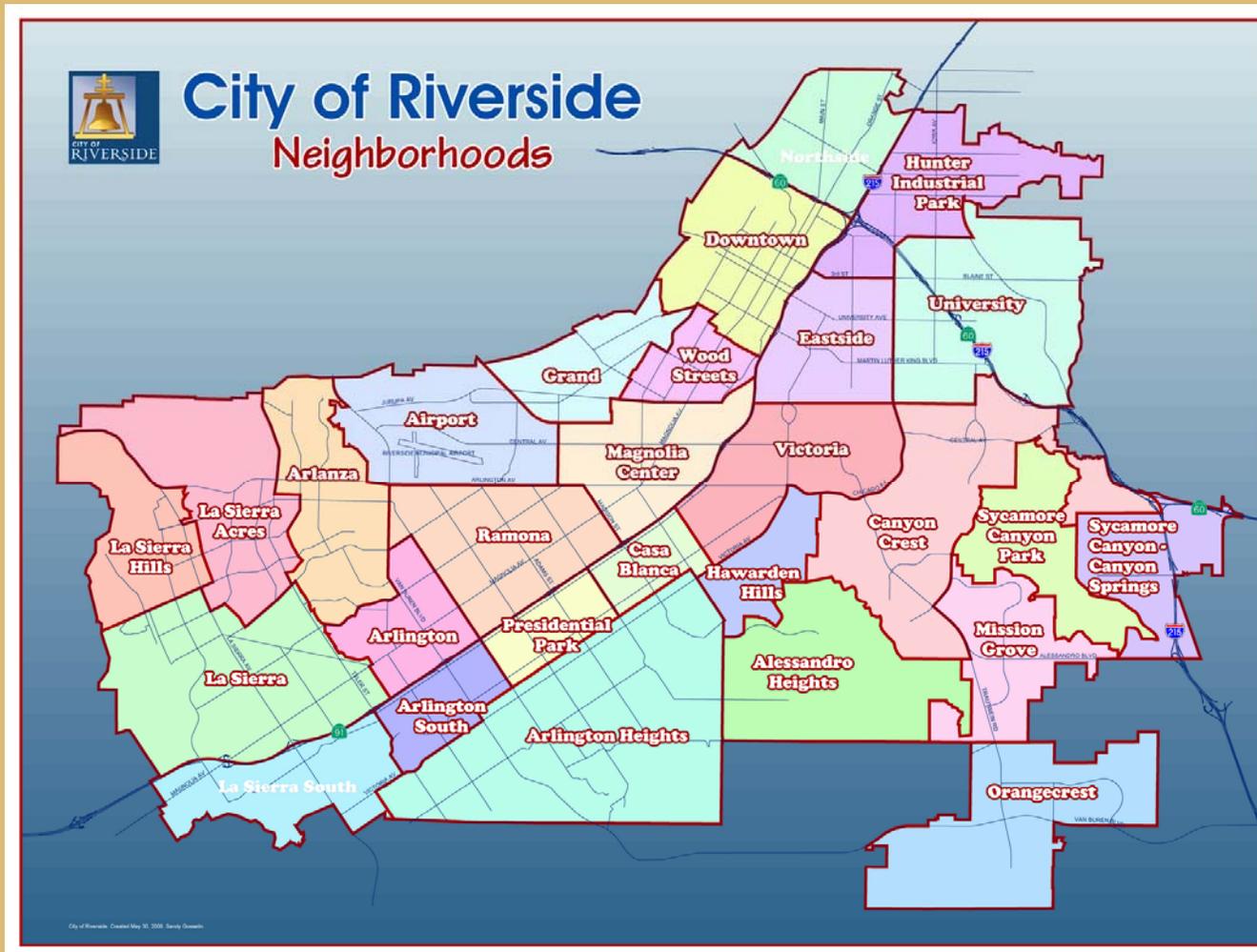
Household Income/Type

Income Group	Median Income	% of Households
Married No Children	\$74,000	22%
Married w/ Children	\$62,000	28%
Other Families	\$39,000	19%
Nonfamilies (Singles, etc.)	\$32,000	31%
Median	\$52,000	100%

Source: Census, ACS 2006



Riverside Neighborhoods

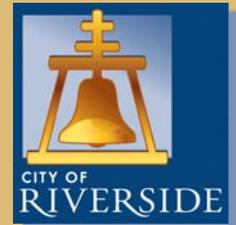


Riverside's Housing



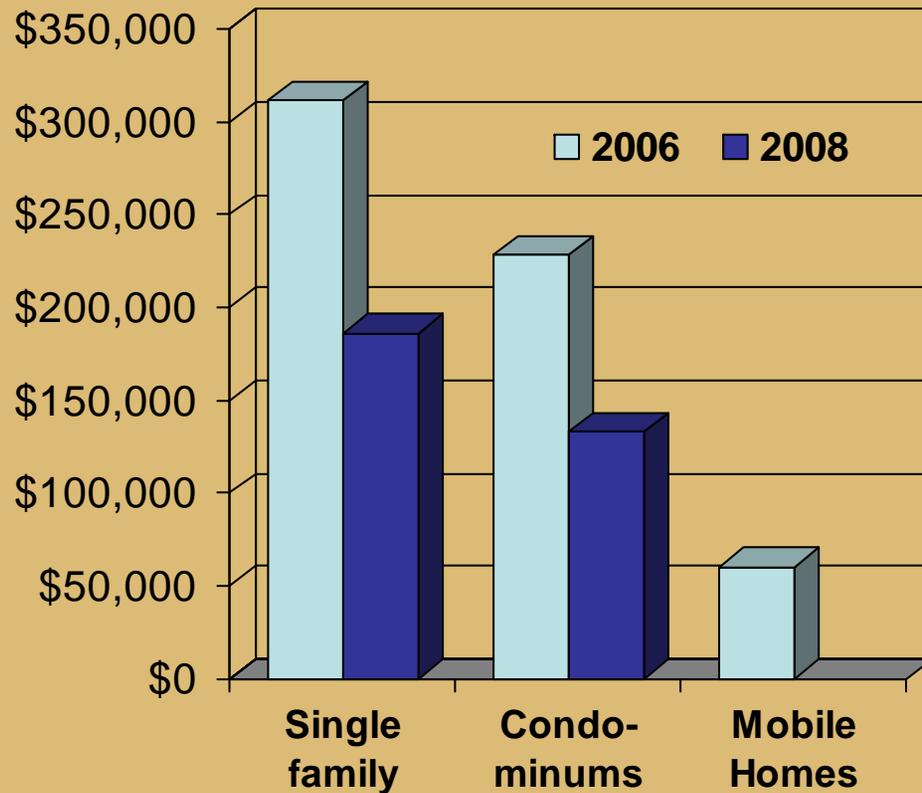
- Single-Family: 63%
- Multiple-Family: 31%
- Attached Units: 4%
- Mobile Homes: 3%

Source: Dept. of Finance, 2008



Housing Prices

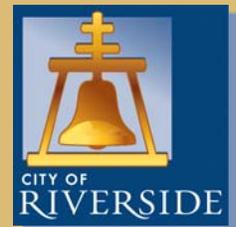
Average Home Price



Source: Data Quick 2008

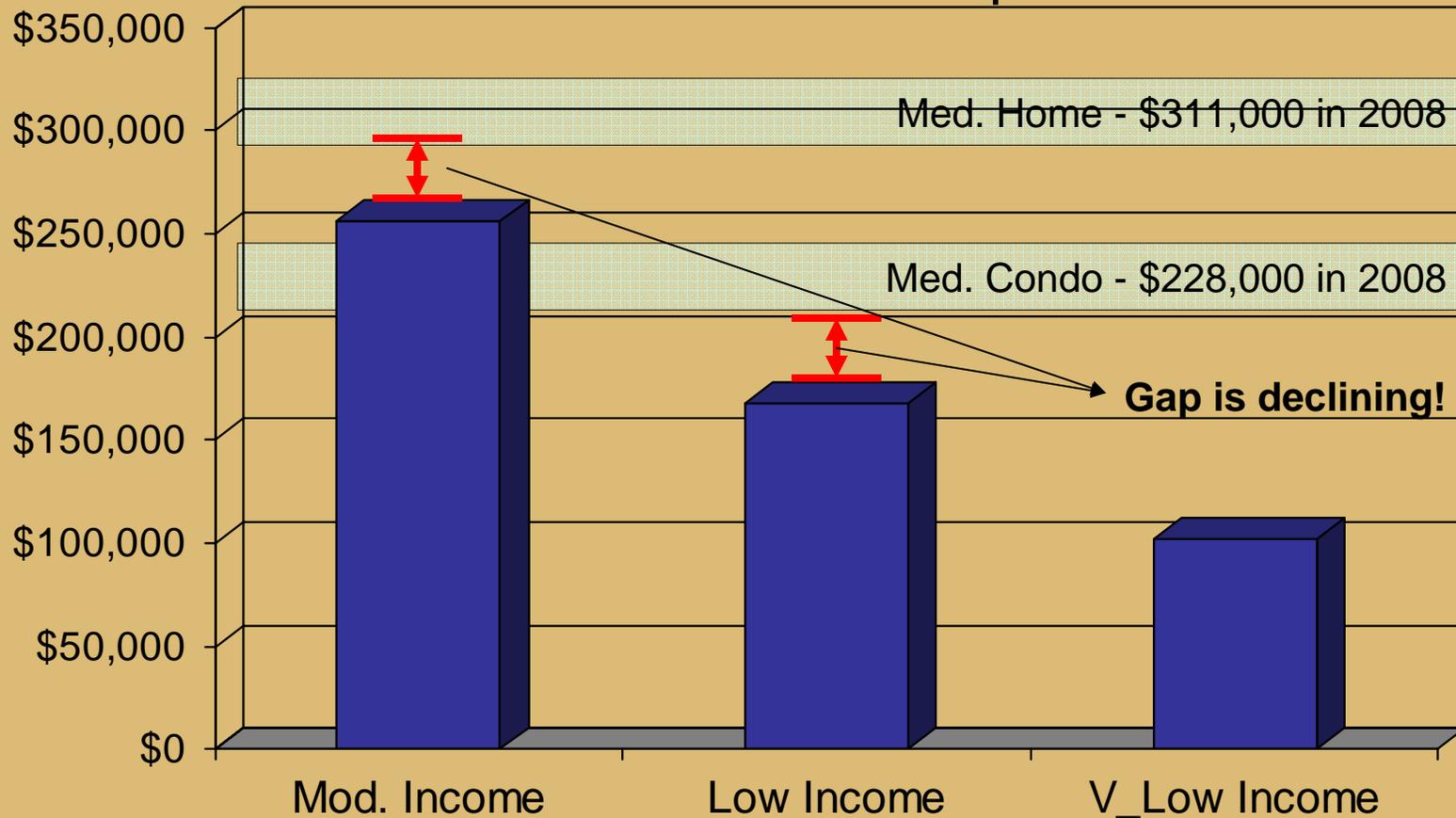
Housing Prices

- ❖ 2000-06 prices rose 200%, Prices now at 2001 levels
- ❖ Newer homes priced much higher than existing homes
- ❖ Moody Economic Forecast projects bottom in 2010



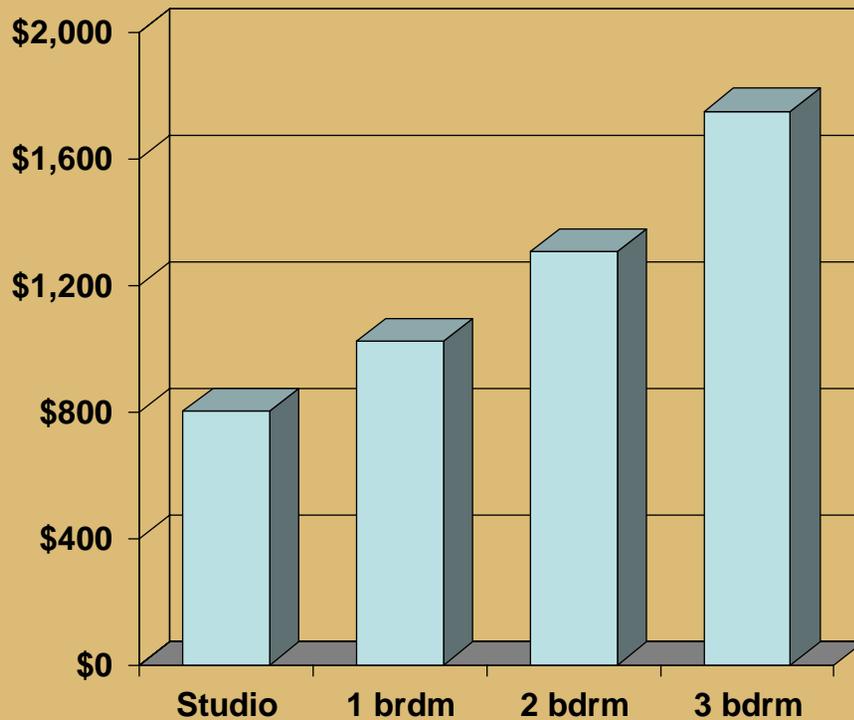
Housing Affordability

Comparison of Maximum Amount that can be afforded with the median priced home



Apartments

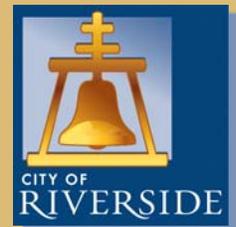
Average Apartment Rent



Source: RealFacts 2008

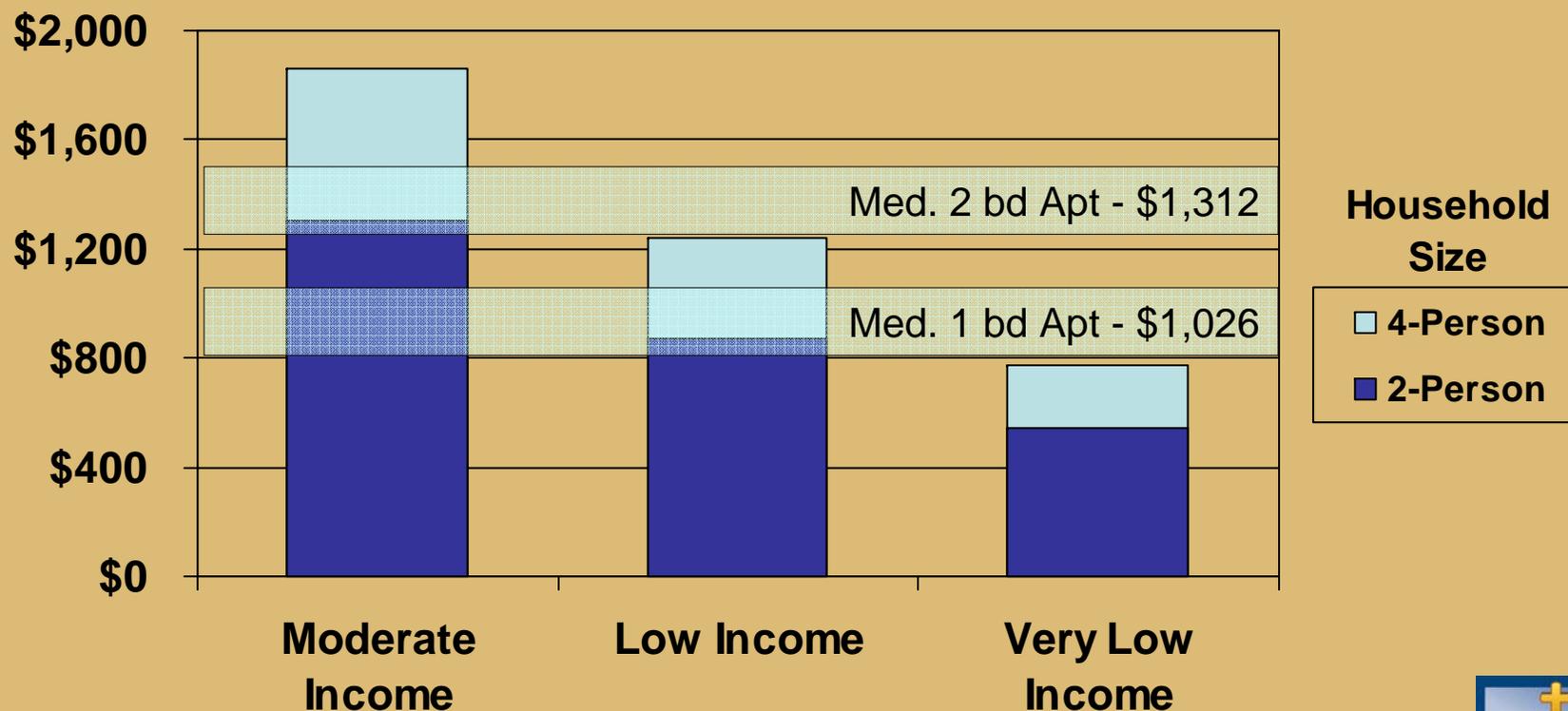
Apartment Facts

- ❖ Occupancy rates of 92%; moderate vacancy rate
- ❖ Rents range from \$800 to \$1,800 for average unit
- ❖ Small percent of large units with three or more beds



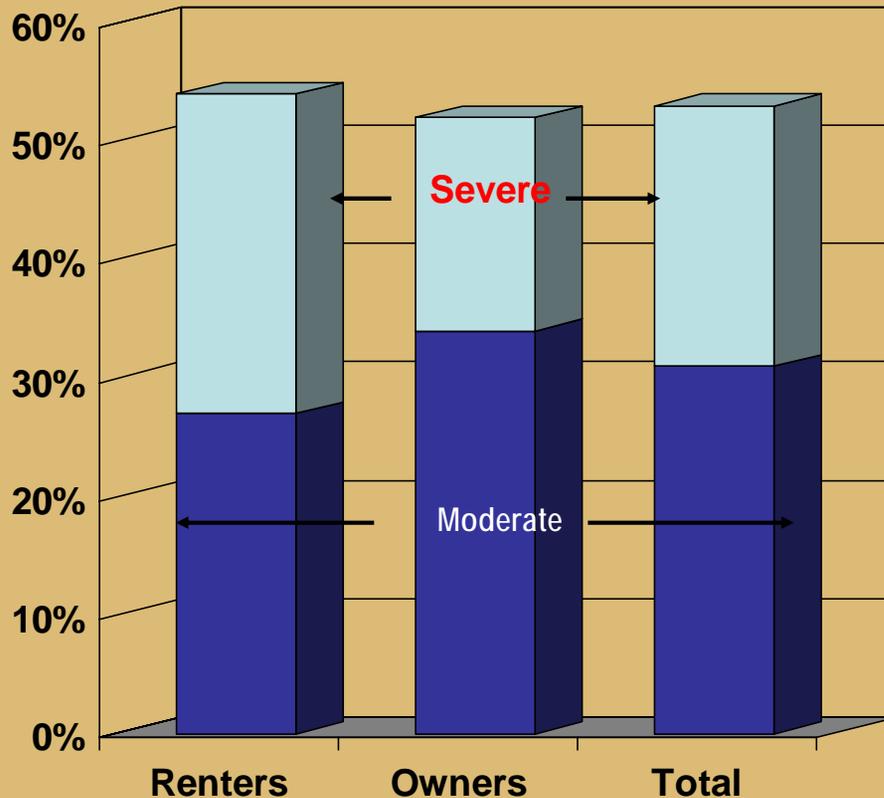
Who Can Afford to Rent

Comparison of Maximum Rent that can be afforded with the median priced apartment



Housing Needs - Overpayment

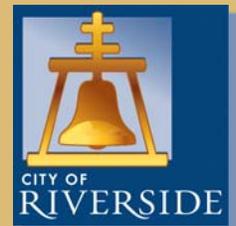
Overpayment by Tenure



Source: Census, ACS 2006

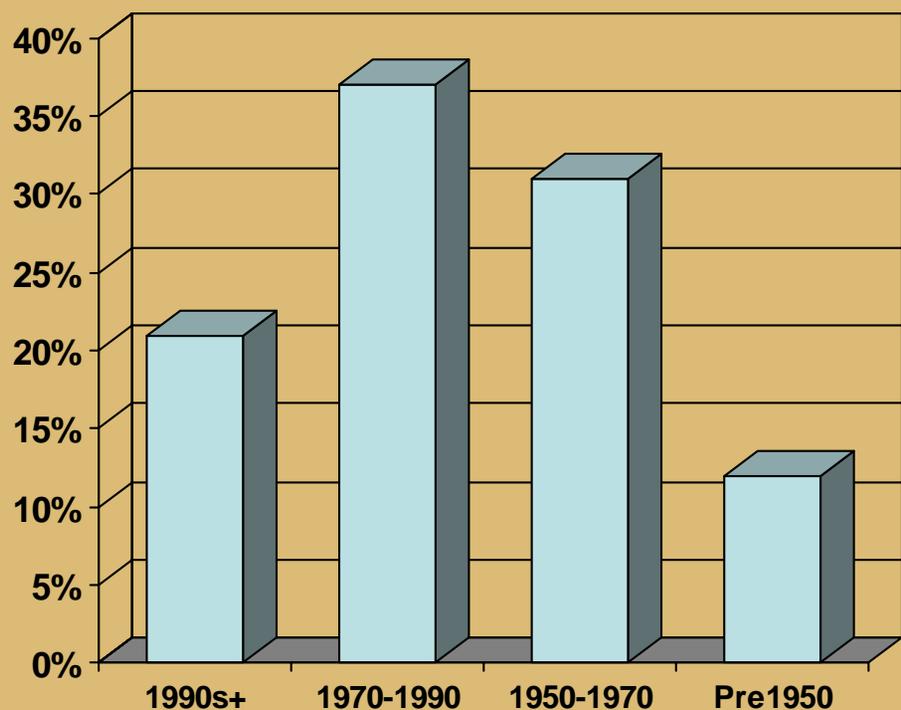
Overpayment

- ❖ Overpayment rose from 41% in 2000 to 53% as of 2006
- ❖ Highest increase among owners; from 33% to 52%
- ❖ Overpayment affects more than half of all households
- ❖ Many pay 50%+ of income for housing (severe cost burden)



Housing Needs - Condition

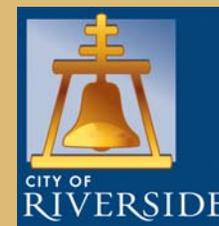
Housing Age



Source: Census, ACS 2006

Housing Age

- ❖ Older housing stock
- ❖ Generally good condition
- ❖ Many historic districts
- ❖ 1% of homes dilapidated

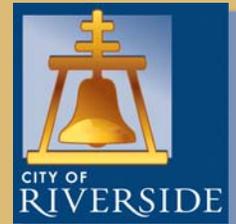


Special Housing Needs

Special Needs in Riverside

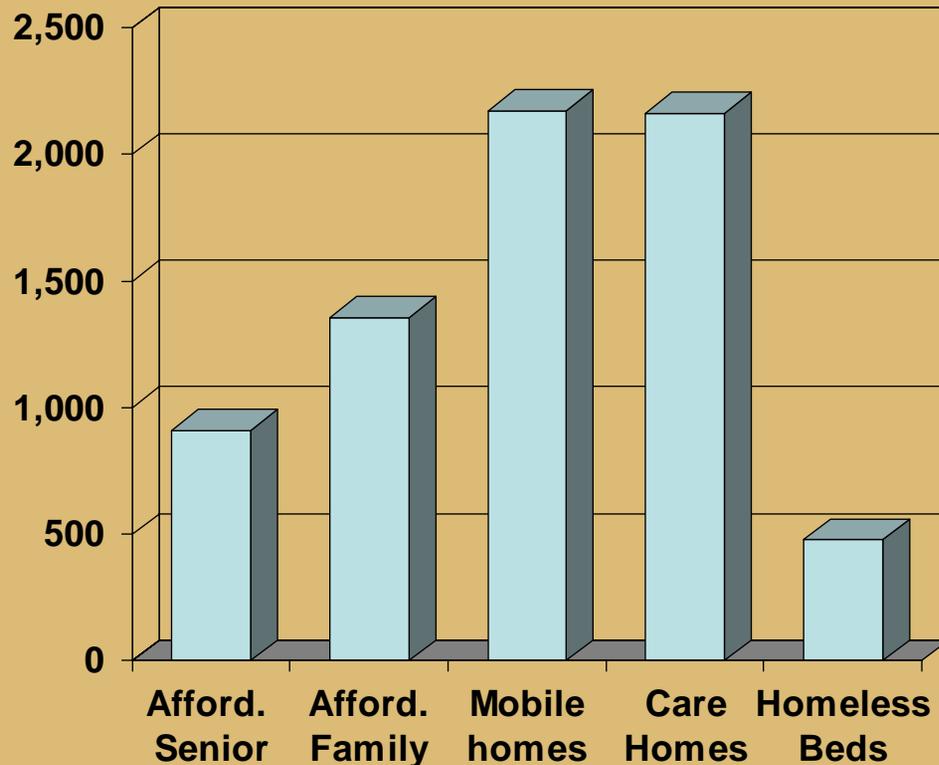
Special Needs Household Group	Households or People	Percent of Total	Growth Since 2000
Senior Households (65+)	15,036	16%	↑
Large Families (5 or more)	18,572	19%	↑
Disabled People	33,013	11%	N/A
Single Parents	11,026	11%	↑
College Students	31,685	14%	↑
Homeless People	1,174	1%	↓

Source: Census, ACS 2006



Housing Options

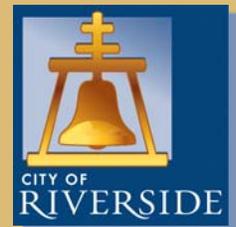
Housing Units Available



Source: City of Riverside, 2008

Services

- ❖ Housing Choice Vouchers
- ❖ Subsidized Housing
- ❖ Market Rate Housing
- ❖ Service Centers
- ❖ Financial Assistance



Future Housing Needs (by 2014)

Regional Housing Needs Allocation, 2006-2014

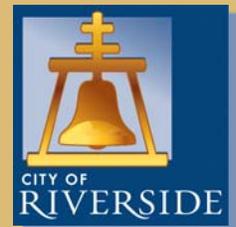
Income Group	Number of Units	Type of Housing
Very Low	2,687	Apartments
Low	1,866	Apt/condos
Moderate	2,099	Single-Family
Above	4,728	Single-Family
Total	11,381	

Housing Goals

- ❖ Required to accommodate growth through 2014
- ❖ Housing needs determined for four income levels
- ❖ Satisfied by new production, preservation, rehabilitation, & adequately zoned sites*

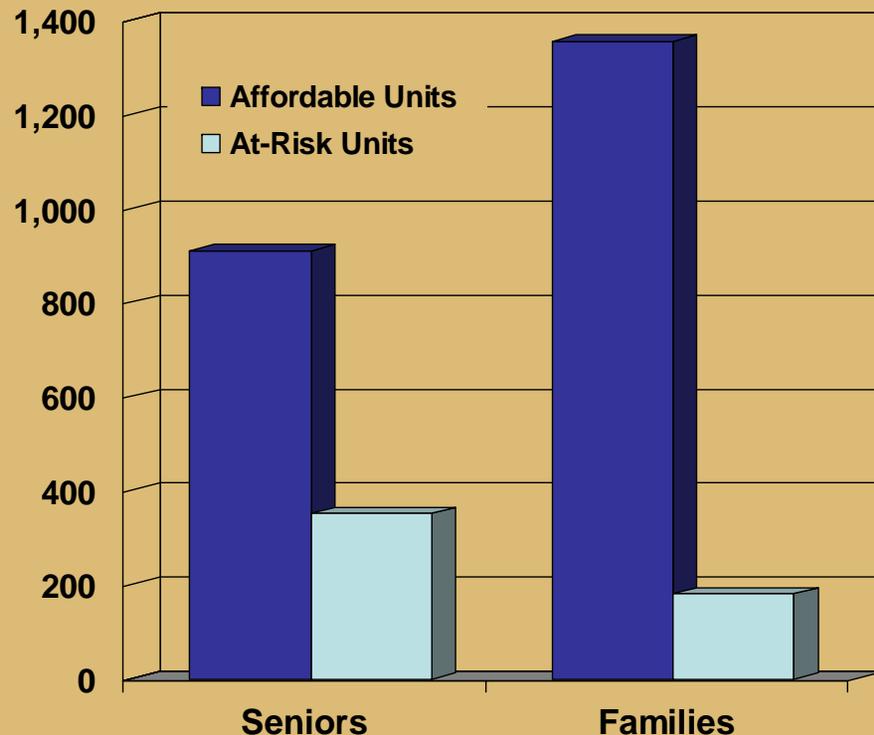
Source: SCAG 2008

* AB2348 limits conditions



Housing Preservation Needs

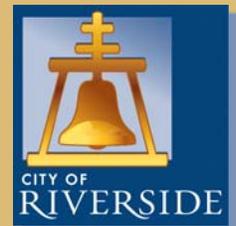
Publicly Subsidized Units



Source: City of Riverside, 2008

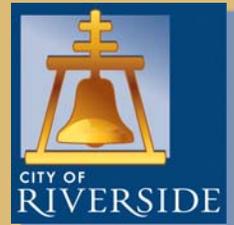
Inventory

- ❖ ~1,300 assisted units affordable to LI seniors; 353 units at-risk
- ❖ ~ 1,500 assisted units affordable to LI families; 181 units at-risk
- ❖ ~ 283 units with affordability covenants expired since 2000



Tell Us What Matters Most!

*If you had three minutes to talk to the Mayor or City Council, what would you say are the **three** critical needs in Riverside with respect to services and housing?*



Next Steps

- Next CAC Meeting to be held at 3:00 p.m. Wednesday, May 27th – Mayor’s Ceremonial Room
- Service Providers are being invited to talk about Housing Programs and Projects in Riverside focused on various needs.
- Three service providers have already confirmed including:
 - Habitat for Humanity
 - Mary Erickson Community Housing Corp
 - Riverside Housing Development Corp

