



RIVERSIDE COUNTY INTEGRATED PROJECT

Housing Element 1998-2005

"Our shelter will be safe, comfortable, and diverse, providing a wide range of housing opportunities in all densities, styles and price ranges. Neighborhoods will be well designed, conveniently located with respect to schools, jobs, shopping, and transportation systems, encouraging a strong sense of community identity among residents."

– Riverside County Strategic Vision Plan



*With Approved HCD Revisions
September 21, 2004*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**Division of Housing Policy Development**

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September 21, 2004

Mr. Larry Parrish
County Executive Officer
County of Riverside
Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Dear Mr. Parrish:

RE: Review of the County of Riverside's Revised Draft Housing Element

Thank you for submitting Riverside County's revised draft housing element received for the Department of Housing and Community Development's (Department) review on July 30, 2004. As you know, the Department is required to review draft housing elements and report its findings to the locality pursuant to Government Code Section 65585(b). The review was assisted through communications with Ms. Serena Chow, your Senior Development Specialist.

The Department is pleased to find the revised element addresses the statutory requirements described in its March 15, 2002 review. The element will be in full compliance with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

As you know, in the case *City of Moreno Valley v Southern California Association of Governments*, the parties have recently been informed that the court had signed its final decision. As to the larger issue concerning the Department's decisions regarding the SCAG region's overall Regional Housing Needs Allocation (RHNA), the court found that the Department's conclusions were supported by facts and were consistent with the applicable law. In doing so, the court held the Department has the authority to reject the RHNA of a council of government when it concludes that the allocation is inconsistent with the region's share of the statewide housing need. In addition, the Department's review of the County's revised draft element, complied with that portion of the court's decision that enjoined the Department from refusing to certify the housing elements based on the Inland Empire petitioners use of the final RHNA numbers.

The Department commends the County's commitment to establish zoning to facilitate the development of emergency shelters and transitional housing and mitigate the impact of fees to assist in the development of housing for lower-income households.

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For your information, recently enacted legislation (Chapter 706, Statutes 2002, Government Code Section 65863) requires Riverside County to ensure its inventory of adequate sites can accommodate its share of the regional housing need throughout the planning period. Further, Government Code Section 65863(b) prohibits local governments from lowering a residential density used in determining adequate sites under its housing element unless the locality makes certain findings.

The Department thanks Ms. Chow for her diligence and cooperation during the course of our review and look forward to receiving Riverside County's adopted housing element. If you have any additional questions, please contact Paul Mc Dougall, of our staff, at (916) 322-7995.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,



Cathy E. Creswell
Deputy Director

cc: Bradley Hudson, Assistant County Executive Officer, Riverside County
Serena Chow, Senior Development Specialist, Riverside County
Kathy Thomas, Riverside County
Lee Vinocour, Riverside County
Richard Lashbrook, Riverside County
Arturo Rodriquez, California Rural Legal Assistance
David Saldivar, Desert Alliance for Community Empowerment (DACE)
Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Kimberley Dellinger, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Ruben Duran, Law Firm of Neufield, Jaffe & Levin
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Dara Schur, Protection & Advocacy, Inc.
Jonathan Lehrer-Graiwer, Attorney at Law
Ana Marie Whitaker, California State Poly - Tech University
Veronica Tam, Cotton, Bridges and Associates

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David Booher, California Housing Council
Jose Rodriguez, California Rural Legal Assistance
Minh Tran, Inland Counties Legal Services
Rose Mayes, Fair Housing Council of Riverside County
Karen Warner, Karen Warner Associates
Christine Diemer Iger, Manatt, Phelps & Phillips
Joe Carreras, Southern California Association of Governments
Won Chang, Attorney at Law, Davis and Company
Jacob Lieb, Southern California Association of Governments