Housing Strategies to Strengthen Communities and Improve the Quality of Life

Riverside County
2007 Housing Conference: Exploring the Possibilities

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California Department of Housing and Community Development
Local Government Role

Most critical decisions about supply and affordability of housing occur at local level

Good Planning
Strong Leadership
+ Public Engagement
= Results
Housing Finance Strategies

Redevelopment LMI Fund

Housing Trust Funds

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Maximize Use of Federal and State Funding Resources

- Partner with Development Community to assist in applications for Funds
- Work with housing sponsors to help with scores for readiness and neighborhood revitalization.
- Leverage HOME & CDBG funds or actively participate in Urban County or HOME consortia
- Advocate Federal government maintain historic role in providing housing resources (CDBG, HOME, Housing Choice Vouchers)
- Advocate for new Federal resources—New Housing Trust Fund (H.R. 1852)
- Support efforts to establish State Permanent Funding Source
Effectively Use Local Resources

- Expand efforts to improve effective and timely use of local redevelopment funds (Spend, Spend, Spend)
- Consider increasing redevelopment set-aside for low and moderate income household
- Evaluate establishing local housing trust fund
Maximize Private Sector Pipeline of Capital

- Partner with private lenders to expand housing finance products: LEM, EEM, Credit Enhancement Programs
- Reward local lenders with exemplary records of compliance with Federal Community Reinvestment Act
- Consider opportunities to tap into underutilized resources: pension funds
Explore Non-Traditional Funding Resources

- Coordinate with and use Transportation Funds to reward infill and higher density housing along transit corridors
- Work with Business and Industry Groups to explore Employer Assisted Housing programs
HOUSING AND LAND USE STRATEGIES
Land, Land, Land

- Provide an adequate supply of appropriately zoned land
- Establish minimum densities
- Redevelop/Recycle underutilized land to more intensive uses
- Convert older public/institutional/commercial buildings to residential thru adaptive reuse or historic preservation
- Zone & promote infill, compact, TOD, walkable, areas to reduce pressure on agriculture and open space resources
Promote Housing Choices

- Higher density multifamily
- SROs
- Supportive housing
- Manufactured housing
- Second Units
- Duplexes
- Fourplexes
Regulations Promote Vision

- Shared parking to promote mixed uses
- Reduced parking for TODs
- Consider parking alternatives and caps
- Building Codes/zoning allow/promote adaptive reuse
- Increase Height Limits
- Flexible setbacks and lot coverage requirements
Time is Money

- Streamline Processing Requirements
- Institute one-stop shop
- Allow concurrent processing
- Assign project manager to work project through local process
- Provide pre-application consultation
- Provide pre-approved prototypes
Money is Money

Reduce or Waive Fees

Allow payment of fees at certificate of completion or occupancy
Increase Development Certainty

- Zone land for multifamily without CUP
- Relegate more permitting to administrative decisions
- Develop written, objective design standards
- Update master CEQA documents at plan level to facilitate negative declarations
- Promote use of CEQA infill exemption
- Seek Brownfield cleanup funds
Plan for Special Needs Populations

Homeless

• Make ending homelessness a priority
• Ensure zoning allows development of emergency shelters and transitional housing
• Establish homeless prevention strategies: Housing Support Centers, improve access to supportive and employment services

Farmworkers

• Ensure zoning and development standards allow a variety of housing types to meet needs of permanent and migrant farmworkers.
• Partner with agriculture community to fund housing programs
• Provide multi-lingual outreach and materials
Promote Green Building and Energy Efficiency

• Orient homes to maximize natural day lighting and promote use of photovoltaic systems
• Promote use of light-colored “cool roofs”
• Promote water-efficient landscapes, efficient irrigation, and use of permeable paving materials
• Partner with Utility Companies to promote energy rebate programs
• Streamline processing for approved green building
Educate, Engage, Enlist

Public Participation Matters

- Start with RESPECT
- Plan for meaningful participation
- Encourage and enable broad-based participation
- Provide usable information—focus on facts
- Promote shared learning
- Define vision and framework first
- Promote real dialog
- Ensure feedback loop
- Work towards common ground
- Ensure transparency
- Follow-through

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Educate, Engage, Enlist

Use New Technology:

- Visual Preference Surveys
- Participatory land use mapping
- Computer simulation as public participation tools
For Example:
Preserve and Improve Existing Housing

- Coordinate housing inspections with rehab programs
- Designate neighborhoods for targeted rehab and public improvement programs
- Provide stable zoning to preserve affordable housing
- Adopt policies to require enforcement agency to consider housing element need when deciding whether to order repair or vacation of property
- Establish early warning system and monitor at-risk housing
Promote Affordability & Address Special Housing Needs

- Inventory public surplus land—prioritize for affordable housing
- Provide funding for land write downs to assist with tax credits
- Provide incentives to encourage 3 or more bedroom units for large families and use CDBG or Redevelopment funds to rehab units to add bedrooms
- Support Sweat Equity and Self-Help programs to increase homeownership
When there is enough housing that is affordable…

Children have stable neighborhoods and healthy environments…
When they thrive…the community thrives.