

# 6th Cycle Housing Element Update

Community Workshop  
April 5, 2021

# Presentation Overview

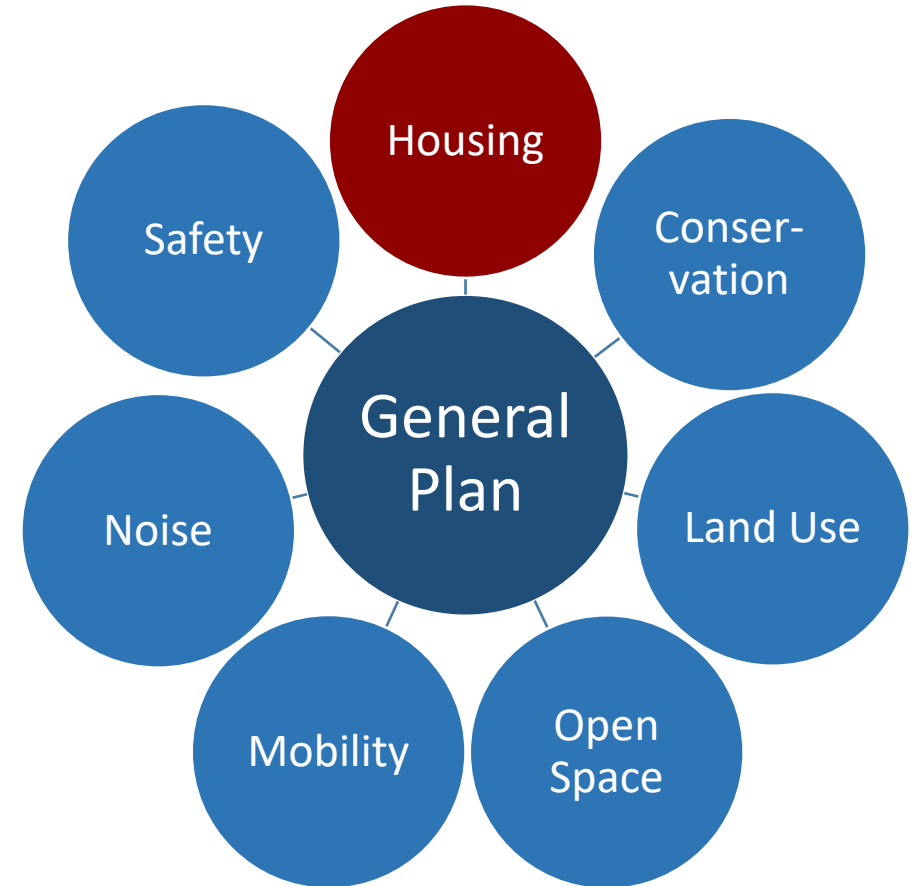
1. **What is the Housing Element?**
2. **Jurupa Valley Today**
3. **Housing Element Requirements & Regional Housing Needs Assessment (RHNA)**
4. **Sites Analysis**
5. **Process and Schedule**
6. **Discussion**

# What is the Housing Element?



# What is the Housing Element?

- One of 7 required elements in City's General Plan
- California's housing element law requires that in order for the private market to adequately address housing needs, local governments must adopt plans that provide opportunities for (and do not unduly constrain), housing development
- Must be updated every 8 years

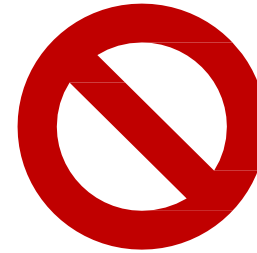


# What is the Housing Element?



## Housing Element DOES:

- Identify opportunities to meet housing needs
- Assess and address constraints to housing development



## Housing Element DOES NOT:

- Change land use and zoning
- Construct or authorize residential development

# 2017 General Plan Housing Goals

- Encourage development of quality housing to meet City's share of region's housing needs for all income levels and special needs populations
- Conserve and improve housing stock, particularly housing affordable to lower income and special housing needs households
- Promote equal housing opportunities for all persons
- Maintain and enhance residential neighborhoods and remove blight
- Reduce residential energy and water use



# Jurupa Valley Today



# Population

## Jurupa Valley Population

2000 Population = 80,600

2010 Population = 93,800

2020 Population = 107,083

2045 Population = 117,800  
(est)



## The size of households is growing too

2010

2019

Average Household Size

3.80



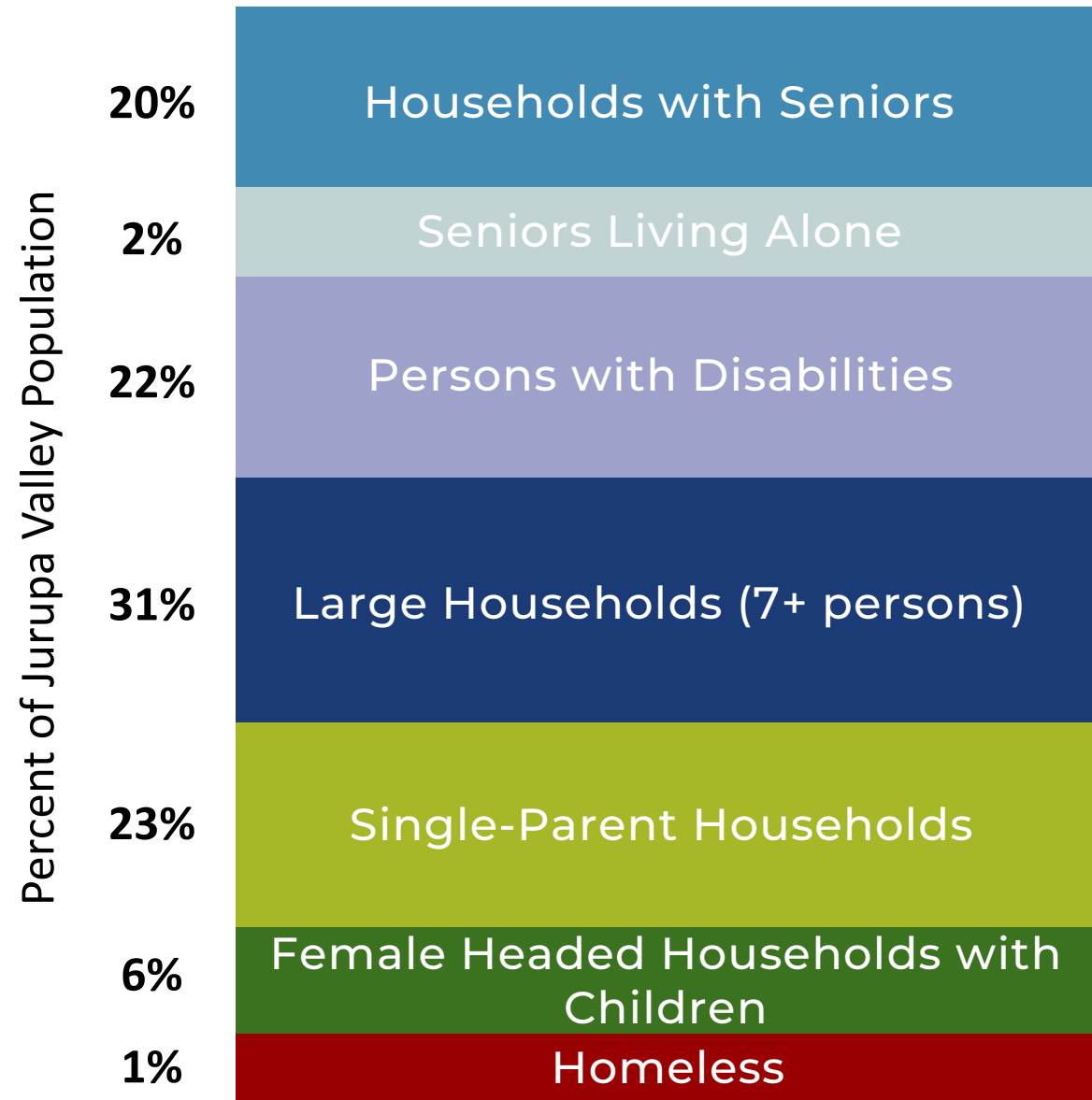
4.21





## Groups with Special Housing Needs

Large family households are one of bigger special needs groups in Jurupa Valley, which has a higher share of 7+ person households than the region.



# Housing Ownership vs Rent

Tenure	% Jurupa Valley Households
Owner Occupied Households	65.8%
Renter Occupied Households	34.2%



# Income Distribution

Income Category	Households	Percent	Riverside County AMI for a family of 4	Affordable Monthly Housing Cost
Extremely Low (<30% HAMFI)	4,509	17.9%	\$26,200	\$655
Very Low (31-50% HAMFI)	2,228	8.9%	\$37,650	\$941
Low (51-80% HAMFI)	3,103	12.3%	\$60,250	\$1,506
Moderate/Above Mod (>80% HAMFI)	13,830	60.9%	\$90,350	\$2,258

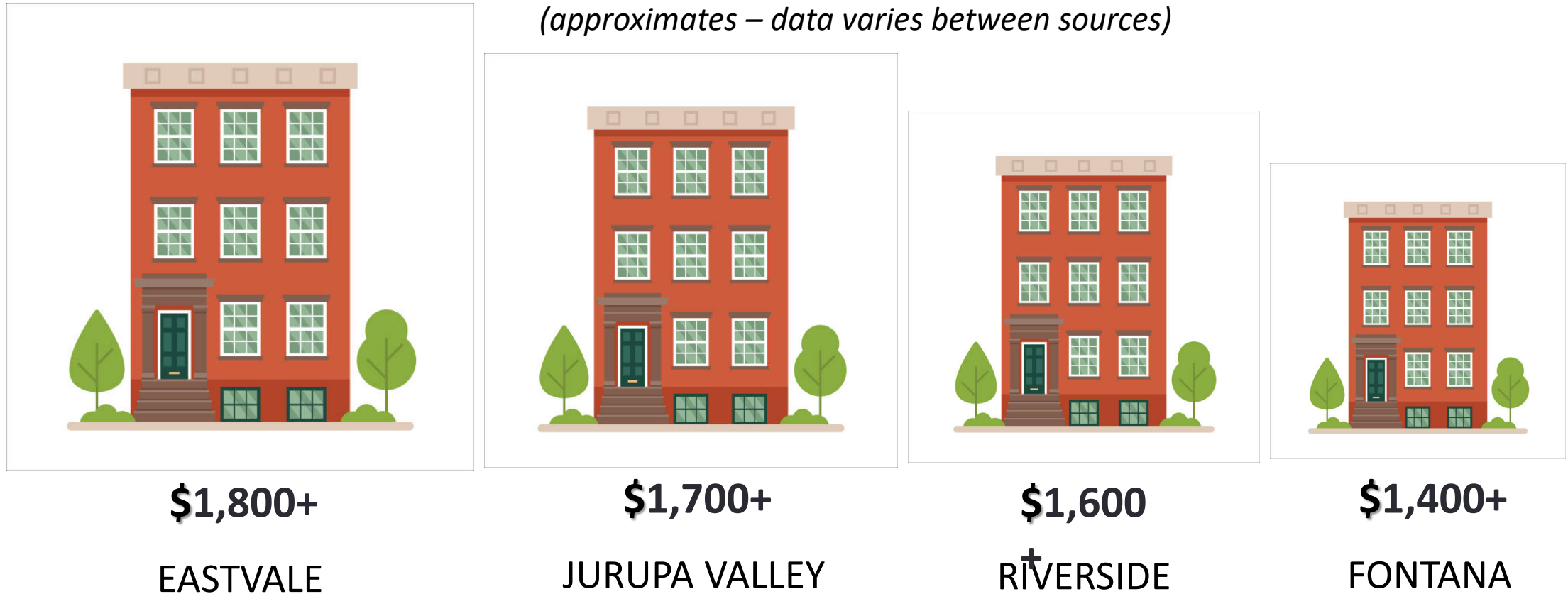
*Approximately 40% of the population in Jurupa Valley is considered lower income.*

Housing is considered “affordable” if occupants pay no more than 30% of their income on housing costs.

# Housing Costs

Average Cost to Rent a Home in Jurupa Valley (Cost per Month)

*(approximates – data varies between sources)*



***Spending on Rent:*** Across Jurupa Valley's 8,125 renter households, 59% spend 30% or more of gross income on housing cost.

# Housing Costs

Median Cost to Purchase a Home in Jurupa Valley  
*(approximates – data varies between sources)*



**\$664,000**

EASTVALE



**\$486,000**

JURUPA VALLEY



**\$474,000**

RIVERSIDE



**\$471,000**

FONTANA

***Spending on Mortgages:*** Owner households make up 67.3% of Jurupa Valley. The most commonly occurring mortgage payment in Jurupa Valley is \$1,500-\$2,000/month.

# Housing Issues in Jurupa Valley

**Affordability:** Households spending 30 percent or more of their income on housing costs are considered **cost burdened**

- 40% Jurupa Valley households considered cost burdened

**Overcrowding:** More than 1 person per room (not just bedroom)

- 11% Jurupa Valley households considered overcrowded

**Housing condition:** Related to age of housing stock

- 34% of housing stock over 50 years old



# Housing Types in Jurupa Valley Today



Large Lot Single Family



Small/Med Lot Single Family



Apartments



Condominiums



Mobile Homes

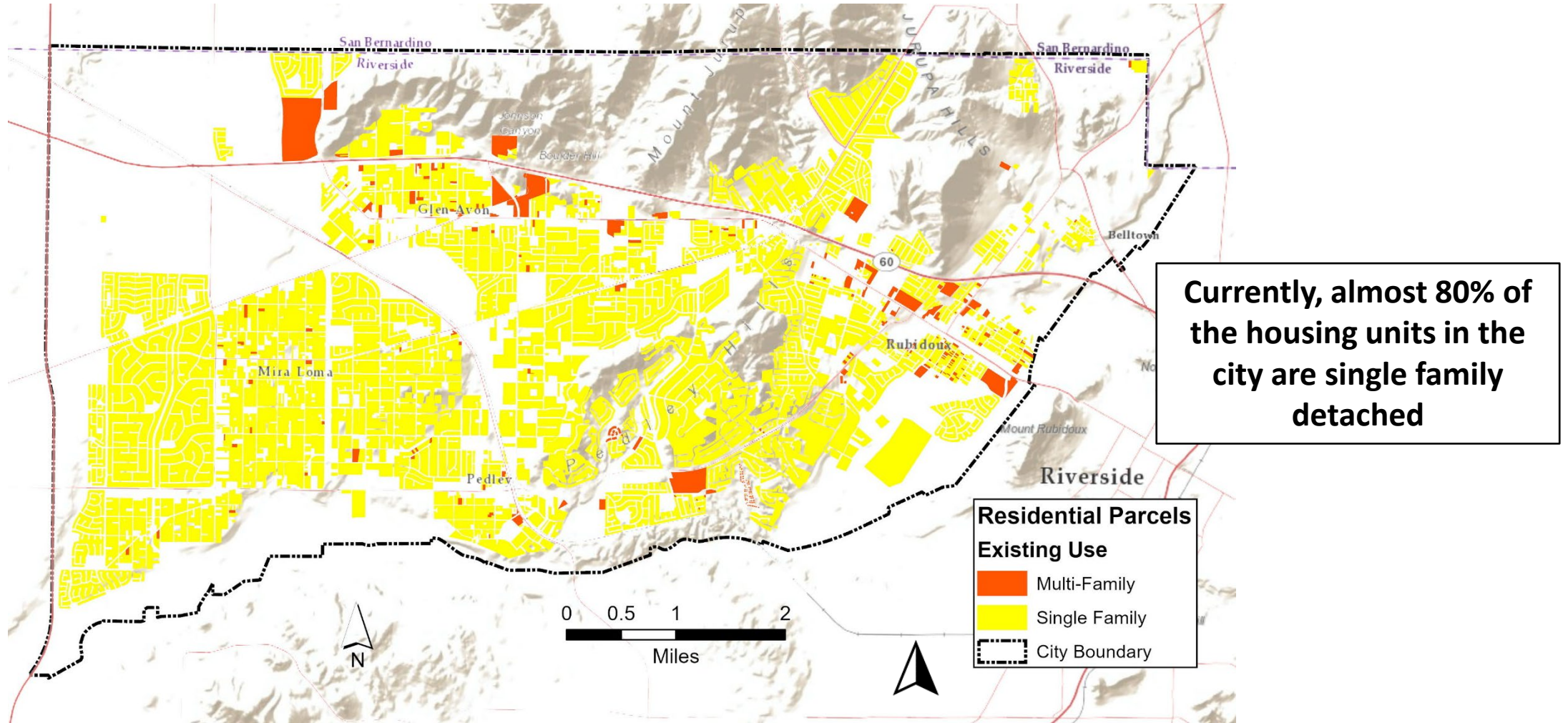


Senior Housing



Town Homes

# Housing Types in Jurupa Valley





# Emerging Housing Trends



Accessory Dwelling Units



Courtyard Housing



Live-Work



Next Gen/Flex Gen



Mixed Use



Garden Apartments



Small Lot Side yard



Small Lot Traditional

# Housing Opportunities in Jurupa Valley

More diverse and affordable housing options for:

- Young professionals
- Families with children, including large families
- Seniors who want to age in place
- Residents who want to live and work in Jurupa Valley
- Special needs groups



# Housing Element Requirements



# Housing Element Requirements

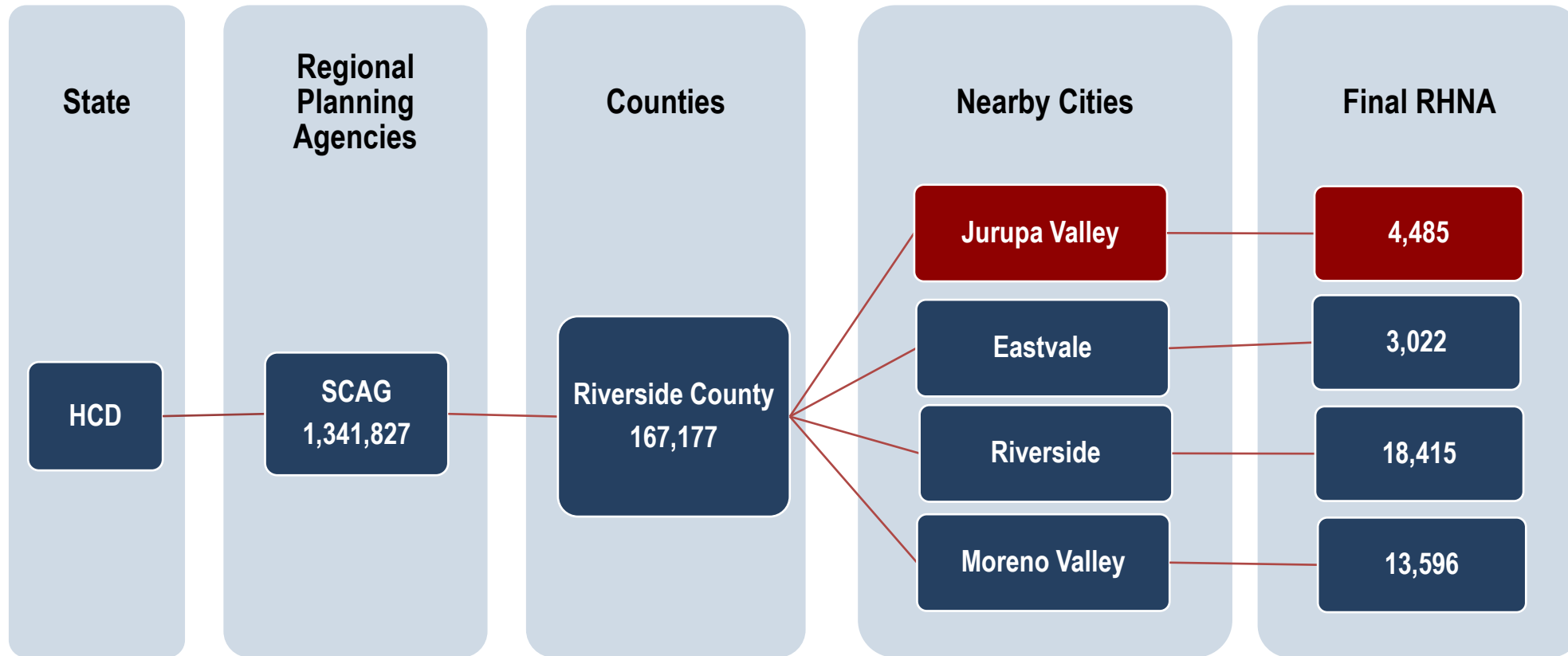
- Provide variety of housing types for all income groups
- Assist in development of lower and moderate income housing
- Remove constraints to housing
- Conserve and improve existing housing
- Promote fair housing
- Accommodate projected housing demand, as mandated by State (RHNA)

# What is RHNA?

- The Regional Housing Needs Allocation (RHNA) is a requirement of State housing law
- Determines projected and existing housing need for all jurisdictions throughout California
- Many factors in determining allocations



# Regional Housing Needs Assessment (RHNA)



Each jurisdiction must demonstrate in its Housing Element that it can accommodate its total RHNA number and its allocations by income level.

# Regional Housing Needs Assessment (RHNA)

Jurupa Valley RHNA		
Income Category (% of County AMI)	6 <sup>th</sup> Cycle	Percent
Extremely and Very Low (< 51%)	1,204	27%
Low (51 to 80%)	747	17%
Moderate (81 to 120%)	729	16%
Above Moderate (> 120%)	1,805	40%
<b>Total RHNA</b>	<b>4,485</b>	<b>100%</b>

*\*Source: Southern California Association of Governments (SCAG) 6<sup>th</sup> Cycle RHNA Allocation Based on Final Methodology and Final Connect SoCal, September 22, 2020*

A goal of the RHNA requirements is to provide housing for all income levels

# RHNA

- **Reminder** that RHNA is not an obligation to build housing, but we must develop a realistic plan for our allocation
  - Sites need appropriate density
  - Sites need to offer real development potential
  - Need fair process and fees





# Beneficial to Comply with State Housing Element Requirements

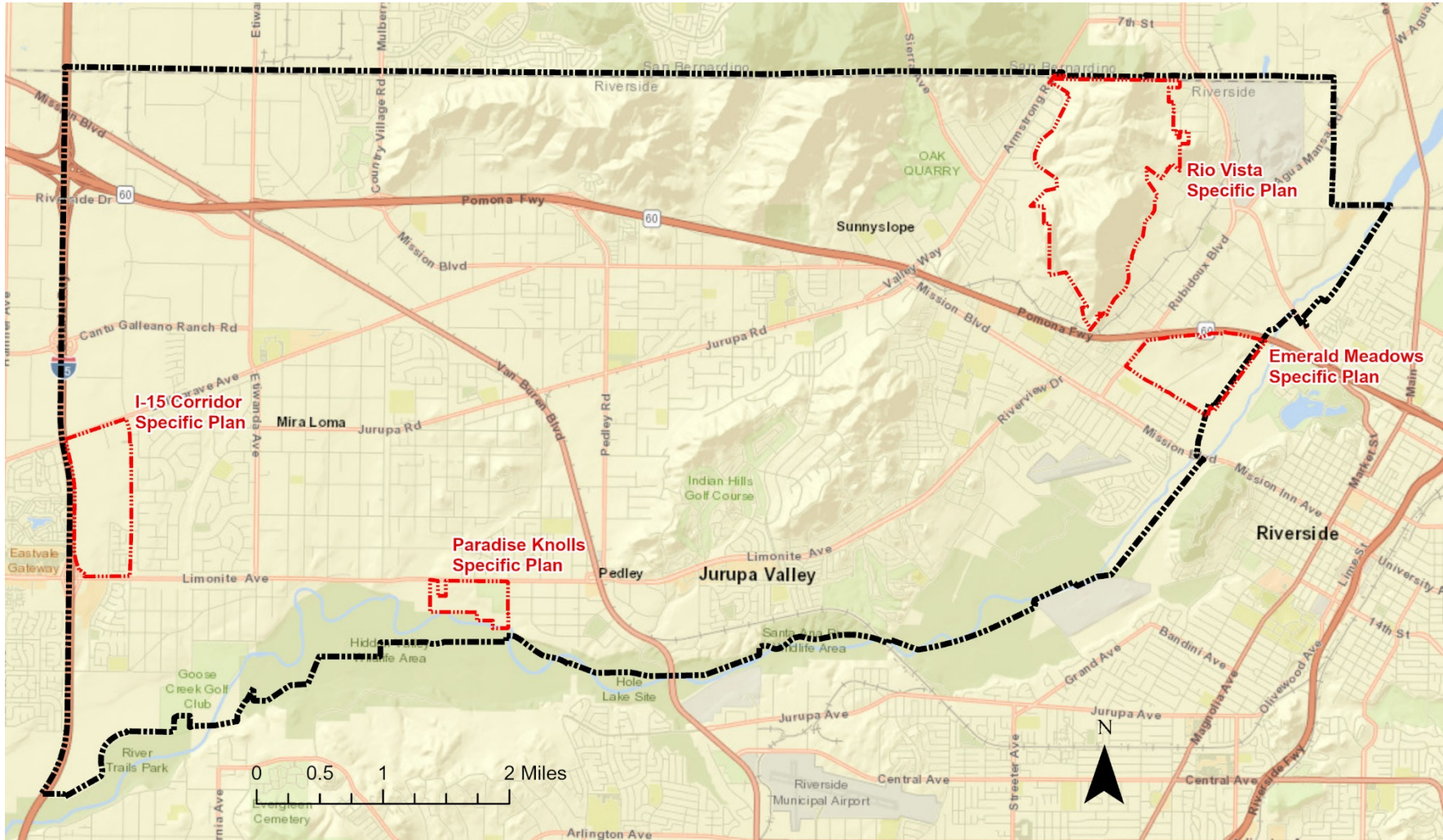
- Provides for housing choice and viable neighborhoods
- Preserves local control to regulate housing
- Access to state funding
- Avoids possible litigation and fines for non-compliance



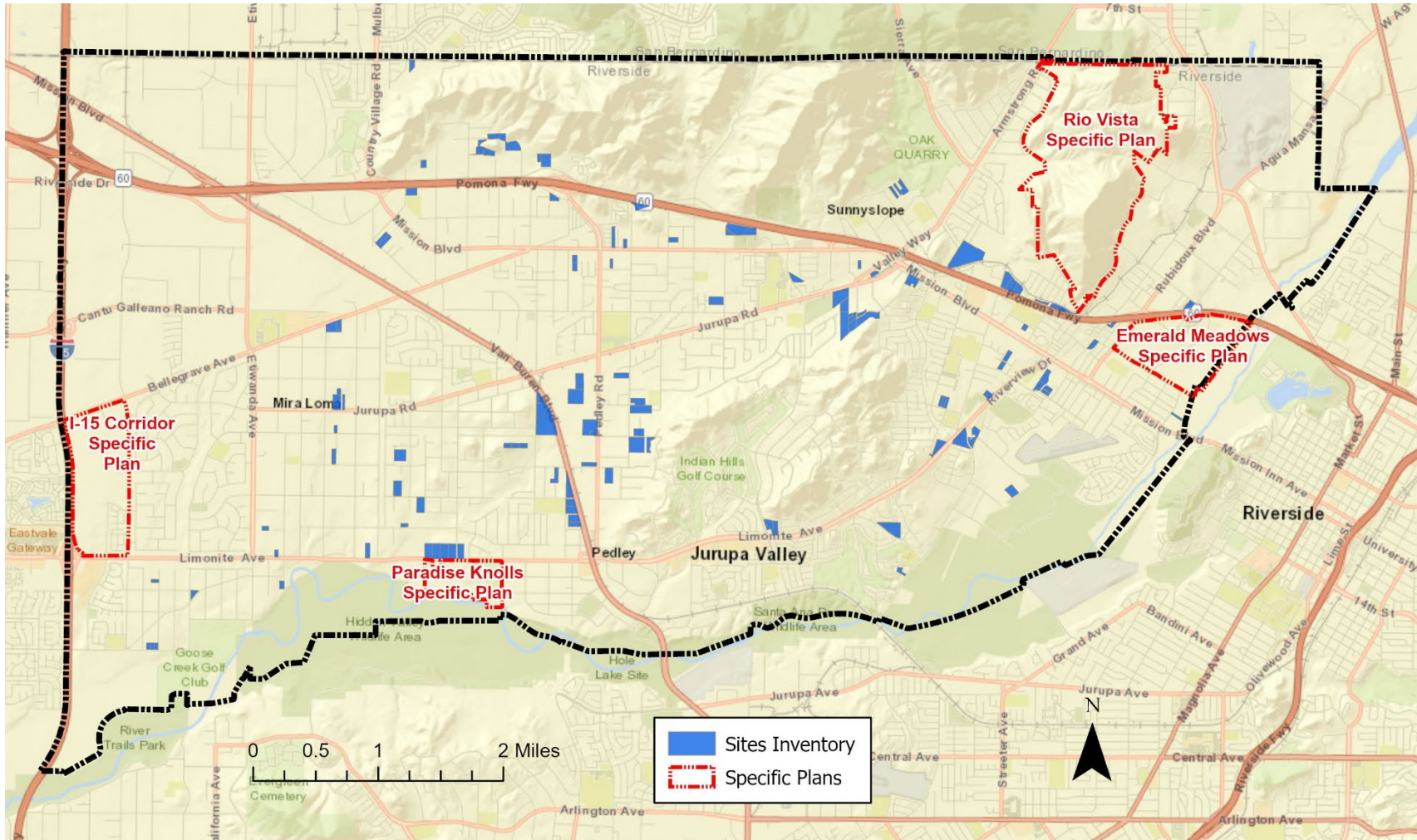
# Preliminary Sites Analysis – Potential Housing Sites



# Specific Plans

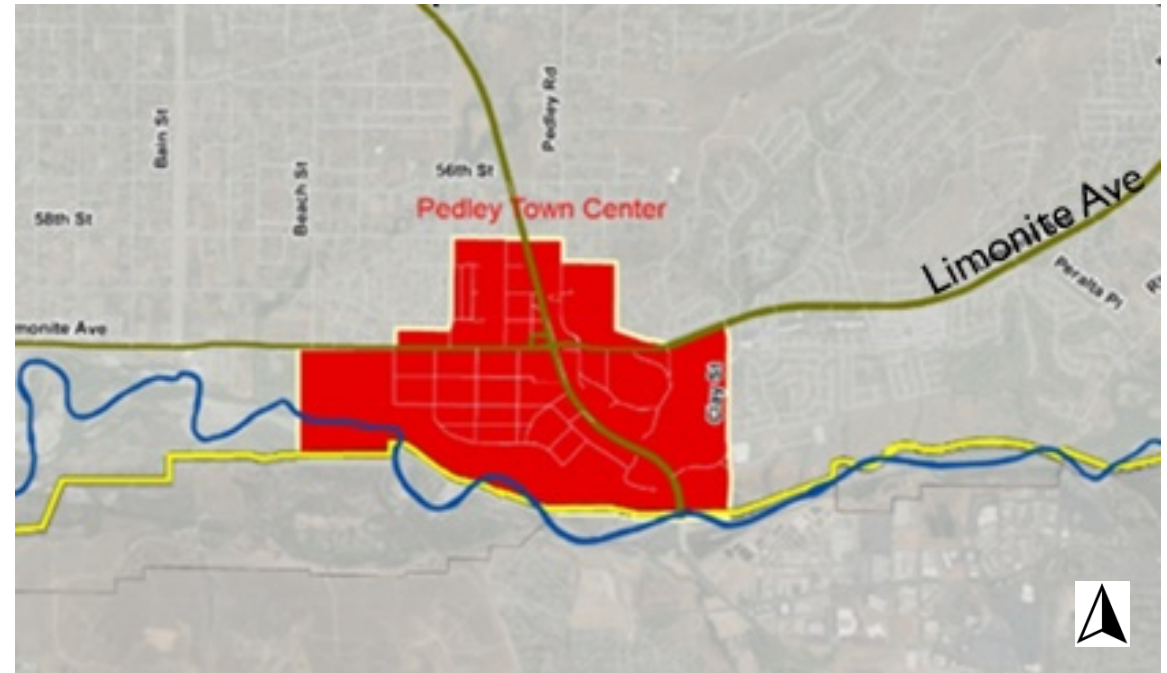


# Additional Potential Housing Sites



# Additional Considerations

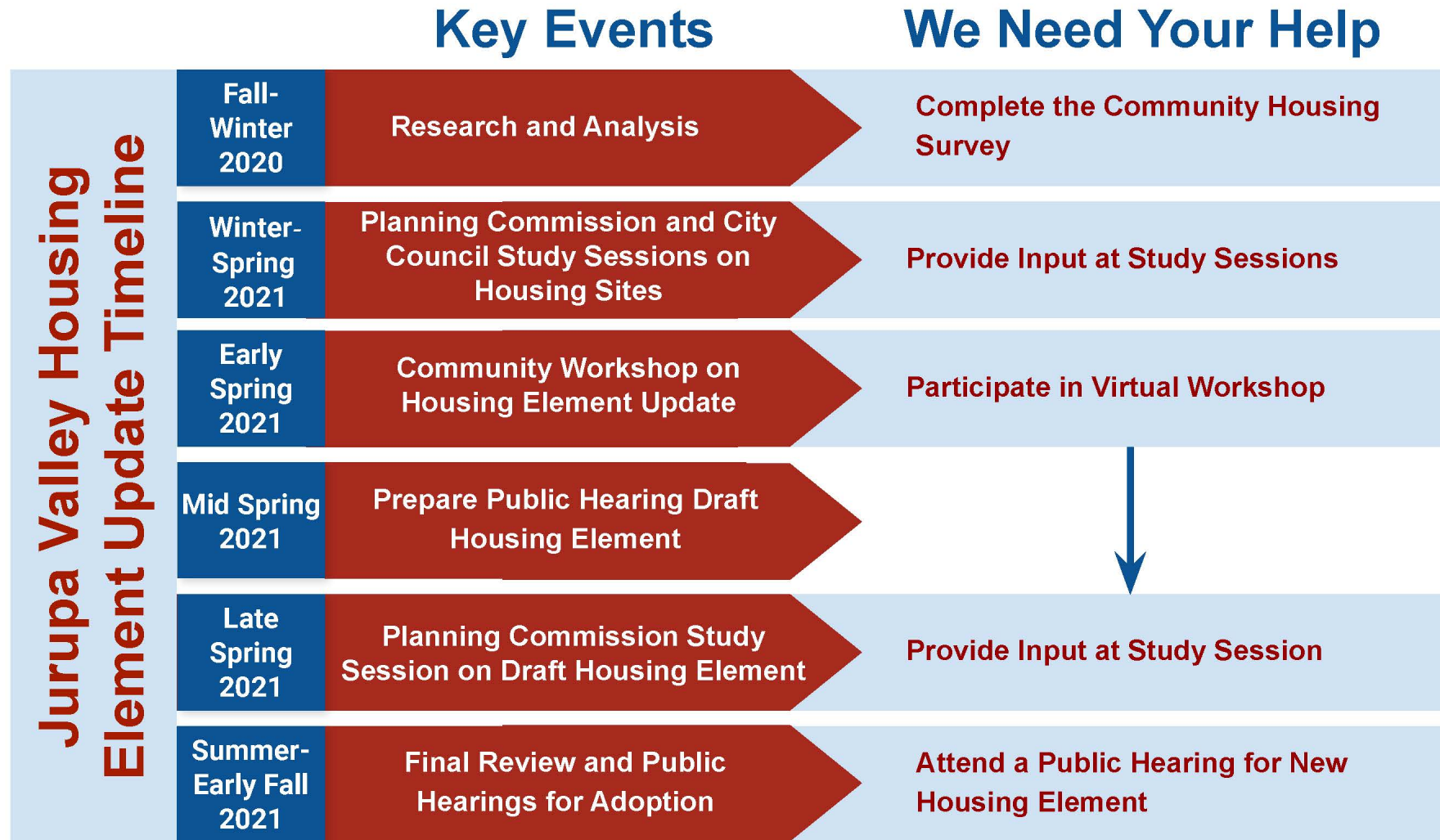
- Pipeline Projects
- Accessory Dwelling Units (ADUs)
- Town Centers:
  - Pedley Town Center
  - Glen Avon Town Center
  - Rubidoux Town Center
- Community Development Overlays:
  - Portions of Etiwanda Ave
  - Portions of Mission Blvd



# Process and Schedule

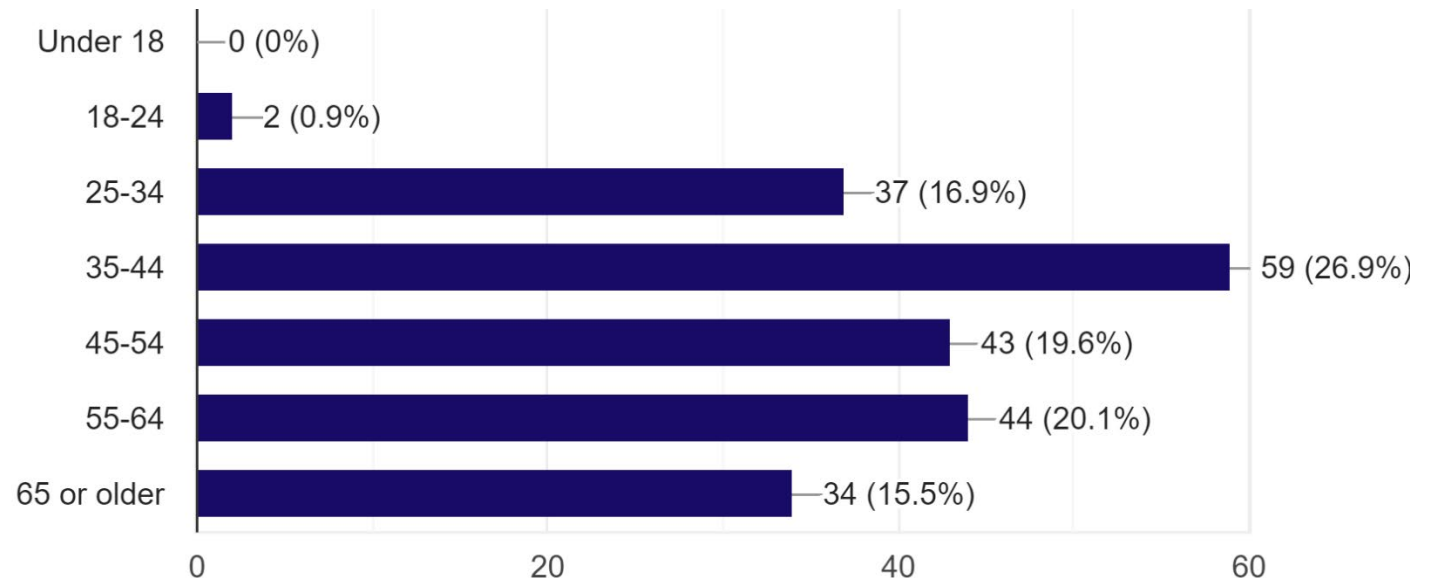


# What is the Process?



# Input Received on Housing Survey

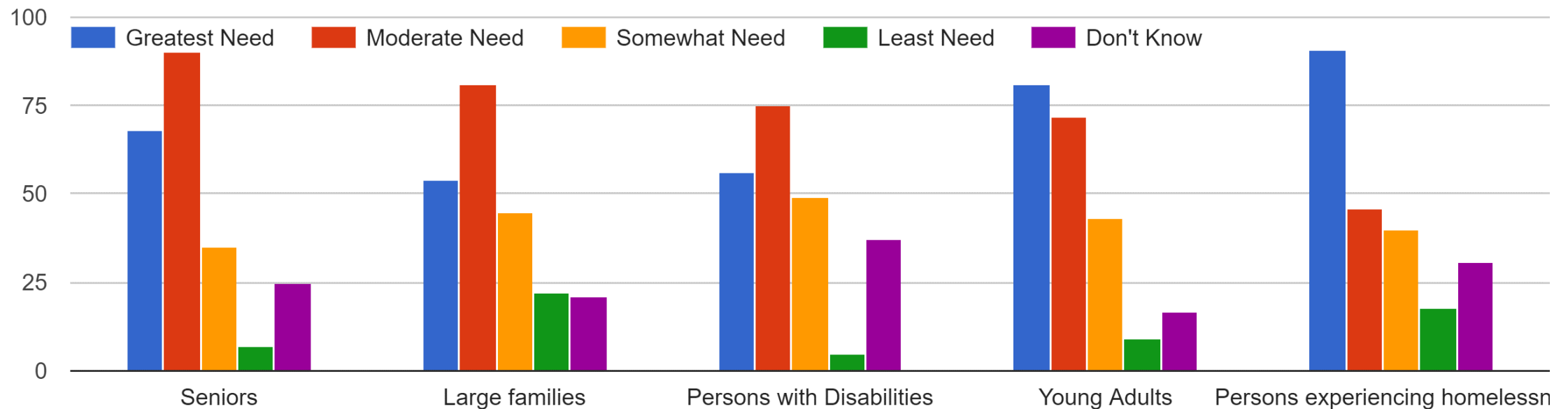
- Total respondents to date: 223
- Over 75% of respondents are home owners, 12% are renters and 11% own property in Jurupa and remaining are living with family/friends
- Over 60% of respondents have lived in Jurupa Valley for over 10 years
- Age of participants range pretty evenly -- from 25 to 65 or older with 26% (majority) in 35 to 44 age range





# Input Received on Housing Survey

- Most respondents feel rental housing is difficult to find, and affordable rental housing even more difficult to find. While they feel there are homes available for purchase, they do not feel they are affordable.
- Most respondents also feel greatest need in housing is for homeless population, young adults, seniors and large families



# Discussion



# Discussion

- What are biggest housing issues facing Jurupa Valley?
- Do you or any of your family/friends/coworkers struggle with finding or maintaining adequate housing?
- Is additional housing needed for these groups – seniors, young professionals/recent college grads, college students, formerly homeless, persons with disabilities, veterans, or other special groups in the community?
- Any examples of new housing (in Jurupa Valley or elsewhere) that you like and that seem to “fit” Jurupa Valley? Why? What features do you like?
- What areas of City are appropriate for higher density housing?

# Thank you!

- Please continue to stay involved throughout the process. Check in for updates at [www.jurupavalley.org](http://www.jurupavalley.org)
- Next public meeting on April 15, 2021, at 6 PM with the City Council

