

# CITY COUNCIL STAFF REPORT



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**TO:** Mayor and City Council  
**FROM:** Planning Director Wellman  
**DATE:** January 11, 2005  
**SUBJECT:** City of Blythe General Plan Annual Report - Including Housing Element Report for 2004  
**LOCATION:** City Wide

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**RECEIVED**  
JAN 26 2005  
DIV. OF HOUSING  
POLICY DEVELOPMENT HCD

**BACKGROUND:** Government Code Section 65400(b) requires that the planning agency of local governments provide an annual report to the legislative body on the status of the General Plan and progress in its implementation, including the progress in meeting its share of regional housing needs pursuant to Section 65584. Additionally, the annual report should include information concerning local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Section 65583 (c) (3). The annual report is required to be provided to the legislative body on or before July 1 of each year. The following information is provided in compliance with Government Code requirements.

## **Status of General Plan and Implementation Process**

**General Plan Elements:** The City's existing Land Use, Circulation, Housing, Open Space, Conservation, Noise, and Safety Elements were adopted in September 1989. A comprehensive General Plan Environmental Impact Report was completed in 1989.

A comprehensive revision of the City's General Plan has been underway, in-house, for the last several years. The revision includes six of the seven mandatory elements, plus an optional Parks and Recreation Element. The seventh mandatory element, the Housing Element, has been updated and was adopted by the Council on November 23, 2004.

In order for adoption of the General Plan to take place, an Environmental Impact Report must be prepared for the document. It is anticipated that said EIR will be completed during calendar year 2005 with adoption of the General Plan in late 2005 subsequent to certification of the EIR.

**City of Blythe  
General Plan Housing Element  
2004 Annual Report**

The **Housing Element** identifies and analyzes existing and projected housing needs and includes a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement and development of housing. The housing element is required to identify adequate sites for housing, including rental housing, factory-built housing and mobile homes and also to make adequate provisions for the existing and projected needs of all economic segments of the community.

Adoption (updated): November 23, 2004  
HCD Compliance Date: June 6, 2003

Amendments: Resolution 04-928 - Housing Element Update

Pending Amendments: None

**Status of Regional Housing Needs Allocation**

Based on HCD's determination of regional housing need, the Southern California Association of Governments (SCAG) has assigned the amount of increased housing that each local unit of government within it's region is expected to provide. This construction need is referred to as the Regional Housing Needs Assessment numbers. Although SCAG, as the regional association of governments, assigns the RHNA numbers, the City of Blythe is also a member of the Coachella Valley Association of Governments (CVAG), the sub-regional association. CVAG and its member cities, which includes the City of Blythe, work cooperatively in meeting their housing needs. SCAG assigns the RHNA numbers for the sub-region that includes Blythe. The construction need for Blythe, therefore, fulfills a portion of the total construction need that has been assigned for the sub-region.

For the 1998-2005 RHNA assignment period, the City of Blythe was allocated 853 households-an 18% increase over the existing housing stock. **Table 1** provides the housing need projections, classified by income level, for the City as identified by SCAG through CVAG.

**Table 1  
Blythe Household Need Projection By Income Group  
1998 - 2005**

Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
853	234	137	166	316

**Table 2** provides the 2004 maximum San Bernardino/Riverside County very low, low, moderate and above moderate household income limits as determined by the U.S. Department of Housing and Urban Development (HUD). Although household incomes vary considerably throughout Riverside and San Bernardino Counties, the City is required to use countywide HUD income limits to evaluate housing affordability.

**Table 2**  
**2004 San Bernardino/Riverside County Maximum Household Income Limits**

Income Group	Household Size				
	1 Person	2 Person	3 Person	4 Person	5 Person
Very Low	\$19,000	21,700	\$24,450	\$27,150	\$29,300
Low	\$30,400	\$34,750	\$39,100	\$43,450	\$46,900
Moderate	\$38,000	\$43,450	\$48,850	\$54,300	\$58,650
Above Moderate	\$45,600	\$52,100	\$58,650	\$65,150	\$70,350

Source: Stradling Yocca Carlson & Rauth 2004 San Bernardino/Riverside County Affordable Housing Worksheet

**Table 3** provides Blythe’s household distribution by income group for the Year 1999 and an estimate for the Year 2005.

**Table 3**  
**Blythe’s Household Distribution By Income Group**

Income Group	1999 <sup>1</sup> Number	(%)	2005 <sup>2</sup> Number
Les than \$10,000	676	16.80%	734
\$10,000 - \$14,999	306	7.60%	332
\$15,000 - \$24,999	512	12.70%	555
\$25,000 - \$34,999	501	12.40%	542
\$35,000 - \$49,999	610	15.10%	660
\$50,000 - \$74,999	844	20.90%	913
\$75,999 - \$99,999	384	9.50%	415
\$100,000 - \$149,999	153	3.80%	166
\$150,000 - \$199,999	28	0.70%	31
\$200,000 +	20	0.50%	22

<sup>1</sup> Source: Census 2000

<sup>2</sup> Source: Unofficial Estimate by SCAG

**Table 4** provides the corresponding sales price ranges for housing units in each income group based upon 2004 income limits.

**Table 4**  
**Affordable Rent and Purchase Price by Income Category**  
**Year 2000**

Type	Annual Income <sup>1</sup>	Affordable Rent Payment <sup>2</sup>	Estimated Affordable Purchase Price <sup>3</sup>
Extremely Low	Under \$14,220	\$356	Under \$50,000
Very Low	\$14,220 - \$23,700	\$357 - \$593	\$50,000 - \$85,000
Low	\$23,701 - \$37,920	\$594 - \$948	\$85,000 - \$130,000
Moderate	\$37,921 - \$56,880	\$949 - \$1,422	\$130,000 - \$180,000
Above Moderate	Over \$56,880	Over \$1,422	Over \$180,000

<sup>1</sup> Income limits established by HUD. Based on MFI of \$47,400 for Riverside County.

<sup>2</sup> Based on 30% of income.

<sup>3</sup> Assumes 10% down payment, an 7.5% interest rate, 1.25% tax and homeowners insurance.

Source: Riverside County General Plan Housing Element

**Table 5** shows the City's overall progress in meeting its share of the projected regional housing needs. The City has added 513 new housing units since 1998. This represents approximately 60 percent (513/853) of the City's Regional Housing Need Allocation as set forth by SCAG. It should be noted that of the remaining need, 36 percent (307/853), is for above moderate housing.

**Table 5**  
**City's Progress In Achieving Its Share**  
**Of Projected Regional Housing Needs**

Income Group Affordability	Housing Unit Allocation	Units Added <sup>1</sup>								Total for 1998-2004	Remaining Need
		1998	1999	2000	2001	2002	2003	2004			
Extremely Low		0	5	4	4	6	3	2	24	7,148 n/a <sup>2</sup>	
Very Low	234	21	42	27	11	15	2	6	124	86	
Low	137	25	52	7	2	58	31	35	210 <sup>3</sup>	- 73	
Moderate	166	2	28	0	0	47	0	69	146	20	
Above Moderate	316	1	4	1	0	1	0	2	9	307	
<b>Total</b>	<b>853</b>	<b>49</b>	<b>131<sup>4</sup></b>	<b>39</b>	<b>17</b>	<b>127<sup>4</sup></b>	<b>36</b>	<b>114</b>	<b>513</b>	<b>340</b>	

<sup>1</sup> Distribution of housing units is based on building permit valuation increased by 15%.

<sup>2</sup> Units have been subtracted from the very low remaining need.

<sup>3</sup> Includes 37 units of 45 year deed restricted SFR.

<sup>4</sup> Includes 81 units of 55 year deed restricted MFR.

**Table 6** shows the number of dwelling units added in the calendar year 2004. A total of 114 units were added in 2004, representing approximately 13 percent (114/853) of the City’s Regional Housing Need Allocation as set forth by SCAG.

**Table 6  
Units Completed in 2003 and 2004 By Income Group**

Construction Year	Total Units Added	Extremely Low	Very Low Income	Low Income	Moderate Income	Above Moderate Income
2004	114	2	6	35	69	2

**Effectiveness in Meeting Goals and Objectives**

*Goal I - Overall Housing Production*

Program 1 - Water Infrastructure Capital Improvements  
Status - Ongoing

Program 2 - Sanitary Sewer Line Extension  
Status - Ongoing

Program 3 - Zoning Changes  
Status - Ongoing

Program 4 - Infill Land Use Inventory  
Status - Pending

*Goal II - Housing Affordability*

Program 6 - Single Family Self Help Home Development Program Expansion  
Status - To date, 37 self-help units have been constructed. The program is ongoing.

Program 7 - Rehabilitation of “Fixer-up Homes” by Low and Very Low Income Persons  
Status - This program is administered through Desert Alliance for Community Empowerment and is ongoing.

Program 8 - Mobile Home Park Upgrade  
Status - In 2004 the City of Blythe Building Department completed the inspection of all mobile home parks within it’s jurisdiction as required by California Health and Safety Code, Division 13, Part 2.1. The corrections and improvements noted during the inspection(s) are underway. This program is ongoing.

Program 9 - Various Mortgage Assistance Programs

Status - Ongoing

Program 10 - Encourage Energy Conservation

Status - Ongoing

Program 11 - Senior Home Repair

Status - This program is administered by the Riverside County Economic Development Department. The program is ongoing.

Program 12 - Home Improvement Program (HIP) and Housing Preservation Grant (HPG)

Status - Ongoing

Program 13 - Weatherization Programs

Status - Ongoing

Program 14 - Code Enforcement of Substandard Rental Units

Status - Ongoing

Program 15 - Monitoring of Subsidized Housing Units

Status - Ongoing

Program 16 - Promoting Infrastructure Improvements in Established Urban Neighborhoods

Status - Ongoing

Program 17 - Screening of Public Owned Industrial Properties Adjacent to Low and Moderate Income Residential Areas

Status - No funding

*Goal III - Increase Senior Specialized Housing/Service Needs*

Program 18 - Additional Senior Multi-family Housing

Status - Pending Developer

Program 19 - Increase the Skilled Nursing Facility Capacity

Status - Pending Developer

Program 20 - Related Transportation Services

Status - The Palo Verde Valley Transit Agency provides transit service to the City of Blythe and Palo Verde Valley. The service is ongoing.

*Goal IV - Farmworker Housing*

Program 21 - Increase Home Ownership Among Farmworkers

Status - Ongoing

Program 22 - Migrant Worker Housing Code Enforcement  
Status - Ongoing

*Goal V - Homeless Continuum of Care Programs*

Program 23 - Re-establish a Homeless Emergency Care Facility  
Status - Ongoing

Program 24 - Establish Transitional and Permanent Housing  
Status - Ongoing

Program 25 - Case Worker Management  
Status - Ongoing

Program 26 - Expanded Emergency Rental Assistance  
Status - Ongoing

*Goal VI - Drug and Alcohol Rehabilitation Programs*

Program 27 - Expanded Rehabilitation Services for Men and Women  
Status - Ongoing

*Goal VII - Fair Housing*

Program 28 - Undertake Study of Potential Disabilities Constraints  
Status - Ongoing

Program 29 - Support of Anti-Discrimination Programs  
Status - Ongoing

*Goal VIII - Public Input and Program Implementation*

Program 30 - Homeless Continuum of Care  
Status - Ongoing

Program 31 - Housing Summit  
Status - Ongoing

Program 33 - Process for Planning Uses of Blythe RDA Low/Moderate Income Funds  
Status - Ongoing

Program 34 - Monitoring and Incremental Corrections Re-evaluation  
Status - Ongoing

## **Local Efforts to Remove Governmental Constraints to the Maintenance, Improvement, and Development of Housing**

Steps that the City has taken to remove governmental constraints that hinder the development of affordable housing include the following:

1. Continued implementation of the City's General Plan, including the Housing Element.
2. Continued processing of Development Plans which include an affordable housing component as a portion of the project Development Agreements.
3. Zoning Ordinance revisions, which encourage and allow the City Council more flexibility in approving reductions in standards for Affordable Housing projects.
4. Compliance with the affordable housing provisions of the Community Redevelopment Law.
5. Allocation of CDBG funds for housing services and street improvements in lower income neighborhoods to encourage rehabilitation and revitalization.

cc: Les Nelson, City Manager  
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State Department of Housing and Community Development  
Governor's Office of Planning and Research