

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 7

September 14, 2017

Mr. Rafael Guzman
Community and Economic Development Director
City of Riverside
3900 Main Street
Riverside, CA 92522

Dear Mr. Guzman:

RE: City of Riverside's 5th Cycle (2013-2021) Draft Housing Element

Thank you for submitting Riverside's revised draft housing element received for review on August 7, 2017, along with additional revisions received on August 21, 2017. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by telephone conversations with Mr. Jay Eastman, Principal Planner, Mr. Doug Darnell, Senior Planner, and Ms. Amy Sinsheimer, the City's consultant. In addition, the Department considered comments from Public Interest Law Project pursuant to GC Section 65585(c).

The draft element meets most of the statutory requirements of State housing element law (GC, Article 10.6). The Department cannot find the housing element in full compliance until the City of Riverside completes Program H-21 to rezone a minimum of 191 acres to allow multifamily development by-right at a density allowing a minimum of 24 units per acre to accommodate the need from the previous cycle pursuant to GC Sections 65583.2(h) and (i) and 65584.09. The element will comply with housing element law (GC, Article 10.6) once the City has completed these zoning amendments and submitted the adopted element to the Department pursuant to GC Section 65585(g).

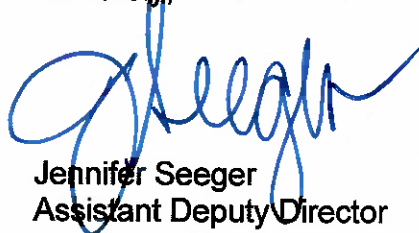
Please note, Senate Bill 375 (Chapter 728, Statutes of 2008) amended GC Section 65588(e)(4) to require a jurisdiction that failed to adopt its housing element within 120 calendar days from the statutory due date to revise its element every four years until adopting at least two consecutive revisions by the applicable due dates. The City of Riverside did not meet the requirements of GC 65588(e)(4); therefore, it is subject to the four-year revision requirement until the City has adopted at least two consecutive updated revisions by the applicable due dates.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, Riverside must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Mr. Guzman, Community and Economic Development Director
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The Department appreciates the hard work and dedication of Mr. Eastman, Mr. Darnell, and Ms. Sinsheimer in preparation of the housing element and looks forward to receiving Riverside's adopted housing element. If you have any questions or need additional technical assistance, please contact Melinda Coy, of our staff, at (916) 263-7425.

Sincerely,



Jennifer Seeger
Assistant Deputy Director