

Appendix C

Public Participation Summary

This update to the Banning Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers. Public notices of all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as by direct mail to interested parties and posting the notices on the City's website. The draft Housing Element was made available for review at City Hall and posted on the City's website.

As part of the public review process, the following public meetings were held to review the draft Housing Element.

September 30, 2013	Planning Commission Study Session
October 22, 2013	City Council Study Session
January 2, 2014	Planning Commission Hearing
	City Council Hearing

Table C-1 provides a list of persons and organizations that were sent direct mail notice of all public meetings on the Housing Element while Table C-2 summarizes comments received and how those comments were addressed.

Table C-1
Public Notice List

Coachella Valley Housing Coalition 45-701 Monroe Street, Suite G Indio, CA 92201	Habitat for Humanity-San Gorgonio Pass Area PO Box 269 Banning, CA 92220	Jamboree Housing Corporation 17701 Cowan Ave. Suite 200 Irvine, CA 92614
Affirmed Housing Group 13520 Evening Creek Dr. North, Ste. 160 San Diego, CA 92128	The Olson Company 30200 Old Ranch Pkwy, #250 Seal Beach, CA 90740	So. Calif. Housing Development Corp. 8265 Aspen Street, Suite 100 Rancho Cucamonga, CA 91730
RC Hobbs Company 1110 E. Chapman Ave., Suite 206 Orange, CA 92866	LINC Housing Corporation 110 Pine Avenue, Suite 500 Long Beach, CA 90802	Palm Desert Development Company Dan Horn P.O. Box 3958 Palm Desert, CA 92261
Riverside Housing Development Corp. Bruce Kulpa 4250 Brockton Ave. Riverside, CA 92501	Inland Fair Housing and Mediation Board 10681 Foothill Blvd, Suite 101, Rancho Cucamonga, CA 91730	HDST Management Noel Sweitzer 3460 S. Broadway Los Angeles, CA 90007
City of Beaumont Planning Director 550 East 6th Street Beaumont, CA 92223	Riverside Co. Economic Develop. Agency 1325 Spruce Street, Suite 400 Riverside, CA 92507	Corporation for Better Housing 15303 Ventura Boulevard, Suite 1100 Sherman Oaks, CA 91403

Table C-2
Summary of Public Comments

Comment	Response
What density ranges are considered suitable for different affordability levels (extremely-low, very-low, etc.)	Under state law, all of the lower-income categories (extremely-low, very-low and low) are treated the same with respect to the density considered suitable to facilitate housing development.
It would be helpful if meetings could be scheduled in the evening so that working people can attend.	The first study session with the Planning Commission was scheduled for 6:30 p.m. Future meetings will also be scheduled to accommodate working people to the greatest extent possible.
We're a low-density community. We don't want to look like Moreno Valley.	All cities are required by state law to designate some areas for high-density housing in order to accommodate all economic segments of the population.
Senior citizen communities like Sun Lakes skew our age distribution compared to the county as a whole.	The Housing Element has been revised to make note of the city's age-restricted communities.
The City should pursue proactive code enforcement.	The City's budget constraints severely limit code enforcement efforts.
New development brings private investment to the community.	Housing Element policies are intended to stimulate housing and mixed-use development, bringing additional investment to Banning.
The city already has a lot of affordable housing – why do we need more?	Each city is allocated a share of the region's new housing need through the Regional Housing Needs Assessment (RHNA) process. State law requires cities to ensure that appropriate zoning regulations are in place to accommodate their assigned RHNA share.
Is the City required to amend the development standards for the downtown?	No, the City already has adequate capacity to accommodate its RHNA share.
Mixed use development could stimulate revitalization of the Midway area.	The Housing Plan includes a commitment to review zoning standards for the General Commercial district with the intent of identifying revisions that could stimulate revitalization and new mixed use development.

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