



Housing Element Update

Community & Economic
Development Department

Planning Commission
May 18, 2017

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PRESENTATION OVERVIEW

1. Housing Element Requirements
2. Housing Element Components
3. Housing Element Update Process
4. Rezoning Program
5. Discussion



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HOUSING ELEMENT REQUIREMENTS

1. 1 of the 7 mandated General Plan elements
2. Identifies existing and projected housing needs of all economic segments of the community
3. Reviewed by California Department of Housing and Community Development (HCD)
4. State sets schedule for Housing Element updates
 - 8-year timeframe
 - Current planning period: October 15, 2013– October 15, 2021



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HOUSING ELEMENT REQUIREMENTS

1. State law requires HCD to determine total regional housing needs. In Riverside County, they also provide allocations for each jurisdiction
2. Allocation is distributed among 5 standard income categories



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HOUSING ELEMENT REQUIREMENTS

Category	Income Level (Percentage of Median Family Income)	RHNA Need (units)
Extremely Low-Income	30% or less	1,001
Very Low-Income	31% to 50%	1,001
Low-Income	51% to 80%	1,336
Moderate-Income	81% to 120%	1,503
Above Moderate	More than 120%	3,442
Total		8,283

Source: Southern California Association of Governments, 2012



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HOUSING ELEMENT COMPONENTS

- Housing Element Chapter** contains Objectives and Policies related to development, maintenance, and improvement of housing and neighborhoods
- Housing Implementation Program** contains Programs that will be implemented to address the City's housing needs
- Housing Technical Report** contains the analysis of the City's housing needs, constraints, and resources



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HOUSING ELEMENT UPDATE PROCESS

1. Public Outreach:
 - Farmer's Market on July 19, 2013
 - Neighborhood Conference on October 19, 2013
 - Citizen's Advisory Committee meeting
2. Draft Housing Element submitted to HCD – May, 2015
3. HCD response letter dated July, 2015 stated rezoning to be completed prior to certification



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HOUSING ELEMENT LAWSUIT & SETTLEMENT AGREEMENT

1. Lawsuit filed in October, 2016 for non-compliant Housing Element
2. Settlement Agreement requires the City to:
 - Implement Rezoning Program consistent with HCD requirements in letter dated July, 2015
 - Adopt Housing Element by October 15, 2017
 - Complete Rezoning Program by December 15, 2017



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LEGAL REQUIREMENTS

1. AB 1233 (2005) amended Housing Element law, to require a local government that fails to make adequate sites available in the prior planning period, to rezone adequate sites to address the unaccommodated need from the previous cycle in addition to the projected future need



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LEGAL REQUIREMENTS (CONT.)

2. Sites to Address Unaccommodated Need
 - Minimum of 191 acres at 25 units per acre
 - 16 units per site
 - At least 50 percent of the sites must be zoned exclusively for residential



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REZONING PROGRAM

Focus of the
Rezoning Program

Category	Income Level (Percentage of Median Family Income)	Total RHNA Need (units)	Number of Units on Current Sites	Number of Units Remaining
Extremely Low-Income	30% or less	6,077	1,310	4,767
Very Low-Income	31% to 50%			
Low-Income	51% to 80%			
Moderate-Income	81% to 120%	2,196	1,864	4,823
Above Moderate	More than 120%	4,610		
Total		12,764	3,174	9,590

Source: City of Riverside



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REZONING PROGRAM

The City must accommodate **4,767** new housing units (previous and current RHNA), which will require:

- Rezoning approximately 191 acres
- At a minimum of 24 units per acre



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REZONING PROGRAM

Rezoning focuses on 2 main strategies:

- 1) **Mixed-Use Consistency Zoning:** Involves rezoning of properties to Mixed Use Zones consistent with existing Mixed-Use General Plan land use designations
- 2) **Rezoning to R-3-1500 and R-4, Multi-Family Residential zones:** For a majority of these properties, the rezoning effort will also include amending the General Plan land use



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REZONING PROGRAM

1. Proposed Candidate Sites to be Rezoned – 4 groups
 - Magnolia Avenue Specific Plan (MASP)
 - Mixed Use **Consistency rezoning:** 14 Sites/ 90 acres
 - University Avenue Specific Plan (UASP)
 - Mixed Use **Consistency rezoning:** 6 Sites/13 acres
 - Other Mixed Use **Consistency sites:** 8 Sites/94 Acres
 - Multi-Family Residential (R-3-1500 & R-4): 41 Sites/198 Acres
2. Total Candidate Sites: 69 Sites/approx. 395 acres



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NEXT STEPS

1. May 18th (6 to 8 PM - ***tonight***) Workshop for property owners of Rezoning Program candidate sites.
2. Revised Draft Housing Element released for public review in 2017
3. Late May/Early June - Resubmit Housing Element to HCD (60-day review)
4. August 10th - Planning Commission hearings on 1) Housing Element and 2) Rezoning Program (First of two hearings)
5. October 10th - City Council hearing to adopt Housing Element



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NEXT STEPS

6. October 19, 2017 – Second Planning Commission hearing for Rezoning Program
7. December 12, 2017 - City Council hearing for adoption of Rezoning Program



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CEQA

No CEQA to be considered at this time. When Housing Element and Rezoning is brought back for approval later this year:

1. **Addendum** to the existing General Plan 2025 Environmental Impact Report for the Housing Element.
2. **Environmental Impact Report (EIR)** for Rezoning Program. EIR progress to date:
 - **April/May, 2017:** Notice of Preparation (NOP) of Draft EIR - completed 30-day review/comment period on May 11, 2017
 - **May 8, 2017:** Held DEIR Scoping Meeting
 - **May, 2017:** Technical studies & DEIR in progress



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Recommendations

That the Planning Commission:

1. Receive and File this report



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LEGAL REQUIREMENTS

Legal ramifications if City doesn't complete rezoning:

- HCD is unable to certify Housing Element
- Risk of legal challenges without certification
- Restrict access to State funding resources
- Restrict the City's ability to issue permits for development if the terms of Settlement Agreement are not met by certain dates

