

Phase 1 General Plan Update

Housing and Public Safety Element Updates & Environmental Justice Policies

Community & Economic Development Department

Housing & Homelessness Committee

May 3, 2021

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PHASE 1 GENERAL PLAN UPDATE



Housing Element

- Mandatory General Plan Element
- Updated in 8-year Cycles
- Assess current and future housing needs
- Set policies and actions to meet housing needs
- Must demonstrate accommodation of RHNA
- Plans for adequate housing for all income levels, special needs
- Due October 15, 2021



Public Safety Element

- Mandatory General Plan Element
- Must be updated concurrently with Housing Element
- Identifies public safety risks and vulnerabilities
- Sets policies and actions to reduce hazard risks
- SB 379, SB 1035 – must update to address wildfire, climate adaptation



Environmental Justice Policies

- May be separate Element or integrated policies
- Must be added when updating 2+ Elements
- Identifies communities with unique challenges to health and livelihoods (CalEnviroscreen)
- Develops strategies to address challenges of EJ communities and promote civic engagement



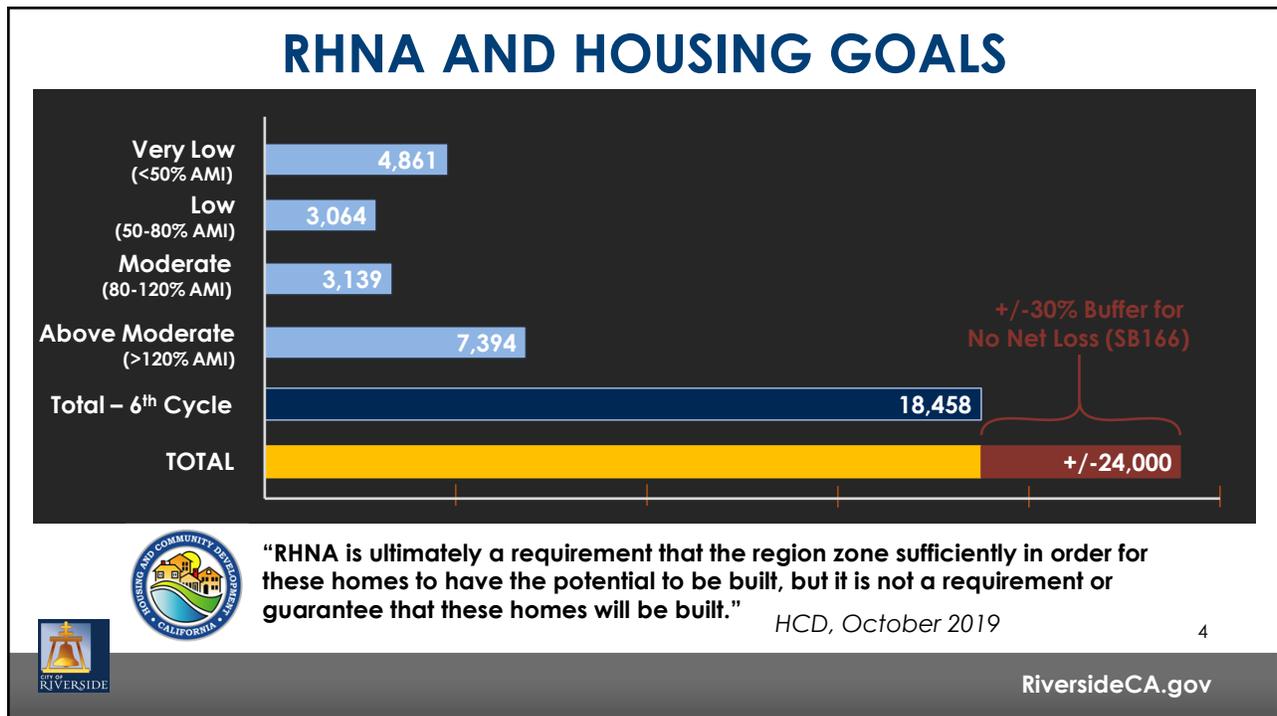
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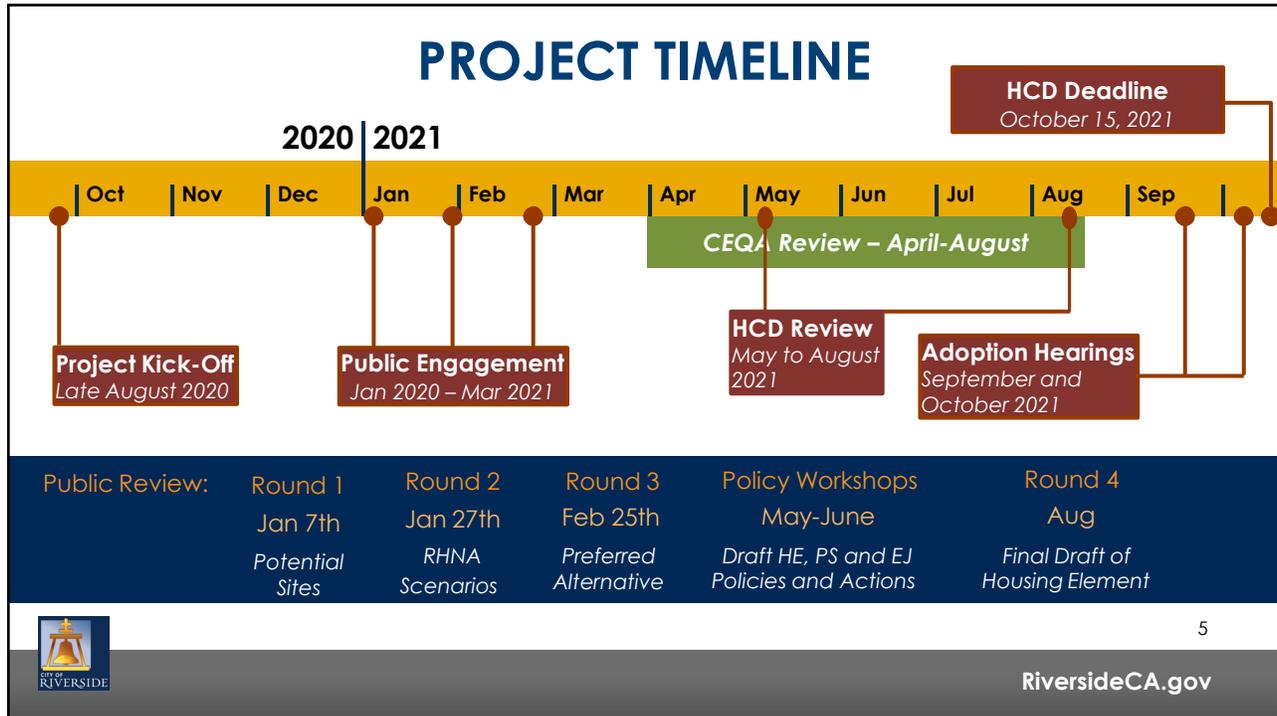
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PUBLIC ENGAGEMENT ACTIVITIES

Stakeholder Outreach

- Over 900 stakeholders representing public agencies, business advocacy groups, non-profit and faith-based organizations, community activists and citizens
- One-on-one stakeholder briefings, as requested:
 - Greater Riverside Chambers of Commerce
 - Building Industry Association
 - Inland Equity Partnership
 - AARP
 - Riverside Unified School District
 - Mayor's Housing Action Team
 - Anti-Racist Riverside
 - Inland Empire Labor Council
 - Riverside Downtown Partnership
 - Downtown Area Neighborhood Alliance
 - Individuals

Community Outreach

- Virtual Public Workshop Series – January 7th, 27th and February 25th
- Email blasts – 50,000+ recipients
- City Channels – Social media, official announcements, electronic billboards, RiversideTV
- Interactive tools – Map.Social, ESRI StoryMap, Surveys
- CEQA Scoping Meeting – April 22nd
- Letter to Property Owners
- Upcoming Virtual Public Workshops – Housing, Public Safety & EJ Policies (tba)

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HOUSING OPPORTUNITY SITES

Identification of Opportunity Sites

Initial Selection Criteria – areas included because they may be suitable

Underutilization / Potential for Redevelopment

- Current Land Use (especially vacant)
- Improvement Ratio (value of buildings / value of land)
- Likelihood of redevelopment within 6th Cycle

Physical Site Characteristics

- Lot Size
- Year Built

Specific Opportunities

- Transit Oriented Development (TOD)
- Infill and 'Missing Middle' Housing
- Credit for Accessory Dwelling Units (ADU)
- Special focus planning areas – Downtown, Innovation District, Northside Specific Plan



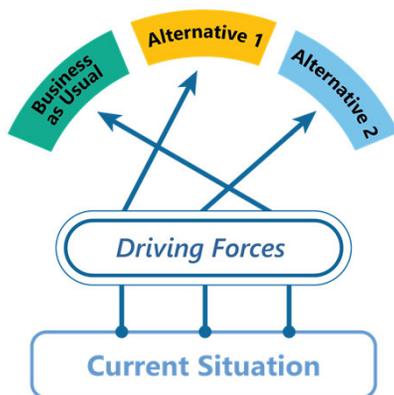
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PRELIMINARY SCENARIOS

SCENARIO PLANNING
ENVISIONING MULTIPLE FUTURES



Business as Usual

No changes to current zoning; this scenario does not allow us to meet RHNA target.

Dispersed Growth

Meet RHNA target through lower intensity growth over a larger area.

Focused Growth

Meet RHNA target through higher intensity growth in a more focused area.



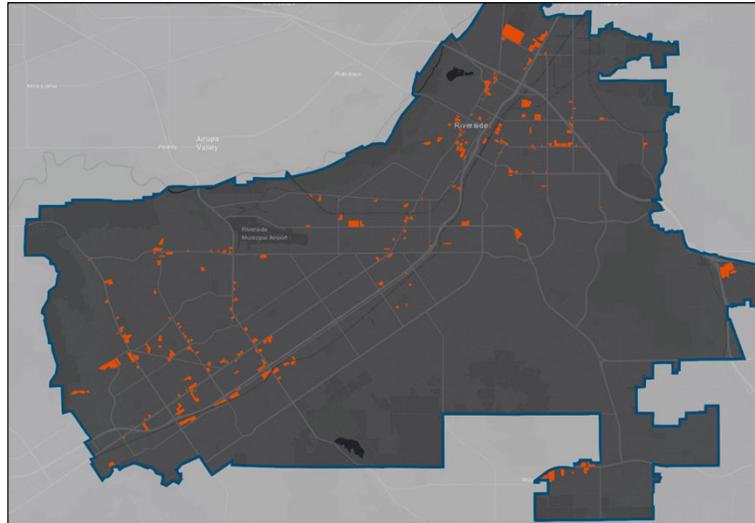
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PREFERRED ALTERNATIVE

700 sites
730 acres
Zoning Capacity:
25,000 units



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PROPOSED POLICY STRUCTURE

Guiding Principle

The overarching statement of intent and articulation of vision for the Element.

POLICY AREA

The general topic of the following policies and actions.

Policy

The strategy the City will employ within a particular area or topic to realize the Guiding Principle.

Action*

The specific, concrete step the City will commit to taking as part of the Policy strategy designed to realize the Guiding Principle.



* Environmental Justice Actions are still being drafted.

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DRAFT HOUSING ELEMENT POLICIES

Guiding Principle

Provide a **diverse, abundant, adaptable,** and **equitably distributed** mix of rental and ownership housing that is safe, healthy, and affordable for people of all income levels, races and ages and meets the needs of current and future Riverside residents.

POLICY AREA

Affordable Housing

Policy HE-1.0 - Preserve and increase affordable housing options, including subsidized and non-subsidized affordable units for lower-income and environmental justice communities, special needs, and under-served populations.

Homelessness

Policy HE-2.0 - Expand housing and services that address the needs of the City's homeless population.

Fair Housing

Policy HE-3.0 - Promote safe, healthy, and attainable housing opportunities for all people regardless of their special characteristics as protected under State and Federal fair housing laws.



DRAFT HOUSING ELEMENT POLICIES

POLICY AREA

Thriving Neighborhoods

Policy HE-4.0 - Thriving Neighborhoods: Facilitate and encourage a variety of new housing types, including both single- and multi-family and missing middle housing, and the necessary public amenities to support a sense of community that results in equitable and sustainable neighborhoods.

Regulations

Policy HE-5.0 - Reduce and remove government barriers, where feasible and legally permissible, to reduce the cost of housing development and facilitate both ownership and rental opportunities for all residents.

Monitoring and Engagement

Policy HE-6.0 - Ensure regular monitoring and reporting, including outreach to the public, on the status of housing in the City.

Environmental Justice

Policy HE-EJ- 7.0 - Facilitate a development process that promotes design and rehabilitation of housing that is responsive to the needs and desires of the residents of environmental justice communities.

Policy HE-EJ-8.0 - Provide opportunities to access fresh, healthy, and affordable food from food sources that are accessible to neighborhoods and within a quarter mile of public transit.



DRAFT ENVIRONMENTAL JUSTICE POLICIES

Environmental Justice Policies are designed to be incorporated throughout General Plan 2025

GP ELEMENT

Land Use and Urban Design

Policy LU—EJ-1.0 - Ensure new housing developments adhere to local, state, and federal requirements to avoid disproportionate impacts on environmental justice communities.

Policy LU—EJ-1.0 - Ensure the Citywide Community Engagement Policy provides residents with opportunities to participate in decisions that affect their environment and health.

Circulation & Community Mobility

Policy – CCM-EJ-1.0 - Promote physical activity and active transportation to address negative health outcomes, particularly among environmental justice communities.

Policy – CCM-EJ-2.0 - Encourage increased use of public transportation and multi-modal transportation as means of reducing roadway congestion and associated air pollution and promoting overall health.



DRAFT ENVIRONMENTAL JUSTICE POLICIES

GP ELEMENT

Education

Policy – ED-EJ-1.0 Coordinate with public school districts, charter and private K-12 schools, and local universities and colleges to promote equity in educational facilities and opportunities for all student populations.

Policy – ED-EJ-2.0 - Support the Safe Routes to School programs of public-school districts, as well as charter and private K-12 schools.

Noise

Policy – N-EJ-1.0 - With a particular focus on environmental justice communities, reduce noise pollution by enforcing noise reduction and control measures within and adjacent to residential neighborhoods.

Air Quality

Policy – AQ-EJ-1.0 - Ensure that land use decisions, including enforcement actions, are made in an equitable fashion to protect residents and workers in environmental justice communities from the short and long-term effects of air pollution

Parks and Recreation

Policy – PR-EJ-1.0 - Distribute recreational facilities equitably throughout Riverside's neighborhoods.



DRAFT ENVIRONMENTAL JUSTICE POLICIES

GP ELEMENT

Public Facilities and Infrastructure

Policy FI-EJ-1.0 - Coordinate with healthcare providers to expand healthcare access for residents of environmental justice communities.

Arts and Culture

Policy AC-EJ-1.0 - Promote equitable distribution of arts and cultural facilities across the City.

Historic Preservation

Policy HP-EJ-1.0 - Encourage identification and preservation of resources associated with communities whose histories and historical contributions are not well documented.



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NEXT STEPS

- May 7 – Preliminary HCD Review – 60-days
- May – Stakeholder meetings as requested - ensure input from the broader community is incorporated into the policies and actions
- Mid-May – Virtual Public Meeting - preliminary Housing Element policies and actions/Environmental Justice policies
- Mid-June – Virtual Public Meeting - preliminary Public Safety Element policies and actions/Environmental Justice actions
- Final HCD review (mid-July) - 30-day review
- July/August – Finalize EIR, Housing Element, Public Safety Element and Environmental Justice Policies
- August – Planning Commission Public Hearing
- September - City Council Public Hearing
- October 15 – submit to HCD



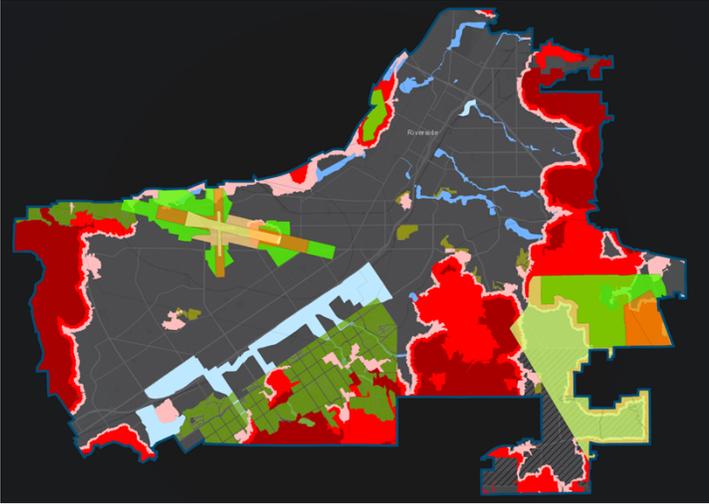
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HOUSING OPPORTUNITY SITES

Reference Only



- Protected Lands (Prop. R/Measure C – Greenbelt and Hillside Zones)
- Fire Hazard Severity Zones
- Floodplains and flood hazard areas
- Airport Influence Areas – zones that restrict housing

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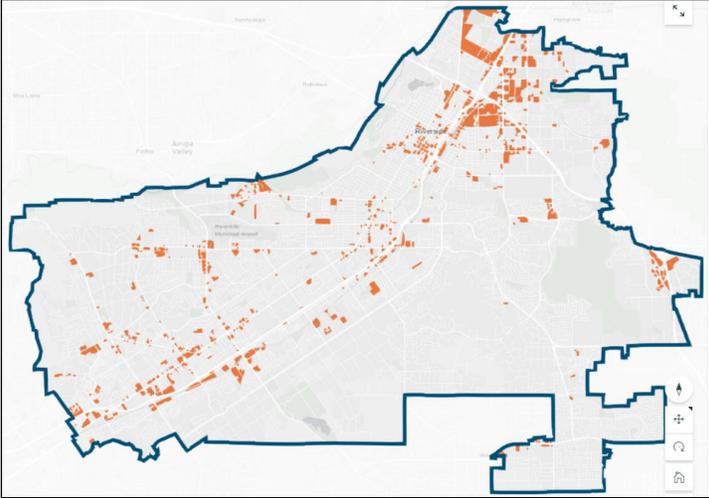
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HOUSING OPPORTUNITY SITES

Reference Only

Preliminary Opportunity Sites

- 1,600 sites
- 2,300 acres



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