

HOUSING ELEMENT UPDATE POST-ADOPTION MODIFICATIONS

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

City Council
February 8, 2022

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BACKGROUND

May 2021

- First draft of Sixth Cycle Housing Element (HE) update submitted to Department of Housing & Community Development (HCD)

July 2021

- First HCD Comments received, draft HE revised

August 2021

- Second draft HE resubmitted to HCD

September 9, 2021

- Planning Commission reviews Draft HE update and recommends approval to City Council



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BACKGROUND (CONTINUED)

September 30, 2021

- Second HCD comment letter received

October 5, 2021

- City Council adopts Sixth Cycle HE Update as part of Phase 1 General Plan Update

October – December 2021

- Final revisions to HE made in consultation with HCD

February 2022

- Anticipated date of submittal for final HCD Certification



HOUSING ELEMENT MODIFICATIONS

No changes to the Housing Element Guiding Principle or the eight Policies approved by City Council

Program HE-1-2 – By-Right Approval for Projects with 20% Affordable Units

- Modified to clarify by-right approval for residential development

Program HE-1-3 – Nonprofit Partnerships and Financial Assistance

- Text added - extremely low-income and special needs households included in this Program



CITY OF RIVERSIDE
HOUSING ELEMENT
SIXTH CYCLE 2021-2029



CITY OF RIVERSIDE
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SIXTH CYCLE 2021-2029
TECHNICAL BACKGROUND REPORT



HOUSING ELEMENT MODIFICATIONS

Program HE-4-5 – Facilitate ADU Development

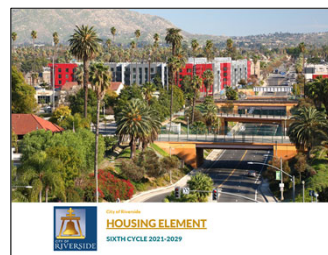
- Revised - City's website to publicize CalHFA grants available for ADU development

Program HE-5-2 – Zoning Code Amendments

- Reorganized and text added to clarify amendments adopted concurrently with the Housing Element Update

Program HE-5-3 – Group Homes

- Clarify size limitations for group homes
- Zoning Code will be amended to comply with statutory requirements



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TECHNICAL BACKGROUND REPORT MODIFICATIONS

TBR-1: Community Profile

- A. Special Needs Groups – Agricultural Workers
- B. Housing Stock Characteristics – Housing Age and Condition

TBR-2: Housing Constraints

- A. Land Use Regulations – Housing Opportunities – Facilities for Persons Experiencing Homelessness
- B. Development Review Process
- C. Design Review
- D. Site Plan Review
- E. Building Codes and Site Improvements – Land Use and Zoning



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TECHNICAL BACKGROUND REPORT MODIFICATIONS

TBR-3 – Housing Resources

- A. Future Housing Needs – Credits Toward the RHNA – Entitled Projects
- B. Opportunity Sites Inventory
 - i. Opportunity Sites Inventory – Final Unit Count
 - ii. Realistic Capacity Assumptions
 - iii. Affordability, Suitability, and Availability Analysis
 - iv. Suitability of Non-vacant and Underutilized Sites
 - v. Adequacy of Sites to Meet RHNA

TBR-4 – Review of Housing Element Past Performance

- A. Cumulative Impacts of Addressing Special Needs added



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TECHNICAL BACKGROUND REPORT MODIFICATIONS

TBR-5 – Public Outreach

- A. Public Outreach Process Clarified
- B. Feedback Summary Added

TBR-6 – Affirmatively Furthering Fair Housing

- A. Assessment of Fair Housing Issues
 - i. Fair Housing Enforcement and Outreach
 - ii. Sites Inventory
- B. Identification and Prioritization of Contributing Factors – Implementation Actions



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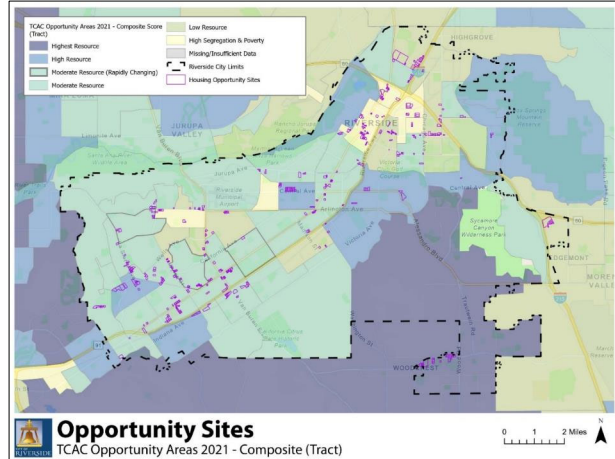
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ACTION PLAN

Fair Housing Issues and Contributing Factors

-  Fair Housing Services Outreach and Enforcement
-  Housing Mobility
-  Place-Based Strategies to Encourage Community Revitalization
-  New Housing Choices in Areas of High Opportunity
-  Housing for Persons with Disabilities
-  Protecting Existing Residents from Displacement
-  Community Health Strategies
-  Environmental Equity Strategies



APPENDIX A – OPPORTUNITY SITES INVENTORY

Final Adopted Opportunity Sites Inventory - Revised

Income level	RHNA Allocation (Units)	Adopted Opportunity Sites Inventory (Units)
Very Low- and Low-Income	7,925	8,422
Moderate-Income	3,139	12,519
Above Moderate-Income	7,394	56
TOTAL	18,458	20,997
<i>No Net Loss Buffer Units</i>		2,539
<i>No Net Loss Buffer %</i>		13.8%



STRATEGIC PLAN ALIGNMENT

Supports the Following Strategic Priorities:

- **Priority 1:** Arts, Culture and Recreation (Goals 1.2, 1.3 and 1.5)
- **Priority 2:** Community Well-Being (All Goals)
- **Priority 4:** Environmental Stewardship (Goal 4.3)
- **Priority 5:** High-Performing Government (Goals 5.2, 5.3, 5.5)
- **Priority 6 –** Infrastructure, Mobility & Connectivity (Goal 6.1)

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RECOMMENDATION

That the City Council Receive and file an update on post-adoption modifications for California Department of Housing and Community Development certification, per the September 2021 comments received, on the 6th Cycle Housing Element Update.

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