

City of Riverside General Plan Housing Element

Community & Economic
Development Department

Commission on Aging
Date: May 14, 2019

Presentation Overview

- Statewide Housing Goal
- What is a Housing Element?
- 2014-2021 Housing Element Objectives
- Housing Production Requirement (RHNA)
- Senior Housing Issues
- Senior Housing Policy
- Riverside Senior Housing Options
- Questions, Comments, Concerns?



Statewide Housing Goal

*"...Decent housing and suitable living environment
for every California family."*



What is a Housing Element?

- One of eight State-required Elements of the General Plan
- Plans for the provision of housing for a variety of income levels
- Assesses housing needs at the local level



What is a Housing Element?

- Requires review and certification by the State (only General Plan “Element” that requires State approval)
- State-mandated updates required every 8 years
 - City’s current 2014-2021 Housing Element
 - Next Housing Element update - October 2021
 - General Plan Update to begin later this year



Must Include...

- Needs Assessment
- Resources and Constraints Analysis
- Review of Past Performance
- Policy Program



Policy Program - 2014-2021 Action Plan

- Establishes City's official policy related to housing
- Establishes actions and objectives for:
 - Production
 - Preservation
 - Conservation
 - Rehabilitation
- Identifies responsible agencies, funding sources, and implementation timing



Neighborhood Livability

- Objective H-1: To provide livable neighborhoods evidenced by well-maintained housing, ample public services, and open space that provide a high quality living environment and instill community pride



Andulka Park

Housing Diversity

- Objective H-2: To provide adequate diversity in housing types and affordability levels to accommodate housing needs of Riverside residents, encourage economic development and sustainability, and promote an inclusive community



Housing Assistance

- Objective H-3: To increase and improve opportunities for low and moderate income residents to rent or purchase homes



Special Housing Needs

- Objective H-4: To provide adequate housing and supportive services for Riverside residents with special needs that allow them to live fuller lives



Housing Production Requirement

Regional Housing Needs Allocation (RHNA)

Housing Requirement for 2014-2021 Housing Element

Income Level	Income as a Percent of Median Family Income (MFI)	Allocation	
		Units	Percent
Very Low	0 to 50% of MFI	2,002	24%
Low	51% to 80% of MFI	1,336	16%
Moderate	81% to 120% of MFI	1,503	18%
Above Moderate	Above 120% of MFI	3,442	42%
Total		8,283	100%

Source: SCAG 2012



Senior Housing Issues

- Disabilities - Approximately 33% of seniors have a disability
- Limited Income - Approximately 56% percent of Riverside's senior households are low income
- Overpayment - More than 68% of senior renters & 32% of senior homeowners overpay for housing
- Affordability - Seniors need affordable housing (ownership & rental), transportation & support services



Policy H-4.1: Senior Housing

- Support the development of accessible and affordable senior rental and ownership housing that is readily accessible to support services; and provide assistance for seniors to maintain and improve their homes.



TELACU Las Fuentes

Housing Element Implementation Plan

- Implementation Program H-38: Continue to pursue the 10 recommendations of the “Seniors’ Housing Task Force Report” approved by City Council on October 26, 2004
- Key Recommendations:
 - Recommendation #2: Create a Seniors’ Housing category in the Zoning Code & include standards for senior housing.



Key Recommendations (cont')

- Recommendation #5: Creative sources of financing, e.g., tax credit financing, and HUD funds for faith-based organizations to develop senior housing
- Recommendation #6: Exploit Economic Opportunities. Funding sources for senior housing constructed in proximity to amenities. The Housing Authority will encourage more senior housing opportunities, & encourage these developments within each neighborhood and for every demographic and the needs of the senior population.
- Recommendation #10: Provide “Universal” standards in new construction



Senior Housing Options/Types in Riverside:

- Age Restricted Apartments – over 1,700 units in Riverside
- Assisted Living Facilities – 61 facilities, 1,287 residents in Riverside
- Continuing Care – Raincross Senior is one example that provides progressively higher level of care from independent living to skilled nursing in the same facility
- Mobile Homes – Three parks with 760 mobile home units in Riverside



Riverside Senior Housing Options

Project	Address	Number of Units	Net Acres	Density (du/net acre)
Victoria Springs	2810 Adams Street	240	7.6	32
Tyler Springs	10406 Indiana Avenue	273	9.44	29
Brandon Place	3941 Polk Street	197	6.35	31
Friend Development	8507 Magnolia Avenue	90	2.5	36
Goldware Senior	6730 Streeter Avenue	162	6.38	25
Raincross Senior	5200 Central Avenue	172	6.1	28
Snowberry Creek	8400 Colorado Avenue	224	10.7	21
Telacu Las Fuentes	1807 Eleventh Street	75	2.13	35
Telacu El Paseo	4030 Harrison Street	75	2.08	36
Orange Street Senior Apartments	1054 North Orange Street	23	0.77	30
Madison Street Senior Apartments	3628 Madison Street	12	0.62	20
Mount Hood Senior Apartments	8389 Mount Hood Road	39	1.52	26
Grandvillas Senior Apartments	5938 Grand Avenue	37	1.4	26
Palm Avenue Senior Apartments (to be constructed)	4800 Palm Avenue	59	1.96	31
Strong Street Senior Apts. (to be constructed)	3723 Strong Street	58	2.01	29



Recent Senior Housing Development

- Palm Avenue Senior Apartments
 - 59 units at 4800 Palm Avenue
 - Approved August 2018
- Strong Street Senior Apartments
 - 58-units at 3723-3745 Strong Street
 - Approved September 2018



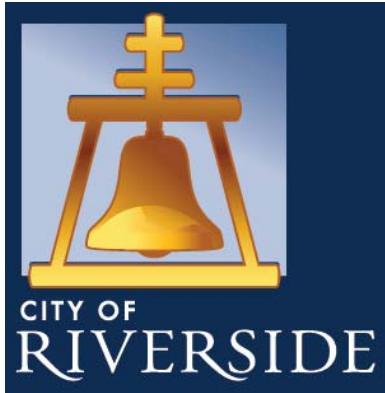


QUESTIONS COMMENTS CONCERNS

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Riverside Senior Housing Options

- Recent Senior Housing Development –
- Grandvillas 55+ Apartments
 - 37 units at 5938 Grand Ave.
 - Completed in 2016
 - 1 & 2 Bedroom Apartments
 - Rents from \$950

