

Housing Element & Public Safety Element Update and Environmental Justice Policies Workshop

Community & Economic Development Department

Planning Commission
Agenda Item: 5
March 18, 2021

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What is the Housing Element?

- One of the 7 required Elements in the City's General Plan
 - Assesses current and future housing needs
 - Identifies ways to accommodate the housing needs
 - Sets citywide goals, objectives and policies
- Updated every 8 years – October 2021
 - City Council Adoption
 - State Department of Housing and Community Development (HCD) Certification



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Purpose of the Housing Element

- Accommodate projected housing demand, as mandated by the State (RHNA)
- Increase housing production to meet this demand
- Preserve existing affordable housing
- Improve the existing housing conditions
- Facilitate the development of housing for all income levels
- Promote fair housing choices for all



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What is the Public Safety Element?

- Identifies public safety issues and needs
- Ensure that the City takes action to reduce natural and man-made hazards and safety threats
- Establishes goals, policies and actions to reduce risk from hazards
- Update to address wildfire mitigation, climate adaptation, etc.



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What are Environmental Justice Policies?

- Ensure fair treatment and meaningful involvement of all residents
- Include all residents in the development, implementation, and enforcement of policies
- Identify disadvantaged communities(DACs) and their unique challenges
- Focus on reducing health risks, promoting civic engagement and prioritize needs of DACs

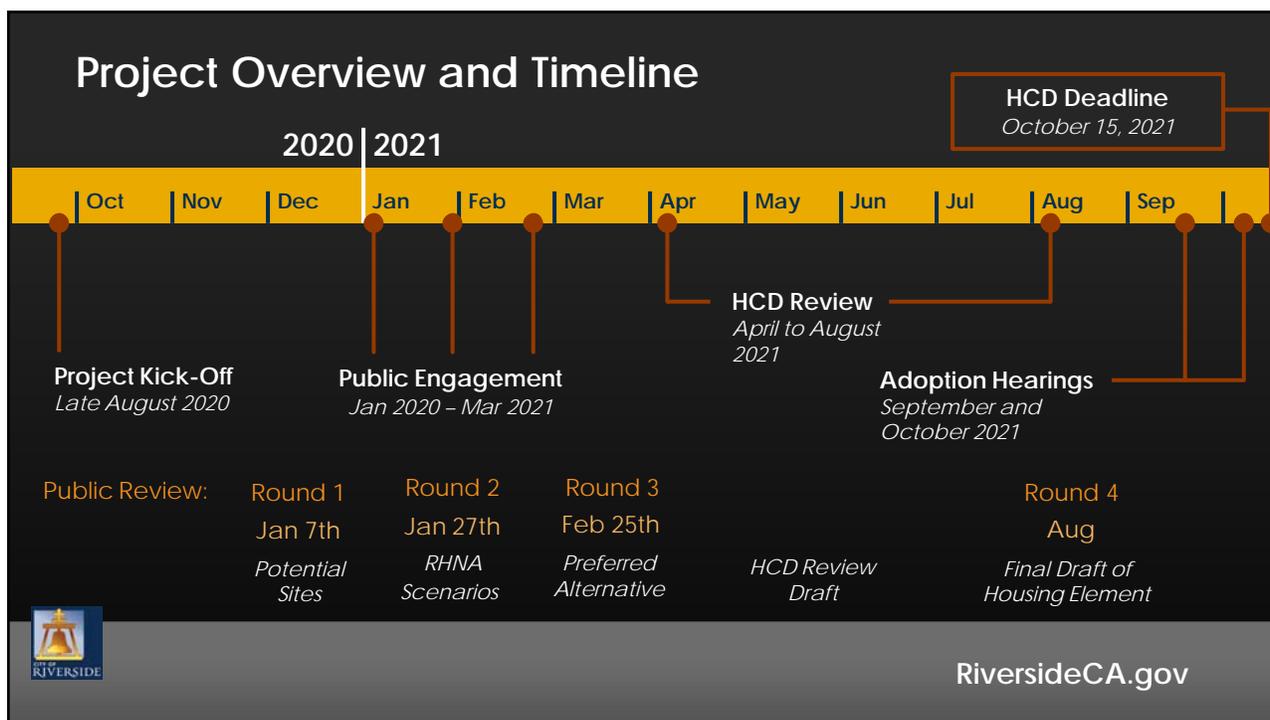
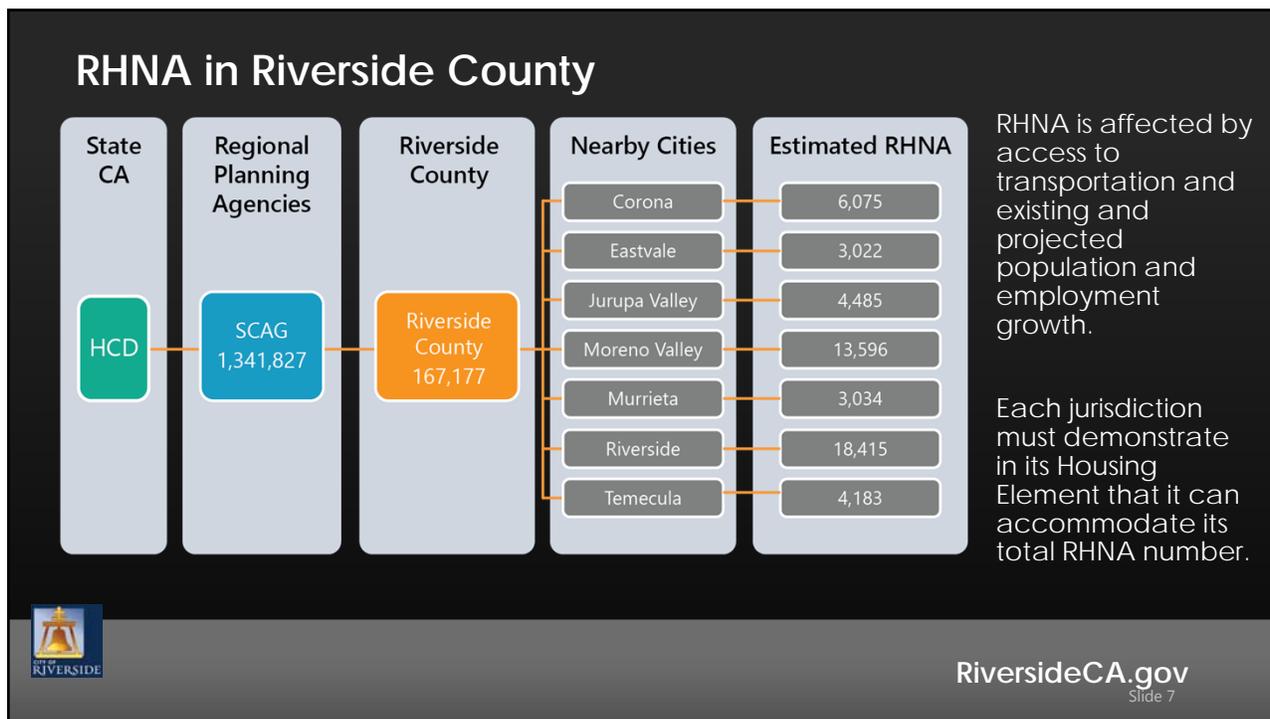


6th-Cycle RHNA Allocation



+/- 30% Buffer for No Net Loss (SB166)





Stakeholder and Community Outreach

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
 - Raincross Group
 - 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



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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)

Physical Site Characteristics

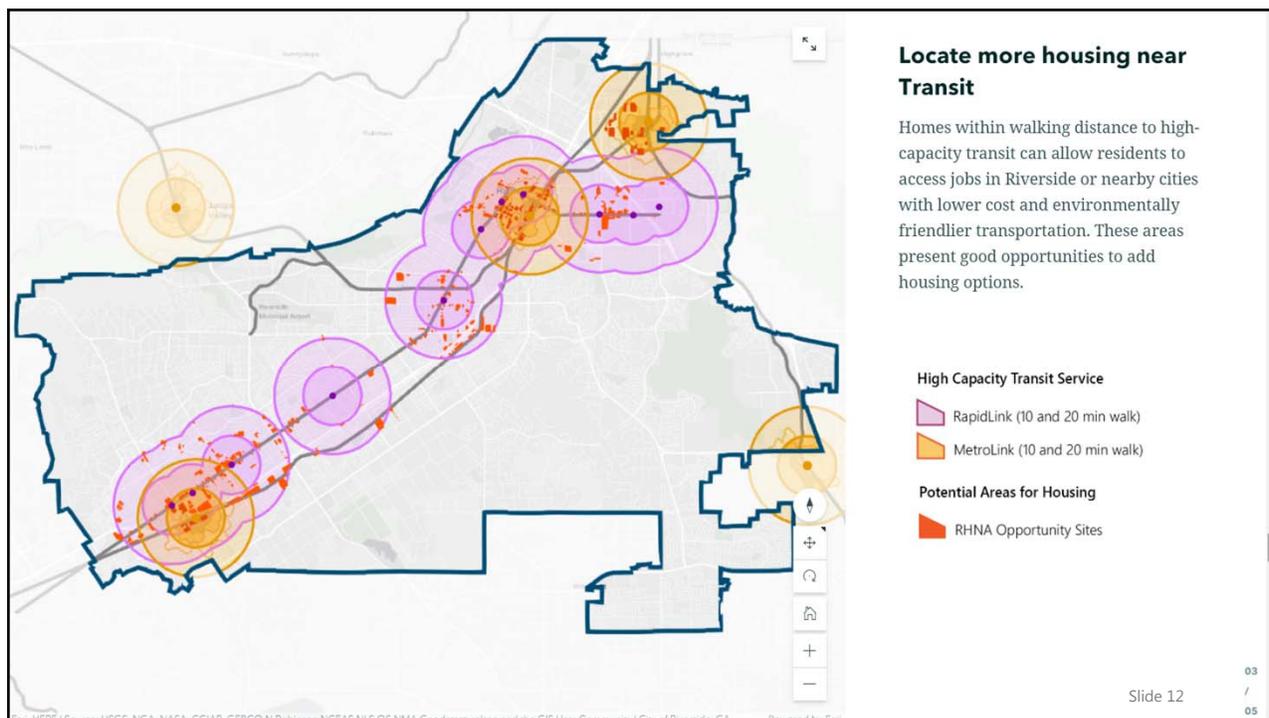
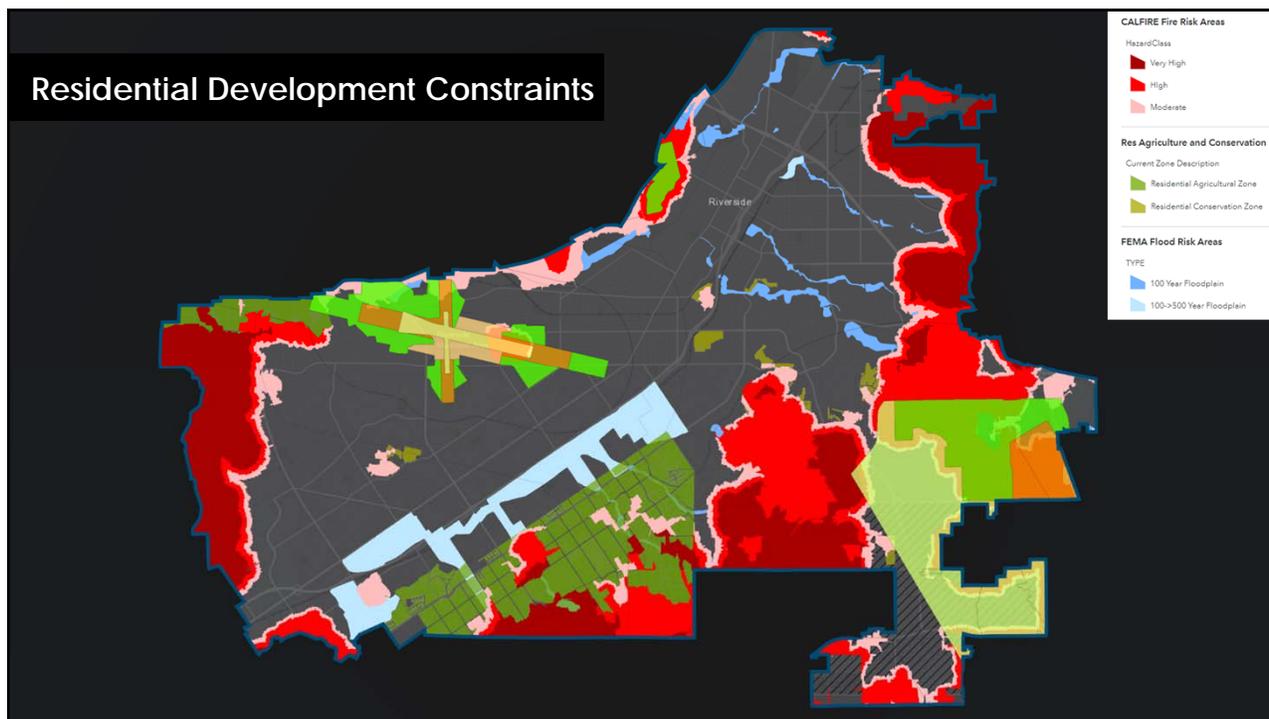
- Lot Size
- Year Built

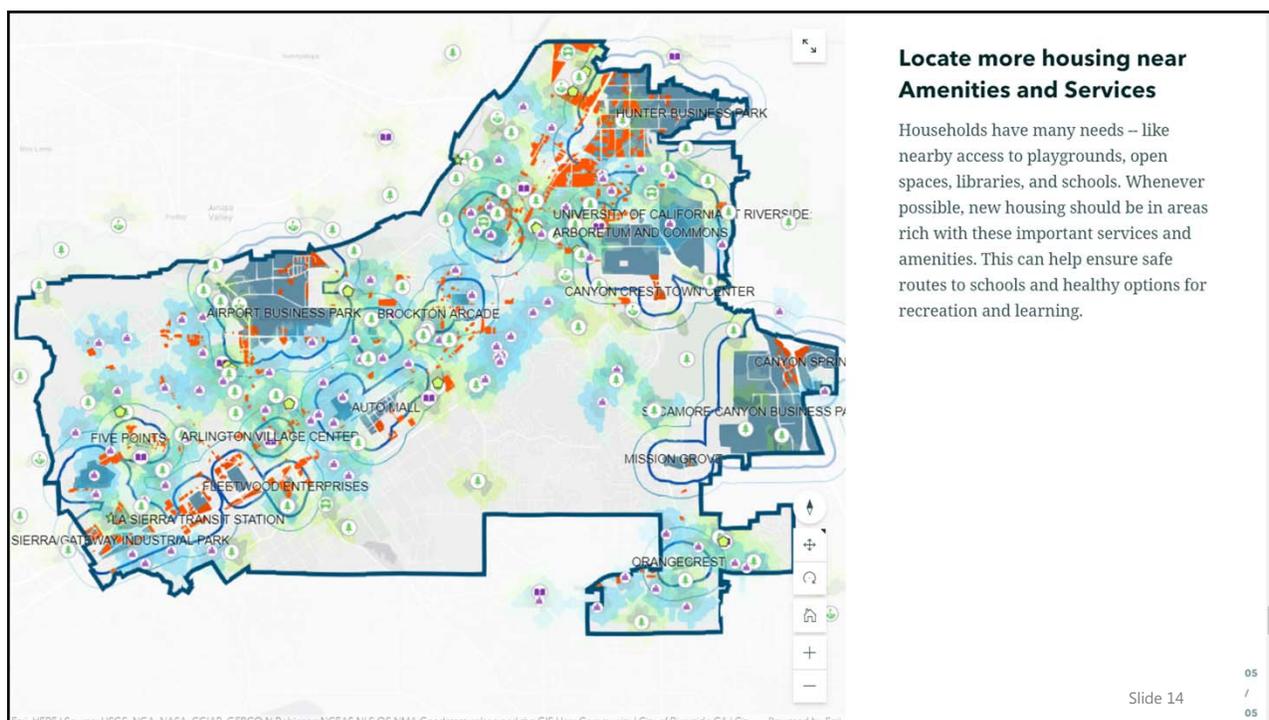
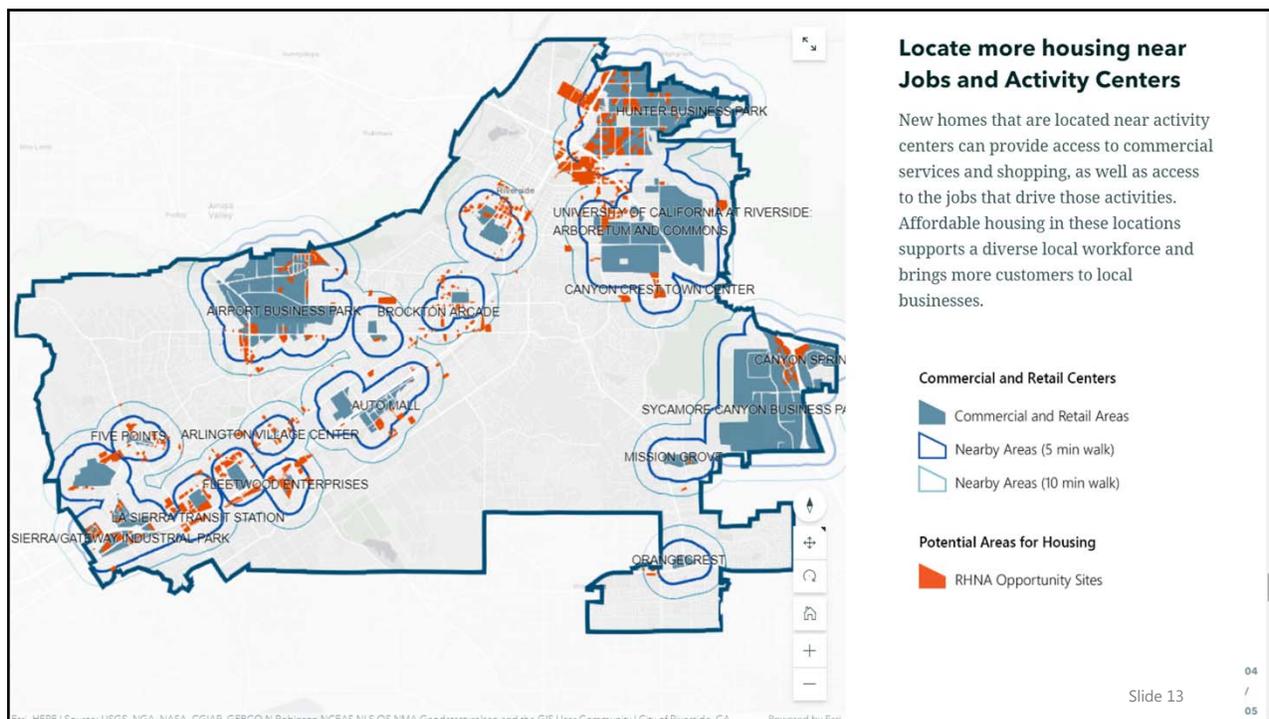
Specific Opportunities

- Transit Oriented Development (TOD)
- Infill and 'Missing Middle' Housing
- Credit for Accessory Dwelling Units (ADU)



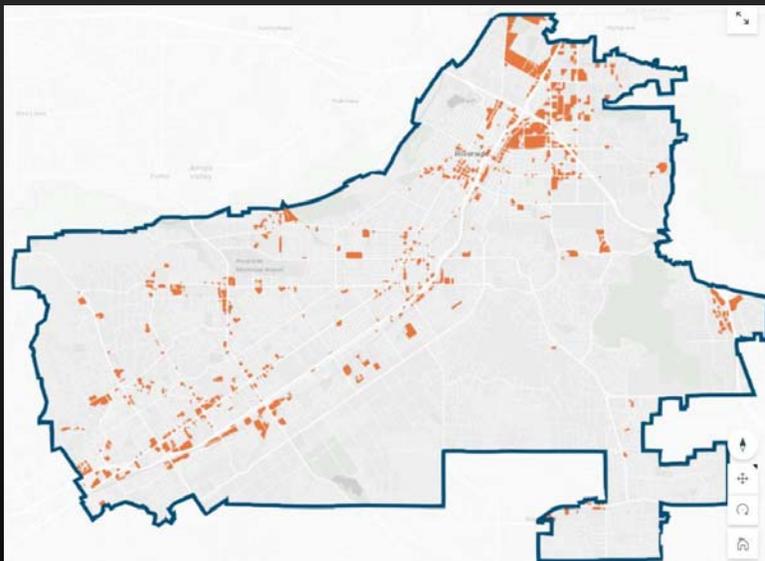
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Preliminary Opportunity Sites

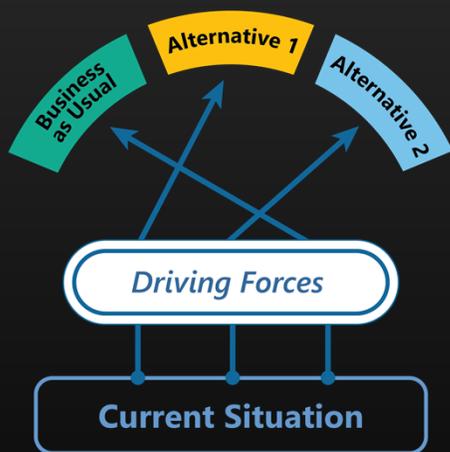
- 2,300 acres
- 1,600 parcels



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RHNA Scenario Planning

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.

Refining the Opportunity Sites – RHNA Scenarios

Dispersed Growth

Lower intensity development

More land affected by zoning changes

Less likely to provide densities needed for affordable housing

Fewer homes near transit and other important destinations

Less efficient use of existing infrastructure

Preserves less industrial and commercial land

Focused Growth

Higher intensity development

Less land affected by zoning changes

More likely to provide densities needed for affordable housing

More homes near transit and other important destinations

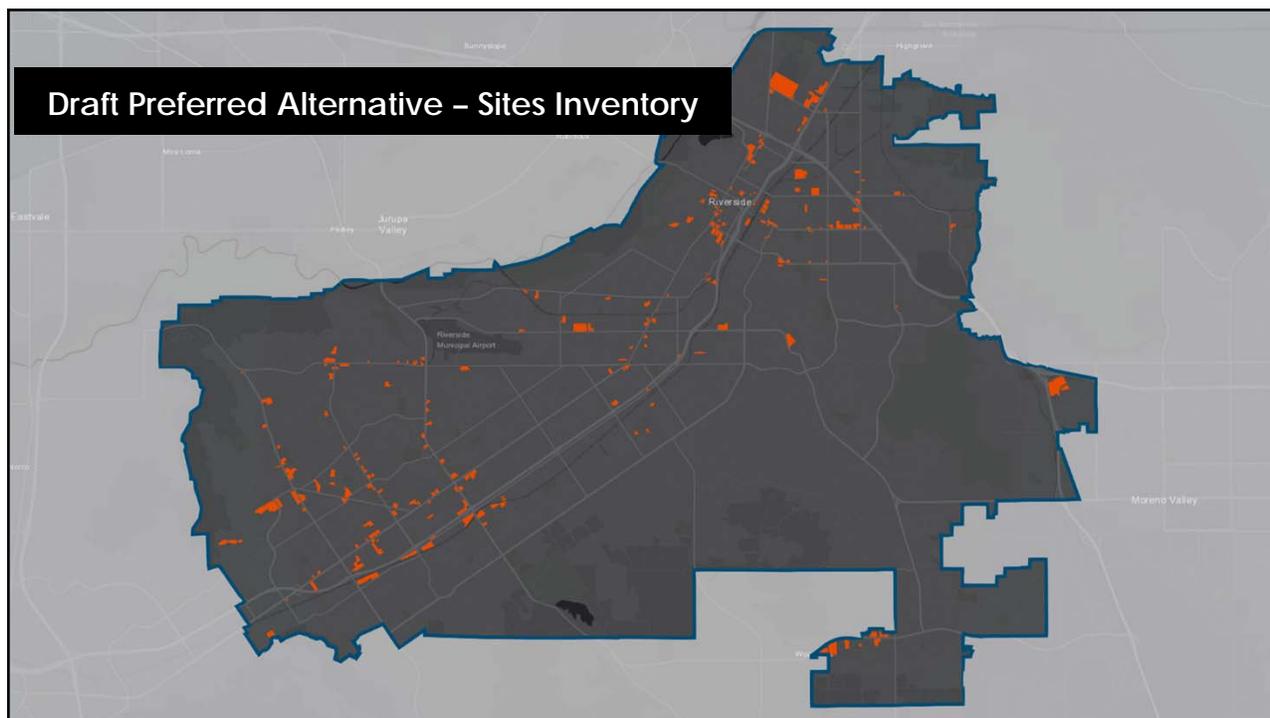
More efficient use of existing infrastructure

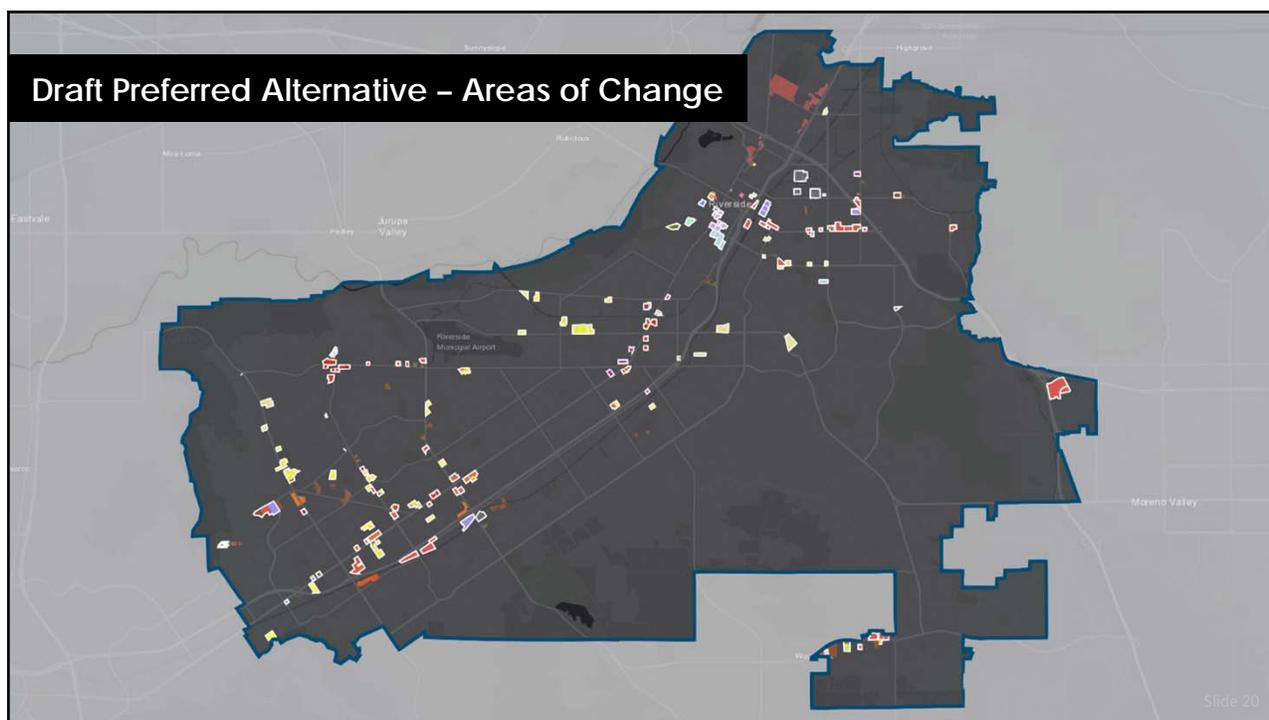
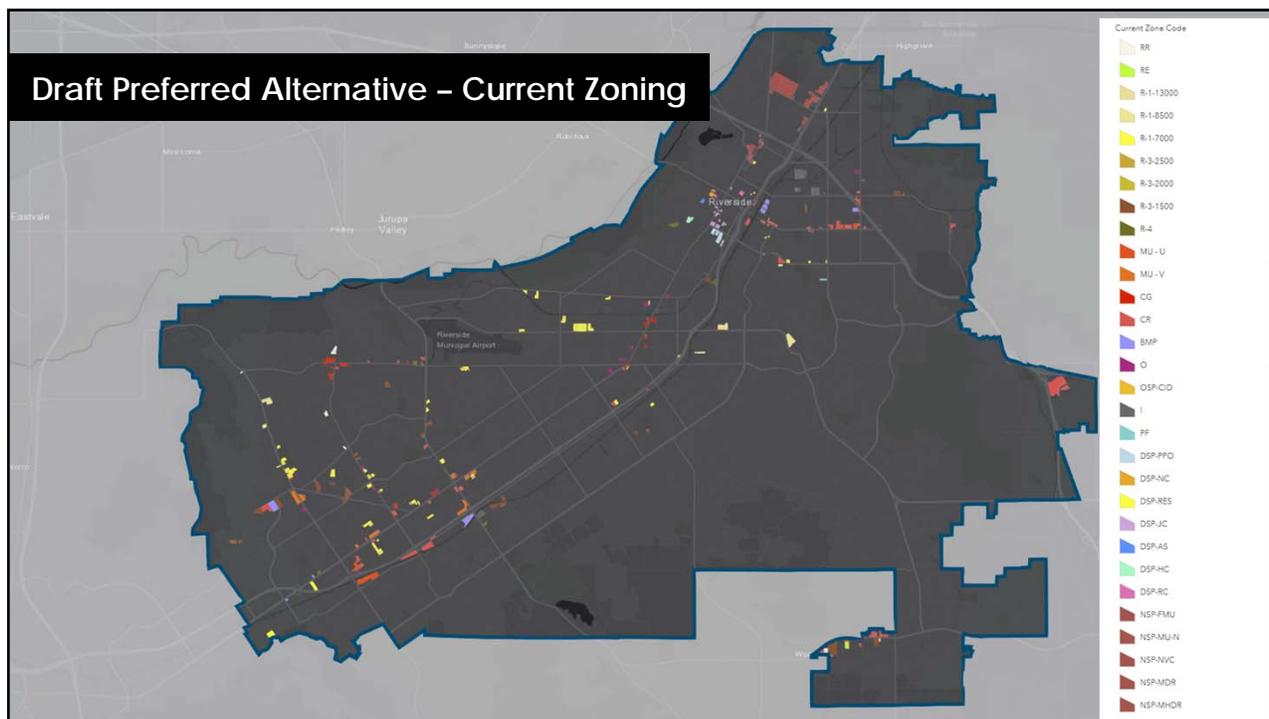
Preserves more industrial and commercial land

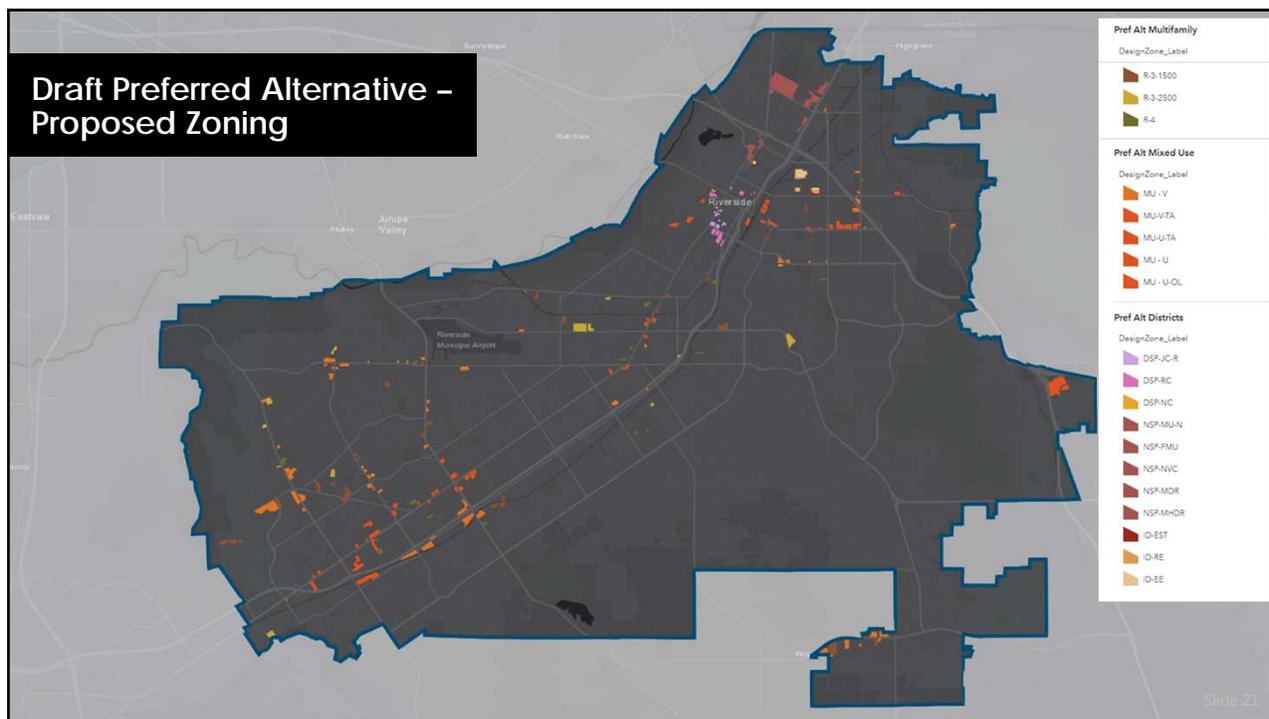


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Draft Preferred Alternative – Sites Inventory







Draft Preferred Alternative – By Ward

Ward	Number of Parcels	Acreage	Number of Units
Ward 1	161	196.3	9,817
Ward 2	102	95.9	3,769
Ward 3	80	82.0	2,166
Ward 4	34	49.8	1,081
Ward 5	89	93.2	2,667
Ward 6	151	109.0	3,368
Ward 7	83	101.3	2,173
Totals	700	727.6	25,041



Next Steps

Through March 2021

- Collect public, stakeholder input and refine draft Preferred Alternative

April 2021

- Develop of Housing, Public Safety and Environmental Justice goals, policies, and actions
- Draft updates to Housing Element, Public Safety Element and Environmental Justice Policies
- Publish draft Environmental Initial Study, Notice of Preparation for EIR
- Hold a public EIR Scoping Meeting
- Publish draft updates of Housing Element, Public Safety Element and EJ Policies for public review and comment

May 2021

- Submit draft updated Housing Element to HCD for preliminary review and comment
- Submit draft updated Public Safety Element to California Board of Forestry and Fire Protection for review and comment
- Begin preparation of draft Program Environmental Impact Report



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Stay Connected

- 3D Webmap – Explore the draft Preferred Alternative: → hla.fyi/PreferredAlt3D
- Map.Social – leave comments and feedback on an interactive map: → hla.fyi/RiversidePrefAltFeedback
- Downloadable PDF map: → hla.fyi/PreferredAltPDF
- Preferred Alternative and Affordable Housing Policy Survey: → surveymonkey.com/r/YC97HBC
- Project Website – access video of previous workshop presentations, sign up for updates and more: → riversideca.gov/HousingUpdate
- Contact the Project Manager: → MTaylor@riversideca.gov



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