



Phase 1 General Plan Update

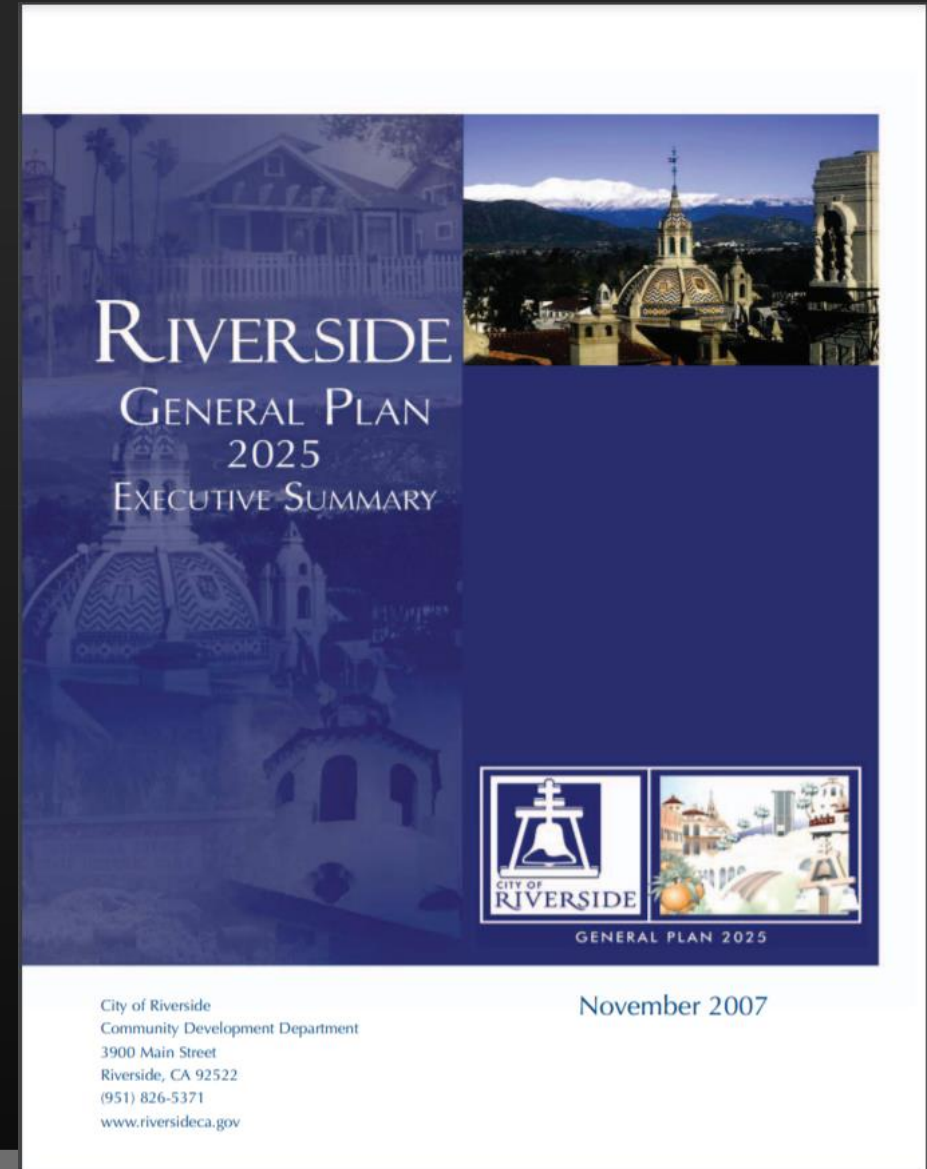
Housing and Public Safety Element Updates &
Environmental Justice Policies

Community & Economic Development

Inland Valleys Association of Realtors
July 7, 2021

CITY OF RIVERSIDE GENERAL PLAN 2025

- Every Jurisdiction - General Plan
- General Plans - address key topic areas, called Elements - land use, housing, transportation, services and infrastructure, etc.
- Each Element establishes goals and policies that are implemented with actions
- Riverside - 2 Phase approach
- Phase 1 - Housing Element, Public Safety Element and Environmental Justice Policies



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

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
- Planning Commission Meeting Workshop – March 18th
- CEQA Scoping Meeting – April 22nd
- Council Housing & Homelessness Committee – May 3rd
- Virtual Policy Workshops – June 10th and 17th
- Ward-Based open houses – June and July
- Regular Email blasts – 50,000+ recipients
- City Channels – Social media, official announcements, electronic billboards, RiversideTV
- Interactive tools – Map.Social, ESRI StoryMap, Surveys
- Letter to Property Owners



REGIONAL HOUSING NEEDS ASSESSMENT



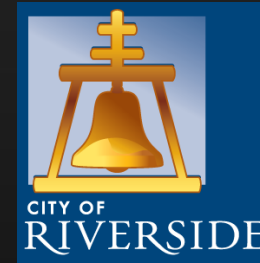
Population, household growth
Census, ACS, DOF Data
Production vs. need in previous cycles

3.4 million units in 6th Cycle



Local General Plans
Local planning
factors/constraints
Regional transportation plans

1.3 million units



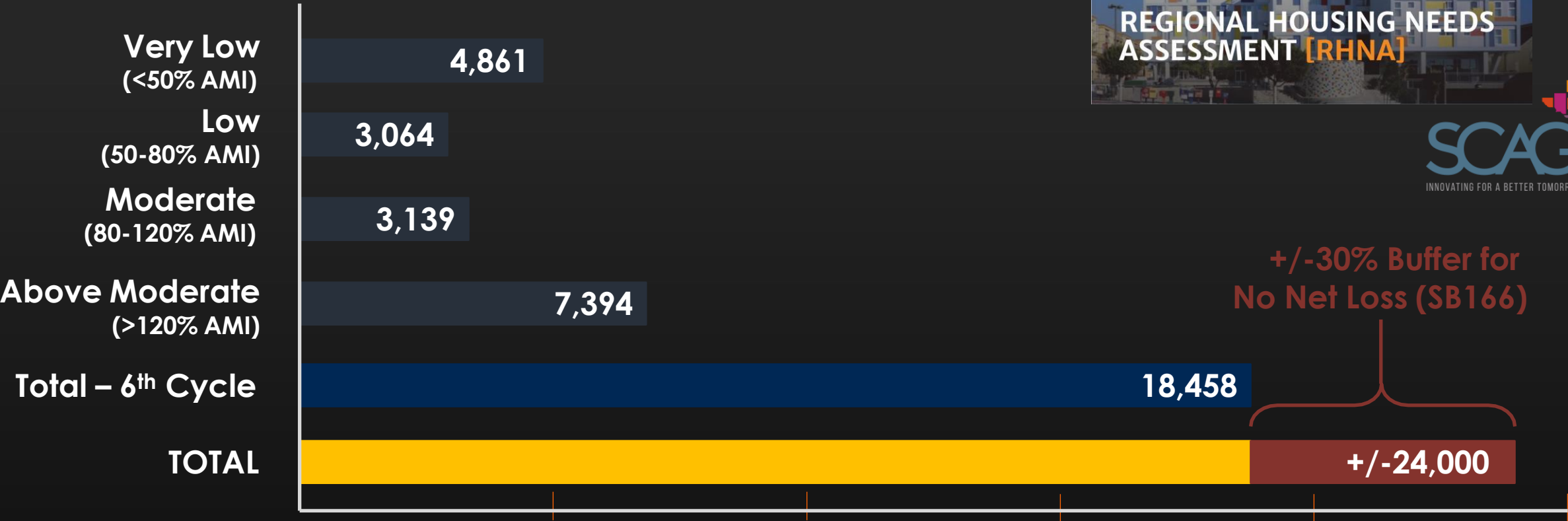
18,458

Final 6th-Cycle Allocation

- 11% of Riverside County total
- 1.3% of SCAG total
- 0.5% of State total



Riverside's RHNA Allocation



“RHNA is ultimately a requirement that the region zone sufficiently in order for these homes to have the potential to be built, but it is not a requirement or guarantee that these homes will be built.”

HCD, October 2019



HOUSING OPPORTUNITY SITES INVENTORY

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)
- ☐ Known market interest

Physical Site Characteristics

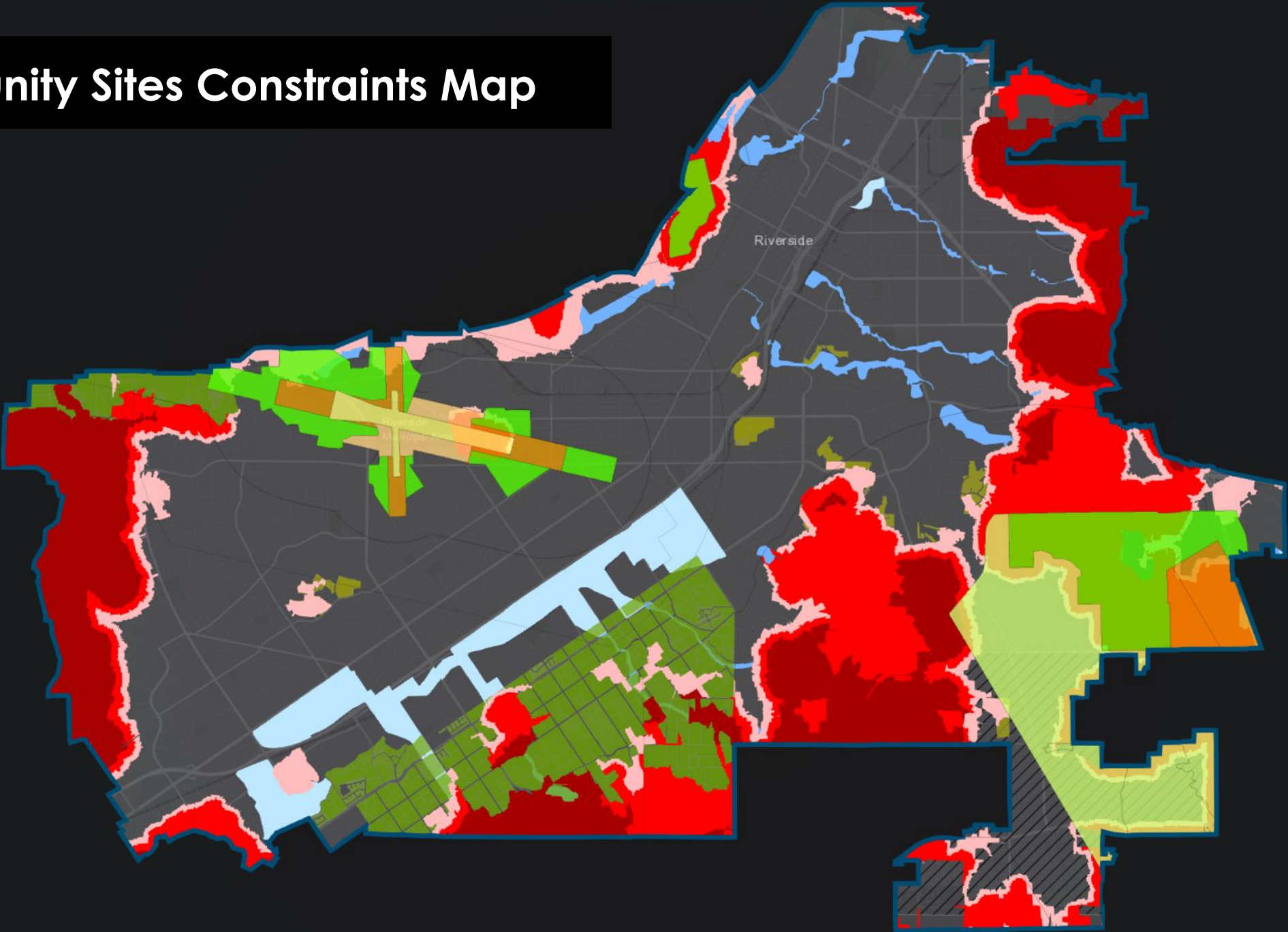
- ☐ Lot Size
- ☐ Year Built

Specific Opportunities

- ☐ High-Quality Transit Areas (HQTAs)
- ☐ Infill and 'Missing Middle' Housing
- ☐ Credit for Accessory Dwelling Units (ADU)



Opportunity Sites Constraints Map



CALFIRE Fire Risk Areas

HazardClass

- Very High
- High
- Moderate

Res Agriculture and Conservation

Current Zone Description

- Residential Agricultural Zone
- Residential Conservation Zone

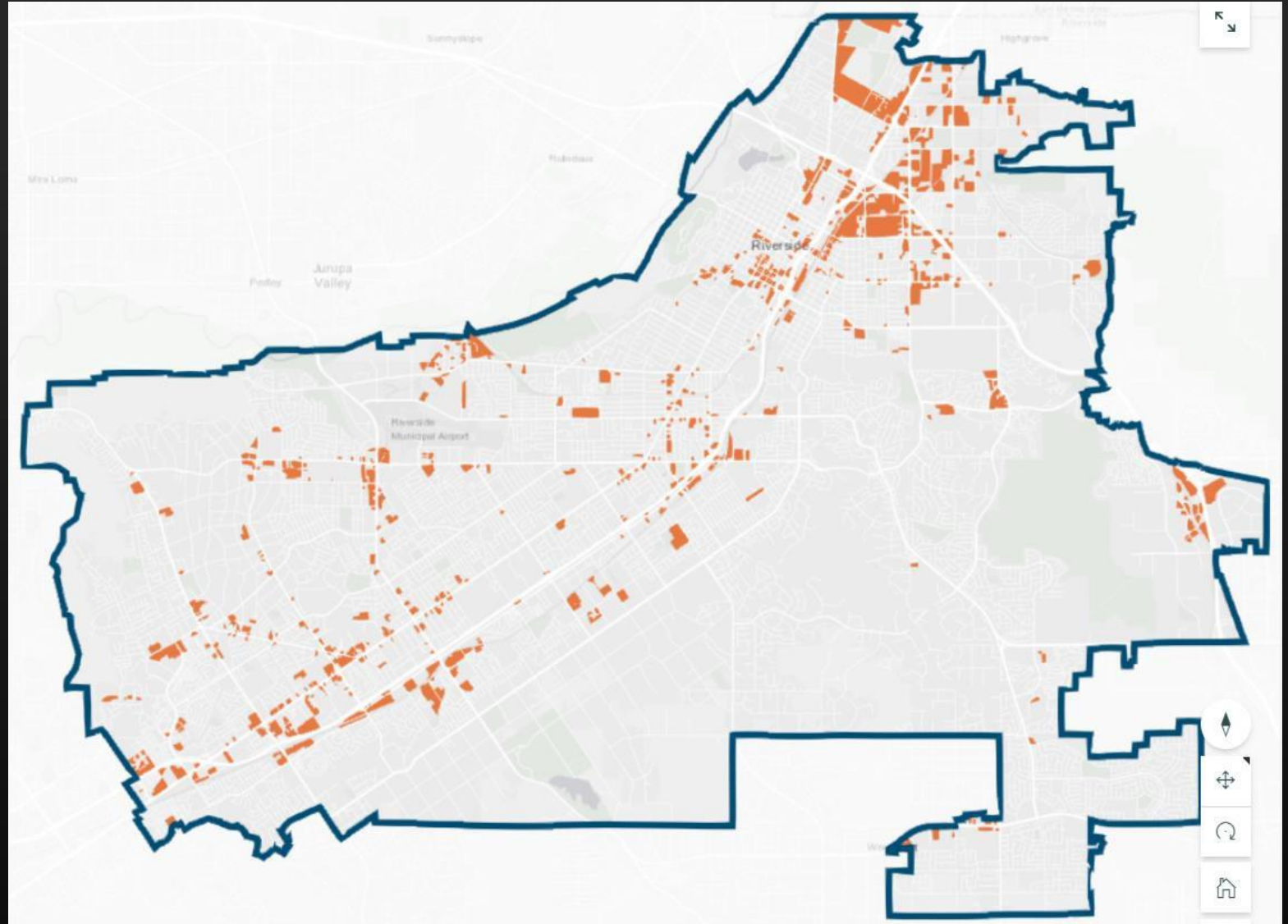
FEMA Flood Risk Areas

TYPE

- 100 Year Floodplain
- 100->500 Year Floodplain

Preliminary Opportunity Sites

- 2,300 acres
- 1,600 parcels



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.

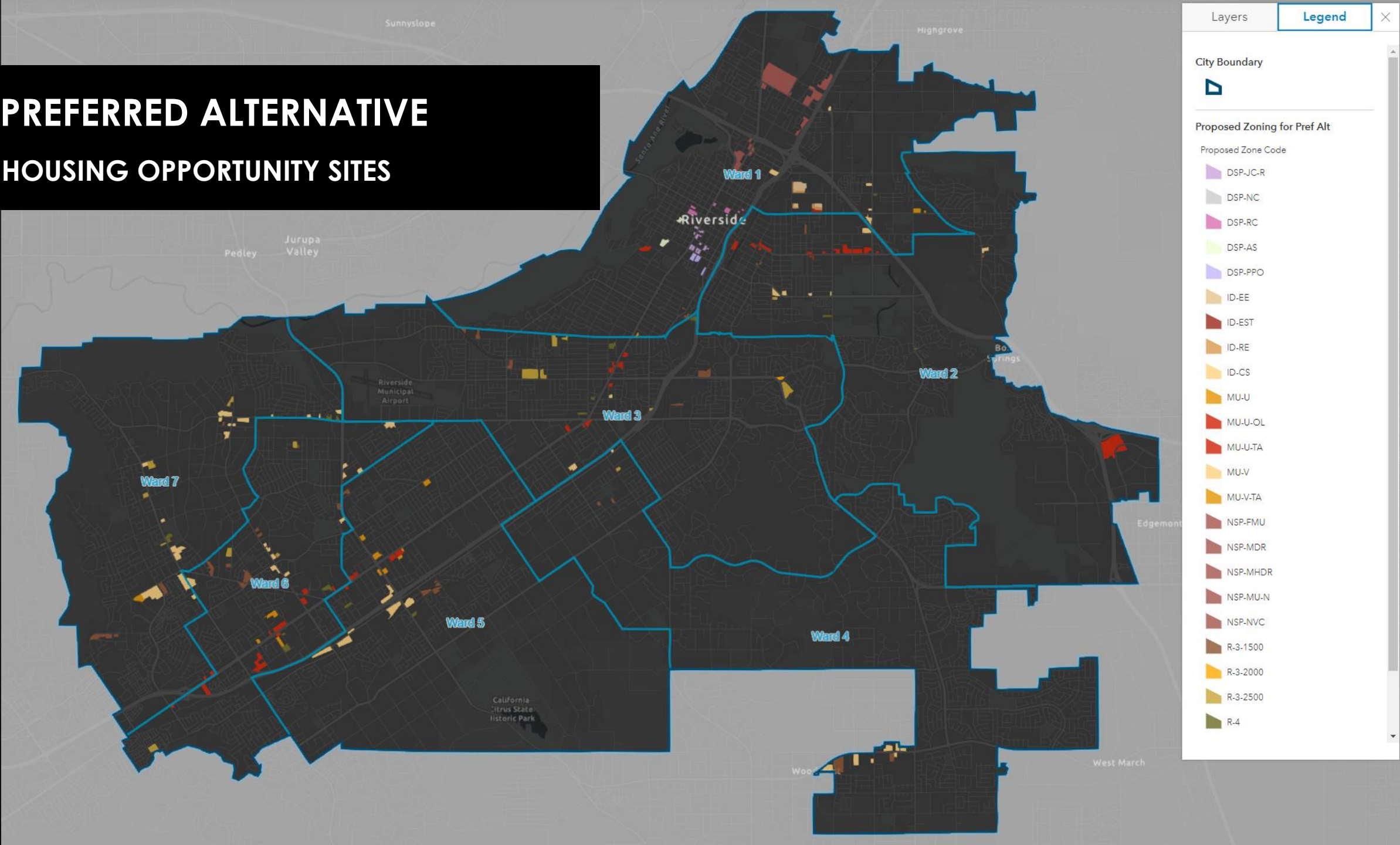
Dispersed Growth

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.

PREFERRED ALTERNATIVE HOUSING OPPORTUNITY SITES



R-3-3000



ZONING EXAMPLES

Example Buildings in Residential
and Mixed-Use Zones

R-3-2500



R-4



MU-V



R-3-1500



R-4



MU-U



MU-U-TA



HOUSING ELEMENT

Draft Policies and Actions address:

- Affordable Housing
 - *Abundant, available and accessible*
- Homelessness
 - *Expanding services to meet needs*
- Fair Housing
 - *Upholding state and federal protections*
- Thriving Neighborhoods
 - *Supporting a sense of community*
- Regulations
 - *Streamlining for results*
- Monitoring and Engagement
 - *Tracking and sharing progress*
- Environmental Justice
 - *Safe, healthy and attainable neighborhoods*





PUBLIC SAFETY ELEMENT

Draft Policies and Actions address:

- Natural Hazards
 - *Reduce risk, be prepared*
- Hazardous Materials
 - *Safe transportation and storage*
- Transportation
 - *Reducing conflicts and crossings*
- Emergency Services
 - *High-quality and responsive*
- Pandemic
 - *Providing public health services*
- Homelessness
 - *Reduce suffering, reduce harm*
- Climate Adaptation and Resiliency
 - *Identify risks and adapt accordingly*

ENVIRONMENTAL JUSTICE

Draft Policies and Actions for:

- Land Use & Urban Design
 - *Healthy, complete neighborhoods*
- Circulation & Community Mobility
 - *Transportation for tomorrow*
- Education
 - *Robust partnerships for opportunity*
- Noise
 - *Manage and reduce*
- Air Quality
 - *Addressing exposure*
- Parks & Recreation
 - *Equitable access for all*
- Public Facilities & Infrastructure
 - *Healthy and efficient homes*
- Arts & Culture
 - *Art in public places*
- Historic Preservation
 - *Telling untold stories*



Project Overview and Timeline

2020 | 2021

HCD Deadline
October 15, 2021

Project Kick-Off
Late August 2020

Early Engagement
Jan 2020 – Mar 2021

CEQA Review – April-August

HCD Review
May to August
2021

Adoption Hearings
September and
October 2021

Public Review:

Round 1
Jan 7th
Potential
Sites

Round 2
Jan 27th
RHNA
Scenarios

Round 3
Feb 25th
Preferred
Alternative

Policy Workshops
June 10th & 17th
Draft HE, PS and EJ
Policies and Actions

Round 4
Aug
Final Draft of
Housing Element



RiversideCA.gov

STAY CONNECTED!

www.riversideca.gov/housingupdate

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