AGENDA ITEM NO.: 3

WARD NO: All
NEIGHBORHOOD: All

PLANNING COMMISSION HEARING DATE: March 4, 2010

I. CASE NUMBER(S): P10-0078

II. PROJECT SUMMARY:

1) **Proposal:** A Public Workshop to review and comment on the Draft Housing Element Update for the 2006-2014 Regional Housing Needs Assessment (RHNA) Cycle.

2) **Location:** Citywide

3) **Applicant:** City of Riverside
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III. RECOMMENDATION:

That the City Planning Commission: review and provide input on the Draft Housing Element Update for the 2006-2014 Regional Housing Needs Assessment (RHNA) Cycle.

IV. INTRODUCTION:

State law recognizes the vital role local governments play in the supply and affordability of housing. Each City Council of a city in California is required to adopt a comprehensive, long-term general plan for the physical development of the city. The Housing Element is one of the seven mandated elements of the local General Plan. Housing Element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans and, in particular, local housing elements. Housing Element law also requires housing elements to be updated every five years and requires the Department of Housing and Community Development (HCD) to review local housing

elements for compliance with state law and to report its written findings to the local government. In addition to meeting the requirements of state law, a certified housing element enables the City to obtain state and federal funding for various housing programs which are essential to the City.

On April 22, 2008, the City Council authorized a contract with an outside planning consulting firm (The Planning Center) to work with the City staff to prepare the updated Housing Element for the 2006 – 2014 Regional Housing Needs Assessment (RHNA) cycle. At the same time, the City Council requested that the Mayor's Nominating and Screening Committee appoint a Citizen's Advisory Committee (CAC) to assist in the preparation of the Housing Element.

At this time, a draft update of the City's Housing Element has been prepared in conformance with state law and is being presented to the City Planning Commission in a workshop format. The purpose of the workshop is to give the Planning Commission, as well the public, the opportunity to review and provide input on the Housing Element. The workshop is being held at this time, prior to sending the Draft Housing Element to HCD for review, so that any significant concerns by the Commission can be addressed before sending the Housing Element to HCD for review and comment.

V. OVERVIEW OF HOUSING ELEMENT REQUIREMENTS:

Regional Housing Needs Assessment (RHNA)

For the 2006 – 2014 RHNA Cycle, the Southern California Association of Governments (SCAG) established RHNA housing production numbers for each of the five Southern California counties it serves including Riverside County and all cities within the five counties. The RHNA process is a key tool for SCAG and its member governments to plan for growth. The RHNA numbers for the current Housing Element planning period quantify the need for housing within each jurisdiction between the years of 2006 to 2014. The RHNA does not necessarily encourage or promote growth, but rather allows the City to anticipate growth, so that it can grow in ways that will enhance the quality of life, improve access to jobs, improve transportation, and improve housing, while not adversely impacting the environment.

The City's RHNA number for the 2006 – 2014 RHNA cycle calls for the production of a total of 11,381 units. Of the overall number of units required, the number of units required by income category is as follows:

- 2,687 very low income units
- 1,866 low income units
- 2,099 moderate income units
- 4,728 above moderate income units

A combination of large student housing projects, numerous senior housing projects, and small-lot, planned residential developments have resulted in a total of 11,895 residential units that have been planned/entitled since 2006 exceeding the overall RHNA requirement of 11,381 units. While the overall RHNA has been achieved, the City is short of satisfying the RHNA production requirement for two of the four income categories described above, by a total of 107 units. This includes 24 more units needed in the very low/low income category and 83 more units needed in the above moderate income category. This is depicted in the Accommodating RHNA Table H-10 on Page H-27 of the attached Draft Housing Element (Exhibit 1).

In addition to the RHNA production described above, a land inventory of vacant and underutilized sites listed in Table H-42 of the attached Technical Report (Exhibit 3) shows where significant development capacity for additional housing units could be accommodated. The land inventory is required by state law and must reflect properties already zoned for mixed use or higher density residential development or land that the City would be willing to zone within one year of certification of the Housing Element.

To accommodate 24 units needed in the very low income category, the Draft HE commits to rezoning properties within the University Avenue and Marketplace Specific Plans. The rezoning, which is already anticipated as part of those specific plan updates, is reflected in Tool H-21 of the attached Implementation Plan (Exhibit 2). Beyond meeting the RHNA production requirement, the land inventory shows that the City has significantly greater development capacity to exceed the RHNA for the remainder of the Housing Element planning period. Using conservative assumptions, the available land for housing could accommodate an additional 6,583 units with a substantial surplus of units in all income categories resulting in a total surplus of 7,097 units.

Public Outreach

California law requires that local governments make a diligent effort to achieve participation from all economic segments of the public in the development of the housing element. As a result, extensive public participation was provided in the following ways:

- ***Neighborhood Conference*** - At the very outset of the Housing Element update process, public input on housing needs was provided at the Annual Neighborhood Conference held at Cal Baptist University in May of 2008. At the conference, staff had a booth with survey cards and held two workshops to solicit input from residents. More than 400 residents gave comments on priority housing needs. At the two workshops residents were asked the following question:

  "If you had five minutes to sit down and talk with the Mayor and the City Council, what would you say are the three best ways to improve housing Citywide and in your neighborhood."

  The comments provided were very helpful in determining the community's views and desires related to topics such as housing diversity, housing maintenance, neighborhood cohesiveness, eminent domain, homeownership preservation and crime prevention just to name a few.

- ***Special Forums*** - The City sought input on the critical housing needs of people with disabilities, including the deaf community. Comments on needs of the deaf community were provided at a Housing Element kiosk at a Deaf Awareness Week Open House at City Hall. On February 9, 2009, City Planning staff also asked for input from the Commission on Disabilities about the most critical housing needs for people with disabilities, the impediments or barriers in finding appropriate housing, and programs/activities needed to address unmet needs. The comments provided at the Deaf Awareness Week Open House and provided by the Commission on Disabilities reflected the disabled community's desires such as having housing close to services, universal design, affordability and safety, building design, and public outreach for the disabled just to name a few.

- ***Citizen's Advisory Committee (CAC)* -** The CAC appointed by the Mayor's Nominating and Screening Committee included representatives from all segments of the population including lower-income households. The CAC members included representatives from the development industry, special needs groups, City Commissions, fair housing and other parties. Over the course of more than a year, the City held four CAC workshops providing valuable input and direction to staff on objectives, policies and programs that would address the most important housing needs of the community. Each workshop was publicly noticed and opened to participation by residents, stakeholders and other interested parties. The workshops are summarized as follows:

    - ***Workshop #1*** – The first CAC workshop held on August 13, 2008, provided the CAC and overview of the Housing Element process.

    - ***Workshop #2*** **–** The second CAC workshop held on April 21, 2009, discussed Riverside's housing needs and defined the challenges that need to be addressed in the Housing Element.

    - ***Workshop #3*** – The third CAC workshop held on May 27, 2009, included presentations by various housing service providers active in the City such as Habitat for Humanity, Riverside Housing Development Corporation (RHDC), National Community CORE, and the Riverside County Economic Development Agency. Each service provider gave 10 minute presentations on various housing activities undertaken within the City including the County EDA's Mortgage Credit Certificate Program, RHDC's Cypress Springs Apartments, National Community CORE's Mission Point apartments at Topaz & Turquoise, and the City's own Neighborhood Stabilization and Down Payment Assistance programs administered by the Housing and Neighborhoods Division of the Development Department. Each service provider answered questions of the CAC & public following their presentations.

    - ***Workshop #4*** – The fourth CAC workshop held on September 22, 2009, focused on the objectives, policies and implementation programs of the Housing Element.

VI. OVERVIEW OF THE DRAFT HOUSING ELEMENT COMPONENTS:

State housing element law requires that housing elements consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing. The Draft Housing Element consists of three components which include the Housing Technical Report, the Housing Element, and an Implementation Plan. Each of these components are described as follows:

Technical Report: The Housing Technical Report is a very detailed document that serves as a background report for the Housing Element. The Technical Report covers four main areas of analysis required under state housing law as follows:

- An analysis of demographic, social, and housing characteristics; current housing needs, future housing needs, and future housing needs due to population growth and change.
- An analysis of governmental and nongovernmental constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities.
- Inventory of available land for housing, financial resources, and administrative capacity to manage housing programs that address the City's housing needs.
- An evaluation of accomplishments of current housing programs, their success in meeting housing needs, and continued appropriateness for the present planning period.

In addition to the above, the Housing Technical Report provides a summary of comments and perspectives received from the community as a result of the public outreach described above. The Technical Report summarizes the Citizen's Advisory Committee's role as providing perspectives on pressing housing needs facing the City of Riverside and summarizes the Committee's suggestions on various objectives and implementation programs.

Housing Element/Housing Plan - The Housing Element contains a summary of the Technical Report's major findings that sets the stage for the objectives and policies of the Housing Element. The overall vision, objectives and policies of the Housing Element intend to facilitate development, improvement and preservation of housing in the community. In terms of broader community objectives, the Housing Element intends to create livable neighborhoods, facilitate a diversity of housing choices, increase housing opportunities for very low, low and moderate income households and support the provision of adequate housing and supportive services for those with special needs.

The objectives and policies of the Draft Housing Element, in many ways, serve to reaffirm the objectives and policies of the existing Housing Element while at the same time enhance upon or add to the existing objectives and policies to address current housing needs. The update to the Housing Element does not plan for growth beyond what was previously anticipated in the General Plan 2025 and it builds upon the smart growth principals of the existing General Plan 2025. Furthermore, Table H-10 of the Housing Element shows how housing production and availability of sites will substantially exceed the RHNA requirement. A more detailed list of vacant and underutilized sites are identified within the Tables HTR-40 and HTR-42 of the Technical Report, many of which are within Marketplace and University Avenue Specific Plan areas, and are based upon anticipated updates to the Marketplace and University Avenue Specific Plans where opportunities for future transit oriented, high density residential, and mixed use development exist.

Housing Implementation Plan - The Housing Implementation Plan includes a series of programs that will be implemented during the planning period and that are intended to address the housing needs identified in the Housing Technical Report. Approximately 59 Implementation Tools have been identified in the Implementation Plan. For each Tool, a description of the Tool (program/activity) is provided, the agency/City department responsible for implementing the tool is identified, a timeframe for implementation is specified and a column is provided for reporting the progress of each Tool. The Tools are listed under various categories that relate and correspond to each of the Policy headings of the Housing Element such as Housing Conditions, Code Enforcement, Neighborhood Identity, Homeownership Assistance,

Homeownership Preservation, etc. As depicted in the Implementation Plan many of the Tools are shown within shaded rows signifying that these are existing programs that the City or Agency is already implementing. The Tools which are not shaded are proposed as new tools.

It is evident within the Implementation Plan that the City is actively and proactively striving to meet the housing needs of the community with an extensive and broad range of activities including promotion of greater housing opportunities through specific plan amendments to the Marketplace and University Avenue Specific Plans to establishing a Senior Housing land use category in the Zoning Code and developing Senior Housing development standards to continuing to provide support to the Commission on Disabilities.

In summary, the Housing Element works together with, and is consistent with, the other Elements of the General Plan 2025. Many policies within the Housing Element, cross reference and mirror policies of other Elements of the General Plan 2025. The three components of the Housing Element (Housing Element, Implementation Plan and Technical Report) work together to achieve the long term housing objectives of the City through a menu of programs that will be implemented through 2014. The Housing Element provides the policy framework built upon on the housing needs, constraints, land inventory and evaluation of existing programs and public input provided in the Technical Report. The Implementation Plan will serve to implement the objectives and policies of the Housing Element through the Tools (programs & actions) within the Implementation Plan. At this Planning Commission Workshop, the Housing Element consultant will be on hand to give a presentation of the finer details of the Draft Housing Element.

VII. NEXT STEPS:

City Council Workshop - With the input provided at this workshop, staff will incorporate the Planning Commission's recommendations into the draft document, which will then be presented at a City Council workshop to be held approximately month following the Planning Commission workshop.

HCD Review - Following the City Council workshop, staff will send the Draft Housing Element to HCD for review and comment. HCD has 60 days to provide the City with their comments. Staff anticipates at least two (60-day) reviews by HCD. Generally HCD provides comments on first reviews requiring revisions to the initial draft document. If so, the document will be revised as needed and be re-submitted to HCD for a second review with the goal of obtaining HCD approval on the second review.

Planning Commission and City Council Hearings - Once the HCD review is complete and HCD has approved the Housing Element, staff will present a final version of the Housing Element to the Commission for review and approval at a public hearing. Once approved by the Planning Commission, the Housing Element with then go to a public hearing of the City Council for review and adoption.

HCD Certification – After City Council adoption of the Housing Element the final step of the process involves sending the adopted Housing Element to HCD for certification. Beyond compliance with state law, a certified housing element enables the City to obtain state and federal funding for various housing programs.

VIII. PUBLIC NOTICE AND COMMENTS:

On February 19, 2010, public notice for the workshop consisting of a 1/4 page advertisement was published in the Press Enterprise. As of the date of completion of this report no comments have been received by the public. In addition, all members of the Citizens Advisory Committee were notified by e-mail of the workshop. Lastly, all documents have been placed on the Planning Division's page of the City's website for public review and comment.

IX. EXHIBITS:

1. Draft Housing Element of the General Plan 2025

2. Draft Implementation Plan (to be inserted into Appendix A of the General Plan 2025 Implementation Plan)

3. Draft Housing Element Technical Report (Appendix A of the Housing Element)

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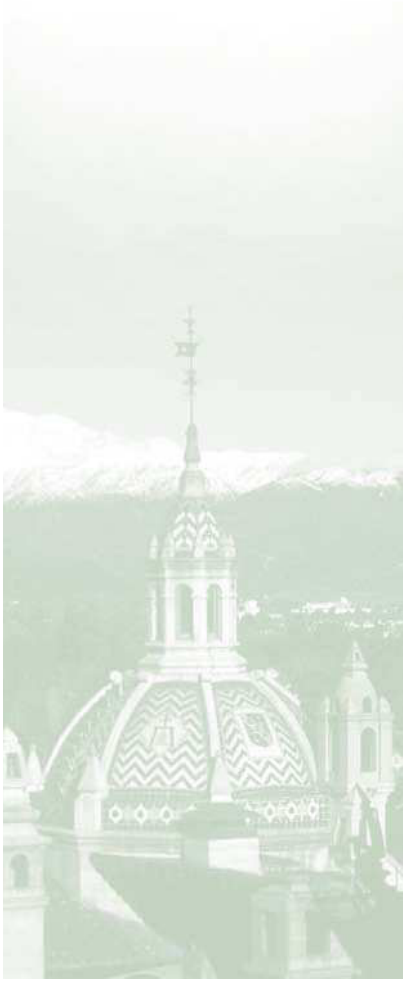

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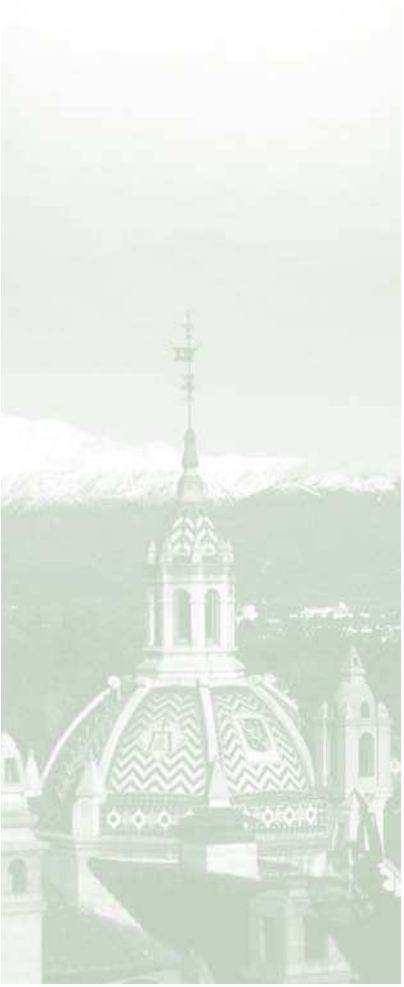


INTRODUCTION

BACKGROUND

Healthy and strong neighborhoods with an adequate supply of quality and affordable housing are fundamental to the well-being of Riverside and its residents. Beyond simply fulfilling a basic need for shelter, adequate and affordable housing provides many more benefits. Studies show that children in stable housing do better in school and are less likely to experience disruption in their education due to moves. Living in decent, affordable housing also provides individuals and families with a sense of economic security and the ability to focus on their needs.

An adequate supply of a variety of housing types and prices is also important to Riverside's employment base and its economic vitality. A mix of homes affordable to a range of income levels can attract and help retain a diverse employment base in the community, support the local workforce so they can live close to their jobs, and support economic development objectives. Shorter commutes allow workers to spend more time with their families while benefitting from reductions in traffic congestion, air pollution, and expenditures on roads.

Healthy and strong neighborhoods also depend on supportive services. Parks, recreation, and open spaces beautify neighborhoods and improve property values. Complete sidewalks and bicycle routes encourage walking and exercise, which improve the health of residents. A complementary mix of community amenities—medical facilities, commercial uses, and various service agencies—provide residents with their daily needs. And community centers offer places for residents to socialize and strengthen a sense of community.

As required by state law, Riverside prepares a housing element as part of the Riverside General Plan 2025 to provide objectives, policies, and programs to facilitate the development, improvement, and preservation of housing. It is intended to create livable neighborhoods that offer a high quality of life, facilitate a diversity of housing choices for different lifestyles, increase housing opportunities for very low, low and moderate income households, and support the provision of adequate housing and supportive services for those with special needs.

Taken together, the Housing Element plays a fundamental role in achieving Riverside's vision of a greater city. By providing quality housing opportunities for Riverside's diverse population, strengthening the quality of neighborhoods, and assisting residents and the workforce of all income levels, Riverside will continue to be denoted as one of the most livable and sought-after communities in the nation.

CONTENT OF ELEMENT

State law provides broad parameters for the objectives and policies that should be contained in the Housing Element. According to state law, the Housing Element must: 1) identify adequate sites for a range of housing opportunities; 2) assist in the development of adequate and affordable housing; 3) address constraints to meeting the City's housing needs; 4) conserve and improve the condition of housing; and 5) promote housing opportunities for all residents.

California Housing Element law also prescribes the scope and content of the housing element. Pursuant to Section 65583 of the Government Code, the Riverside Housing Element contains five parts.

- **Housing Needs Assessment**–demographic, social, and housing characteristics; current housing needs; and future housing needs due to population growth and change.
- **Constraints Analysis**–analysis of potential constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities.
- **Housing Resources**–inventory of available land for housing, financial resources, and administrative capacity to manage housing programs that address the City's housing needs.
- **Program Evaluation**–evaluation of accomplishments of current housing programs, their success in meeting housing needs, and continued appropriateness for the present planning period.
- **Housing Plan**–objectives, policies, and implementation programs to address the development, improvement, and conservation of housing in Riverside.

Riverside's Housing Element is organized into three complementary documents—the Housing Technical Report, this present Chapter of the General Plan, and the Implementation Plan. The Housing Technical Report is a background report that contains the analysis of the City's housing needs, constraints, and resources. The second document, the Housing Element chapter of the General Plan, contains a summary of the Technical Report's major findings and a series of objectives and policies with respect to the development, maintenance, and improvement of housing and neighborhoods in Riverside. The third and final document, the Housing Implementation Plan, contains programs that will be implemented to address the City's housing needs.

PUBLIC OUTREACH

California law requires that local governments make a diligent effort to achieve participation from all economic segments of the public in the development of the housing element. As part of the 2008–2014 Housing Element update, the City of Riverside conducted an extensive public engagement program to solicit views from a broad range of community interests. The City held or participated in four major series of forums to solicit input for the Housing Element.

- **Neighborhood Conference**. Riverside is unique for its 28 neighborhoods and the events sponsored through the Housing and Neighborhoods Division. The City of Riverside's Planning and Housing team participated in the annual neighborhood conference and held two workshops to solicit input. More than 400 residents commented about the priority housing needs in Riverside. These results are included in the Technical Report.

- **Special Forums**. The City held special forums to solicit input from members of the disabled and senior community. Reflecting the City's desire to be a model deaf community, the City provided booths during Deaf Awareness Week to seek input from the deaf community. The City also solicited input on housing needs, resources, constraints, and programs from the Commission on Disabilities at a regular public meeting.

- **Citizen's Advisory Committee**. The City Council appointed a Citizens Advisory Committee composed of representatives from the development industry, special needs groups, City commissions, fair housing representatives, and other parties. The City held four forums that discussed housing needs, the role of the Housing Element, and potential policy and programmatic responses to addressing Riverside's needs.

- **City Council and Commission Study Sessions**. The City of Riverside conducted study sessions with the Planning Commission and the City Council in March and April of 2010. These sessions provided an overview of the Housing Element and a summary of key community needs, and then solicited specific input on programs or issues of concern from each. The study session were duly noticed to the public.

The Housing Technical Report provides a summary of the comments received during the above noted events. These comments are incorporated into the Housing Needs Assessment and the policies and tools that will guide the implementation of the Housing Element.

RELATED CITY PLANNING EFFORTS

The 2006–2014 Housing Element is a broad housing policy plan that is related to other community planning and housing plans. These plans are briefly described below.

- **City Vision (Visioning Riverside: A Report from the Community – Appendix B of the General Plan 2025)**. The General Plan 2025 is founded on specific guiding principles and a community vision for Riverside. The City's vision governs how Riversiders create a livable community by fostering economic opportunities and preserving parks and open space, how we live together in neighborhoods, how people get around the City, how we work, and how we achieve quality education for all. These principles, coupled with the City's statement of inclusiveness, also underpin the Housing Element update.

- **General Plan 2025**. State law requires that a General Plan be internally consistent so that objectives, policies, and implementation measures in the General Plan Elements are consistent and support one another. The Housing Element builds on and is consistent with the other elements in the General Plan. To maintain and emphasize consistency, the Housing Element references supporting policies in other chapters of the General Plan. The City will continue to maintain consistency between General Plan elements by ensuring that proposed changes in one element will be reflected in other elements when amendments of the General Plan are necessary.

- **Specific Plans and Overlay Zones**. Riverside utilizes implementation tools—specific plans, overlay zones, and other plans—to guide future development in focused areas. These include more than a dozen specific plans and a variety of different overlay zones. The Housing Element is an overarching document that bridges specific plans with the objectives and policies in the General Plan. Whereas the Housing Element provides a framework for housing Citywide, implementation tools provide guidance for specific areas of the City.

- **Housing Implementation Plans**. The City implements other plans that relate to the Housing Element. The Consolidated Plan guides the expenditure of federal funds for housing and community development activities, particularly low and moderate income households and persons with special needs. The Redevelopment Housing Implementation Plan governs the expenditure of tax increment funds to support the rehabilitation, construction, and improvement of housing.

COMMUNITY CONTEXT

This section provides a synopsis of key issues in the community that help define the City's housing opportunities and challenges. These include demographic, economic, housing, and special needs characteristics of residents and the workforce. A more in-depth discussion of topics is provided in the Housing Technical Report. These characteristics also provide the setting for the objectives, policies, and programs that are intended to address the City's housing needs.

DEMOGRAPHIC CHARACTERISTICS

Population Growth

The City of Riverside ranks as the 11th most populous city in California with approximately 300,000 residents as of 2010. In Riverside's recent history, population growth has been a steady constant, adding approximately 40,000 new residents each decade since the 1960s. Even during times of economic recession, Riverside has continued to grow. Riverside's constant population growth has been the result of the quality of life offered by the community—its strategic location, industrious and visionary leaders, environmental benefits, world-class educational institutions, rich culture, history, and affordable housing.

The City of Riverside is anticipated to continue increasing in population. According to the General Plan 2025 EIR, the City of Riverside has a projected population of 383,077 at the ultimate buildout of the City. Of that total, the General Plan 2025 projects a population of 346,867 within current incorporated boundaries of Riverside and 36,209 residents within the City's sphere of influence. In past decades, migration patterns—in part due to more affordable housing—fueled population growth in Riverside. In contrast, Riverside's future growth will come from residents living in the City today.

Riverside's anticipated population growth and demographic changes will bring many housing challenges and opportunities to the City. What types of housing are best suited to meeting the new generations of residents who will soon call Riverside home? How do we accommodate the housing and service needs of the aging baby boom generation? Where should the City grow to accommodate housing in a responsible manner consistent with smart growth principles? How should housing be designed to support sustainable neighborhoods? The remainder of this section explains the demographic, economic, housing, and other factors that set the stage for this policy discussion.

Race and Ethnicity Characteristics

Like much of southern California, Riverside's population is becoming more diverse in race and ethnicity. According to the American Community Survey (ACS), Hispanics comprise 48 percent of the population followed by Whites (38 percent), and Asians and Blacks (6 percent each). These patterns are similar to county averages and those of central cities in the region. In recognition of this diversity, in 2001 the City adopted the "Building a More Inclusive Riverside Community" statement. This statement affirms the opportunities and challenges of building an inclusive community and the responsibilities of residents, businesses, institutions, and policymakers in Riverside's future.

According to the Public Policy Institute of California, the most striking demographic change in the Inland Empire and, by extension Riverside, will occur among Latino and Asian young adult (20–34 years of age) populations. Currently, the large majority of these young adults are first-generation immigrants. However, by 2015, the majority will have been born in the United States. These changes will result from the large growth in the number of second-generation children of immigrants. After several decades of strong and sustained flows of immigrants, the children of those immigrants will reach adulthood in Riverside.

Age Characteristics

Resident age characteristics in Riverside also affect housing needs. Although variations exist, younger adults typically prefer apartments because they are more affordable, allow for greater mobility, and are easier to maintain. As young adults become more established, they seek starter homes or smaller townhomes that are more affordable. Middle-aged adults tend to prefer larger homes to accommodate families and children. Meanwhile, seniors prefer condominiums, smaller single-family homes and, in many cases, senior housing options that offer more affordable housing and are easier to maintain.

Riverside's central location and the presence of four major colleges and universities mean that young adults will always comprise a substantial proportion of the population whatever the broader demographic trends. From 2000 to 2006, young adults ages 18–24 increased by approximately 31 percent and young adults ages 25–34 increased by 56 percent since 2000. Much like the broader region, the numbers of middle-aged adults (35–64), and older adults (65+) also showed considerable increases, although not as fast as young adults. Due to continued strong growth in the young adult population, the City can expect significant increases in the number of residents under age 18.

Household Characteristics

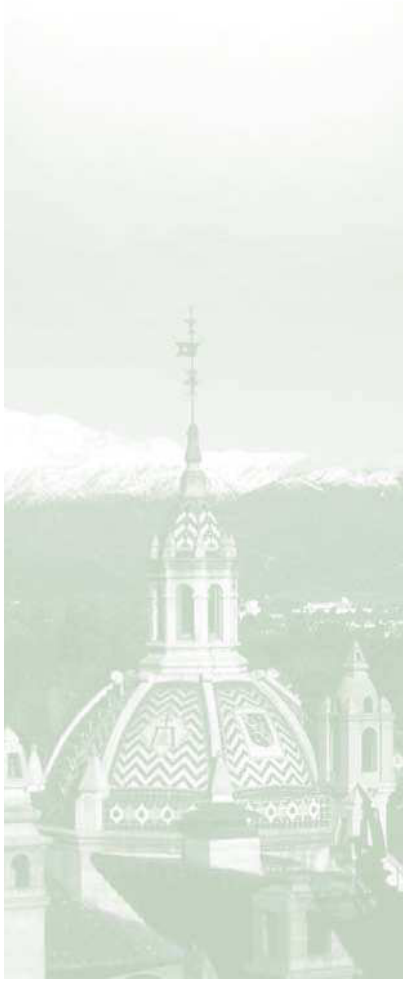
Household types also influence housing preferences and needs. For instance, single-person households often occupy smaller apartments or condominiums, such as one-bedroom units. Couples with children often prefer larger single-family homes to accommodate their needs. These patterns underscore the need to provide a diversity of housing opportunities suitable for all types of households. Table H-1 shows various household characteristics in Riverside.

As of 2006, the City of Riverside has approximately 96,151 households, a 17 percent increase since 2000. Family households (which consist of married couples and/or related members) account for 70 percent of all households. Perhaps the most significant trend since 2000 is the increase in nonfamilies, which refers to singles and unrelated individuals living together as households. There are also differences in income among household types that affect their ability to afford housing.

TABLE H-1
HOUSEHOLD CHARACTERISTICS

Household Type	Number	Percent of Total	Median Income
Total Households	96,151	100%	$52,023
Married w/child	26,958	28%	$62,000
Married no child	20,880	22%	$74,000
Other Families	18,578	19%	$39,000
Nonfamilies	29,735	31%	$32,000

Source: American Community Survey, 2006.



The City of Riverside's average household size was 3.2 persons in 2006, which is slightly higher than in 2000. However, the composition of households has changed somewhat. Since 2000, the fastest growing segments are single-person households, three-person households, and large households with five or more members. This diversity has led to the average household size remaining constant.

In 2006, each major household age group (25–34, 35–44, and 45–54) comprised 20 percent of all households. The fastest growing groups have been the 25–34 and 45–55 age groups. According to the Public Policy Institute of California, by 2015, seniors will significantly increase as the baby boom age group reaches 55–59 years and the leading edge of the baby boom generation reaches 69 years. The Inland Empire will also see an increase in echo boomers (adults 20–34 years).

ECONOMIC CHARACTERISTICS

Industry and Occupations

According to the Southern California Association of Governments (SCAG), the City of Riverside had approximately 154,000 jobs in 2005. As the major governmental center, 25 percent (one of every four) of jobs in the City are provided by local, state, or federal government. Wholesale/Retail trades are the next largest sector at 15 percent, followed by the Health Care and Educational sector at 13 percent. The Professional, Scientific, Technical, and Information sectors of Riverside's economy also comprise 11 percent of jobs. Riverside's job base is anticipated to grow to 195,000 jobs by 2015.

Table H-2 shows the jobs held by residents and their median wages. One third of the workforce holds jobs that pay a median wage above $50,000. These include Professional, Management, Business, and Financial related jobs. The middle tier—Sales and Related Occupations, Construction/Extraction, Maintenance, and Office/Administrative Support—employ a third of the workforce and pay a median wage of $33,000–$41,000. The third tier of jobs held by Riverside residents—production/transportation/material moving and services—employ the last third of the workforce and pay wages in the $20,000s.

TABLE H-2
JOBS HELD BY RIVERSIDE RESIDENTS

Occupational Groups	Total Employ-ment	Percent of Work Force	Full-time Employ-ment	Median Wage for FTE
Total employment	146,005	100%	94,476	$35,912
Management, Business, and Financial	15,953	11%	12,636	$52,433
Professional and Related	26,275	18%	15,031	$55,880
Sales and Related Occupations	16,871	12%	9,016	$40,773
Construction, Extraction, Maintenance, and Repair	18,401	13%	13,848	$34,021
Office & Admin Support	22,504	15%	14,147	$33,162
Production, Transportation, Material Moving Occupations:	22,140	15%	15,913	$25,632
Services	23,812	16%	13,885	$20,259
Farming, Fishing, and Forestry	49	0%	—	—

Source: American Community Survey, 2006.

Household Income

As the historic seat of the County of Riverside, the City of Riverside's demographics are diverse, and display a wide range of income levels. The City's median household income of $52,000 generally mirrors patterns throughout the County of Riverside. Yet as is common for most central cities throughout Southern California, Riverside is known for its diverse population of families, seniors, students, and special needs groups. Each group has different incomes and housing needs.

To provide a basis for determining housing need, the State Department of Housing and Community Development (HCD) creates household income categories based on the median family income (MFI) in Riverside County (which was $62,000 for a four-person household as of 2008). This translates into the following income thresholds.

- Extremely Low: earning below 30 percent of MFI or $20,000
- Very Low: earning 31 to 50 percent of MFI or $33,300
- Low: earning 51 to 80 percent of MFI or $53,300
- Moderate: earning 81 to 120 percent of MFI or $74,400
- Above Moderate: earning over 120 percent of MFI

For purposes of Housing Element law, extremely low income and very low income are often combined into one income category, referred to as very low income. In other cases, the extremely, very low, and low income categories are combined into one category, called lower income. These terms are used interchangeably in the Housing Element depending on the subject discussed. Table H-3 shows the income distribution of Riverside households.

TABLE H-3
HOUSEHOLD INCOME

Income Group	Total Households		
	Income Levels	Number	% of Total
Extremely Low	Less than $20,000	10,200	12%
Very Low	$20,001 to $33,300	8,805	11%
Low	$33,301 to $53,300	14,115	17%
Moderate	$53,301 to $74,400	16,165	20%
Above Moderate	Above $74,400	32,785	40%
Total		**82,070**	**100%**

Source: US Census, 2000.

HOUSING AND NEIGHBORHOODS

Neighborhoods

For more information on Neighborhoods, see "Our Neighborhoods" in the Land Use & Urban Design Element

Riverside is noted for its strong residential neighborhoods–a tradition that distinguishes it from other large central cities in southern California. The City has 28 distinct neighborhoods, each with its own history, architecture, housing types, and amenities. Many of these established neighborhoods are well maintained and contain historical resources. The diverse urban, suburban, and rural fabric of many of these neighborhoods has been woven over time and reflects the land use and development policies implemented over the City's history.

Table H-4 lists the 28 neighborhoods that comprise Riverside. Detailed information on the history of each neighborhood is found in the Land Use and Urban Design Element.

TABLE H-4
RIVERSIDE NEIGHBORHOODS

Airport	Casa Blanca	La Sierra Acres	Presidential Park
Alessandro Heights	Downtown	La Sierra Hills	Ramona
Arlanza	Eastside	La Sierra South	Sycamore Canyon Park
Arlington	Grand	Magnolia Center	Sycamore Canyon Business Park/Canyon Springs
Arlington Heights	Hawarden Hills	Mission Grove	University
Arlington South	Hunter Industrial Park	Northside	Victoria
Canyon Crest	La Sierra	Orangecrest	Wood Streets

Riverside's neighborhoods offer a range of different lifestyle options. Residents can choose the agricultural and open space character of Arlington Heights and other areas, which date back to the late 1880s. One of the City's newest neighborhood, Orangecrest, offers a modern suburban environment distinguished by single-family homes on cul-de-sacs and long, curvilinear streets. The community of Casa Blanca typifies the citrus colonia established by Mexican immigrants during the early twentieth century. The University neighborhood offers the option of living in close proximity to the UCR campus. The Land Use and Urban Design Element describes other neighborhoods in greater detail.

Housing Type

A certain level of diversity in Riverside's housing stock is an important quality in providing adequate housing opportunity to meet the diverse needs of Riversiders. This includes single-family homes, townhomes, apartments, and special needs housing. A more diverse housing stock also helps to fulfill the City's statement of inclusiveness and ensure that all households, regardless of their particular income level, age group, or family size, have the opportunity to find housing that is best suited to their needs. A diverse housing stock provides a variety of housing opportunities for a diverse workforce, who attract new employers.

Small Lot New Homes Oriented Around a Common Area Park

As is the case with most inland communities, single-family homes comprise the majority (67 percent) of Riverside's housing stock. Within this general category, single-family homes can range from smaller detached homes or attached products with two to four units to larger estate homes. During the housing boom, the City approved a substantial number of planned residential developments (PRDs). Multiple-family units, primarily apartment projects, comprise approximately 31 percent of the housing stock. Mobile homes comprise approximately 3 percent of housing in Riverside. The City of Riverside has a substantial number of units for seniors (both independent and group), students, and people with disabilities.

Homeownership Rates

Homeownership is a key principle expressed in the City's vision because it can provide financial independence, economic stability, and personal safety. Home investment and pride in homeownership are perceived to contribute to neighborhood quality and stability. Changes in federal housing and lending policies have opened up homeownership to a much larger portion of society—particularly the working and middle classes. The 2006 ACS reports that 56 percent of households own a home, which is relatively high given that 68 percent of all homes in Riverside are detached and attached single-family homes.

At the same time, recent volatility in the housing market and economy has resulted in unprecedented levels of foreclosures and displacement of residents and businesses in Riverside. The crisis originated with subprime lending, loosening of credit terms of financial institutions, overproduction of housing, and precipitous decline in the economy. According to Default Research, the number of foreclosures in Riverside County has soared to more than 50,000 households since January 2006. A significant number of new foreclosures are anticipated through 2011, as adjustable rate mortgages are due in the next few years.

Housing Prices and Affordability

Recent years have seen unparalleled volatility in the housing market. From 1998 to 2006, the housing market soared, with single-family home prices increasing by more than 200 percent to an all-time high. Single-family homes were selling for a median price above $500,000. With the significant decline in the economy and the housing market, the median sales price of housing has plummeted to $205,000 for an existing single-family home and $117,000 for an existing planned residential unit, with higher prices for new homes in 2009.

Apartments and rental housing has fared much better during the past eight years, increasing at a slower but more predictable rate. According to Real Facts, apartment rents have increased by 50 percent to 60 percent from 2000 to 2008. Apartment rent increases have generally mirrored changes in the overall cost of living during that period. In 2008, apartment rates averaged $802 for a studio, $1,026 for a one-bedroom unit, and $1,312 for a two-bedroom unit. Three-bedroom units are in shorter supply and rent for considerably higher rents.

Table H-5 shows the average price and rent for housing in Riverside and the affordability of each type of housing. As shown, the average single-family home is affordable to moderate income households for resale homes and above moderate income for new homes. The average townhome and planned residential unit (both existing and new) is affordable to lower income households. The average apartment rent is also affordable to lower income households.

TABLE H-5
HOUSING PRICES AND AFFORDABILITY, 2008

Housing Types	Average Housing Price/Rent	Income Needed To Afford Unit	Income Required (% CMFI)	Income Affordability Category
Existing SF Home	$205,000	$60,000	97%	Moderate
New SF Home*	$513,000	$146,000	263%	Above Mod
Existing Twnhm/PRD	$113,000	$34,000	55%	Lower Moderate
New Twnhm /PRD	$214,000	$63,000	100%	
Apartment (1b/1b)	$1,000	$40,000	81%	Lower Income
Apartment (2b/2b)	$1,300	$52,000	84%	

Source: DataQuick, 2009; RealFacts, 2008; The Planning Center

* In recent years, single-family homes have been predominantly in foothill areas, are more amenitized, and therefore do not represent the typical home.

Note: This table represents the affordability of an average priced home. Certain homes, based on amenity mix, may be more or less affordable.

HOUSING NEEDS

Existing Housing Needs

Although housing in Riverside is generally more affordable than coastal regions of Southern California, there are still significant housing problems in the community, such as overcrowding, housing overpayment, and housing in need of rehabilitation or replacement. These housing problems are defined and shown in Table H-6.

- **Overcrowding** refers to a household where there are more members than habitable rooms in a home. Overcrowding falls into two groups: moderate (1.0 to 1.5 persons per room) and severe (more than 1.5 persons per room).

- **Overpayment** refers to a household that pays more than 30 percent of income toward housing. According to federal definitions, overpayment falls into two categories: moderate (pays 30–50 percent) and severe (pays more than 50 percent of income) toward housing.

- **Substandard Housing** refers to a home with significant need to replace or repair utilities (plumbing, electrical, heating, etc.) or make major structural repairs to roofing, walls, foundations, and other major components.

As is the case throughout California, the significant increase in home prices increased the percentage of households overpaying for housing. From 2000 to 2006, the percent of households overpaying increased from 41 to 53 percent. Overpayment increased faster for homeowners (33 to 52 percent) than renters (48 to 54 percent). The prevalence of overcrowding actually declined during this time.

TABLE H-6
HOUSING PROBLEMS IN RIVERSIDE

Households	Overpayment			Overcrowding		
	Owner Hhlds	Renter Hhlds	Total Hhlds	Owner Hhlds	Renter Hhlds	Total Hhlds
Total Households	42,141	40,222	82,363	54,262	41,889	96,151
Housing Problems						
None	48%	46%	47%	94%	87%	91%
Moderate	34%	27%	31%	4%	10%	7%
Severe	18%	27%	22%	2%	3%	2%

Source: US Census, 2000; American Community Survey, 2006.

Special Housing Needs

Certain households in Riverside have greater difficulty finding decent, affordable housing due to their special circumstances. Special circumstances typically relate to one's income-earning potential, family characteristics, physical or mental disabilities, age-related health issues, and other factors. These groups often have lower incomes and higher rates of overpayment or overcrowding. As a result, these household groups have special housing needs relative to the general population.

State Housing Element law defines "special needs" groups to include senior households, disabled persons, large households, female-headed households, single-parent families, farmworkers, and people who are homeless. Due to their numbers in Riverside, college students are also considered to have special housing needs. In keeping with state law and the City's priority to build an inclusive community, this section provides a summary of needs for each group and the availability of resources to address their needs. Table H-7 summarizes the magnitude and trends of special needs groups in Riverside from 2000 to 2006.

TABLE H-7
SPECIAL NEEDS GROUPS IN RIVERSIDE

Special Needs Group	2000		2006	
	Number	Percent of Total	Number	Percent of Total
Senior Households[1]	14,036	17%	15,363	16%
Persons with Disaibilities[2]	N/A	N/A	33,013	11%
Female-Headed Hhlds[3]	12,090	15%	11,962	12%
Single Parented Families[4]	10,138	12%	11,026	11%
Large Households[5]	15,201	19%	18,572	19%
Homeless Persons[6]	N/A	N/A	632	<1%
College Students[7]	24,206	14%	31,685	14%
Farmworkers[8]	2,194	1%	677	1%

Source: US Census, 2000; American Community Survey, 2006 unless noted.

Notes:
1. Seniors households have a householder 65 years or older.
2. Disabled persons refers to persons 16 years or older. Data from 2000 is not presented as the definition of disabilities has changed over time.
3. Female indicated as the head of a household.
4. Single parent refers to adult living with related children.
5. Large households refer to family with five or more members.
6. Riverside County Homeless Census, 2009. Data from 2000 is not presented as the definition of homelessness has changed over time.
7. US Census of residents enrolled in college, graduate, or professional school.
8. Employment Development Department, 2002 and 2007.

Housing Construction Needs

California law requires that local governments plan for projected population and employment growth. To assist in that effort, SCAG prepares housing construction goals for each city in southern California as part of the Regional Housing Needs Assessment (RHNA) authorized by the California Government Code. Jurisdictions are required to develop proactive policies and programs to facilitate new housing construction commensurate with assigned housing goals. As discussed later, the City of Riverside has satisfied nearly all of its RHNA.

SCAG determines total housing need for each community based on the number of housing units needed to accommodate future population and employment growth. In addition, a city's housing need is calculated by the number of units needed to replace housing units demolished over the planning period. The RHNA includes a "vacancy calculation" to ensure a general balance between the price and availability of housing. Finally, student housing needs are also considered for jurisdictions that have a large student population.

California law states that the RHNA is required to avoid or mitigate the overconcentration of income groups in a jurisdiction in order to achieve its objective of increasing supply and mix of housing types, tenure, and housing affordability in an equitable manner. In practice, jurisdictions with a smaller proportion of lower income units are required to provide a larger share of those units as part of their construction need to compensate for less affluent jurisdictions that already accommodate more than their fair share of affordable housing.

Table H-8 indicates the City's allocation by income category for the Housing Element planning period.

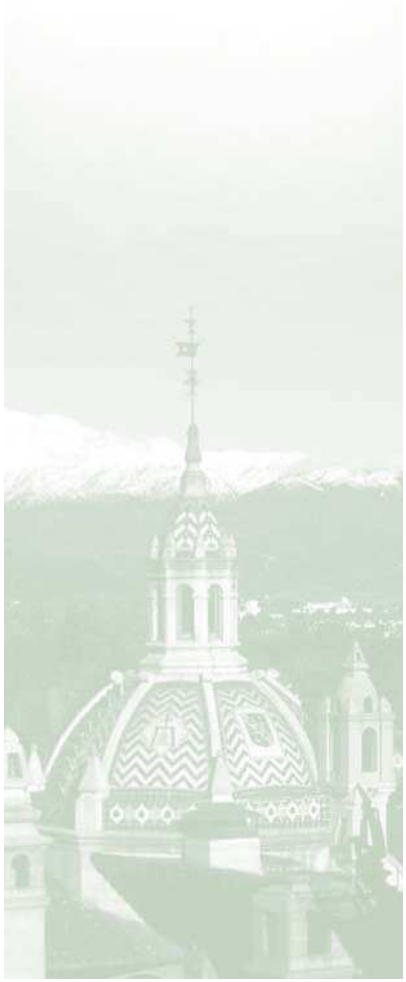


TABLE H-8
RIVERSIDE 2006–2014 RHNA

Income Level	Income as a Percent of Median Family Income (MFI)	Allocation	
		Units	Percent
Very Low	0 to 50% of MFI	2,687	24%
Low	51% to 80% of MFI	1,866	16%
Moderate	81% to 120% of MFI	2,099	18%
Above Moderate	Above 120% of MFI	4,728	42%
Total		**11,381**	**100%**

Source: Southern California Association of Governments, 2008.
Note: Numbers are rounded.

Publicly-Assisted Housing

Riverside has a significant amount of affordable housing that receives public subsidies in return for long-term affordability controls. Typically, these projects provide units affordable to extremely low, very low, and low income households, including persons with special needs. The majority of projects are restricted for 15–55 years, after which they can begin charging market rate rents. The City of Riverside has an estimated 2,400 assisted affordable housing units.

Table H-9 provides a summary of the City's inventory of affordable housing that has received public assistance. This includes all projects that have received public subsidies and are deed restricted to be affordable to lower income households in Riverside.

TABLE H-9
PUBLICLY ASSISTED AFFORDABLE HOUSING

Project Type	Total Housing Projects	Total Units/Beds	Affordable Deed Restricted
Family Housing	15	1,609	1,302
Senior Housing	14	1,965	1,096
Special Needs	N/A	N/A	N/A
Total	29	3,574	2,398

Source: City of Riverside, 2009.
Note: Affordable special needs is available in the city, but few are publicly assisted.

During the prior planning period, four projects providing about 110 units of affordable housing paid off their mortgages and converted to market rate housing. The City has made considerable progress in preserving the affordability of assisted units. Only five projects are at risk of conversion in the next five years (by 2019)—Sierra Woods, Whispering Fountains, Tyler Springs, Mount Rubidoux, and Canyon Shadows—totaling 188 family units and 621 senior units.

The Housing Technical Report contains an analysis of various options for preserving the remaining units at risk of conversion by 2019. Based on construction and rehabilitation costs, total costs for preserving the 809 units range from $36.1–$83.4 million depending on whether the units require rehabilitation, acquisition, or both. The Housing Technical Report analyzes affordable housing preservation strategies and the Implementation Plan proposes various programs to address this need.

HOUSING PLAN

The Housing Plan provides a statement of the community's goals, objectives, and policies relative to housing production, rehabilitation, conservation, and assistance for all residents in Riverside. This section builds on the earlier sections, which defined the housing challenges facing the community, the vision and mission of the City and General Plan, and the priorities identified by the entire Riverside community through the General Plan and Housing Element update process.

Riverside aspires to be a national model of an inclusive and livable community and the historical and economic center of Inland Empire. An inclusive community is one where all Riverside residents and its workforce, regardless of income level, cultural heritage, age, and/or household characteristics, are able to find a distinctive, special place to live. A livable community is one that offers a diversity of housing products, consistent with smart growth principles.

The Housing Plan section of the Housing Element outlines the City's broad approach to achieving its long-term housing objectives through the pursuit of four objectives:

- Create neighborhoods that offer distinctive, special places to live that are safe and well served by community amenities, and encourage community involvement in local decision making.
- Facilitate the development of a diversity of housing types and prices that are high quality, built in a sustainable manner, and meet the varied housing needs of residents.
- Increase the opportunities for low and moderate income residents and workforce to find suitable ownership and rental housing in the community.
- Provide adequate housing and supportive services that assist in meeting the varied needs of residents with special housing needs.

The Housing Plan also sets forth a comprehensive menu of housing programs to implement the above policy direction. The programs consist of existing programs, programs that have been modified based on what has been learned over the past few years, and new programs that are designed to address new priorities or needs of the community. Quantified and qualitative targets are also indicated for each program. These programs, implemented along with others in the General Plan 2025, further the objectives and policies in the Housing Element.

NEIGHBORHOOD LIVABILITY

A foundation of the City's vision is the preservation of its strong network of neighborhoods. The City of Riverside is renowned for its 28 distinct neighborhoods. The identity of each neighborhood is evident to the casual visitor. Each residential neighborhood is distinguished by its history, architecture, housing types, street patterns, and community life. Neighborhoods define our quality of life; they are where residents feel safe, where friendships and social ties develop, where traditions are passed to new residents, and how people identify with the City.

History and Culture

Example of Riverside historic home

As early as 1927, Charles Cheney, Riverside's first city planner and author of the first master plan, called for a preservation ethic when he wrote, "The city needs protection from disfigurement, and the preservation of old buildings, of natural beauty, and architectural monuments." Nearly 80 years later, Riverside has one of the most active historical preservation programs in California. As of 2010, the City of Riverside had 122 City Landmarks, more than 1,000 Structures of Merit, 13 Historic Districts, four Neighborhood Conservation Areas, and twenty National Register of Historic Places properties.

Riverside's history and culture are distinguishing qualities that provide a link to the past and an important identity for each of its neighborhoods. The Housing Element, Historic Preservation Element, and the Arts and Culture Element all recognize the importance to the community of Riverside's historic structures, landscapes, neighborhoods, and traditions and set forth a series of objectives, policies, and programs to preserve and integrate features of Riverside's past into the present neighborhood fabric. Moreover, these visible reminders of Riverside's past embody in some way the traditions of residents in each neighborhood.

Housing and Neighborhood Improvement

As a well-established community, Riverside's neighborhoods date back many generations. Many residential neighborhoods are in excellent condition as evidenced by well-maintained housing, streets with adequate sidewalks and trees, and adequate physical infrastructure. In some cases, some neighborhoods are stable, but are beginning to show signs of deterioration and could benefit from neighborhood improvement. Still other neighborhoods require significant reinvestment in housing, infrastructure, parks and open space, and public services. The City supports a multifaceted approach to neighborhood improvement and preservation (e.g., historic preservation, neighborhood planning, parks/open space, and traffic management, etc.) to improve the physical environment and build community.

Parks, Open Space, and Recreation

Riverside's unique natural setting is cherished by the community. The surrounding hills, the Santa Ana River, and the arroyos and citrus groves buffer Riverside from adjoining communities and reinforce a unique sense of place. Open spaces provide natural habitat and protection for species, unique natural and cultural resources, and critical habitat linkages throughout the community. These open spaces, which include trails and parkways, also enable natural outdoor experiences for residents in close proximity to the neighborhoods in which they live.

Andulka Park

City parks, trees, parkways, medians, and other landscape amenities contribute to this network of open spaces and offer aesthetic, recreational, and health benefits. Green spaces, healthy trees, and landscaping help to soften housing tracts, reduce the heat island effect, and beautify neighborhoods. Along with parks and recreational amenities, the City is making each neighborhood more attractive for walking and bicycling by establishing sidewalks, bicycle routes, and other routes for residents to access a range of community services.

Neighborhood Involvement

The City of Riverside supports active and representative community involvement in improving residential neighborhoods. As active partners in the community, residents provide valuable leadership, energy, and commitment in helping the City to maintain and improve the quality of life in neighborhoods. To support neighborhood involvement, the City's Housing and Neighborhood Division provides neighborhood-organizing support and community leadership training. The Division also serves as a liaison/advocate for neighborhood organizations at City Hall.

See the Circulation and Community Mobility Element under "Safe Routes to School" and "Walking and Biking;" the Public Facilities Element under "Pedestrian and Bicycling Safety;" the Education Element under "Ensuring Safe Routes to School;" and the Air Quality Element under "Business Mass Transit." In particular, review Policies CCM-8.2, CCM-8.6, Objective CCM-10, and Policies ED-4.3, ED-4.6, ED-4.8, and AQ-1.8.

The Housing and Neighborhood Division implements an Asset-Based Community Development (ABCD) approach to neighborhood improvement. Instead of focusing on a community's needs, deficiencies, and problems, ABCD helps communities become stronger and self-reliant by discovering, mapping, and mobilizing untapped, unconnected local assets. Programs include an annual Neighborhood Conference and Neighborhood Leadership Academy, and award programs.

The Housing and Neighborhood Division supports the Riverside Neighborhood Partnership (RNP). The RNP Board is composed of a mix of neighborhood associations representatives (15), business (3), non-profits/community of faith (3), educational institutions (3), and one member of the City Council. The RNP actively supports the formation, organization, and strengthening of neighborhood associations, works in partnership with other agencies and City Hall, and collectively collaborates in neighborhood sustainability and improvement.

Public Facilities and Infrastructure

The City recognizes that well-designed and -maintained infrastructure enhances the quality of life in residential neighborhoods. Moreover, physical infrastructure (sewer and water lines, communication networks, streets, etc.) must be sufficient to accommodate the present and future needs of the community. The City's public investments are intended to ensure that Riverside is a "city of choice" for generations to come and serve as a catalyst for private investment, which enhances the wealth of the City and ensures Riverside's position as the economic, governmental, and cultural capital of inland Southern California.

Orange Terrace Community Center

The City is aggressively working to keep Riverside a great place to live for the next generation. Riverside Renaissance is a $1.68 billion investment program in the City's public facilities and infrastructure. The Riverside Renaissance program is responsible for improving traffic flow; replacing aging water, sewer, and electric infrastructure; and expanding and improving police, fire, parks, library, and other community facilities that enhance the general quality of life for residents, businesses, and visitors. Riverside Renaissance will involve the completion of more projects in five years than were completed over the last thirty years, ensuring Riverside's position in the Inland Empire.

Community Centers

Community centers provide places for residents to gather and participate in various recreational or social programs within each neighborhood. Community centers thus provide opportunities to strengthen the social ties of residents within a neighborhood. The City offers nine community centers, three senior centers, and other similar facilities, including facilities such as the Arlanza Youth and Family Resource Center, Casa Blanca Library and Family Learning Center, and Youth Service Agency. There are also numerous other nonprofit and faith-based centers in neighborhoods throughout Riverside.

See the Land Use and Urban Design Element under "Community Facilities;" the Public Facilities and Infrastructure Element under "Health Care Facilities and Recreational Centers;" and the Air Quality Element under "Housing Strategies and Land Densities" for more information on community centers. In particular, review Objectives LU-26, PF-9, PF-10, and Policies AQ-1.9 and AQ-1.26.

The General Plan contains policies to provide every neighborhood with easy access to recreation and service programs by decentralizing community centers and programs and promoting the development of shared facilities and satellite offices in each Riverside neighborhood. In addition, the City supports making youth and teenager activities and programs available and accessible in all neighborhoods. For residents who depend on public transit, the City works cooperatively with the Riverside Transit Agency to improve transportation services for seniors, the disabled, and students to access community centers.

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.**
Policy H-1.1:	***Housing Conditions***. Promote the repair, improvement, and rehabilitation of housing to enhance quality of life, strengthen neighborhood identity, and instill community pride.
Policy H-1.2:	***Code Enforcement.*** Maintain and improve the quality of rental and ownership housing through adoption and enforcement of housing and property maintenance standards and involvement.
Policy H-1.3:	***Historic Preservation.*** Facilitate and encourage the preservation and restoration of residential structures possessing historical or architectural merit and preserve and protect the historic districts and neighborhood conservation areas.
Policy H-1.4	***Parks and Recreation***. Enhance neighborhood livability and sustainability by providing parks and open spaces, planting trees, greening parkways, and maintaining a continuous pattern of paths that encourage an active, healthy lifestyle.
Policy H-1.5	***Public Facilities and Infrastructure.*** Provide quality community facilities, physical infrastructure, traffic management, public safety, and other public services to promote and improve the livability, safety, and vitality of residential neighborhoods.
Policy H-1.6	***Neighborhood Identity***. Maintain and strengthen programs that ensure each neighborhood has a unique community image that is incorporated and reflected in its housing, public facilities, streetscapes, signage, and entryways.
Policy H-1.7	***Neighborhood Involvement.*** Encourage active and informed participation in neighborhood organizations to help identify local needs and implement programs aimed at the beautification, improvement, and preservation of neighborhoods.

HOUSING DIVERSITY

According to the 2006–2014 RHNA, the City of Riverside has been allocated a total housing production need of 11,381 housing units. The City of Riverside clearly recognizes that a fundamental principle in building a livable community is to facilitate and encourage the production of an adequate supply of housing for all its residents. A broad housing stock includes a range of housing types—single-family housing, townhomes, apartments, mixed use, senior housing, student housing, and special needs housing. This allows residents of all income levels and types to live in the same community.

Housing Production

Student Housing

GlenMor1 Project, UCR

As home to the University of California at Riverside, California Baptist University, La Sierra University, and Riverside Community College, the City has a large number of students, faculty, and workforce living in the community. These institutions collectively enroll approximately 40,000 students each year and employ thousands more. Recognizing the importance of education to Riverside and its impact on housing in the community, the City supports the production of housing for students, faculty, and employees of educational institutions. Since 2006 alone, the City has seen construction of 1,591 student units. With planned increases in enrollment, particularly at UCR, an additional 2,008 student units will be built in the next several years.

Senior Housing

Raincross Cottages

The City of Riverside has a large and growing senior population and has been active in encouraging and facilitating new senior housing. The City has approved three senior projects providing 222 very low income units built by TELACU. The Raincross Senior project was built, providing 168 apartments and 22 for-sale cottages, predominantly affordable to lower income seniors. The City is working with applicants to secure tax credits and is providing assistance to build the 224-unit Snowberry project. In total, nearly 1,550 affordable senior units will be built during the planning period. In addition to affordable senior housing, a number of assisted living facilities are in the planning stage. The Raincross projects cited above also incorporates 106 beds in an assisted living facility, including beds for Alzheimer patients. Assisted living facilities are affordable to above moderate income households. Several additional assisted living facilities are proposed in Riverside.

Family Housing

The City of Riverside continues to be active in approving housing projects suited to residents of a variety of lifestyles. This includes families, couples, and individuals who have entered the workforce. Housing options for this category include small studio units, larger apartments and condominiums, townhomes, and single-family detached housing. The City's smart growth policies encourage the combination of housing with excellent access to transit services—a movement that is well-suited for transit-oriented development.

Garden Gate PRD

Riverside has successfully used its Planned Residential Development permit process to incentivize the creative and imaginative design of single-family homes. The PRD permit allows increased development densities and flexible development standards to improve the efficiency of land uses, preserve environmentally sensitive areas, and accommodate new housing. Since the 2006–2014 RHNA period, Riverside has seen the completion of 1,095 new units within PRDs. An additional 423 PRD housing units have yet to be constructed but have been entitled. Most projects offer two, three, and four bedrooms.

Stone Canyon

Providing quality apartments continues to be a key housing strategy. The Riverside Housing Development Corporation (RHDC) built the Cypress Springs Apartments. This 101-unit apartment project is a state-of-the art housing project is affordable for very low income families. On-site amenities include childcare, computer learning center, recreational amenities, and the Blindness Support Training Center. On the higher priced spectrum, the City facilitated the construction of the 200-unit Stone Canyon Apartments. This project offers highly amenitized living close to shopping, entertainment, and universities. The City remains active in facilitating quality apartment living at different price levels.

Special Needs Housing

In June of 2003, the City of Riverside adopted the "Riverside Community Broad-Based Homeless Action Plan." Since its adoption, the City has aggressively pursued 30 action-based strategies within the plan as well as other initiatives in partnership with the County of Riverside and a broad range of nonprofit organizations, social service agencies, faith-based institutions, and others working together under the umbrella of the Riverside Homeless Care Network. A key component of this plan is the City's multi-service campus, Hulen Place, that is based on nationally acclaimed best practices, such as "Housing First" and other rapid rehousing approaches. The Hulen Place campus contains a multi-service access center, emergency shelter, safe haven supportive housing center, and transitional shelter that is operated in partnerships with nonprofits, County agencies, and service agencies. The County of Riverside also operates a men's shelter in Riverside as well.

Housing Sites

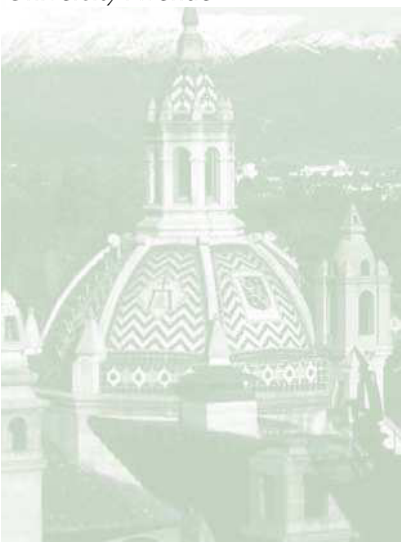
As the economic, cultural, and historical heart of the Inland Empire, the City of Riverside will continue to experience significant population growth in the near future. A primary challenge facing the City is how to accommodate housing, employment, and population growth that benefits the community, while providing adequate infrastructure and services, managing increasing demands on the transportation system, and preserving valued open space. Riverside remains committed to meeting this challenge in a responsible and sustainable manner.

Riverside has a distinct built environment consisting of a series of physically and visually connected elements. This framework recognizes two built patterns: corridors and activity centers. Magnolia Avenue, Market Street and University Avenue together compose Riverside's major development corridor, designated the "L Corridor" to reflect its shape. Spanning the entire length of the City, this corridor plays many roles. The "L" Corridor's length and abundance of current and potential activity centers make it a prime location for advanced forms of public transportation and mixed uses.

University Avenue

The General Plan 2025 incorporates "smart growth" principles into planning and development decisions affecting its corridors and activity centers. The Land Use and Urban Design Element focuses development in more urbanized areas and along major corridors rather than spreading growth to urban fringes. This approach reduces urban sprawl, better utilizes existing infrastructure, and protects the established character of neighborhoods. The Housing Element proposes mixed-use developments along the L Corridor, connecting four specific plan areas that will be amended and/or have been amended in recent years.

University Avenue Specific Plan



The Housing Element proposes the amendment of the University Avenue Specific Plan during 2010/2011. Presently, University Avenue is a major thoroughfare connecting Downtown Riverside and University of California at Riverside. The Specific Plan is intended to create an active, lively, visually attractive thoroughfare that links these critical nodes. It will set forth the parameters for unifying the area with a bold urban design, landscaping, and updated architectural concept. Additionally, the street will be interrelated with a multimodal circulation system accommodating local vehicular traffic, a shuttle system, bicyclists, and pedestrians. The City proposes that approximately nine acres (see Table H-42 of the Housing Technical Report) be rezoned to accommodate mixed-use neighborhood, village, and urban uses as part of the update of the University Avenue Specific Plan.

Marketplace Specific Plan

The Marketplace Specific Plan is generally adjacent to the SR-91 near downtown Riverside. Riverside Marketplace provides office, shopping, and entertainment uses that serve local residents and a wider geographic area. To capitalize on the area's development potential while simultaneously providing sensitive transitions to the Eastside Neighborhood, the City will update the Specific Plan. The update will create a mix of uses, employment, and lifestyle opportunities. Opportunities to adaptively re-use some historic buildings that reflect key eras (e.g., such s the citrus industry) will also be explored.

A key feature is the Downtown Metrolink site, which is near the downtown business district. The metrolink station has great potential for a transit-oriented development. The Riverside County Transportation Commission and the City have a strong desire to collaborate with private developers to redevelop and intensify both sides of the current Metrolink Station with housing, commercial, and office uses. The City proposes that approximately 31 acres of industrial land be redesignated for mixed urban uses as part of the Marketplace Specific Plan update as noted on Tables H-40 and H-42 of the Technical Report.

Downtown and Magnolia Avenue Specific Plans

The Downtown Specific Plan covers the historic core of the City and embodies the history of Riverside from its origins to the present. The Downtown Specific Plan, in conjunction with the City's Merged Redevelopment Implementation Plan, embraces and seeks to capitalize upon the area's urban character, enlivening Downtown with new high-density residential, office, and commercial/entertainment uses within a series of defined districts. As a whole, the Downtown Specific Plan is designed to make the Downtown an active and lively destination.

Downtown

Magnolia Avenue is one of the primary east/west streets in Riverside–connecting with the Downtown Specific Plan at Market Street to the east and extending to the western City boundary at Buchanan Street. The Magnolia Avenue Specific Plan is designed to restore the corridor to the grand character intended by its original designers by capitalizing on urban design, landscape, transportation, and land use opportunities. Magnolia Avenue provides a significant link between major educational institutions and residential neighborhoods fronting the corridor.

As such, the General Plan 2025 policies encourage a variety of housing opportunities that include apartments and condominiums, live-work loft spaces, and very high density residential and mixed uses surrounded by historic residential neighborhoods. The City recognizes a potential for additional housing (see Table H-42 in the Technical Report) for the planning period, and will continue to implement both Specific Plans.

Housing Design

The design of residential structures is of utmost concern to Riversiders because it affects the quality of life we experience everyday. In a broader way, the physical image of Riverside reflects the City's prosperity, well-being, sense of aesthetics, and how we value community aesthetics. The designs of the City's residential neighborhoods reflect the City's eclectic history and culture, the different eras they were built in, and the values embodied in their design. The City is thus committed to preserving the unique residential designs in neighborhoods and sensitively integrating new forms of residential development into existing and new neighborhoods.

Residential design includes more than the design of the building, but also its layout and orientation, quality of materials, the thoughtful integration of landscaping, and other features of the home. Through the implementation of design guidelines, new housing will include the latest in creative designs, parks and open space, and site planning techniques. Increasing effort will go into designing housing that is accessible and suitable to people of all abilities and ages. Housing will incorporate sustainable practices in its design, site planning, and construction. These features will help ensure the provision of quality housing products.

Creative Tools

Facilitating high quality housing products in today's housing market requires the development and effective use of creative and flexible tools. The City of Riverside presently offers developers a range of regulatory concessions and financial incentives, where feasible, to encourage the construction of new housing. These include but are not limited to flexible means to adjust parking requirements, density bonuses for affordable units and senior housing, and other such incentives. The City of Riverside has also used the Planned Residential Permit process to allow for the development of small-lot housing projects that demonstrate excellence and creativity in design.

Like most central cities, the City of Riverside is essentially built out with a diminishing number of vacant sites of land available for new housing. As available vacant land diminishes, there will be a greater need to stimulate the revitalization or recycling of present uses to accommodate housing. The City thus supports the extension of its infill and incentives program to encourage the more productive use of its underutilized land. These include the exploration of an Eastside Infill Program and incentives, such as graduated densities, to encourage the voluntary consolidation of underutilized lots and production of housing that exemplifies excellence in design and compatibility.

Regional Housing Needs Share

Table H-10 summarizes the City's housing production and availability of sites for new housing. A combination of student housing, senior housing, and planned residential development strategies have resulted in the completion of over 4,700 new housing units in Riverside since 2006. An additional 7,000 planned/entitled units will be built by 2014. As shown below, the City has nearly satisfied its requirement for the 2006–2014 RHNA based on actual and approved residential projects.

As of January 2010, the City only needs to plan/produce another 24 very low/low income units and 83 above moderate income units by 2014 to accommodate its entire RHNA obligation. With very conservative assumptions on the suitability and availability of land, the City has significantly greater development capacity to exceed the RHNA for the remainder of the Housing Element planning period.

TABLE H-10
ACCOMMODATING THE RHNA

Housing Category	Affordability Levels				Total
	Very Low	Low	Mod	Above Mod	
RHNA	**4,553**		**2,099**	**4,728**	**11,381**
Housing Production					
Student Housing Built	0	1,591	21	23	1,635
Student Housing Planned	0	2,008	0	49	2,057
Senior Housing Built	148	155	79	1	383
Senior Housing Planned	186	223	652	106	1,167
Conventional Built	100	63	1,028	1,540	2,731
Conventional Planned	3	52	941	2,926	3,922
Total Housing Production	**4,529**		**2,721**	**4,645**	**11,895**
Remainder of RHNA	**–24**		**+622**	**–83**	**–107**
Available Land[1]					
Capacity on land zoned at least 0–29 units per acre	100[2]		784	4,501	5,385
Capacity on land zoned at least 30 units per acre	1,198		--	--	1,198
Total Available Land	**1,298**		**784**	**4,501**	**6,583**
Total Capacity: Production and Land	**5,827**		**3,505**	**9,146**	**18,478**
Surplus of Credits	**+1,274**		**+1,406**	**+4,418**	**+7,097**

Source: City of Riverside, 2009.
1. Available land includes sites in the MarketPlace Specific Plan, University Specific Plan, Orange Crest Specific Plan, Downtown Specific Plan, La Sierra Specific Plan, and infill sites.
2. Zoned exclusively for residential development (R-3 zone).

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.**
Policy H-2.1:	***Corridor Development.*** Focus development along the L Corridor connecting the University Village, Downtown, Magnolia, and Market Place Specific Plans to create vibrant mixed-use and mixed-income environments that support the downtown, are transit-oriented, and strengthen the economy.
Policy H-2.2:	***Smart Growth***. Encourage the production and concentration of quality mixed-use and high density housing along major corridors and infill sites throughout the City in accordance with smart growth principles articulated in the General Plan.
Policy H-2.3:	***Housing Design.*** Require excellence in the design of housing through the use of materials and colors, building treatments, landscaping, open space, parking, sustainable concepts, and environmentally sensitive building and design practices.
Policy H-2.4:	***Housing Diversity.*** Provide development standards and incentives to facilitate live-work housing, mixed-use projects, accessory dwellings, student housing, and other housing types.
Policy H-2.5:	***Entitlement Process.*** Provide flexible entitlement processes that facilitate innovative and imaginative housing solutions, yet balance the need for developer certainty in the approval process, governmental regulation, and oversight.
Policy H-2.6:	***Collaborative Partnerships***. Seek, support, and strengthen collaborative partnerships of nonprofit organizations, the development community, and local government to aid in the production of affordable and market rate housing.
Policy H-2.7:	***Housing Incentives.*** Facilitate the development of market rate and affordable housing through the provision of regulatory concessions and financial incentives, where feasible and appropriate.

HOUSING ASSISTANCE

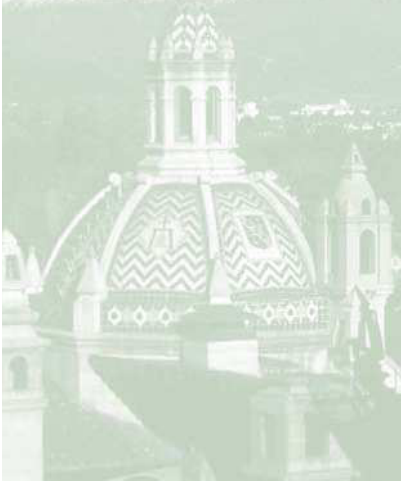
Where should we live? Should we live near work or family? What kind of housing can we afford? How long will it take to save a down payment? Does this neighborhood, size of home, quality of home best meet the needs of our family and children? All of us ask these questions at some time—when our children move out on their own, as we have families, and as we contemplate retirement. The answers to these housing questions have significant implications for Riverside's economic competitiveness, the well-being of its residents, and the importance of assisting residents in meeting their housing needs.

Homeownership Assistance

The pursuit of liberty and happiness for families is often intertwined with the attainment of homeownership. Homeownership carries with it independence and freedom, economic stability and success, and personal safety and security for families. Homeownership commits one to a long-term investment with the home, resulting in increased investment in the property, which in turn increases property values. A key goal of the City of Riverside's General Plan 2025 Vision is to promote and preserve the varied homeownership opportunities in the community to improve the quality of life for individuals and families.

In past years, Riverside has seen significant escalation in housing prices, with prices soaring to more than $500,000 for a single-family home. Recent declines in the housing market have significantly reduced prices and made homes more affordable to residents and the workforce. Moderate income households can afford condominiums and above moderate income households can afford single-family homes. However, affording a down payment is still a hurdle for many working families. The City of Riverside is committed to investigating and retooling programs to help residents attain homeownership in the community.

The same housing market forces that led to soaring housing prices have also led to unprecedented levels of foreclosures in Riverside and the rest of the Inland Empire, and state of California. The City of Riverside, through the Fair Housing Council of Riverside County and other agencies, works with homeowners to preserve their homes and avoid foreclosure. The City is aggressively pursuing strategies to preserve and stabilize its residential neighborhoods. The Neighborhood Stabilization Program has involved the acquisition of vacant and foreclosed homes, rehabilitation of the home, and offering of the unit for sale, lease, or rent-to-own to income-eligible, first-time homebuyers in Riverside.



Rental Assistance

Riverside provides a diverse number of well-paying jobs. Still, many young adults working full-time earn wages of $8 to $15 per hour, or $17,920–$31,200 annually. These individuals fill critical jobs in Riverside's service, retail, production, and other industries. The prevailing wages earned from these jobs are extremely low, very low, and low income. At these wages, a household could afford about $700 per month in rent. With average rents for a one-bedroom apartment at $1,000 and average rents of $1,300 for a two-bedroom apartment, many young adults have difficulty affording housing.

Due to the difficulty of affording housing during this economic downtown, many households must weigh the option of doubling up with other families, overpaying for housing, or moving out of the community to more affordable locations. The Riverside County Housing Authority (RCHA) assists in meeting renter needs by providing vouchers to extremely low and very low income households residing in Riverside. In addition, the City has approximately 2,400 apartment units that are deed-restricted as affordable to lower income households. The City also continues to support the mobilehome rent stabilization program.

Affordable Housing Preservation

Publicly assisted housing provides the largest supply of affordable housing in Riverside. Preserving the availability and affordability of publicly subsidized housing is thus a key City housing strategy. The City of Riverside currently has 33 rental projects that provide subsidized housing for about 2,100 family and senior households earning lower income. These projects provide long-term affordable housing options that are deed restricted. Five residential projects (totaling 188 family units and 621 senior units) are potential candidates for conversion to market rents between the time period of 2010 and 2019.

California housing law requires all communities in preparing housing elements to include an analysis of multiple-family affordable housing projects (see Housing Technical Report) assisted by governmental funds regarding their eligibility to change from low income housing to market rates by 2019. Given the cost of building new housing versus the relatively low cost of preserving existing housing and the value of publicly subsidized housing to our seniors, the City of Riverside is committed to providing technical and financial assistance to developers and property owners, where feasible, to maintain these affordable units.

Collaborative Partnerships

Riverside enlists the assistance of collaborative partnerships to provide a broad array of housing assistance, economic development, and human

services to residents in the community. The City of Riverside provides millions of dollars in funding and grants each year to a wide range of nonprofit human service and housing development organizations that implement community programs. These programs assist households, families with children, and others to find housing and appropriate supportive services. Funding is provided annually, contingent upon the continuation of adequate local, state, and federal funds. Some of the organizations include:

Service Agencies

- Casa Blanca Home of Neighborly Service
- Eastside Child Care
- Carolyn E. Wylie Center for Children, Youth & Families
- Care Connexxus
- Youth Service Activities
- Arlanza Family Center

Housing Agencies

- Fair Housing Council of Riverside County
- CORE
- Riverside Housing Development Corporation
- Habitat for Humanity
- TELACU
- Whiteside Manor

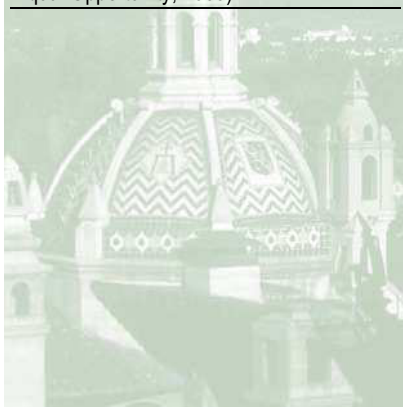
Fair Housing

Riverside is committed to becoming an inclusive 21st-century city. Noted for its considerable racial, ethnic, religious, and other diversities, the City of Riverside has etched a complex history with a number of events contributing to and detracting from diversity. However, as they move into the 21st century, Riversiders face opportunities and challenges related to the City's growing diversity. Critical underlying factors include not only economic and educational disparities, but also housing. It is increasingly imperative that Riversiders embrace the varied challenges and seize the opportunities created by our diversity. The City of Riverside's Statement of Inclusiveness embodies this commitment.

Riverside's Statement of Inclusiveness relates directly to housing. Riverside contracts with the Fair Housing Council of Riverside County to provide fair housing services for residents in the community. Services include landlord-tenant information and mediation, a wide range of education and enforcement activities to prevent housing discrimination or enforce housing rights, training and technical assistance, administrative hearings for Public Housing Authority tenant grievance, and Section 8 hearings. In recent years, homeownership preservation has become a critical issue in Riverside. The Fair Housing Council offers homeownership classes, services to prevent or navigate foreclosures, and other assistance to help residents meet their housing needs.

What is Fair Housing?

Fair housing is often associated with discriminatory practices and costly legal action. However, the goal of fair housing is far broader. The goal of fair housing is to support and promote inclusive, diverse communities of choice. These communities are marked by opportunities for families to live in neighborhoods of their choice: where there is a wide variety of housing types; where schools are stable and well supported; where jobs are accessible; and where people of all races, ethnicities, ages, and disabilities are an integral part of the larger community (National Commission on Fair Housing and Equal Opportunity, 2008).



Objective H-3:	**To increase and improve opportunities for low and moderate income residents to rent or purchase homes.**
Policy H-3.1:	***Homeownership Assistance.*** Support and provide, where feasible, homeownership assistance for lower and moderate income households through the provision of financial assistance, education, and collaborative partnerships.
Policy H-3.2:	***Homeownership Preservation.*** Aggressively work with governmental entities, nonprofits, and other stakeholders to educate residents and provide assistance, where feasible, to reduce the number of foreclosures in the community.
Policy H-3.3:	***Rental Assistance.*** Support the provision of rental assistance to extremely low, low, and very low income households, including emergency rental assistance for those in greatest need.
Policy H-3.4	***Preservation of Affordable Housing.*** Assist in the preservation of affordable rental housing at risk of conversion by working with interested parties, offering financial incentives, and providing technical assistance, as feasible and appropriate.
Policy H-3.5:	***Collaborative Partnerships.*** Collaborate and/or facilitate collaboration with nonprofit organizations, developers, the business community, special interest groups, and state and federal agencies to provide housing assistance.
Policy H-3.6:	***Community Services.*** Support the provision of employment training, childcare services, rental assistance, youth services, and other community services for each neighborhood that enable households to attain the greatest level of self-sufficiency and independence.
Policy H-3.7:	***Fair Housing.*** Prohibit discrimination and enforce fair housing law in all aspects of the building, financing, sale, rental, or occupancy of housing based on protected status in accordance with state or federal fair housing law.

SPECIAL HOUSING NEEDS

Certain households in Riverside have greater difficulty finding decent, affordable housing. State law defines "special needs" groups to include senior households, persons with disabilities, large households, female-headed households, single-parent families, farmworkers, and people who are homeless. Due to their numbers in Riverside, college students are also considered to have special housing needs.

Senior Households

Riverside has 15,363 senior-headed households, comprising 16 percent of all households. Senior housing needs are due to a higher prevalence of disabilities, limited incomes, and greater housing overpayment. A large proportion of seniors need affordable housing, transportation, and support services. As the baby boom generation ages, the City will see an increased demand for all types of senior housing.

The City recognizes the importance of providing services to enable seniors to "age in place," that is, to maintain their current residences for as long as possible. A model for senior housing does not exist, as no single model is right for every individual. Senior housing vary from assisted living, to aging in place, to an elder fraternity approach in which several seniors live in one home and pool their resources. Table H-11 summarizes senior housing opportunities in Riverside.

TABLE H-11
SENIOR HOUSING IN RIVERSIDE

Housing Options	Number of Projects	Units Available		
		Affordable	Market Rate	Total Units
Apartments	26	1,751	2,033	3,784
Assisted Living	65	—	1,124	1,124
Mobile Homes	3	—	760	760
Total	**94**	**1,751**	**3,917**	**5,668**

Source: Riverside County Network of Care, various rental listings.

TELACU Las Fuentes

The City, County, and other organizations provide transit services for seniors. Senior activities are offered at six park and recreational facilities, including the Janet Goeske Center. To provide an ongoing voice for senior concerns, the City's Commission on Aging makes recommendations to the City Council on issues to enhance the quality of life for seniors. In 2004, the Commission recommended the construction of new senior units, more flexible zoning standards, the provision of services, and the implementation of universal design standards in new housing in the "Seniors Housing Task Force Report."

Persons with Disabilities

The City of Riverside is home to a number of people who have personal disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves or live fully independent lives. Disabilities include sensory, physical, mental, self-care, or homebound. Of the noninstitutionalized population living in Riverside, approximately 10 percent of the population between the ages of 16 and 64 reported a disability versus 39 percent of residents older than 65 years. An additional number of residents are disabled and live in group settings.

Providing sufficient quantity and quality of housing for people with disabilities is a significant challenge. Meeting this challenge requires a comprehensive strategy that focuses on facilitating independent living through in-home modifications, providing suitable housing through land use and zoning practice, enforcing current state and federal accessibility laws, increasing the supply of affordable housing, and facilitating a range of supportive services. In other cases, specialized supportive services are necessary. Table H-12 shows the range of housing types available to people with disabilities in Riverside.

TABLE H-12
RIVERSIDE CARE FACILITIES

Type of Facility	Clientele	Facilities	
		Number	Capacity
Small Family Home	Disabled children	7	28
Group Home	Troubled youth	15	133
Adult Residential	Disabled adults	74	586
Elderly Residential	Adults 60 years+	65	1,124
Alcohol/Drug Rehab	All ages	35	293
Total		**196**	**2,164**

Sources: California Community Care Licensing Division 2008; California Office of State Alcohol and Drug Programs 2008; Sober Living Network, Listing of Riverside Facilities 2008. Facilities geocoded for City of Riverside address.

The City of Riverside has established a Commission on Disabilities to advise the City Council on policy, programs, and actions affecting persons with disabilities in the City and help create a public awareness of the needs in areas such as housing, employment, and transportation. Other organizations providing services to people with disabilities include the Community Access Center, Inland Regional Center, County of Riverside, and other nonprofit organizations. Riverside's Annual Action Plan lists agencies funded each year.

Family Households

Riverside has long had a strong commitment to its families and has been awarded the distinction of being in the top 100 best communities nationwide for children. Led by the National League of Cities, the 2008 Mayors' Action Challenge for Children and Families focuses on four priorities every child needs: "Opportunities to learn and grow; a safe neighborhood to call home; a healthy lifestyle and environment; and a financially fit family in which to thrive." Assisting residents in securing and affording a home is a key strategy.

Cypress Springs Apartments

Providing decent and affordable housing for families (e.g., female-headed families, single parents, and large families) is an important goal for Riverside. Their special needs status is due to lower incomes, the presence of children and need for financial assistance, and the lack of adequately sized housing. Lower income families have the most difficulty in finding affordable housing and many must overpay or live in overcrowded conditions. Table H-13 summarizes the number of deed-restricted units affordable to lower income families.

TABLE H-13
FAMILY HOUSING IN RIVERSIDE

Housing	Number of Projects	Total Units Affordable to Lower Income
Apartments	26	1,468
Market Rate Mobile homes	13	1,717
Housing Vouchers	—	785
Projects/Units Available	**39**	**3,970**

Source: City of Riverside.
Note: Housing voucher totals are estimated and may overlap with some of the assisted family apartments.

The City offers several programs to help lower income single-parented, large, and female-headed families secure housing. The City is facilitating new rental, ownership, and mixed use housing. As noted by the Annie E. Casey Foundation, the shortage of affordable family housing detracts from family well-being, education, and health. Where existing housing needs improvement, the City is actively involved in the rehabilitation and/or acquisition of these properties, such as the Indiana Apartments. Homeownership assistance is also offered by several programs. Finally, the Consolidated Plan lists a number of supportive services funded by the City of Riverside that benefit families in Riverside.

Homeless Persons

As with most large urban communities, the City of Riverside is faced with the challenge of addressing the needs of its homeless population. This includes not only Riverside residents who become homeless, but also individuals and families with children who become homeless in other cities and come to Riverside seeking resources. In January 2009, the county biennial (required by HUD) survey found that 632 individuals were identified as homeless in the City on any given day.

Homeless people experience a range of health, housing, and employment needs. More than one in five experience mental illness and substance abuse, and one in four is disabled. As to the primary cause for homelessness, 34% of respondents cited a job loss, 19% identified alcohol or drug use, 5% cited an argument with a family or friend; 6% cited domestic violence, and 6% reported that their landlord sold, stopped renting, or reused their property. Among the homeless population, nearly 50% had been homeless for at least one year.

In 2003, the City of Riverside adopted the "Riverside Community Broad-Based Homeless Action Plan." Since its adoption, the City has implemented 30 strategies, including hiring a homeless services coordinator and street outreach workers, opening a new emergency shelter, developing a homeless services access center (Hulen Place), expanding funding for community-based service agencies, identifying funding for prevention strategies, strengthening collaboration with faith-based service providers, and creating more affordable housing.

The City of Riverside and partner organizations work together to help provide the services required to address the needs of homeless people. In addition, as shown in Table H-14, there are numerous accommodations for people who are homeless in Riverside.

TABLE H-14
HOMELESS SHELTER RESOURCES

Facility	Sites	Individuals	Persons in Families	Youth	Total
Emergency Shelter	4	156	110	17	283
Transitional Housing	8	110	304	20	434
Permanent Supportive Housing	6	149	–	–	149
Total	**18**	**415**	**414**	**37**	**866**
Other Facilities	N/A	N/A	N/A	N/A	172[1]

Source: City of Riverside, 2009.

1. Various sober living homes.

College Students

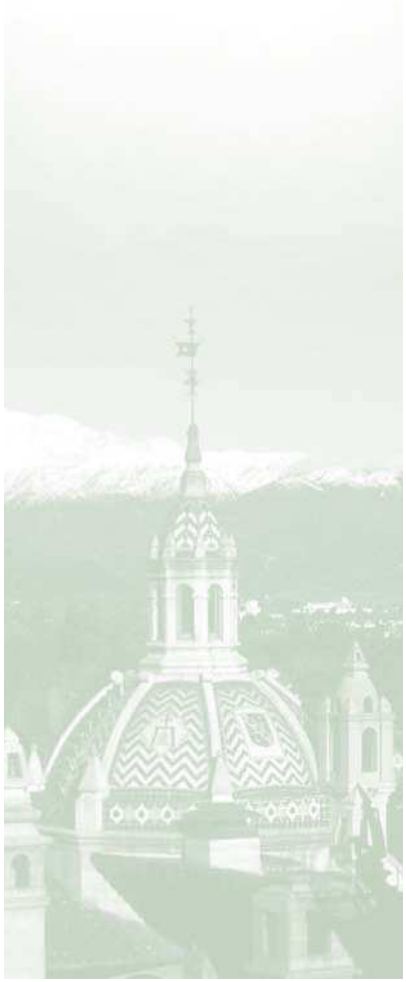
Riverside is known for its quality educational institutions. Some of the larger institutions are Riverside Community College, University of California at Riverside, California Baptist University, and La Sierra University. Other educational institutions include the California School for the Deaf, Riverside (one of only two state-run schools) and Sherman Indian High School (the only off-reservation high school in California).

Because educational institutions in Riverside play an important role in the history, economy, and community life of Riverside, it is important to ensure that the significant housing needs of current and future students, faculty, and employees are addressed. Table H-15 highlights the largest Riverside educational institutions that provide housing, their current and projected enrollment, and housing.

TABLE H-15
EDUCATIONAL INSTITUTIONS AND HOUSING

	Enroll-ment	Housing Opportunities			
		Dorm Units	Apart-ments	Family Units	Faculty Units
University of California, Riverside					
2008	18,000	2,944	1,864	268	6
2014	23,000	4,194	3,464	918	78
CalBaptist University					
2008	4,000	230	500	10	N/A
2014	6,000	230	N/A	10	N/A
La Sierra University					
2008	2,000	600	0	211	42
2014	2,500	600	0	211	42
California School for the Deaf, Riverside					
2008	400	220	0	0	0
2014	480	300	0	0	0
Sherman Indian High School					
2008	400	900	0	0	0
2014	400	900	0	0	0

Source: City of Riverside Survey, 2008.
N/A: information not available.



The Housing Technical Report lists the various projects planned in Riverside through the end of the Housing Element planning period.

Objective H-4:	**To provide adequate housing and supportive services for Riverside residents with special needs that allow them to live fuller lives.**
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.
Policy H-4.2:	***Family Housing.*** Facilitate and encourage the development of larger rental and ownership units appropriate for families with children, including the provision of supportive services such as child care.
Policy H-4.3:	***Educational Housing.*** Work in cooperation with educational institutions to encourage the provision of housing accommodations for students, faculty, and employees that reflect their housing needs.
Policy H-4.4:	***Housing for Homeless People.*** Support adequate opportunities for emergency, transitional, and permanent supportive housing through the implementation of land use and zoning practices and, where feasible, financial assistance.
Policy H-4.5:	***Housing for People with Disabilities.*** Increase the supply of permanent, affordable, and accessible housing suited to the needs of persons with disabilities; provide assistance to persons with disabilities to maintain and improve their homes.
Policy H-4.6:	***Supportive Services.*** Continue to fund the provision of supportive services for persons with special needs to further the greatest level of independence and equal housing opportunities.

QUANTIFIED OBJECTIVES

The objectives and policies of the 2008–2014 Riverside Housing Element are implemented through a variety of programs designed to encourage the maintenance, improvement, development, and conservation of housing and neighborhoods in the community. The Housing Implementation Plan lists each of these programs, specific actions to accomplish an objective or policy, agency responsible for its administration, funding source, and timeline for implementation.

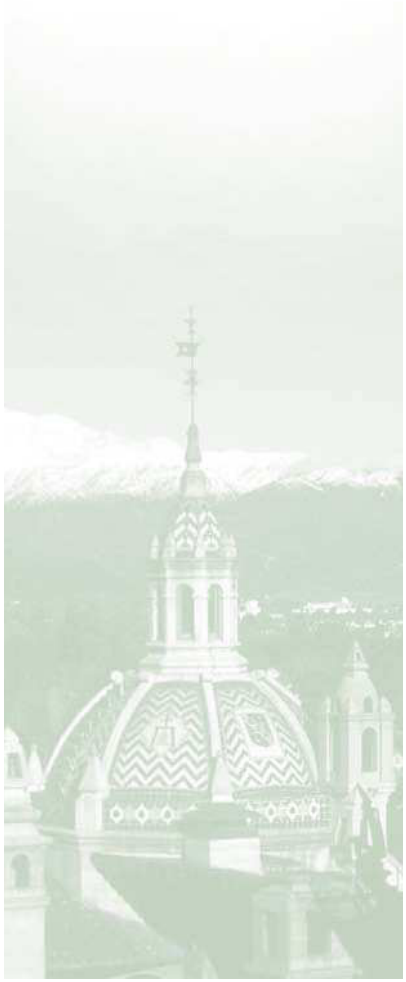
Table H-16 provides a summary of the quantified objectives that the City will pursue to show progress in meeting its housing needs.

TABLE H-16
QUANTIFIED HOUSING GOALS

Households	Affordability Level				
	Extremely Low	Very Low	Low	Moderate	Above Moderate
Housing Construction (2006–2014 RHNA)	24				83
Home Rehabilitation and Preservation	210		286	124	
Preservation of Publicly Subsidized Units		48	138		
Rental Assistance (County and City)	120				
Homeowner Assistance		3	26	24	

Source: City of Riverside, 2010.

The Housing Implementation Plan (please refer to the General Plan 2025 Implementation Plan Appendix A) provides a description of the housing programs from which the quantified objectives are derived.



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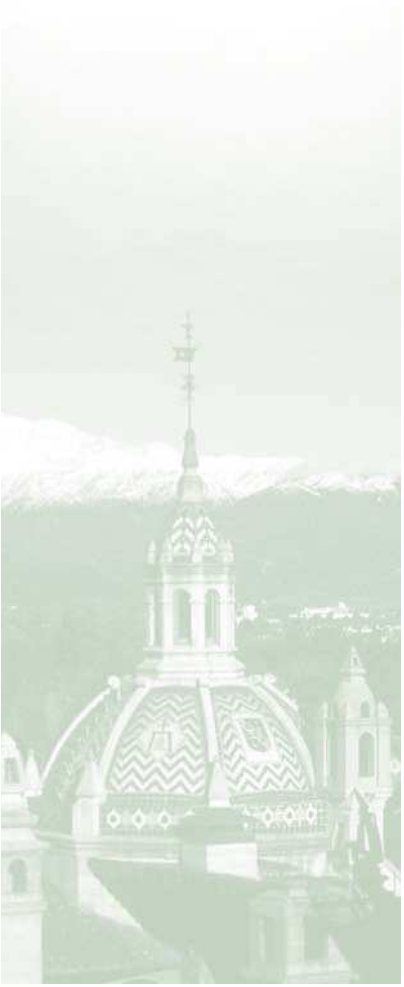

DRAFT HOUSING ELEMENT
TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025

Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
Housing Conditions					
H-1	Continue to provide rehabilitation assistance to single family residential and mobile home owners through the Housing Rehabilitation Programs which help low and moderate income households rehabilitate their homes. Low interest loans and a number of grants are available to finance housing repairs for income eligible homeowners. Programs include:	**Housing & Neighborhoods Division**	On-going	H-1 H-1.1	From 2006 to 2009, the City of Riverside has provided 491 loans and/or grants that total $3,356,049 to single family residential and mobile home owners to eliminate health and safety matters and to address code violations.
	Rehabilitation Loans – These loans provide up to $40,000 for rehabilitation. They are available at 3% simple interest and are repayable over 20 years. A Deed of Trust is used to secure the loan (as a lien on the property).	**Housing & Neighborhoods Division**	On-going	H-1 H-1.1	From 2006 to 2009, the City has provided 46 housing rehabilitation loans totaling $1,391,323 to eliminate health and safety issues and address code violations.
	Senior and Disability Grants: -- Grants up to $5,000 are available to seniors and persons with disabilities to make necessary housing repairs or modifications that allow disabled access**.**	**Housing & Neighborhoods Division**	On-going	H-1 H-1.1 H-4	From 2006 to 2009, the City has provided 403 senior and disability grants totaling $1,921,596 to eliminate health and safety issues and address code violations.
	Emergency Grant -- Grants of up to $5,000 are available to correct emergency problems. An emergency problem is considered to be a situation which threatens the health and safety of the household residents.	**Housing & Neighborhoods Division**	On-going	H-1 H-1.1	From 2006 to 2009, the City has provided 18 emergency grants totaling $43,130 to address repairs which can threaten the health and safety of a household.
	Rebuilding Together Riverside (RTR) – The City of Riverside is proud to announce the formation of Rebuilding Together Riverside (RTR), a non-profit organization dedicated to promoting affordable housing in Riverside and the surrounding communities.	**Housing & Neighborhoods Division**	On-going	H-1 H-1.1	RTR holds an annual Rebuilding Day event in April to perform minor rehabilitation on owner-occupied residential properties. To be eligible, household's income cannot exceed 80% of Area Median Income. Annually RTR rehabilitates approximately five houses.

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
H-2	Provide rehabilitation assistance to 210 very low, 286 low and 124 moderate income multi-family residential home owners.	**Housing & Neighborhoods Division**	Winter Quarter 2014	H-1 H-1.1	
H-3	Continue implementing the Multi-family Development Program for new construction as funding is available.	**Housing & Neighborhoods Division**	On-going	H-1 H-1.1	In 2009, the City received a proposal from Palm Desert Development Corporation for the development of a 78 unit affordable housing apartment community for families. Fifteen of the units will be reserved for individuals who have disabling mental illness and are homeless or at risk of homelessness. On February 19, 2010, the Development Committee will be asked to review and approve the project's concept. On March 9, 2010, the City Council and Agency Board will be asked to approve the project and a development loan in the amount of $2.65 million. The City will accept application for funding under the Multi-family Development Program as long as program funding are available.
H-4	Continue to perform lead & mold abatement on homes. Through a grant provided by the U.S. Department of Housing and Urban Development (HUD), the County of Riverside, Department of Public Health has developed a program to help fight lead paint poisoning in the County. This program offers free, or low cost, lead-based paint service to qualified families.	**RHDC** **Riverside County Department of Public Health**	On-going	H-1 H-1.1	Between 2005 and 2008 134-units were abated.
H-5	Work in the Northside Neighborhood and the Brockton area of the Downtown Neighborhood with the single family rehabilitation and foreclosure programs to make a significant difference in these neighborhood areas that have been hard hit by this economic down turn.	**Housing & Neighborhoods Division** RHDC	On-going	H-1 H-1.1	Riverside Housing Development Corporation (RHDC) is marketing the housing rehabilitation program in these target areas. In addition, the Neighborhood Stabilization Program (NSP) staff is focusing on acquiring foreclosed properties in these target areas and rehabilitating them. The homes will be sold to income eligible first-time homebuyers.

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TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025

Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
H-6	Continue to implement the 20% set aside. The Redevelopment Agency continues to use 20% set-aside housing funds to fund housing rehabilitation programs, down payment assistance programs, and the construction of affordable housing projects. In 2008, the Redevelopment Agency approved using 20% set-aside housing funds to address the foreclosure crisis by acquiring foreclosed properties; rehabilitating the acquired units; and selling them to first time homebuyers.	**Housing & Neighborhoods Division** Redevelopment Agency	On-going	H-1 H-1.1	In 2009, the Redevelopment Agency funded one down payment assistance loan in the amount $24,500. Starting in 2007, the Housing Rehabilitation Program was funded with 20% set-aside housing funds. From 2007 to 2009, the Agency has funded 94 loans/grants totaling $701,879.46. Through the Targets of Opportunity Program, the Agency has been able to acquire foreclosed properties, addressing code violations and eliminating any health and safety issues o those properties. In 2009, the Agency has acquired 7 properties that are currently being rehabilitated.
Code Enforcement					
H-7	Continue implementation of Code Enforcement services including the following programs:	**Code Enforcement**	On-going	H-1 H-1.2	Code Enforcement is a top priority of City Council and continues to be aggressive.
	Neighborhood Livability Program (NLP) – In conjunction with other City departments, Code Enforcement coordinates and investigates neighborhood livability concerns related to illegal group homes, parolee boarding houses, unlicensed massage parlors, non-permitted homeless encampments and other severe public nuisance violations in the community.	**Code Enforcement** City Attorney Office Police Planning Division	On-going	H-1 H-1.2	Since September of 2003, the NLP has resolved over 100 transitional housing/group home complaints by successfully enforcing the City's ordinances regulating boarding houses, parolee homes and sober living homes. The NLP has also obtained over 48 voluntary property rehabilitations. Approximately 63 problem board-up residences have been demolished and the City has initiated five judicial foreclosures/receiverships. Further, 205 graffiti cases have been initiated and the City has collected $126,616.13 in settlements and judgments. Overall, the NLP has been an unqualified success and is considered a model for cities throughout the state.
	Foreclosed or Vacant Properties Program – Code Enforcement addresses all complaints of vacant and foreclosed homes where the property is not being maintained to the neighborhood standards.	**Code Enforcement**	On-going	H-1 H-1.2	See the response under the Neglected Property Abatement Team.

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	Neglected Property Team – Code Enforcement actively addresses vacant, neglected and foreclosed homes through a comprehensive enforcement program aimed at eliminating the blight associated with these properties and working with property owners to have properties rehabilitated and re-occupied.	**Code Enforcement**	On-going	H-1 H-1.2	Resources have been dedicated to addressing vacant/foreclosed properties with the passing of Riverside Municipal Code 6.11 – Maintenance of Vacant and Neglected Properties in January 2008. This Neglected Property Abatement (NPA) Team has inspected approximately 2500 properties and obtained voluntary compliance of approximately 1400 of these properties. In addition, $3,983,254 in fines and judgments have been invoiced to date, and $1,558,553 has been collected.
	Warrants, Abatements, Receiverships, and Demolitions (WARD) Team – Code Enforcement Officers on the WARD Team specialize in obtaining warrants, conducting abatements, coordinating receivership actions, and demolishing hazardous structures.	**Code Enforcement**	On-going	H-1 H-1.2	Code Enforcement Officers continue to pursue this Program as appropriate.
Historic Preservation					
H-8	Continue to implement the Historic Preservation Program and future amendments to Title 20.	**Planning Division**	On-going	H-1 H-1.3 Historic Preservation Element	The momentum has continued with the City receiving two State grants to conduct surveys for the Camp Anza area and to provide a Modernism Context Statement. As well, one in-house survey of the Five Points area has also been conducted. The Palm Heights and North Hill areas were designated as Historic Districts during this time period. More recently a comprehensive update to the Cultural Resource Ordinance, Title 20, is nearly complete and will include an update to the Historic Preservation Element of the General Plan 2025. The City continues to designate buildings individually and to be part of the Certified Local Government (CLG) program. The City continues to maintain the Historic Resources Database. Recently the City amended Title 19 (Zoning Code) and Title 20 (Cultural Resources Code) to create the Cultural Resources Overlay Zone. This Overlay Zone will be used as a way to notify property owners of their property's historic significance and obligations. The City created a public outreach program through the local Cable Channel and created a public outreach newsletter mailed to all designated historic properties Citywide.

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
Park and Recreation					
H-9	See Tools OS-1, OS-4, OS-5, OS-6, OS-9, OS-10, OS-11, OS-13, OS-14, OS-15 and OS-19 of the Open Space and Conservation Element portion of the General Plan 2025 Implementation Plan for tools implementing Policy H-1.4.	**City Manager** Parks, Recreation and Community Services Planning Division Public Works Public Utilities	On-going	H-1 H-1.4 OS-1 OS-3 OS-5 OS-6 LU-5 LU-6 AQ-1.9	See related Tools.
Public Facilities and Infrastructure					
H-10	Continue to implement the Crime Free Multi-Housing Program. This program is designed to reduce crime, drugs and gangs on apartment properties.	**Police** Planning Division	On-going	H-1 H-1.5	Since 2005, the CFMH program has expanded to include 250 multi-housing sites, more than doubling its participation since its inception.
H-11	Continue to implement the Neighborhood Watch Program and Academy. Neighborhood Watch is the added eyes, ears and awareness on the city streets. It is critically important to reducing crime and improving the quality of life in each of the neighborhoods.	**Police**	On-going	H-1 H-1.5	The Neighborhood Watch Program has a proven success at reducing crime and increasing the comfort and safety of a neighborhood and these programs enjoy genuine community support and tangible action.
H-12	Require all new projects with a Home Owner's Association (HOA) to participate in the Crime Free Multi-Housing Program.	**Police** Planning Division	On-going	H-1 H-1.5	The Planning Division will work with the Police Department to add HOA's to the Crime Free Multi-Housing Program as a condition of approval of the appropriate planning process.

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
Neighborhood Identity					
H-13	Riverside's neighborhoods are the fundamental building blocks of the overall community. Updating the neighborhood plans with the involvement of the community will ensure that a more detailed design and policy direction is available for each neighborhood for which new development projects can be measured. (See Overarching Tool 17)	**Planning Division** Housing & Neighborhoods Division	TBD	H-1 H-1.6 LU-30.1 LU-30.7	The University Neighborhood Plan was adopted on June 17, 2008 and the Eastside Neighborhood Plan was adopted on June 16, 2009. In addition, on October 6, 2008 the Riverside Neighborhood Partnership established the following recommendation for upcoming neighborhood plans in the following order, La Sierra Hills/La Sierra Acres, Arlanza, Northside and Magnolia Center. Due to budget consideration and staff reductions no time table has been established for the preparation of neighborhood plans.
Neighborhood Involvement					
H-14	Consider reopening the Neighborhood Improvement Program in the Chicago/Linden Neighborhood and if successful rolling the program out to other neighborhoods.	**Housing & Neighborhoods Division** Police Planning Division	TBD	H-1 H-1.7	Housing staff will evaluate the Neighborhood Improvement Program and determine whether the program still meets the community's needs.
H-15	Continue the City's efforts with neighborhood organizing, including such programs as:	**Housing & Neighborhoods Division**	On-going	H-1 H-1.7	All neighborhoods programs continue to grow in participation by residents. A goal of a ten percent increase each year in the Leadership Academy, Neighborhood Conference, and attendance at the Riverside Neighborhood Partnership monthly forum have been met or exceeded. Awards programs have full participation by all council members in nominating awardees for the Neighborhood Spirit Awards, and application numbers for the Jack B. Clarke Award continue to be consistently high. The Healthy Neighborhoods Assessment is still in progress and being produced in partnership with the Presley Center for Youth Violence Prevention at the University of California, Riverside.

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TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025

Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	Riverside Neighborhood Partnership – The Riverside Neighborhood Partnership (RNP) is a community group whose mission is to encourage and facilitate the formation of neighborhood associations city-wide and to act as a clearinghouse for neighborhood concerns. It is the Partnership's belief that by being organized, neighborhoods are better equipped to tackle problems that periodically arise.	**Housing & Neighborhoods Division**	On-going	H-1 H-1.7	The RNP meets monthly at City Hall and has consistently met the first Monday of each month, 6:30 pm, in the Mayor's Ceremonial Room, since 1994. This meeting provides a monthly forum for neighborhoods to present concerns and seek problem-solving assistance along with neighborhood organizing support. Neighborhood organizing efforts focus on neighborhood self-help and building social capital rather than political activism. It is a partnership with the City and other agencies and entities within the City. Board membership has become increasingly competitive with numerous individuals representing their neighborhoods running for election.
	Neighborhood Leadership Academy – Critical to the success of any neighborhood improvement effort is the effective leadership of key residents who can guide their neighbors in community-wide decision-making. Selected applicants develop the skills and networks essential to neighborhood improvement at this free academy.	**Housing & Neighborhoods Division**	On-going	H-1 H-1.7	The Neighborhood Leadership Academy continues to be one of the City's most successful programs, resulting in numerous graduates moving on to board and commission membership or city council races in addition to greater leadership within their own neighborhoods. Despite budget constraints, this approximately $10,000 program continued this past year (2009) on a budget of about $2500.00 which covered mailing, awards, and meager refreshments. It also relied upon volunteer trainers where in the past a consultant has been hired to provide the training. The 2009 class was the largest class to graduate with 36 participants. The goal for this program is 24 graduates. This goal has been met since inception in 2001.
	Annual Neighborhood Conference – This annual conference is all about Riverside's greatest resource its people. It is an opportunity for the city to celebrate neighborhood leaders and to let them share their success stories.	**Housing & Neighborhoods Division**	On-going	H-1 H-1.7	Since its inception in 2001, participation in this one-day neighborhood leadership capacity building event has grown from under 200 to well over 400 participants. Like the leadership academy, its impact can be seen in the increase in leadership capacity and engagement of neighborhood groups in City Hall activities and neighborhood self-help.
	Neighborhood Spirit Awards – Seven neighborhood groups, one for each ward in the city, are recognized for their extraordinary commitment, accomplishments, creativity and resourcefulness as organized neighborhood groups.	**Housing & Neighborhoods Division**	On-going	H-1 H-1.7	The Neighborhood Spirit Award was instituted in 2007, replacing the former "Neighborhoods That Work Award," which was similar. Each year, city council members suggest recipients and together with staff a group is selected. They are recognized at the Neighborhood Conference and presented with an easy-up canopy for use by the neighborhood and with the inscription "Neighborhood Spirit Award (Year)" across the top. Recipients always are in attendance for the recognition.

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	Jack B. Clarke Award – This award was established in 1996 to commemorate the late Councilman Jack B. Clarke, Sr.'s vision of building neighborhood relationships and bringing neighborhoods together for the betterment of the City of Riverside.	**Housing & Neighborhoods Division**	On-going	H-1 H-1.7	Applications are taken city-wide, and a subcommittee of the Riverside Neighborhood Partnership selects the recipient. The recipient is recognized at the Neighborhood Conference and presentation of the award is made by the Mayor and Jack B. Clarke, Jr., and Jack B. Clarke III.
	Healthy Neighborhood Assessment – On April 17, 2007 the City Council approved the Healthy Neighborhood Assessment report which provides a framework for developing a diagnostic model to assess the effective quality life in each neighborhood. The Council has requested that the Development Department evaluate the Healthy Neighborhood Assessment report and report to the Community Services and Youth Committee with a plan to proceed with drafting a a neighborhood diagnostic analysis.	**Housing & Neighborhoods Division**	On-going	H-1 H-1.7	City Departments have provided data to the Presley Center for Youth Violence Prevention at University of California, Riverside for analysis and reporting back to the City. This first analysis will provide a baseline which will assist the City in more strategically directing resources to improve the relative "health" of the neighborhoods. Other initiatives relative to Healthy Communities are also interested in the outcome of the initial study as well as to partner with non-profits for the same reasons cited above.
H-16	Continue to support Keep Riverside Clean and Beautiful (KRCB). This organization strives to instill a sense of community pride and leadership within Riverside by creating partnerships that work toward the beautification of the city.	**KRCB**	On-going	H-1 H-1.7	While in partnership with local government and private business, KRCB has remained strong year round, building a sense of community pride with 24,000 volunteer hours organizing community beautification projects within the City of Riverside.
Corridor Development					
H-17	Revise the Market Place Specific Plan to include greater opportunities for mix use and transit oriented development tied into the existing Metrolink Station and the proposed Bus Rapid Transit line along University Avenue. This amendment will not only promote greater housing opportunities but also reduce vehicle miles traveled and greenhouse gas emissions.	**Planning Division**	Last Quarter 2011	H-2 H-2.1 CCM-16 CCM-17	This case has been assigned and has received grant money under the American Recovery and Reinvestment Act.

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
H-18	Revise the University Avenue Specific Plan to reflect the new expanded role of this thoroughfare as envisioned in the General Plan 2025 Program. (See Overarching Tool 44)	**Planning Division**	Last Quarter 2010	H-2 H-2.1 LU-14	This case has been assigned and will be completed after the MarketPlace Specific Plan. It has also received grant money for updating from the American Recovery and Reinvestment Act.
H-19	Continue to implement the Downtown Specific Plan to reflect the new expanded role of this area as the arts and culture center of the Inland Empire with greater housing density as envisioned in the General Plan 2025 Program.	**Planning Division**	On-going	H-2 H-2.1	The City continues to implement this Specific Plan as evidenced by such projects as the Fox Theater, M'Sole Live/Work units, and Raincross Promenade units to name a few.
H-20	Continue to implement the Magnolia Avenue Specific Plan to reflect the new expanded role of this thoroughfare as envisioned in the General Plan 2025 Program.	**Planning Division**	On-going	H-2 H-2.1	The City continues to implement this Specific Plan as evidenced by such projects as the Villas at Magnolia, Village at Magnolia Square and Madison Villa.
Smart Growth					
H-21	As part of the Market Place and University Avenue Specific Plan updates rezone properties as noted in Tables H-40 & H-42 of the Technical Report (Appendix A) of the Housing Element.	**Planning Division**	Last Quarter 2010 & 2011	H-2 H-2.2	Rezoning of these properties will be implementation strategies of the Specific Plan amendments (See Tools H-17 and H-18 above).
H-22	Ensure that the last 24 units of extremely low/very low and 83 above moderate income housing units are planned/built to meet the required RHNA this housing cycle.	**Housing & Neighborhoods Division** Planning Division	Last Quarter 2014	H-2 H-2.2	Housing & Neighborhoods and the Planning Division will work with developers as interest arises to provide these units.

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
Housing Design					
H-23	Continue to provide the voluntary Riverside Green Builder (RGB) program. This program is primarily for production builders. RGB is based on the California Green Builder Program that is recognized by the California Public Utilities Commission, the California Energy Commission and California League of Cities, and is the largest residential green builder program in California.	**Building Division**	On going	H-2 H-2.3 OS-8 OS-8.2 OS-8.6	The Building Division advertises this program both at the front counter and on the Division's website.
H-24	Continue to offer "Energy Saving," "Green Power" and "Water" Rebates to residential customers and their contractors (both for rehabilitation and new construction) for energy conservation found at http://www.riversideca.gov/utilities/residents.asp.	**Public Utilities**	On going	H-2 H-2.3 OS-8 OS-8.8	In addition to providing the highest quality water and electric services, Riverside Public Utilities offers a variety of programs and services that provide valuable rebates and incentives to residential customers who take steps to make their homes more energy and water efficient. These programs not only help to conserve water and energy, they save money. Many programs are funded by the state-mandated Public Benefits Surcharge on the electric bill.
H-25	Continue to offer Energy Efficiency Loans which provide improvement financing for energy efficiency projects.	**Public Utilities**	On-going	H-2 H-2.3 OS-8 OS-8.8	The City is currently working with Geo Smart which provides home improvement financing that is sponsored by the Electric & Gas Industries Association (EGIA) and Viewtech financial services which offers home energy loans for a variety of energy efficiency projects. Viewtech works with independent consumer benefit organizations (such as the League of California Homeowners), for the benefit and protection of utility customers.
H-26	Continue to offer the Residential Photovoltaic System Rebate Program.	**Public Utilities**	On-going	H-2 H-2.3 OS-8 OS-8.4 OS-8.8 OS-8.9	The Residential Photovoltaic (PV) System rebate program is open to Riverside Public Utilities' electric customers only, and provides financial incentives to RPU customers who purchase and install solar powered systems on their homes. Effective July 1, 2007, the level of incentive is $3 per watt, per electric account, per year. Project rebate amounts cannot exceed $25,000 or 50% of the project costs whichever is less. Riverside Public Utilities will also provide up to $250 toward City of Riverside Planning and Building and Safety fees per installation.

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
H-27	Continue to offer the WE CARE Weatherization Program for low-income, disabled and senior households.	**Public Utilities**	On-going.	H-2 H-2.3 OS-8 OS-8.8	WE CARE is a public benefit program that assists low-income, disabled and senior households by providing a free in-home weatherization service to help save money on utility bills. WE CARE's free weatherization service may include the provision and installation of the following free conservation measures: • Weather stripping around a maximum of two entry doors and four exterior windows • Door sweeps on up to two entry doors • Water-saving showerheads for all existing showers.
H-28	See Tools OS-30, OS-31, OS-35 and OS-38 of the Open Space and Conservation Element portion of the General Plan 2025 Implementation Plan for tools implementing Policy H-2.3.	**Public Utilities** Public Works Building Division Planning Division	On-going	H-2 H-2.3 OS-8 OS-9 OS-10	See related Tools.
Housing Incentives					
H-29	Continue to provide financial incentives to facilitate the production of a variety of housing types including the following programs:	**Planning Division**	On-going	H-2 H-2.7	The Planning Division will continue to provide these financial incentive Programs.

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	Residential Infill Incentive Program – Infill is defined as the development, redevelopment or reuse of less than five vacant or underutilized R-1 or RR zoned parcels of 21,780 square feet or less, surrounded by residential uses (80% of land uses within a half mile radius) where the proposed project is consistent with General Plan designations and applicable Zoning. For such, infill projects fees are adjusted, avoided and/or waived as an incentive. To keep this program current, an update of the lot inventory on the City's website should be completed.	**Planning Division**	June 2010	H-2 H-2.7	Between 2006 and 2008 30 properties had taken advantage of this program.
	Age-Restricted Senior Housing Program – On August 23, 2005, the City Council authorized a 60% reduction in all City Permit, Plan Check, and City Impact Mitigation Fees for age-restricted senior housing projects in order to promote such development.	**Planning Division**	On-going	H-2 H-2.7 H-4	The Planning Division continues to provide this fee reduction program for senior housing projects.
H-30	Consider the feasibility of the certain Zoning Code incentives that would promote diversity in housing types, sustainability and affordability such as**:**	**Planning Division**	Last Quarter 2014	H-2 H-2.7	These programs will be explored as possible amendments to the Zoning Code.
	Universal Design/Visitability – Investigate the feasibility of a universal design/visitability program to expand the range of housing available for the needs of seniors. (See Tool H-47 – Recommendation #10)	**Planning Division**	Last Quarter 2014	H-2 H-2.7 H-4	These programs will be explored as possible amendments to the Zoning Code.

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	Second Units – Consider an amendment to the Second Unit ordinance that would permit second units for creative projects that take advantage of corner lots, housing above garage units, units on alley ways, or are designed into the project with the unit already considered in terms of parking and open space requirements.	**Planning Division**	Last Quarter 2014	H-2 H-2.7	These programs will be explored as possible amendments to the Zoning Code.
	Eastside Infill Program – Create an infill program for the many vacant lots in the Eastside neighborhood. The program would include prototype designs for single family houses that fit the unique lot configurations found in the Eastside. This will ensure that the new homes are compatible with the Neighborhood. In addition, the prototype designs will provide incentives for property owners to move forward with home building.	**Planning Division**	Last Quarter 2014	H-2 H-2.7	These programs will be explored as possible amendments to the Zoning Code.
	Graduated Density Program – An amendment to the Zoning Code creating an Overlay Zone that would permit "graduated density" to provide incentives to property owners to voluntarily pool together their properties for land assembly for the incentive of higher density on larger sites. Graduated density or higher density would be given to those property owners who cooperate in land assembly for development of higher density.	**Planning Division**	Last Quarter 2014	H-2 H-2.7	These programs will be explored as possible amendments to the Zoning Code.

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
Homeownership Assistance					
H-31	Continue to provide down payment assistance to first time home buyers.	**Housing & Neighborhoods Division** Redevelopment Agency	On-going	H-3 H-3.1 H-4	The City of Riverside and Redevelopment Agency reinstated the Down Payment Assistance Program in October 2008. The City/Agency anticipates assisting 12 households annually with down payment assistance.
H-32	Continue to promote the County of Riverside Economic Development Agency Mortgage Credit Certificate Program on the City's Housing Division's webpage. **Mortgage Credit Certificate (MCC)** – This program entitles qualified home buyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid during the year on a home mortgage. This tax credit allows the buyer to qualify more easily for a loan by increasing the effective income of the buyer. The Riverside County MCC Program provides for a fifteen percent (15%) rate which can be applied to the interest paid on the mortgage loan.	**Housing & Neighborhoods Division** **County of Riverside Economic Development Agency**	On-going	H-3 H-3.1 H-4	The City continues to promote the County's MCC Program. All down payment assistance program participants are required to apply for the MCC Program.
Homeownership Preservation					
H-33	Continue to market homebuyer preservation tools, including foreclosure prevention & financial management programs, on the Housing Division's website including the following programs:	**Housing & Neighborhoods Division**	On-going	H-3 H-3.2 H-1 H-4	The City has partnered with Neighborhood Housing Services of the Inland Empire and Fair Housing Council of Riverside County to provide monthly home buyer education workshops. In 2007, the City co-hosted a workshop (in conjunction with HUD Santa Ana Field Office, Fair Housing of Riverside County and City of Corona) to assist in foreclosure prevention. Over 400 people attended the event.

Completed	On-going	In Progress

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DRAFT HOUSING ELEMENT
TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025

Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	Fair Housing Council of Riverside County, Inc. – is a non profit agency that offers confidential counseling to help those in need and will review their current financial situation and develop a financial plan to meet their financial needs.	**Fair Housing Council of Riverside County, Inc.**	On-going	H-3 H-3.2 H-1 H-4	The Redevelopment Agency has a contract with the Fair Housing Council of Riverside for foreclosure prevention. Fair Housing is the mediator between the lender and the property owner.
	HOPE NOW – is staffed with HUD-approved credit counselors to assist with foreclosure prevention. Counselors are trained to set up a plan of action designed just for the situation. Counselors provide in-depth debt management, credit counseling, and overall foreclosure counseling.	**HOPE NOW**	On-going	H-3 H-3.2 H-1 H-4	Between July 2007 and November 2009 has offered solution to over 300,000 individuals and completed workouts plans for over 150,000 individuals in the Inland Empire.
H-34	**Springboard Nonprofit Consumer Credit Management** – is a non-profit community service agency that offers personal financial education and assistance with money, credit and debt management through confidential counseling. Springboard provides homeownership preservation and foreclosure prevention counseling. Springboard also provides pre-bankruptcy counseling and debtor education.	**Springboard Nonprofit Consumer Credit Management**	On-going	H-3 H-3.2 H-1 H-4	In 2008 more than 158,000 individuals benefited from the counseling services of this organization in the Inland Empire. In addition, Springboard opened the SHINE Center dedicated to **S**ustaining **H**omeownership in the **IN**land **E**mpire.

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TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025

Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
H-35	Periodically provide and/or market Foreclosure Prevention Seminars similar to those held in the past that covered such topics as: • Foreclosure rescue scams - What to look out for • Can my home be saved from foreclosure? • Where do I go from here - what are my options? • How should I talk to my lender? • Who can I trust? • How can I access available federal programs?	**Housing & Neighborhoods Division**	On-going	H-3 H-3.2 H-1 H-4	The City co-sponsored a Community Workshop on Foreclosure Prevention held on Saturday, August 22, 2009 by the Fair Housing Council.
H-36	Preserve 48 very low and 138 low income At-Risk-Units.	**Housing & Neighborhoods Division** Redevelopment Agency	Winter Quarter 2014	H-3 H-3.2	In 2007, the Redevelopment Agency preserved 112 very low income senior units at J.E. Wall Victoria Manor that were at-risk of converting to market rate units.
H-37	Provide homeowner assistance to 3 very low, 26 low, and 24 moderate income households.	**Housing & Neighborhoods Division** Redevelopment Agency	Winter Quarter 2014	H-3 H-3.2	Annually, the City/Agency anticipates funding 12 down payment assistance loans.

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TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025

Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
Rental Assistance					
H-38	Continue to implement the City's mobile home park rent stabilization policy (Chapter 5.75 of the Municipal Code) to preserve the City's mobile home parks. The policy is updated on an annual basis. The rents are increased in accordance with the Los Angeles-Riverside-Orange County Consumer Price Index for the twelve month period ending August 31st of the prior year. A public hearing is held in September to announce the rental increase.	**Housing & Neighborhoods Division** City Attorney Office	On-going	H-3 H-3.3	In addition to holding an annual public hearing, the ordinance is currently under review to consider any improvements which could assist and improve its application to mobile home park issues.
H-39	Continue to participate and promote the Housing Authority of the County of Riverside rental assistance programs on the City's Housing Division's webpage. They offer programs to low and moderate income renters, including the following:	**Housing & Neighborhoods Division**	On-going	H-3 H-3.3	See comments below.
	Housing Choice Voucher Program – The Section 8 rental voucher program provides rental assistance to help very low income families afford decent, safe, and sanitary rental housing.	**Housing Authority of the County of Riverside**	On-going	H-3 H-3.3 H-4	The City of Riverside continues to refer property owners and tenants to the Section 8 program to assist with rental subsidy.
	Section 8 Project Based Moderate Rehabilitation Housing Assistance Programs – These Programs were developed to increase the number of affordable housing units to low income families. Housing assistance is offered to eligible families who wish to live in privately owned multi-family developments that were upgraded or rehabilitated.	**Housing Authority of the County of Riverside**	On-going	H-3 H-3.3 H-4	The City of Riverside continues to refer property owners and tenants to the Section 8 program to assist with rental subsidy.

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DRAFT HOUSING ELEMENT
TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025

Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	Bond Financed Rental Housing – The Riverside County Housing Authority owns several bond financed multi-family rental housing developments in the City of Riverside.	**Housing Authority of the County of Riverside**	On-going	H-3 H-3.3 H-4	The City of Riverside website refers interested parties to the Housing Authority website.
	The Family Self-Sufficiency (FSS) Program – This is a program which assists families receiving federal rental assistance move to economic independence so they are free of any governmental assistance.	**Housing Authority of the County of Riverside**	On-going	H-3 H-3.3 H-4	The City of Riverside website refers interested parties to the Housing Authority website.
H-40	Encourage rental property owners to register their units for participation in the Housing Authority of the County of Riverside rental assistance programs.	**Housing & Neighborhoods Division**	TBD	H-3 H-3.3 H-4	Housing staff will contact the Housing Authority of the County of Riverside to review the Section 8's marketing plan to identify how rental property owners in the City of Riverside are receiving information participate in the Section 8 Program.
H-41	Continue to maintain the list of affordable rental units on the Housing Division's website.	**Housing & Neighborhoods Division** Redevelopment Agency	On-going	H-3 H-3.3 H-4	Housing staff continue to update the City's and Agency's affordable housing inventory, which is accessible to the general public on the City's website.
H-42	Provide rental assistance to 120 extremely low income families.	**Housing & Neighborhoods Division**	Winter Quarter 2014	H-3 H-3.3	From 2006 to 2009, 109 individuals received rental assistance to prevent homelessness.
Preservation of Affordable Housing					
H-43	Review the list of affordable projects throughout the City regularly to determine what projects may be "at risk" of losing their affordability covenants and then look into the feasibility of preserving these 'at risk' projects.	**Housing & Neighborhoods Division**	On-going	H-3 H-3.4 H-4	The City continues to review at-risk projects and the feasibility of preserving these units.

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Collaborative Partnerships					
H-44	Continue to support Rebuilding Together Riverside (RTR), a leading nonprofit working to preserve affordable homeownership and revitalizing communities. They provide free rehabilitation and critical repairs to the homes of low-income Riversiders.	**Rebuilding Together Riverside**	On-going	H-3 H-3.5	RTR holds an annual Rebuilding Day event in April to perform minor rehabilitation on owner-occupied residential properties. To be eligible, a household's income cannot exceed 80% of Area Median Income. Annually RTR rehabilitates approximately five houses.
H-45	Actively seek additional partnerships with for-profit and non-profit organizations to provide housing opportunities for low and moderate income residents.	**Housing & Neighborhoods Division**	On-going	H-3 H-3.5 H-4	The City of Riverside and Redevelopment Agency has partnered with RHDC, National CORE, Fair Housing Council of Riverside County, Mary Erickson Community Housing, TELACU, Habitat for Humanity, Neighborhood Housing Services of the Inland Empire, and the Housing Authority of the County of Riverside to provide affordable housing opportunities and supportive services for residents.
Senior Housing					
H-46	Continue to support the Mayor's Commission on Aging whose mission is to ". . . enhance the quality of life for seniors in our community. We study local senior issues to learn about current programs, define future needs, and reference Best Practices. We then make recommendations to the Mayor and City Council on ways we think the City of Riverside can maintain and improve its status as a Senior-Friendly Community."	**Mayor's Office**	On-going	H-4 H-4.1	The Mayor's Office will continue to support this Commission providing agendas, staff reports and minutes.
H-47	Continue to pursue the 10 recommendations of the "Seniors' Housing Task Force Report" approved by City Council on October 26, 2004 that are on-going including:	**Housing & Neighborhoods Division**	On-going	H-4 H-4.1	See comments below.

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TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025

Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	Recommendation #1 – Make Seniors Housing a priority in the Housing Element (HE) of the General Plan.	**Planning Division** Housing & Neighborhoods Division	On-going With the Certification of each new HE	H-4 H-4.1	Senior Housing continues to be a priority of the Housing Element as noted by the emphasis placed in this recent Housing Element update for the RHNA Cycle 2006 – 2014 where Objective H-4 has been dedicated to the topic.
	Recommendation #2 – Create a Seniors' Housing category in the Zoning Code. The Zoning Code shall include standards for senior housing.	**Planning Division** Housing & Neighborhoods Division	First Quarter 2011	H-4 H-4.1	The creation of a Seniors' Housing category in the Zoning Code was explored and it was determined that this category was not appropriate; rather the creation of development standards for Senior Housing to encourage the construction of senior housing in a variety of locations would be more appropriate. This case has been assigned and is currently being processed by the Planning Division.
	Recommendation #5 – Generate Creative Sources of Financing. Although there are several funding sources available like tax credits and HUD 202 loans there are two additional sources that have not been addressed. These sources are the inclusionary housing ordinance noted in Recommendation #4 and the funds available from HUD to faith based organizations (FBO's) for the development of senior housing. Most FBO's do not have the capacity to apply for the funding and to construct senior projects. Housing & Neighborhoods Division shall work with FBO's to build capacity to successfully apply for the funding.	**Housing & Neighborhoods Division**	On-going	H-4 H-4.1	Housing staff will establish relationships with FBOs to provide capacity buildings for the development of affordable senior housing units.

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TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025

Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	Recommendation #6 – Exploit Economic Opportunities. Many of the funding sources for Seniors Housing construction understand that seniors buy in their own neighborhoods. This is the reason the funding sources require developments to be within a very small radius of amenities (i.e., shopping, medical, etc.). Housing & Neighborhoods Division will not only make an effort to encourage more senior housing opportunities, but to encourage these developments within each neighborhood and for every demographic and the needs of the senior population.	**Housing & Neighborhoods Division**	On-going	H-4 H-4.1	The Housing & Neighborhoods staff will continue to encourage the development of senior housing in neighborhoods that have amenities in close proximity.
	Recommendation #7 – Take a competitive approach. This is a general statement encouraging timely action on completing the recommendations of the Seniors' Housing Task Force Report.	**Housing & Neighborhoods Division**	On-going	H-4 H-4.1	Housing staff anticipates completing the recommendations identified in the Senior's Housing Task Force Report by 2014.
	Recommendation #10 – Recommend Universal standards in new construction. (See Tool H-30)	**Planning Division**	Last Quarter 2014	H-4 H-4.1 H-2	See the response to Tool H-30.
Family Housing					
H-48	Actively seek additional partnerships with service organizations to provide supportive services for residents.	**Housing & Neighborhoods Division** Redevelopment Agency	On-going	H-4 H-4.2	The City of Riverside and Redevelopment Agency has partnered with RHDC, National CORE, Fair Housing Council of Riverside County, Mary Erickson Community Housing, TELACU, Habitat for Humanity, Neighborhood Housing Services of the Inland Empire, and the Housing Authority of the County of Riverside to provide affordable housing opportunities and supportive services for residents.
H-49	Continue to implement the Density Bonus provisions of the Zoning Code for projects providing affordable housing units.	**Planning Division**	On-going	H-4 H-4.2	The City routinely works with developers interested in taking advantage of this provision.

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TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025

Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
H-50	Continue to permit second units in compliance with the Zoning Code as a means of providing affordable units throughout the City.	**Planning Division**	On-going	H-4 H-4.2	As part of the General Plan 2025, these standards of the old Zoning Code were transferred into the new Zoning Code as Chapter 19.525 and permitted in the RE and R-1 Zones.
H-51	Continue providing fair housing services and publicize these efforts. Prepare an update to the Analysis of Impediments (AI) to Fair Housing in time for the submission of the Consolidated Plan.	**Housing & Neighborhoods Division**	May 2010	H-4 H-4.2	Staff is expecting to include the AI in the 2010/2015 five-year Consolidated Plan. The Plan will be going to City Council on April 13, 2010.
Educational Housing					
H-52	Facilitate and encourage the development of student housing oriented to the local universities and college campuses.	**Development** Planning Division	On-going	H-4 H-4.3	City staff continues to coordinate with private developers, UCR and other schools to encourage quality student housing in appropriate locations. One example is the recent City Council approval to "double-up" units in three separate student housing projects near UCR.
Housing for Homeless People					
H-53	Continue to aggressively pursue the 30 action-based strategies of the "Riverside Community Broad-Based Homeless Action Plan" approved by City Council in June of 2003 that are on-going action items including:.	**Housing & Neighborhoods Division**	On-going	H-4 H-4.4	Since the adoption of the Riverside Community Broad-Based Homeless Action Plan, the City has aggressively pursued implementation of 30 action-based strategies within the plan including hiring a Homeless Services Coordinator, and homeless street outreach workers, opening a new Emergency Shelter, developing a homeless service Access Center, expanding funding for community-based service agencies, identifying new funding for homeless prevention strategies, strengthening collaboration with faith-based service providers and creating more affordable housing opportunities targeted to homeless populations.
H-54	Aggressively work to address homelessness in the community in partnership with a wide-range of non-profit organizations, social service agencies, faith-based institutions and others working together to end homelessness in the community through such programs as:	**Housing & Neighborhoods Division**	On-going	H-4 H-4.4	The City of Riverside continues to work with in partnership with a wide-range of over 50 non-profit organizations, social service agencies, faith-based institutions and others working together to end homelessness in the community through the City-sponsored Riverside Homeless Care Network.

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	Annual Riverside Project Homeless Connect – Continue to provide Project Homeless Connect on an annual basis. Project Homeless Connect is an effort to assist homeless individuals and families on the road to self-sufficiency by providing a concentration of services including medical, behavioral health, housing, employment, financial assistance, veteran's, identification and personal care in a consumer-centric one-stop setting.	**Housing & Neighborhoods Division**	First Quarter 2010	H-4 H-4.4	The City of Riverside has sponsored four Project Homeless Connect events since 2006 providing over 1500 homeless individuals and families with direct access to a wide-range of housing and supportive services in a one-day, one-stop setting including housing, employment, medical care, behavioral health, public benefits, education, veteran's services, pet care and more.
	City of Riverside Homeless Prevention and Rapid Re-Housing Program (HPRP) – Continue to provide financial assistance to those who qualify through this program. This program provides temporary financial assistance and services to either prevent individuals and/or families from becoming homeless or help those who are experiencing homelessness to be quickly re-housed and stabilized.	**Housing & Neighborhoods Division**	On-going	H-4 H-4.4	The City of Riverside was awarded over $1.3 million in federal ARRA funding in 2009 for up to three-years to implement the Homeless Prevention and Rapid Re-Housing Program (HPRP). The City is utilizing HPRP funding to provide low-income households experiencing a housing emergency with financial assistance to prevent homelessness and facilitate rapid re-housing for those who become homeless including payment of rental arrears, housing relocation assistance, and/or short-term rental subsidies coupled with case management to facilitate housing stabilization.
	Homeless Street Outreach Program – The City of Riverside Homeless Street Outreach Team will continue to provide daily mobile outreach and client service engagement focused on the "hardest-to-reach" and "service-resistant" populations on the streets, in service venues, and other locations where they can be found.	**Housing & Neighborhoods Division**	On-going	H-4 H-4.4	The City of Riverside Homeless Street Outreach Team has assisted over 1500 homeless individuals since 2006 with crisis intervention, shelter and housing linkage and social service connections needed to exit life on the streets and achieve housing stability and self-sufficiency.

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	Housing First Initiative/Tenant-Based Rental Assistance Program (TBRA) – The Housing Authority of County of Riverside will continue to implement the TBRA program. This provides eligible homeless individuals and families as well as those at-risk to homelessness in Riverside with short-term rental subsidies coupled with home-based case management.	**Housing Authority of County of Riverside**	On-going	H-4 H-4.4	The City of Riverside has provided over 100 homeless and at-risk households with short- and medium-term rental assistance coupled with case management services through the Housing First/Tenant-Based Rental Assistance program since 2006.
	Permanent Supportive Housing Program – Continue the operation of the two, eight unit permanent supportive housing projects the City acquired through the HUD Continuum of Care Supportive Housing Program (SHP) which supported the acquisition, development and operations of the housing projects.	**Housing & Neighborhoods Division**	On-going	H-4 H-4.4	The City of Riverside continues to provide permanent supportive housing to chronically homeless individuals and other homeless persons with disabling conditions through two HUD funded supportive housing projects.
	Riverside Homeless Care Network – Continue the monthly meetings of the City-sponsored Riverside Homeless Care Network to facilitate effective communication, coordination, and collaboration of over 50 organizations, including nonprofit service providers, municipal service agencies, law enforcement, and faith-based institutions.	**Housing & Neighborhoods Division**	On-going	H-4 H-4.4	The City of Riverside continues to sponsor monthly meetings of the Riverside Homeless Care Network in order to facilitate effective communication, coordination, and collaboration of over 50 community-based organizations, including nonprofit service providers, municipal service agencies, law enforcement, and faith-based institutions.
	Annual Funding for Social Service Providers – The City Council will continue to annually allocate funding to local agencies providing a range of services to homeless and those at-risk of becoming homeless.	**City Council**	Spring Quarter of Each Year	H-4 H-4.4	The Riverside City Council continues to allocate over $500,000 annually in HUD federal entitlement funding to local community-based agencies providing a range of supportive services to homeless people and those at-risk of becoming homeless.

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	Community Foundation Fund to Support the City's Homeless Strategy – Staff will continue to work on avenues to look beyond government resources and strategically tap into support from the private sector and the community at-large through a Donor Advised Fund with The Community Foundation to help support the city's homeless strategy.	**Housing & Neighborhoods Division**	On-going	H-4 H-4.4	In 2009, the City of Riverside established the "Riverside Ending Homelessness Fund" with The Community Foundation to provide an avenue for private sector entities and the community at-large to provide support to the City's efforts to eradicate homelessness.
	Access Riverside – Continue to operate and expand Access Riverside the centralized environment of housing and supportive services designed to assist homeless individuals and families to address their issues and achieve housing stability.	**Housing & Neighborhoods Division**	On-going	H-4 H-4.4	The City of Riverside continues to support the development and operations of a centralized multi-service environment providing homeless individuals and those at-risk to becoming homeless with a wide-range of shelter, housing and supportive services necessary to exit life on the streets and achieve housing stability.
	Path of Life Ministries – Continue to support Emergency and Family Shelter services provided by Path of Life Ministries in the City of Riverside.	**Housing & Neighborhoods Division**	On-going	H-4 H-4.4	The City of Riverside continues to provide financial and other support to Path of Life Ministries in their operation of two emergency shelter facilities in the city. Since 2006, Path of Life Ministries has provided over 100,000 bed nights, including meal service, to homeless individuals in the City of Riverside.
H-55	Continue to support the Building Industry Association's (BIA) program HomeAid Inland Empire. HomeAid is a leading national non-profit provider of housing for today's homeless. The organization builds and renovates multi-unit shelters for the temporarily homeless families and individuals, many of whom are children, while they rebuild their lives.	**BIA Inland Empire**	On-going	H-4 H-4.4	The Inland Empire regional chapter of HomeAid continues to grow with 5 projects currently under development.
H-56	Process an amendment to the Zoning Code (Title 19) to permit supportive and transitional housing in residential zones pursuant to the requirements of SB 2.	**Planning Division**	Within 1 year of certification of the Housing Element	H-4 H-4.4	The Planning Division will initiate an amendment to the Zoning Code for compliance with SB 2.

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
Housing for People with Disabilities					
H-57	Continue to support the Mayor's Model Deaf Community Committee which promotes unity between Riverside's deaf and hearing community, promoting access, advocacy, education and inclusion.	**Mayor's Office**	On-going	H-4 H-4.5	The Model Deaf Community Committee meets monthly at City Hall, 10 months of the year, to discuss issues of interest of the deaf and hard-of-hearing community and to propose or host activities that raise awareness of the deaf and promote programs that encourage inclusion and interaction in the life of the City.
H-58	Continue to support the Commission on Disabilities whose members advise the Mayor and City Council on all matters affecting persons with disabilities in the community. The Commission reviews community policies, programs, and actions that affect persons with disabilities and make appropriate recommendations to the City Council.	**General Services Department**	On-going	H-4 H-4.5	The General Services Division will continue to support the Mayor's Commission on Disabilities.
H-59	Continue to provide expert analysis of the disabled access requirements of the Building Code during the plan review process so that developers will have clear directions on how to construct their projects. Such expert analysis, provided early in the development process will limit conflicts in the field during construction, saving the developer time, money, and resources by avoiding unnecessary changes.	**Building Division** Planning Division	On-going	H-4 H-4.5	The Building Division will continue to provide this service through the Plan check process.

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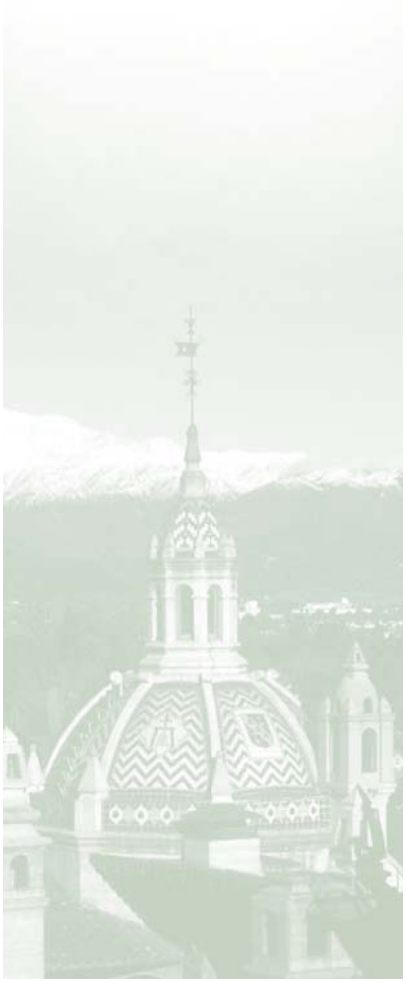

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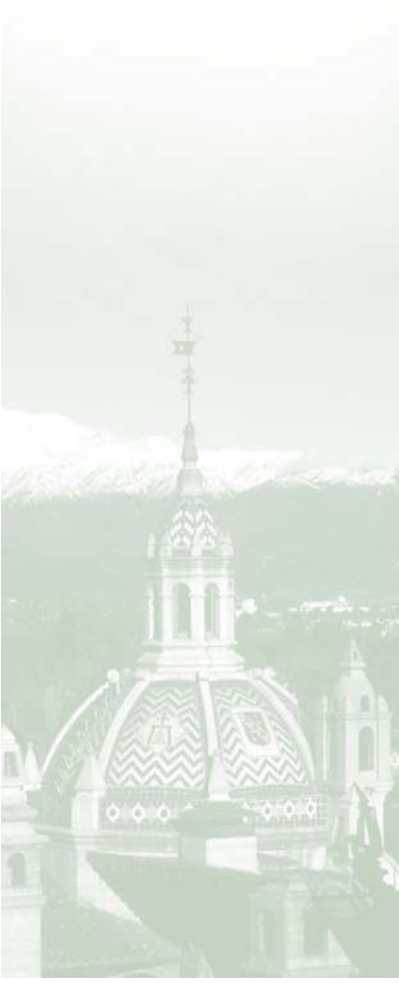

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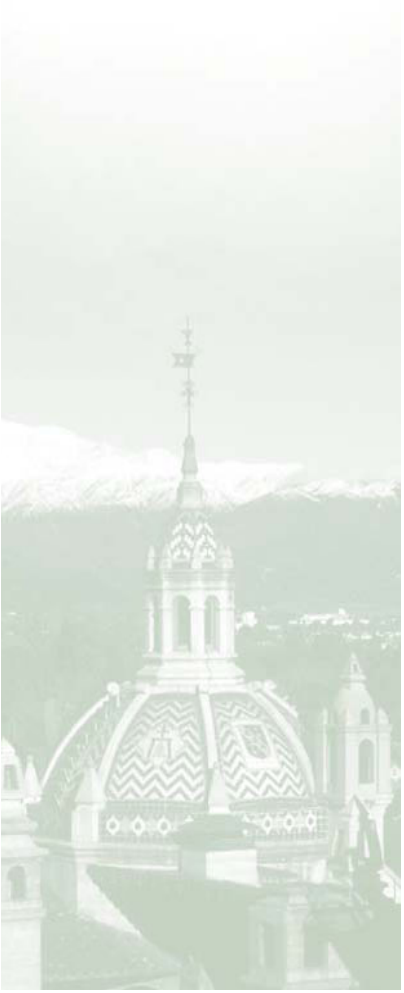


Housing Technical Report

Introduction

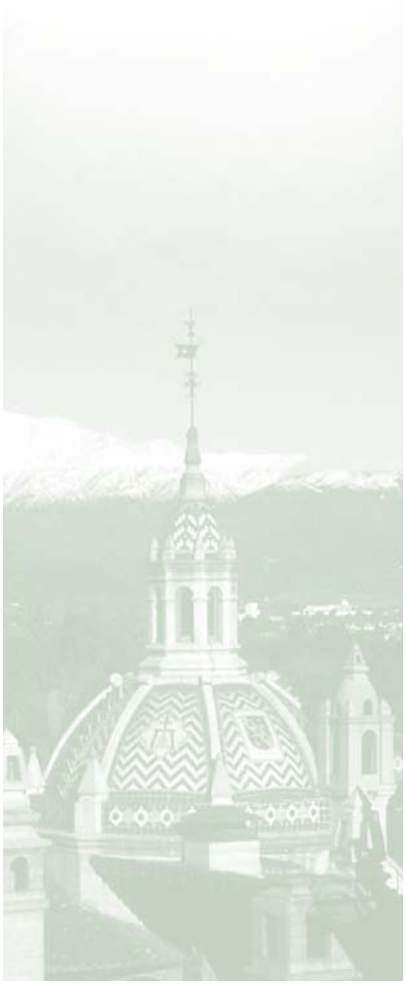
Background

Healthy and strong neighborhoods with an adequate supply of quality and affordable housing are fundamental to the economic and social well-being of Riverside. The State of California recognizes the importance of housing and thus legislates requirements for cities to contribute to developing and implementing solutions to meeting their local and regional housing needs.

All California communities are required by state law to prepare a Housing Element to address their local housing needs and their assigned share of the region's need for housing. Specifically, Sections 65580 to 65589 of the California Government Code require that each city identify and analyze existing and projected housing needs and prepare a series of goals, policies, and quantified objectives, financial resources and scheduled programs to further the development, improvement, and preservation of housing."

To that end, state law requires that the housing element address the following goals:

- Identify adequate sites to facilitate and encourage housing for households of all economic levels, including persons with disabilities
- Remove, as legally feasible and appropriate, governmental constraints to housing production, maintenance, and improvement
- Assist in the development of adequate housing for low and moderate income households
- Preserve for lower income households the publicly assisted multiple-family housing developments in each community
- Conserve and improve the condition of housing, including existing affordable housing
- Promote a range of housing opportunities for all individuals and households in Riverside regardless of status.



ORGANIZATION OF DOCUMENT

The Housing Element is designed to meet all the requirements set forth in state housing element law. For ease of reading and distribution to the public, developers, decision makers, and others, the Riverside Housing Element is organized into three volumes: the Housing Technical Report, Housing Plan, and Implementation Plan (Part of the General Plan 2025 Implementation Plan, Appendix A).

Housing Technical Report

The Housing Technical Report provides the background data necessary to understand the context for housing planning in Riverside. The document contains a number of technical analyses that help define the type and magnitude of housing needs in the City. Specifically, the Housing Technical Report contains:

- An analysis of the City's demographic, housing, and special needs characteristics and trends
- An analysis of potential market, governmental, and environmental constraints impacting the City's ability to address its housing needs
- An inventory of land suitable to provide housing commensurate with the regional housing needs assessment
- An evaluation of past accomplishments of the prior Housing Element
- A summary of the public outreach program used to assess needs and develop responsive programs.

Housing Plan and Implementation Plan

The Housing Plan provides a synopsis of information described and discussed in the Housing Technical Report as a foundation for discussing the future. It contains the City's goals and policies for housing its current and future residents. The Implementation Plan contains programs that will be implemented to address housing needs identified in the Housing Technical Report and Housing Plan. The Housing Element is a chapter of the Riverside General Plan 2025, and references to background information contained in the Housing Technical Report and programs in the Implementation Plan.

RELATED PLANS

The City of Riverside Housing Plan, Technical Report and Housing Element build on and are consistent with a number of ongoing City planning efforts. These planning efforts are summarized below.

- **City Vision**. The General Plan 2025 is founded on guiding principles developed through a community visioning process (Visioning Riverside: A Report from the Community– Appendix B of the General Plan). The City's vision governs how Riversiders create a livable community by fostering economic opportunities and preserving parks and open space assets, by how we live together in neighborhoods, how people get around the City, how we work, and how we achieve quality education for all. These principles, coupled with the City's statement of inclusiveness, guide the Housing Element update.

- **General Plan 2025**. State law requires that a General Plan be internally consistent so that objectives, policies, and implementation measures in the General Plan Elements are consistent and support one another. The Housing Element builds on and is consistent with the other elements in the General Plan. To maintain and emphasize consistency, the Housing Element references supporting policies in other General Plan chapters. The City will continue to maintain consistency between General Plan elements by ensuring that proposed changes in one element will be reflected in other elements when amendments of the General Plan are needed.

- **Specific Plans and Overlay Zones**. Riverside utilizes implementation tools—specific plans, overlay zones, and other plans—to guide future development in focused areas. These include more than a dozen specific plans and a variety of different overlay zones. The Housing Element is an overarching document that bridges specific plans with the objectives and policies in the General Plan. Whereas the Housing Element provides a framework for housing Citywide, implementation tools provide guidance for specific areas of the City.

- **Housing Implementation Plans**. The City implements other plans that relate to the Housing Element. The Consolidated Plan guides the expenditure of federal funds for housing and community development activities, particularly low and moderate income households and persons with special needs. The Redevelopment Implementation Plan governs the expenditure of tax increment funds to support the rehabilitation, construction, and improvement of housing.

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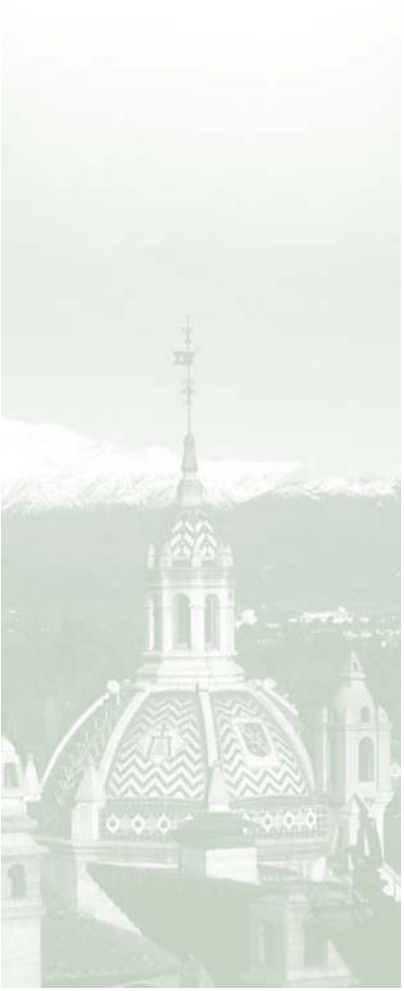


HOUSING NEEDS ASSESSMENT

Population, housing, economic, and other characteristics and trends provide insight into the type and amount of housing needed in a community. This chapter explores these factors to develop a strong foundation for responsive housing programs in Riverside.

OVERVIEW

After nearly a decade of improvements in the housing market, Riverside faces new challenges to meeting its current and future housing needs. A slowdown in the economy, the housing market boom and downturn, and others factors affect Riverside's ability to address its housing challenges. This housing needs assessment is designed to explore many of the factors that influence the City's housing needs and define the challenges to addressing these needs.

The housing needs assessment is divided into six sections, each providing information and analysis that augments the discussion provided in the Housing Element.

- **Demographic Characteristics.** These include population growth and change, race and ethnicity, age characteristics, and household composition and type.
- **Economic Characteristics.** Employment patterns, household income and distribution, and other factors that affect the demand for housing and the ability to afford housing.
- **Housing Characteristics.** Inventory of housing, including its supply, characteristics, vacancy and tenure, housing prices, and affordability to residents of different income levels.
- **Special Needs.** Includes seniors, people with disabilities, large families, single-parent families, people who are homeless, and other special needs groups.
- **Housing Needs.** An assessment of existing housing needs of overpayment and overcrowding and housing production needs to accommodate future population and job growth.
- **Housing Preservation.** Analysis of publicly-subsidized affordable housing that is at-risk of conversion to market rate (nonaffordable) rents during the planning period.

DEMOGRAPHIC CHARACTERISTICS

Population Trends

Riverside ranks as the 11th most populous city in California, with 296,842 residents in 2008 according to the Department of Finance annual population estimates. Following World War II, the City grew by 2% to 3% annually. From the 1960s through 1970s, the population growth rate averaged 8% to 9% annually as large tracts of land were developed. In the following three decades, the City continued to grow by approximately 40,000 people each decade. During the housing boom of the 2000s, population grew by approximately 41,000 residents between 2000 and 2008.

The City of Riverside is anticipated to continue increasing in population, with a buildout projection of 383,077 for the planning area, which includes the incorporated limits and sphere of influence. Of that total, a population of 346,867 is projected within the current incorporated boundaries of Riverside and the remainder of the population (36,209 residents) will be in the sphere of influence. The General Plan 2025 directs growth to existing specific plan areas, major transportation corridors, and other areas in the community that can accommodate growth that will benefit the City.

Table H-1 provides a summary of growth trends from 2000 through 2025 projections according to the Southern California Association of Governments (SCAG). The City's growth projections are consistent with the General Plan 2025 and the Southern California Association of Governments (SCAG) regional growth forecasts. Actual population growth may vary somewhat based on the type of development, market conditions, and demographic factors, but the general growth patterns remain consistent with these forecasts.

TABLE H-1
RIVERSIDE GROWTH TRENDS, 2000–2025

Year	Number	
	Persons	Households
2000	255,093	82,128
2005	286,239	93,451
2010	300,523	96,135
2015	312,924	102,625
2020	335,468	109,137
2025*	353,162	115,732

Sources: U.S. Census Bureau, 2000; SCAG Regional Transportation Plan, 2008.
* SCAG forecasts are periodically updated to reflect differences in population forecast based on changes in boundaries and planning assumptions.

Age Characteristics

Resident age characteristics in Riverside affect housing needs. Although variations exist, younger adults often choose apartments, condominiums, and smaller single-family homes because they are more affordable. Middle-aged adults tend to prefer larger homes to accommodate families and children. Meanwhile, seniors eventually prefer condominiums or smaller single-family homes that have lower costs and need less maintenance.

The age distribution of Riverside residents changed significantly during the 2000s, as summarized in Table H-2. Most notable among the changes was the increase in the proportion of college-aged adults (18 to 24) and young adults (25 to 34). Much like the broader metropolitan region, the numbers of middle-aged adults (35 to 64) and older adults (65 and over) also showed considerable increases. These changes provide insight into current housing needs.

TABLE H-2
AGE CHARACTERISTICS

Age Group	2000		2006		Percent Change in Number
	Number of Persons	Percent of Total	Number of Persons	Percent of Total	
<18	76,548	30%	83,511	27%	+9%
18–24	32,356	13%	42,982	14%	+33%
25–34	37,071	15%	57,891	19%	+56%
35–44	40,410	16%	43,919	14%	+9%
45–54	29,793	12%	37,103	12%	+25%
55–64	16,355	6%	19,797	6%	+21%
65+	22,560	9%	26,372	8%	+17%
Total	**255,093**	**100%**	**311,575**	**100%**	**+22%**

Source: US Census 2000; American Community Survey (ACS) 2006.
Note: Percentages are rounded.

The Public Policy Institute of California projects key age changes in the Inland Empire. By 2015, seniors will increase as the largest baby boom cohort reaches 55–59 years of age and the leading edge of the baby boomers reaches 69 years old. This group (seniors) is anticipated to more than double. The Inland Empire is also projected to see an increase in the echo of the baby boom (adults 20–34 years old), who will increase by more than 70 percent. This baby boomlet generation will include many young adults who continue to migrate to the Inland Empire. As the baby boomlet generation reaches prime childbearing years, the number of children younger than five years old will increase by more than 50 percent between 2000 and 2015.

Race and Ethnicity

Riverside, like most southern California communities, experienced significant changes in the racial and ethnic composition of residents over the past several decades. During the 1990s, Whites declined from 61% to 46% of the population, although still comprising the largest single race and ethnic group. From 2000 to 2006, the number of Whites remained steady, but declined to 38% of the population, because Hispanics increased by more than 50,000 residents. Asian and Black residents increased in number between 2000 and 2006, but their share of the population remained at about 6% each.

TABLE H-3
RACE/ETHNICITY CHARACTERISTICS

Race/ Ethnicity	2000		2006		Percent Change 2000-2006
	Number of Persons	Percent of Total	Number of Persons	Percent of Total	
White	116,149	46%	117,372	38%	+1%
Hispanic	97,539	38%	148,070	48%	+52%
Black	17,403	7%	20,210	6%	+16%
Asian	14,738	6%	20,051	6%	+36%
Other	9,264	4%	5,872	2%	–58%
Total	**255,093**	**100%**	**311,575**	**100%**	**+22%**

Source: US Census 2000; ACS 2006.
Note: Percentages are rounded.

Racial and ethnic change is a complex issue, reflecting a variety of demographic factors including fertility rates and domestic migration. These changes shape housing needs in Riverside to the extent that housing needs and preferences vary between ethnic groups based on household and economic characteristics that are prevalent in a group. For example, Hispanics have a larger average household size compared to Whites (4.0 versus 2.5 persons) and a lower median household income ($47,000 versus $57,000). Thus, a large increase in Hispanic households would result in a different housing need than the same increase in White households.

The City of Riverside is clearly becoming more diverse, not only with respect to age but also with respect to race and ethnicity. In an effort to recognize and celebrate diversity in the City of Riverside, the Mayor's Multicultural Forum adopted the "Building a More Inclusive Riverside Community" statement in June of 2001. This statement affirms both the opportunities and challenges in building an inclusive community and the responsibilities of residents, businesses, institutions, and policymakers in Riverside's future. This statement can be found at http://www.riversideca.gov/mayor/inclusive.asp.

Household Characteristics

Household types also influence housing preferences and needs. For instance, single-person households often occupy smaller apartments or condominiums, such as one-bedroom units. Couples often prefer larger single-family homes, particularly if they have children. These patterns underscore the need to provide a diversity of housing opportunities that allow all types of households the opportunity to live in Riverside in housing suited to their different needs.

Defining Households

The Census provides a number of definitions for different types of households. A household refers to all members living in a home. A family household comprises persons related through birth, marriage, or adoption. A nonfamily household comprises unrelated persons living together or one person living alone. Other family household refers to related individuals living together.

Table H-4 describes changes in household characteristics. The 2006 American Community Survey (ACS) reported 96,151 households residing in Riverside, a 17% increase since 2000. Family households continued to account for 69% of all households. Perhaps the most significant trend since 2000 was the significant increase in nonfamily households, which refers to singles and unrelated individuals living together as households. This trend is significant because this group tends to earn lower incomes than other family households.

TABLE H-4
HOUSEHOLD CHARACTERISTICS

Household Type	2000		2006		Percent Change in Number
	Number of Hhlds	Percent of Hhlds	Number of Hhlds	Percent Hhlds	
Total Households	82,128	—	96,151	—	+17%
Family Households					
Married w/child	23,654	29%	26,958	28%	+14%
Married no/child	18,000	22%	20,880	22%	+16%
Other Families	16,980	21%	18,578	19%	+9%
Nonfamily households					
Single Persons	17,550	21%	21,766	23%	+24%
All Others	5,944	7%	7,969	8%	+34%
Average Size	3.1	—	3.2	—	—

Source: US Census 2000; ACS 2006.

Many Riverside residents are not counted as "households" because they live in group quarters, such as residential care facilities, student dormitories, nursing homes, etc. In 2000, 7,798 people lived in institutional settings (e.g., nursing homes, correctional institutions, etc.) and noninstitutional settings (e.g., college dormitories). By 2008, the group-quarters population was 9,150 due to changes in the definition used by the Census Bureau for such quarters.

ECONOMIC CHARACTERISTICS

Employment Market

The Riverside-San Bernardino region has experienced significant economic changes. Base realignment, slowdown in the manufacturing and construction sectors, and unemployment characterized the Inland economy during the early 1990s. By the late 1990s, this trend reversed, as the economy rebounded with significant growth in most sectors, particularly housing. In recent years, the economy has receded, fueled by the financial credit crisis and downturn in the housing market.

Shown in Table H-5, Riverside's economy is dominated by the Government sector, which provides 25% of all jobs. Wholesale/ Retail trades make up the next highest sector at 15%, followed by Health Care and Education at 13%. The Professional, Scientific, Technical, and Information sectors have grown in recent years and now comprise 11% of all jobs in Riverside. The Professional and Government sectors pay the highest average salary at more than $50,000. The Construction, Manufacturing, and Health and Education sectors pay average salaries in the $40,000s.

TABLE H-5
INDUSTRIES IN RIVERSIDE, 2007

Employment Sector	Number of Jobs	Percent	Average Salary
Construction	10140	8%	$42,766
Manufacturing	8777	7%	$43,533
Wholesale/Retail	20,299	15%	$32,859
Profnl, Scientific, Technical, Information	14,312	11%	$54,885
Business Services	10,016	8%	$28,580
Health and Education	17,750	13%	$42,575
Arts/Entertainment, Hospitality, Food	10,004	8%	$15,503
Government	33,311	25%	$51,150
All Others	7,470	6%	$37,379
Total	**132,079**	**100%**	**$31,658**

Source: Employment Development Department 2007.
Note: Percentages are rounded.

Much like the defense and manufacturing industry restructuring of the 1980s and 1990s, Riverside's local economy is restructuring in response to national and regional trends in the housing market, the financial crisis, and the slowdown in the economy. The impacts of these broader trends on housing needs is unclear at this point.

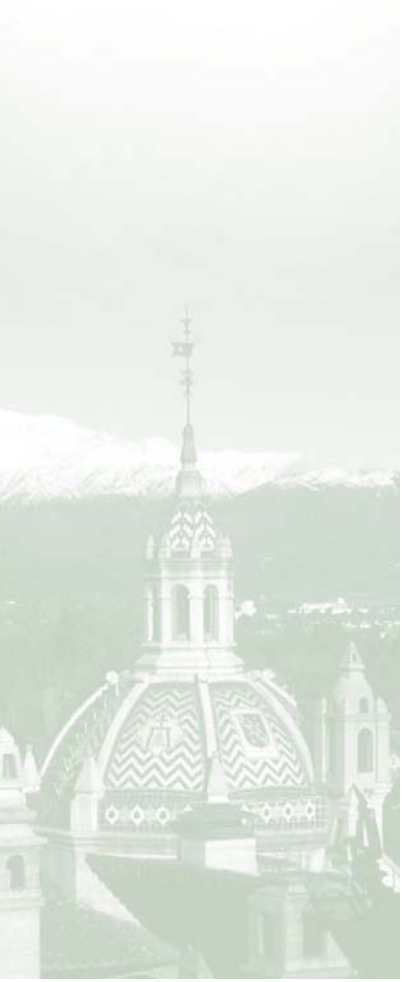
Occupations Held by Residents

Table H-6 shows the occupations held by Riverside residents and associated average wages for full-time employees working throughout the region. As of 2006, professional and management related positions (generally white-collar positions) comprised 29% of all jobs and paid a median wage of more than $50,000. Sales and related occupations comprised 12% of the workforce and paid a median annual income of $40,773. The next two occupational groups, construction and office/administrative support, comprised 28% of all jobs and paid a median income of about $34,000.

TABLE H-6
JOBS HELD BY RIVERSIDE RESIDENTS

Subject	Total Employ ment	Percent of Work Force	Full-time Employ-ment	Median Wage for FTE
Total employment	146,005	100%	94,476	$35,912
Management, Business, and Financial	15,953	11%	12,636	$52,433
Professional and Related	26,275	18%	15,031	$55,880
Sales and Related Occupations	16,871	12%	9,016	$40,773
Construction, Extraction, Maintenance, and Repair	18,401	13%	13,848	$34,021
Office & Admin Support	22,504	15%	14,147	$33,162
Production, Transportation, Material Moving Occupations:	22,140	15%	15,913	$25,632
Services	23,812	16%	13,885	$20,259
Farming, Fishing, and Forestry	49	0%	—	—

Source: ACS 2006.



Though many residents are employed in higher wage managerial and professional occupations, 54% of residents work outside of the City. Cost of living is one of the primary reasons people live in western Riverside County and commute to neighboring counties for work. According to a 2001 survey, housing affordability and quality and size of homes available in western Riverside County are major reasons why people move to and remain in Riverside.[1] Moreover, respondents indicated that they would endure their current commute because wages for the same job was higher in neighboring counties. As local wages become more comparable, a portion of residents who commute may be willing to consider local employment.

[1] Godbe Research and Analysis, *Western Riverside County Inter-Regional Commuter Focus Group Study*, 2001.

Household Income

Household income is the most important factor, although not the only one, affecting housing opportunity because it determines a household's ability to afford housing costs with other necessities. Riverside's median household income was $52,000 in 2006, up 20% from $41,600 since 2000. Shown in table H-7, the majority of homeowners in Riverside earn above $50,000, while the majority of renters in Riverside earn less than $50,000.

TABLE H-7
HOUSEHOLD INCOME GROUPS

Income Group	2006		Percent in each bracket	
	No. of Persons	Percent of Total	Percent Owners	Percent Renters
< $15,000	9,780	10%	6%	15%
$15,000 to 24,000	10,262	11%	6%	17%
$25,000 to 35,000	10,434	11%	9%	13%
$35,000 to 50,000	15,970	17%	12%	22%
$50,000 to 75,000	20,033	21%	22%	19%
$75,000 to 100,000	12,435	13%	17%	8%
Above $100,000	17,237	18%	27%	6%
Total	**96,151**	**100%**	**100%**	**100%**

Source: ACS 2006.
Note: Percentages are rounded.

Household income also varies considerably by the type of family. As shown below in Table H-8, married couple households without children comprise 22% of all households and earn the highest median household income at $74,000. Married couples with children earn the second highest median income at $62,000. In contrast, other families and nonfamily households (see inset box on page 9 for definitions of these terms) comprise 50% of all households and earn significantly less than the median income of married couples.

TABLE H-8
INCOME BY HOUSEHOLD TYPE

Household Type	Number of Households	Percent of Total	Median Income
Married with children	26,958	28%	$62,000
Married with no children	20,880	22%	$74,000
Other family	18,578	19%	$39,000
Nonfamily	29,735	31%	$32,000
Total	**96,151**	**100%**	**$52,023**

Source: ACS 2006

Household Income Distribution

For housing planning and funding purposes, the State Department of Housing and Community Development (HCD) uses five income categories to evaluate housing need. These surveys are based on household income surveys conducted by the federal government for each county in the nation. The specific income thresholds for each category are based on the median family income (MFI) for Riverside County of $62,000 for a four-person household as of 2008.

This translates into the following income thresholds.

- Extremely Low: earning below 30% of MFI or $20,000
- Very Low: earning 31 to 50% of MFI or $33,300
- Low: earning 51 to 80% of MFI or $53,300
- Moderate: earning 81 to 120% of MFI or $74,400
- Above Moderate: earning over 120% of MFI

For purposes of Housing Element law, extremely low income and very low income are often combined into one income category, referred to as very low income. In other cases, all the low income categories are combined into one category, called lower income. These terms are used interchangeably in the Housing Element depending on the subject discussed and applicable state law.

The Comprehensive Housing Affordability Strategy provides a comparison of household income, adjusted for household size as of 2000, for every community in the country. Table H-9 shows the income distribution of Riverside households as of the 2000 Census. The household income distribution differs by tenure. The majority of homeowners earn moderate or above moderate incomes while the majority of renters earn extremely low, very low, or lower incomes.

TABLE H-9
HOUSEHOLD INCOME BY TENURE

Income Group	Owner Households		Renter Households		Total Households	
	Number	% of Total	Number	% of Total	Number	% of Total
Ext. Low	2,185	5%	8,015	23%	10,200	12%
Very Low	2,770	6%	6,035	17%	8,805	11%
Low	6,405	14%	7,710	22%	14,115	17%
Moderate	9,215	20%	6,950	20%	16,165	20%
Above Moderate	25,930	56%	6,855	19%	32,785	40%
Total	**46,505**	**100%**	**35,565**	**100%**	**82,070**	**100%**

Source: US Census 2000.
Note: Percentages are rounded.

HOUSING CHARACTERISTICS

Housing Type

A certain level of diversity in housing stock is an important factor in encouraging adequate housing opportunity for Riverside's residents. A more diverse housing stock helps to ensure that all households, regardless of their particular income level, age group, or family size, have the opportunity to find housing that is best suited to their needs. A diverse housing stock can also attract new employers.

Single-family homes comprise two-thirds of Riverside's housing stock, with attached units, such as townhomes, comprising 4%. The low level of single-family attached products is due in part to the lower prices of land and market demand for single-family homes. Multiple-family units, primarily apartments, comprise 31% of the housing stock, with the majority in complexes with five or more units. Mobile homes comprise the remaining 3% of the housing stock.

According to the General Plan 2025 Program and EIR, the buildout for housing is 127,692 units, which includes 115,622 units within the incorporated limits and 12,069 units in the sphere of influence. The type of growth will be a product of the zoning, expansion plans of educational institutions, age characteristics of the population, economic conditions, and the type of associated housing demand. Table H-10 illustrates the characteristics of housing in Riverside

TABLE H-10
HOUSING CHARACTERISTICS

Housing Type	2000		2008		% Change 2000–2008
	Number of Units	Percent of Total	Number of Units	Percent of Total	
Single-Family					
Detached	54,484	63%	62,031	63%	14%
Attached	4,185	5%	4,139	4%	–1%*
Multiple-Family					
2–4 units	5,743	7%	5,879	6%	2%
5+ units	19,181	22%	24,185	25%	26%
Mobile Homes	2,381	3%	2,477	3%	4%
Total	**85,974**	**100%**	**98,711**	**100%**	**15%**

Source: CA Department of Finance 2000–2008.
Notes: Although not counted as independent units, the City has a number of care facilities, college residence halls, rehabilitation centers, etc. As of 2008, the Department of Finance estimates that 9,150 residents live in group quarters.
*The decline in units could be due to a miscount in 2000 or demolitions.
Note: Percentages are rounded.

Housing Tenure

Housing tenure refers to whether a housing unit is owned, rented, or vacant. Tenure is an indicator of well-being, because it reflects the cost of housing and the ability of residents to afford housing. From 2000 to 2006 the homeownership rate fell slightly to 56% (Table H-11). Riverside's lower homeownership rate is due in part to the location of major universities, the City's proximity to employment centers, the type of housing offered in Riverside, and the higher cost of ownership housing relative to other inland cities.

TABLE H-11
TENURE CHARACTERISTICS

Tenure	2000	2006	Change
Owner-Occupied Units	46,455	54,262	17%
Renter-Occupied Units	35,550	41,889	18%
Homeownership Rate	57%	56%	-2%
Owner Vacancy	1.9%	1.7%	–0.2%
Rental Vacancy	4.8%	3.8%	–1%
Total Vacancy	**4.6%**	**4.4%**	**–0.2%**

Source: US Census 2000; ACS 2006.

The housing vacancy rate measures the health of the housing market, indicating whether the demand for housing matches available supply. The SCAG uses an "optimal vacancy rate" of 1.5% to 2.0% for single-family homes and 5% to 6% for multiple-family units in its regional housing needs planning programs. Below optimal vacancies indicate a housing shortage and causes housing prices to rise, while the converse indicates a surplus of housing and causes housing prices to decline. Riverside's housing vacancy rate, until recently, has been optimal.

In 2002, the Mayor appointed a Homeownership Task Force to examine ways to raise the homeowner occupancy in the city as a way to ensure Riverside remains a well-balanced community of economic opportunity, diversity, good neighborhoods, and stable institutions. The Committee developed 39 recommendations and many of these recommendations were accomplished over the course of the following five years. The Task Force reconvened in 2007 to assess the situation and develop further recommendations that would increase homeownership to 60% of households in Riverside.

Housing Size

The characteristics of housing play an important role in determining whether a sufficient type of housing is available for residents. Housing should be of sufficient size that matches the needs of different types of households. Without a relative degree of match, households will have to find smaller than optimal housing units, typically leading to overcrowding or doubling up, or pay for larger units than necessary, typically leading to overpayment.

During the 2000s, the number of households increased 17% citywide. The average household size increased only slightly from 3.1 to 3.25 persons; however, the composition changed significantly. Of particular interest, the number of single person and large households increased significantly faster than the total number of households. Single person households increased 24%, while large family households increased 22%. Some of these changes are due to household composition, income levels, and race and ethnicity.

TABLE H-12
TRENDS IN HOUSEHOLD SIZE

Household Size	2000		2006		% Change 2000–2006
	Number of Hhlds	Percent of Total	Number of Hhlds	Percent of Total	
Single Person (1 person only)	17,583	21%	21,766	23%	24%
Small Family (2–4 persons)	49,295	60%	55,813	58%	13%
Large Family (5 or more)	15,201	19%	18,572	19%	22%
Total	**82,079**	**100%**	**96,151**	**100%**	**17%**

Source: US Census 2000; ACS 2006.

According to the 2006 ACS, 20,596 large ownership units with four or more bedrooms are available in Riverside. In comparison, Riverside has 11,238 large families with five or more members. This yields a surplus of nearly 9,000 large ownership units that are presumably occupied by smaller families. In contrast, Riverside has 2,335 rental units with four or more bedrooms, and there are 7,334 large renter households. This suggests a shortage of rental units capable of accommodating large families without overcrowding or doubling up. Although many single-family homes can accommodate large renter families, an explicit goal of the City is to increase homeownership rates, which would necessitate the conversion of single-family homes that are renter occupied to owner-occupied.

Housing Age and Condition

Housing age is an important indicator of a home's condition. Like any other physical asset, housing gradually deteriorates over time and periodically requires routine maintenance and repair. If not maintained, housing can deteriorate and depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood. Thus, maintaining the quality of housing is an important goal for Riverside.

As of the 2006 ACS, the median age of homes in Riverside is just over 30 years, which is generally reflective of growing communities. In the past several decades, the City has seen the buildout of many of its newer specific plan areas. However, the City also has a large percentage of homes older than 50 years old, reflective of the established history of Riverside that dates back to the early 1870s. Table H-13 shows the decade in which homes were built.

TABLE H-13
HOUSING AGE

Decade Built	Number of Units	Percent of Total
2000 and after	12,178	11%
1990–1999	8,569	9%
1980–1989	16,701	17%
1970–1979	19,332	20%
1960–1969	12,852	13%
1950–1959	17,280	18%
Before 1950	11,529	12%
Total	**98,441**	**100%**

Source: ACS 2006.

Maintaining housing conditions is a fundamental priority of all cities. As an industry standard, homes older than 30 years typically begin to show maintenance and repair needs. Older homes, particularly more than 50 years, need major rehabilitation work if not properly maintained. However, housing age is not the only indicator of housing conditions, particularly for cities such as Riverside that have a strong history of housing preservation and rehabilitation programs.

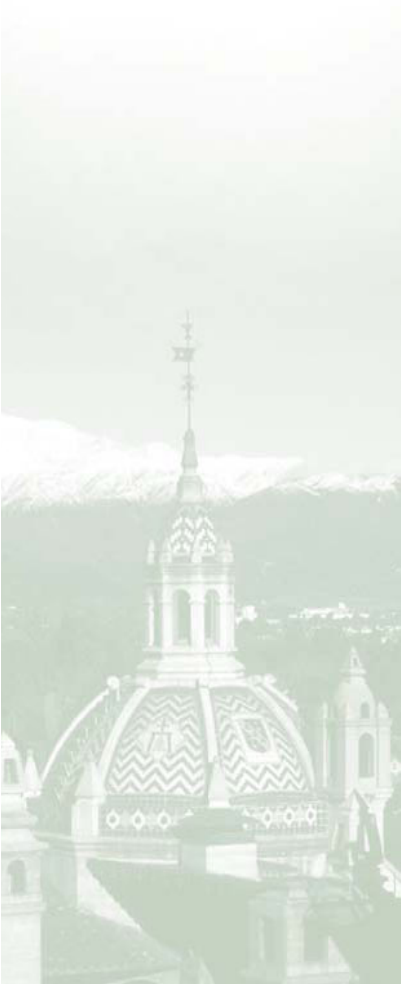
The U.S. Census, American Community Survey, and City surveys provide an indication of housing repair and rehabilitation needs in Riverside. Because of the different methodologies used in each report, differences in housing conditions data cannot be reconciled. The point here is to provide the best available information,

understanding limitations in data sources, to inform the development of housing policy and responsive programs. These sources reference three substandard housing conditions:

- **Deficient Utilities.** Deficient utilities include a lack of complete plumbing, kitchen, or heating in a home. The 2000 Census reported that an estimated 873 housing units lacked complete kitchen facilities, 1,652 units lacked heating, and 370 units lacked complete plumbing.

- **Structural Inadequacies.** Structural inadequacies refer to leaks, holes in floor or walls, sloping exterior walls, sagging roofs, crumbling foundations, and other similar issues. According to the 2002 American Housing Survey, 1,400 units need roofing repairs and 1,500 units have sloping walls, crumbling foundations, or open cracks or holes.

- **Lead-Based Paint.** Typically found in homes built before 1978, lead poisoning can affect nearly every system in the body, leading to learning disabilities, behavioral problems, and medical conditions. Based on the 2000 Census, 61,000 units were built before lead-based paint was banned.



According to the 2002 American Housing Survey, approximately 800 housing units have moderate housing problems defined as problems with utilities and serious upkeep and maintenance problems. Approximately 300 households reported severe physical problems, which are typically structural in nature. This translates into 1% of the housing stock needing significant repairs. These figures are relatively modest in comparison to growing communities and much lower than highly urbanized communities within the metropolitan region.

The City is committed to ensuring compliance with building and property maintenance codes. The City Code Compliance and Neighborhood Livability programs help ensure quality neighborhoods and housing. The City works internally and with nonprofits to address the most problematic buildings. The City also implements a wide range of housing rehabilitation programs (e.g., historic home rehabilitation, Mills Act, and grant programs) to maintain and improve housing quality throughout the community.

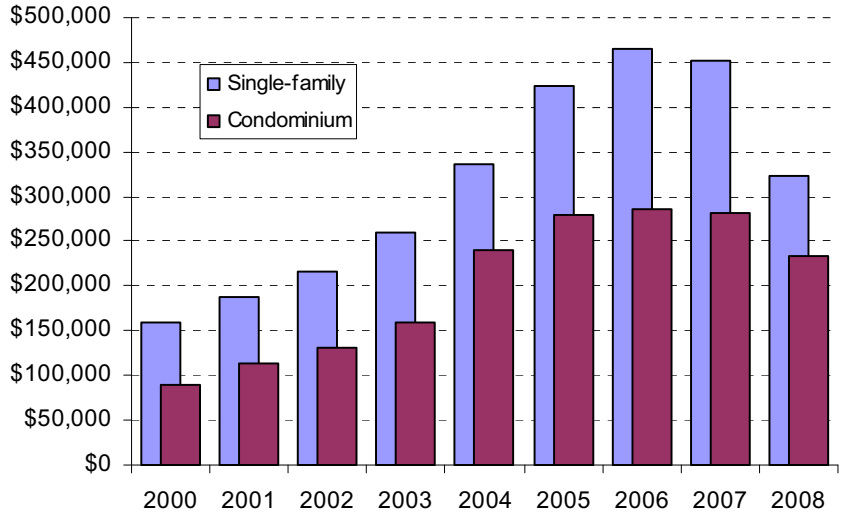
Looking forward, the increasing number of housing foreclosures in Riverside could result in an increase in the number of homes with moderate or severe physical problems. The increase in substandard housing may be due to homeowners either abandoning foreclosed homes or deferring needed maintenance and upkeep on units to continue to pay mortgages and prevent impending foreclosures. The following section addresses the issue of foreclosures in more detail.

Housing Prices

The last decade has seen some of the most dramatic changes in the housing market, even in comparison to the 1980s and 1990s. From 1998 to 2006, the housing market soared, with single-family home prices increasing by more than 200 percent to an all-time high (see Figure H-1). Single-family homes were selling for a median price above $500,000 and even much higher for custom homes. This trend resulted from increased access to mortgage financing, consumer demand versus supply, and sheer market speculation.

As the financial market has receded, housing prices have also fallen much like they did during the early 1990s (although to a greater depth). In 2009, the average sales price for existing homes was $205,000 for a single-family home, $117,000 for a condominium, and $60,000 for a mobile home. New homes still sell for higher sales prices than existing homes, but the gap has declined.

FIGURE H-1
RIVERSIDE HOUSING PRICE, 2000–2008



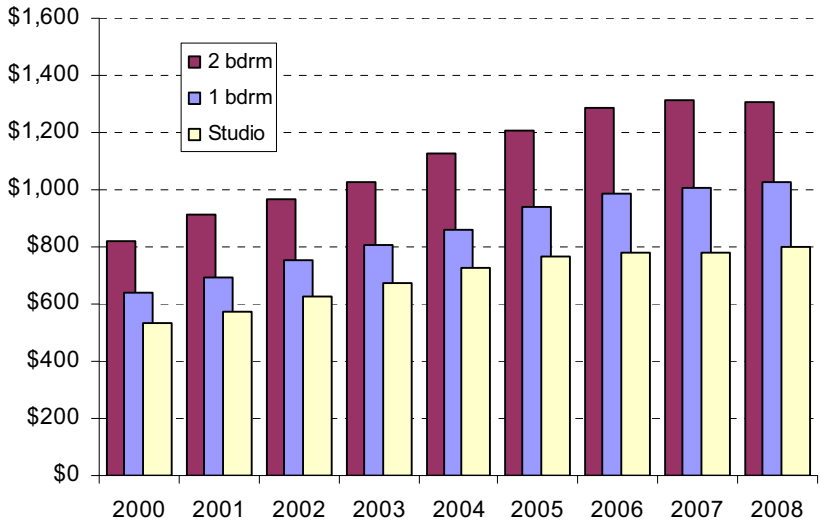
Housing prices are expected to continue falling until foreclosures begin to subside, job declines end, and the economy recovers. According to CNN.Money.com, the Moody Economic Forecast predicts a 23% decline in home prices in 2009 and a further 5% decline in home prices for 2010 in the Inland Empire. Riverside, in comparison to other inland cities, has a healthier housing market and thus further declines are anticipated to be more moderate.

Rental Prices

In contrast to price trends in traditional single-family homes, housing rents have increased at a slower but more predictable rate. Since 2000, rents have increased 50% to 60%, or between 2% and 10% annually. Rent increases have generally been predictable and consistent with changes in the cost of living over the last eight years. In contrast to the rapid loss in single-family home values, apartment rents are expected to remain generally stable.

As is the case with the single-family home market, apartment rents in Riverside vary by location, quality, and average size. RealFacts conducts quarterly surveys of nearly 50 apartment projects in Riverside. As shown in Figure H-2, apartment rates average $802 for a studio apartment, $1,026 for a one-bedroom unit, and $1,312 for a two-bedroom unit. in 2008. Three-bedroom units are in shorter supply and rent for considerably higher rents.

FIGURE H-2
RIVERSIDE APARTMENT RENTS, 2000–2008



According to RealFacts, average apartment rents vary by building class, amenities, and condition. Class A, which are newer and more amenitized apartments, rent at $1.50 per square foot. Class B apartments, which are older apartments built in the 1980s and 1990s with fewer amenities, rent for $1.32 per square foot. Class C apartments are older projects with maintenance and repair needs and, as such, rent for less at an average of $1.30 per square foot. Large-bedroom units command significantly higher rents.

Housing Affordability

Housing affordability depends upon income and housing costs. Typically, a home or rental unit is deemed affordable provided the household does not pay more than 30% of income toward housing. Various assumptions are considered in defining housing affordability, including the amount of down payment, utilities, and insurance. Housing affordability is also defined differently in housing assistance programs offered by the state and federal government.

Table H-14 uses the federal government standard of 30% as the maximum payment possible (as a percentage of gross income) for rental and ownership housing. Housing affordability is also adjusted based on the number of members in a household.

Defining Affordable Housing

There are many different standards for housing affordability and the standard used depends on the agency consulted, source used, whether state or federal funds used, and household size. The Riverside Housing Element uses the US Census definition of overpayment as a cost burden that exceeds 30% of household gross income.

TABLE H-14
RIVERSIDE HOUSING AFFORDABILITY, 2008

Income Group	Annual Income[1]	Maximum Affordable Payment	
		Home Price[2]	Monthly Rent[3]
Ext. Low			
+1-person	$0–$20,000	$38,000	$325
+2-person family		$44,000	$350
+3-person family		$51,000	$400
+4-person family		$58,000	$425
Very Low			
+1-person	$20,001–33,300	$69,000	$558
+2-person family		$80,000	$616
+3-person family		$91,000	$674
+4-person family		$102,000	$733
Low			
+1-person	$33,301–$53,300	$115,000	$908
+2-person family		$133,000	$1,016
+3-person family		$151,000	$1,124
+4-person family		$168,000	$1,233
Moderate			
+1-person	$53,301–$74,400	$177,000	$1,278
+2-person family		$203,000	$1,438
+3-person family		$230,000	$1,600
+4-person family		$256,000	$1,760

Notes:
1. 2008 HCD Income Limits for a four-person family based on surveys conducted by federal government for Riverside County.
2. Assumes 30-year fixed mortgage, 7% interest rate, standard housing expenses, and maximum affordable payment of 30% of income toward housing costs.
3. Monthly affordable rent based on monthly payments of not more than 30% of gross household income, not including utilities.

The affordability of housing also depends on not only its price but also the income of residents. This section describes the affordability of new housing (not resale homes) to Riverside residents.

Extremely Low and Very Low Income Households

Extremely low and very low income households can afford a maximum home price of up to $57,000 and $102,000, respectively. Generally, with the exception of smaller and older homes, the only new homes that would be affordable to extremely low and low income people would be mobile homes, which sell for a median of $60,000. With respect to apartments, this group could afford a rental at up to $425 or $733 per month, respectively. According to the 2005–2007 ACS, only 4% of rental units are affordable to extremely low income households (versus a 23% representation of all households) and 13% of all rentals are affordable to very low income households (versus a 17% representation of all households).

Low Income Households

Low income households with four members can afford up to $168,000 for a home and $1,233 for a rental unit. In recent years, median prices have dropped to $117,000 for an existing PRD and $205,000 for an existing single-family home. With a 20% down payment, lower income households could afford to purchase the median priced home. However, newer homes would not be affordable to lower income households. With respect to rentals, surveys find that the average apartment rents for $1,000 for a one-bedroom unit and $1,300 for a two-bedroom unit. These are approximately the rents affordable to lower and moderate income households. Surveys of senior apartments, however, show that many market rate units are affordable to lower income households.

Moderate Income Households

Moderate income households with four members earn up to $74,400 annually and can afford to purchase a home of up to $256,000 under the most conservative home mortgage lending rules. In recent years, the City of Riverside has approved more than one thousand housing units in small-lot planned residential developments that are affordable to residents. Moreover, with the downturn in the housing market, moderate income households with a sizable down payment can afford to purchase a single-family home in the low $200,000s. With respect to apartments, moderate income households can also afford the vast majority of apartments and even the most luxurious new apartments being built in Riverside today.

SPECIAL HOUSING NEEDS

Certain households in Riverside have greater difficulty finding decent, affordable housing due to their special circumstances. Special circumstances typically relate to one's income-earning potential, family characteristics, the presence of physical or mental disabilities, age-related health issues, and other factors. These groups often have lower incomes, housing overpayment and housing overcrowding. As a result, these household groups are considered to have special housing needs relative to the general population.

State Housing Element law defines "special needs" groups to include senior households, persons with disabilities, large households, female-headed households, single-parent families, farmworkers, and people who are homeless. Due to their numbers in Riverside, college students are also considered to have special housing needs. Table H-15 summarizes the magnitude and trends of special needs groups in Riverside from 2000 to 2006.

TABLE H-15
SPECIAL NEEDS GROUPS IN RIVERSIDE

Special Need Group	2000		2006	
	Number	Percent of Total	Number	Percent of Total
Senior Households[1]	14,036	17%	15,363	16%
Persons with Disabilities[2]	N/A	N/A	33,013	11%
Female-Headed Hhlds[3]	12,090	15%	11,962	12%
Single Parents[4]	10,138	12%	11,026	11%
Large Households[5]	15,201	19%	18,572	19%
Homeless Persons[6]	N/A	N/A	632	<1%
College Students[7]	24,206	14%	31,685	14%
Farmworkers[8]	2,194	1%	677	1%

Source: US Census Bureau 2000 and ACS 2006 unless otherwise noted.
Notes:
1. Seniors households have a householder 65 years or older.
2. Persons with disabilities includes persons 16 years or older. Census 2000 figures are not provided because the definition is not comparable to 2006.
3. Female indicated as the head of a household.
4. Single parent refers to adult living with related children.
5. Large households refer to family with five or more members.
6. Riverside County Homeless Census 2009; Year 2000 data is not provided since the definition and methodology for the count is not comparable to 2006.
7. US Census of residents enrolled in college, graduate, or professional school.
8. Employment Development Department 2002 and 2007.

Senior Citizens

According to the 2006 ACS, the City of Riverside has 15,363 seniors ages 65 and above, comprising 8% of the population. Riverside's senior population has increased since 2000, reflecting a combination of statewide and national demographic trends and the relative cost of housing inland compared to the Los Angeles-Orange metropolitan area. Seniors are anticipated to continue increasing in number as the baby boom generation approaches retirement.

Riverside's senior population is quite diverse in tenure, age, income, and housing needs. In Riverside, 74% of senior households (11,364) own a home and 24% (or 3,999) rent housing. More than one half of the senior population is older than 75 years of age. Unlike past generations, many seniors are also still working full- or part-time jobs and some seniors are even raising grandchildren as well.

Overall, some of the more pressing housing-related issues facing seniors in Riverside are:

- **Disabilities.** Seniors have the highest prevalence of disabilities of all age; about 40 percent of seniors have a disability. The presence of a disability makes it more difficult to take care of life needs, including home maintenance.

- **Limited Income.** Approximately 77 percent of Riverside's senior renter households and 38 percent of senior homeowners earn low income, which makes them more susceptible to increases in housing costs.

- **Overpayment.** More than 62 percent of senior renters and 25 percent of senior homeowners overpay for housing; the prevalence and severity of overpayment is much higher among lower income seniors.

- **Affordable Housing.** Given lower incomes, higher cost burdens, and health care costs, a large proportion of seniors have a need for affordable housing, transportation, and support services.

Providing appropriate housing and services for seniors has become an increasingly important issue for many communities. In past years, the baby boomer generation provided the impetus and majority of demand for single-family housing. However, as the baby boom generation ages and approaches retirement, many communities will see an increased demand for all types of senior housing, from independent age-restricted housing for active lifestyles to assisted living settings for those requiring more supportive services.

Senior Housing Options

The City recognizes the goal of providing services to enable seniors to "age in place," that is, to maintain their current residences for as long as possible. One model of senior housing does not exist, as no single model is right for every individual. Senior housing can be any number of arrangements in which seniors live as they age. These vary from assisted living, to aging in place, to an elder fraternity approach in which several seniors live in one home and pool their resources.

TELACU Las Fuentes

Senior housing options available for Riverside residents include:

- **Age Restricted Apartments.** The City has nine affordable projects providing 985 units of deed restricted housing for lower income seniors. Two projects have recently been completed by TELACU, providing 150 new units.

- **Assisted Living.** The City has approximately 65 facilities serving 1,124 elderly residents living in an assisted residential facility, often called a residential care facility for the elderly, licensed by the State of California.

- **Life/Care/Continuing Care Facilities.** These projects offer progressively higher levels of care for seniors. The Raincross project is one example that offers housing ranging from independent units to skilled nursing on the same campus.

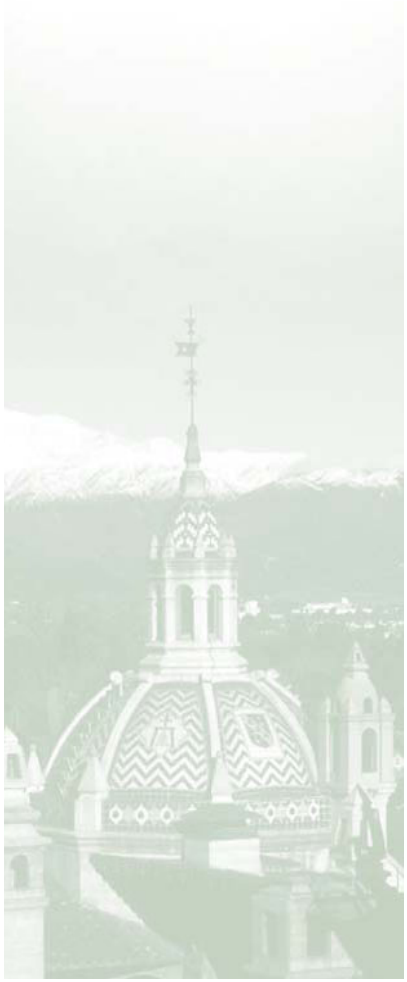
- **Mobile Homes.** Three mobile home parks in Riverside provide 760 spaces for mobile home units restricted to occupancy by seniors only, typically restricted to persons older than 55 years of age.

Table H-16 summarizes the housing opportunities that have been built and are available for seniors ages 55 and over in Riverside. Additional senior units are in the planning stage.

TABLE H-16
SENIOR HOUSING IN RIVERSIDE

Housing Options	Number of Projects	Units Available		
		Below market	Market Rate	Total Units
Apartments	26	1,751	2,033	3,784
Assisted Living	65	—	1,124	1,124
Mobile homes	3	—	760	760
Projects/Units Available	**94**	**1,751**	**3,917**	**5,668**

Source: Riverside County Network of Care, various rental listings.



Available Services for Seniors

Seniors are often dependent on transit to access housing, social services, shopping, and other daily activities. The City, County, and other organizations provide a variety of fixed-route transit services, with reduced fares for Riverside seniors. Dial-A-Ride services are available to persons with disabilities and seniors unable to use the Riverside Transportation Authority route buses. It is available Monday through Sunday at various hours.

Goeske Senior Housing

Senior activities are offered at park and recreational facilities. These include the Dales Senior Center, the White Park Fairmount Adult Center at Fairmount Park, the Renck Center at Hunt Park, the Stratton Center at Bordwell Park, and Ysmael Villegas Community Center at Villegas Park. The Janet Goeske Center provides a full spectrum of services and activities for Riverside seniors. The center has been serving the senior community for over 20 years. The Janet Goeske Senior/Handicapped Center is also the central meeting house for many services, activities and handicapped organizations.

In 2005, the Riverside Office of Aging prepared a Senior Services Strategic Plan 2005–2009 that identified key housing and service issues facing seniors and set forth a plan to increase the availability and affordability of housing options and support services for seniors. The Office of Aging, working in partnerships with community-based organizations and private agencies, implements the strategic plan and offers services, including case management, transportation, food distribution, home repair assistance, and job referrals. The Office also produced a Blue Ribbon Report addressing senior housing needs.

The City has established a Commission on Aging that makes recommendations to the City Council that will enhance the quality of life for seniors. In 2004, the commission made a number of specific recommendations, including the construction of hundreds of new senior units. Four projects (TELACU Las Fuentes, TELACU El Paseo, Raincross, and Madison Villas) have been built, but several hundred entitled units are on hold until improvements occur in the housing market. The commission also recommended the creation of more flexible zoning standards, the provision of services, and the implementation of universal design standards in new housing.

The commission continues to work with the mayor and City staff to help make Riverside more friendly to senior residents.

Persons with Disabilities

The City of Riverside is home to a number of people who have personal disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. Disabilities include sensory, physical, mental, self-care, or homebound. Of the City of Riverside's noninstitutionalized population, approximately 10% of the population between the age of 16 and 64 years reported a disability versus 39% of residents older than 65 years.

Riverside's disabled population is diverse in age, income, and disability. For instance, 58% of households with a member with a mobility or self-care limitation own a home and 42% rent (CHAS 2000). Approximately 72% of renters and 36% of owners earn low income. Overpayment affects 66% of renters and 38% of owners. Moreover, disabilities also include those with substance abuse issues, albeit few statistics are available to document the incidence.

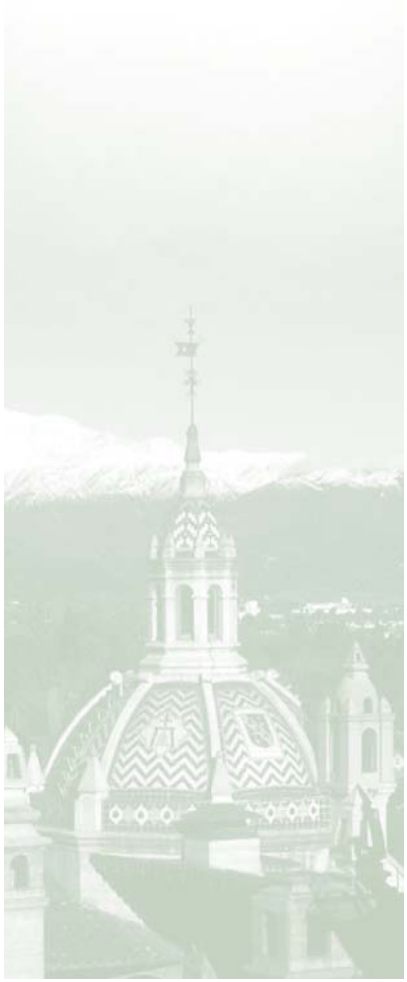
The City of Riverside has a relatively high percentage of deaf people, anchored by California School for the Deaf Riverside, one of two "state-run" public schools for the deaf in California. About 17 percent of the population in Riverside is deaf, according to the City's Web site. Nationally, about 10 percent of the population is deaf. The City of Riverside remains in the forefront of the issue, and sponsors an annual Deaf Awareness Week.

Public outreach efforts indicated the following pressing housing issues facing disabled people in Riverside:

- **Proximity to Services.** People with disabilities are forced to live in places that are too far from services and facilities such as transit, medical facilities, community facilities, shopping, etc. The disabled want to be more independent but are less independent when services are not close or convenient.

- **Affordability and Safety.** The commission expressed concerns about affordability and safety and requested that these also be considered important. For a disabled person who is unable to work, income tops out at $900/month. In addition to accessibility, housing needs to be affordable and located in housing and neighborhoods safe from crime.

- **Accessible Units.** The commission expressed a need for incorporating either the concept of universal design or visitability in all units. All homes should be accessible for disabled residents or visitors (e.g., a disabled family member). This could involve requiring at least one ground floor entrance and one ground floor restroom that is accessible.



Housing Options for Persons with Disabilities

Providing sufficient quantity and quality of housing for people with disabilities is a significant challenge. Meeting this challenge requires a comprehensive strategy that focuses on facilitating independent living through in-home modifications, providing suitable housing through land use and zoning practice, enforcing current state and federal accessibility laws, increasing the supply of affordable housing, and facilitating a range of supportive services.

As summarized in Table H-17, the following types of facilities and housing are available for people with disabilities in Riverside.

- **Children's Facilities.** These include small family homes and group homes for disabled children and youth.
- **Adult Residential.** Facilities that provide 24-hour nonmedical care for adults ages 18–59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
- **Residential Care for the Elderly (RCFE).** Facilities that serve persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes, and board and care homes.
- **Substance Abuse Recovery.** Facilities providing an environment where residents can reestablish their lives. This includes alcohol and drug rehabilitation facilities, sober living, and social rehabilitation facilities.

TABLE H-17
RIVERSIDE CARE FACILITIES

Type of Facility	Clientele of Facilities	Facilities	
		Number	Capacity
Small Family Home	Disabled children	7	28
Group Home	Troubled youth	15	133
Adult Residential	Disabled adults	74	586
Elderly Residential	Adults 60 years+	65	1,124
Alcohol/Drug Rehab	All ages	35	293
Total		**196**	**2,164**

Source: California Community Care Licensing Division 2008; California Office of State Alcohol and Drug Programs 2008; Sober Living Network, Listing of Riverside Facilities 2008. Facilities geocoded for City of Riverside address

Available Services for Persons with Disabilities

The City of Riverside has established a Commission on Disabilities to advise the City Council on matters affecting persons with disabilities in the City; review community policies, programs, and actions that affect persons with disabilities; and help create a public awareness of the needs in areas such as housing, employment, and transportation. The commission's Web site (http://www.riversideca.gov/cod/) posts all its meetings and minutes for public review.

In 1999, the Mayor's Model Deaf Community Committee was also created to raise the profile of Riverside's deaf and hard-of-hearing community—many with ties to the California School for the Deaf, Riverside—and to encourage greater interaction and understanding with the wider community. The Model Deaf Committee discusses issues of interest to the deaf and hard-of-hearing community and proposes or hosts activities that raise awareness, promote programs, and encourage inclusion and interaction in civic life.

Several organizations provide a network of services to people with disabilities living in Riverside.

- **Community Access Center.** The Community Access Center in Riverside is designed to: empower persons with disabilities to control their own lives, create an accessible community, and advocate to achieve complete social, economic, and political integration. The Community Access Center provides a wide range of services and information, including housing referrals, to support choices that will positively affect a client's independence and productivity in society.

- **Inland Regional Center (IRC).** The IRC provides advocacy and assistance for developmentally disabled people. The California Housing Foundation (CHF) supports the mission of IRC by providing programs to encourage and enable the highest possible level of personal independence, choice, and productivity. CHF owns 14 homes that house over 50 adults with developmental disabilities in Riverside County.

- **County of Riverside.** The County of Riverside is a lead agency that provides and coordinates services to people with mental health and substance abuse issues. The City assists many of the nonprofit organizations in this network with CDBG and HOME funds. The Annual Action Plan prepared by the City of Riverside provides a listing of the various agencies funded each year.

Family Households

Providing decent and affordable housing for families is an important goal for Riverside. State law identifies three specific types of families as having special housing needs—female-headed households, single parents, and large families with five or more children. The reasons for their special need status may include lower incomes, the presence of children and need for financial assistance, and the lack of adequately sized housing. Lower income families have the most difficulty in finding affordable housing in Riverside.

Cypress Springs Apartments, built in 2007, consists of 101 large-family units affordable to lower income tenants. Most units have 2, 3, and 4 bedrooms. Cypress Springs offers a variety of amenities, including childcare services provided by the Carolyn E. Wiley Center for Children, Youth & Families. The property is also home to the Blindness Support Training Center, operated by Blindness Support Service. Other services include a computer learning center, community room, and recreational amenities.

The ACS reported 11,962 female-headed households in Riverside in 2006, a slight decline from the 12,090 in 2000. Of that total, the largest component was single-parent, female-headed families with related children living with them (8,684 households)., whose median income was $32,064, half that of two-parent households. Thus, 26% of single-parent, female-headed households live in poverty compared to 9% of households with a two-parent family.

The 2006 ACS also reported 18,572 large households, of which 40% (7,334 households) rent and 60% (11,238 households) own a home. Large families with moderate and above incomes have few housing problems, but lower income families (in particular, renters) experience the greatest level and severity of housing problems. The 2000 Comprehensive Housing Affordability Strategy (CHAS) reports that 90% of all lower income large families experience overcrowding, overpayment, or substandard housing conditions.

The City of Riverside offers a number of deed-restricted affordable housing projects for families. Table H-18 summarizes the number of housing units that are deed restricted as affordable to lower (extremely, very low, and/or low) income households. This list does not include market rate units that may be affordable, as the recent decline in the housing market has made numerous other nonassisted apartments affordable to lower income households.

TABLE H-18
FAMILY HOUSING IN RIVERSIDE

Housing	Number of Projects	Total Units Affordable to Lower Income
Apartments	26	1,468
Market Rate Mobile homes	13	1,717
Housing Vouchers	—	785
Projects/Units Available	**39**	**3,970**

Source: City of Riverside.
Housing voucher totals are estimated and may overlap with some of the assisted family apartments.

Housing and Services for Families

As noted by the Anne Casey Foundation, the shortage of affordable family housing detracts from family well-being, education, and health. The following ideas can address the needs of families.

- **Create Affordable Rental Housing.** The City provides 1,356 units of family housing affordable to very low and low income residents. While homeownership opportunities are not immediately feasible or affordable for many large families or families earning low and moderate incomes, the creation of affordable family rental housing can assist families who overpay or live in overcrowded conditions.

- **Improve Housing Conditions.** In Riverside, many multiple-family housing projects and fourplexes need rehabilitation. Poor housing conditions include the physical condition of the unit, the lack or poor condition of utilities, the lack of open space and recreational amenities, and insufficiently sized units. The City is actively involved in the rehabilitation and/or acquisition of these properties, such as the Autumn Ridge Apartments, to improve conditions.

- **Promote Homeownership.** Homeownership is believed to improve physical, emotional, and financial security of families and strengthen neighborhoods. Until recently, many lower income families could not afford to buy a home. However, even for those who have managed to purchase a home, recent market forces have depressed home values and are causing an increase in foreclosures. The City is retooling its homeownership programs to address these issues.

- **Promote Mixed Income Housing.** Many affordable multiple-family projects are stand-alone projects. While these projects compete well for government funds, many now believe that the most vibrant residential neighborhoods are ones in which there is a mix of affordable and market-rate housing. This approach allows lower and moderate income households—many of whom are younger, newly forming families and seniors—the opportunity to live in the same neighborhood.

- **Provide the Service Network.** Many families depend on a network of services to meet their needs. This includes the childcare services near work or home to allow parents to be close to their children. Adequate parks, open space, and recreational amenities near homes are also critical needs for children. Even income support and rental assistance, such as vouchers, are important ways to support families in Riverside.

Homeless Persons

As in most large urban cities, Riverside is faced with the challenge of dealing with a high concentration of homeless people. This includes not only Riverside residents who become homeless but also individuals and families with children who become homeless in other cities and come to Riverside seeking access to resources. In January 2009, the County biennial Homeless homeless count found that 632 individuals were identified as homeless in the City on any given day.

The 2009 Riverside County Homeless Census indicated that the majority of homeless adults in Riverside are unaccompanied (58%), male (70%), and white (50%). While the 2009 Count showed a reduction in the number of homeless people, it indicated an increase in the percent of persons in families with children (42%) since 2007. Unaccompanied youth made up one-half percent third of the homeless count. Other characteristics include:

- **Mental Illness**. In Riverside, 23% of homeless people reported that they were currently experiencing mental illness. Moreover, 24% reported that they were experiencing alcohol abuse and 20% reported experiencing drug abuse.

- **Physical Illness/Disability**. Approximately 27% of those surveyed reported a physical disability and 10% reported a developmental disability that significantly limits a person's ability to speak, hear, see, walk, learn, etc.

- **Life Experiences**. Many homeless people have experienced difficult life experiences: 13% were veterans, 8% were currently experiencing domestic violence, and 11% had previously been in the foster care system.

As to the primary cause that led to homelessness, 34% of survey respondents cited the loss of a job, 19% identified alcohol or drug use, 5% cited an argument with a family or friend; 6% cited domestic violence, and 6% indicated that they became homeless because their landlord sold, stopped renting, or reused their property. Once homeless, nearly 50% had been homeless for at least one year.

In 2003, the City of Riverside adopted the "Riverside Community Broad-Based Homeless Action Plan." Since its adoption, the City has implemented 30 strategies, including hiring a homeless services coordinator and street outreach workers, opening a new emergency shelter, developing a homeless services access center, expanding funding for community-based service agencies, identifying funding for homeless prevention strategies, strengthening collaboration with faith-based service providers, and creating more affordable housing.

Alternative Housing for Homeless People

Riverside's comprehensive continuum of care approach is predicated on the understanding that homelessness is caused by a complex range of underlying physical, economic, and social needs. Nonetheless, there is still the need for immediate housing. To that end, the City provides the following housing options:

- **Emergency Shelter.** This includes short-term facilities, detox programs, and vouchers. This also includes transitional housing and case management to prepare residents to obtain and maintain housing and be self-sufficient. The County operates the men's shelter at 2530 Third Street.

- **Transitional Housing.** This is a residence that provides a stay of up to two years during which residents are provided case management services that prepare them to obtain and maintain housing and be self-sufficient.

- **Permanent Supportive Housing.** This is a residence that provides permanent housing linked with ongoing support services that allow residents to live at the place of residence on an indefinite basis.

- **Multiservice Campus.** The City is creating a multiservice campus for homeless people modeled after the nationally acclaimed "PATH Mall" concept. The Riverside Homeless Services Campus will feature an innovative services-to-housing approach that offers temporary shelter and a mix of supportive services in one centralized campus.

Table H-19 summarizes the type, number, and capacity of housing facilities available for homeless people in the City of Riverside.

TABLE H-19
HOMELESS SHELTER RESOURCES

Facility	Sites	Individuals	Persons in Families	Youth	Total
Emergency Shelter	4	156	110	17	283
Transitional Housing	8	110	304	20	434
Permanent Supportive Housing	6	149	--	--	149
Total	**18**	**415**	**414**	**37**	**866**
Other Facilities*	N/A	N/A	N/A	N/A	172

Source: City of Riverside, 2009.
*Various sober living homes.

Needs Assessment

The City of Riverside has taken a proactive approach toward identifying and addressing the needs of homeless individuals and families. Utilizing the latest research and best-practice models from around the country, the City is working with its community service partners to develop a comprehensive plan to shift the emphasis of the local continuum of care from managing homelessness through shelter and emergency services to fostering housing stability through homeless prevention and rapid-rehousing initiatives.

In the meantime, Riverside offers a wide range of emergency shelter, transitional housing, and permanent supportive housing resources and services. Moreover, Riverside is the only city that provides year-round emergency shelter serving the general homeless population in the western Inland Empire. The county provides funding support for the City's year-round emergency shelter during the cold weather season and for the City's year-round family shelter. However, no other municipality in the region financially supports the City nor the individual households who become homeless in their community and come to Riverside for shelter and other resources.

During 2007–2008, only half the guests in the city's year-round emergency shelter originally became homeless while residing in the City of Riverside. The remainder came from other Riverside County cities (19%), San Bernardino County (12%), other California cities (10%), and outside of California (8%). Thus, the City has been challenged with not only the needs of its own residents facing homelessness but also those seeking help from other communities.

Despite challenges presented by the influx of homeless persons from other cities, Table H-20 shows that the current inventory of shelter and transitional housing beds within the City of Riverside is adequate to meet its needs as identified in the 2009 Homeless Census.

TABLE H-20
HOMELESS SHELTER GAP ANALYSIS

Homeless Population	Homeless Individuals	Persons in Families	Total
Homeless People	367	265	632
Number of Shelter Beds	101	110	211
Number of Transitional Beds	302	304	606
Unmet Need/Gap	**(36)**	**(149)**	**(185)**

Note: Does not include seasonal beds or permanent supportive housing beds.

Available Services for Homeless People

The City also provides a broad matrix of supportive services to help families and individuals who are homeless achieve self-sufficient and well-functioning lives. These services are summarized below.

- **Prevention.** The City's Tenant-Based Rental Assistance (TBRA) program is modeled after the nationally acclaimed "Housing First" approach. The City will use $1.3 million in federal funds under the Homeless Prevention and Rapid Re-Housing Program to expand the Housing First/TBRA initiative, which provides low-income households with financial assistance and services to prevent homelessness. Services include payment of rental arrears, housing relocation assistance, and/or short-term rent subsidies and case management to facilitate housing stabilization.

- **Street Outreach.** The City's Homeless Street Outreach Team conducts daily mobile outreach and client engagement focused on the hardest to reach and service-resistant homeless populations on the streets, in service venues, and other sites. The Outreach Team works to identify emergency, interim, transitional, and long-term housing opportunities. Engagement services include: crisis intervention, shelter/housing placement, counseling, needs assessment, medical and mental health service linkage, substance abuse treatment, employment and benefits connection, family reunification, transportation home, basic needs assistance, resource linkage, case management, and other assistance.

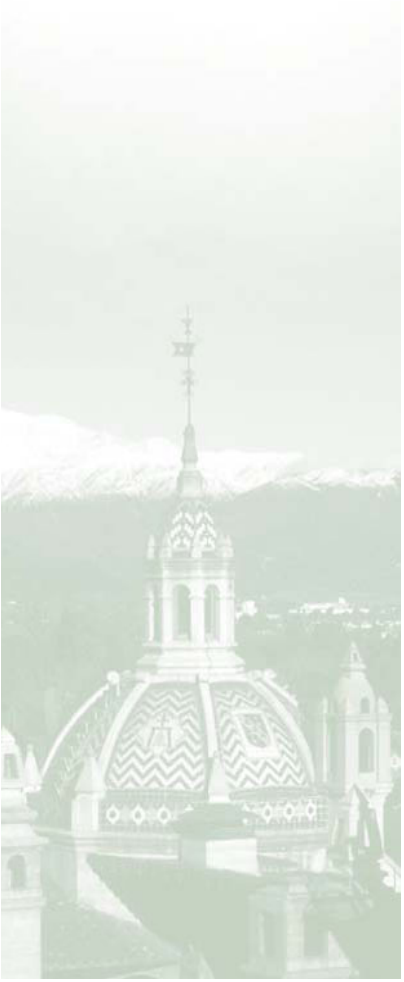
- **Workforce Development.** Recognizing that the availability of stable employment is the key to long-term self-sufficiency, the City of Riverside Development Department staff is also working in coordination with Riverside Community College's Corporate Connections program. This program provides free employment training and job placement services for homeless, low-income, and displaced workers in Riverside. During 2009/10, the City will focus training opportunities in the energy efficiency and renewable energy fields.

- **Service Provider Funding.** The Riverside City Council annually appropriates about $1 million in federal funds to service agencies that help homeless individuals and families to support such services as homeless prevention, outreach, emergency shelter, transitional housing, residential mental health and substance abuse treatment, domestic violence assistance, rental assistance, basic needs resources, and general emergency assistance and referral.

College Students

The City of Riverside is known for its educational institutions. Some of the larger institutions are Riverside Community College, University of California at Riverside, California Baptist University, and La Sierra University. Other educational institutions include the California School for the Deaf, Riverside (one of only two state-run schools) and Sherman Indian High School (only off-reservation high school in California). The Education Element of the General Plan 2025 Program sets forth the City's commitment to education in Riverside.

Because educational institutions in Riverside play an important role in the history, economy, and community life of Riverside, it is important to ensure that the significant housing needs of current and future students, faculty, and employees are addressed. Moreover, as many of these households earn lower or moderate incomes, they have a more difficult time finding suitable housing and are thus considered to be a special housing needs group. As a basis for developing recommendations in the Housing Element, this section describes the largest schools, their enrollment, and housing needs.



Riverside Community College

Riverside Community College (RCC) has an estimated enrollment of 17,600 full- and part-time students. The majority of students are either part-time students living with parents or working adults living in and around Riverside. RCC projects a buildout enrollment of 25,000 students. In keeping with the intent of the community college system, RCC does not plan to provide housing accommodations for its students, faculty, or employees. Many of the current students already have housing in the City. However, future enrollment plans would either enroll additional Riverside residents or attract students from surrounding communities. To the extent that future students would seek housing in Riverside, RCC plans could significantly affect the demand for rental housing in and around Riverside.

La Sierra University

La Sierra University offers curricula in applied and liberal arts and sciences, business and management, religion, and preprofessional education. Enrollment is approximately 2,000 students. The university provides housing for the majority of students in dormitories and apartments. In 2006, the La Sierra Master Plan proposed plans to accommodate 2,500 students in the short term (generally 2015) and up to 5,000 total students in the long term. The buildout year for La Sierra University has not been determined at this point. La Sierra University is planning to address the housing needs of future students by constructing an additional 600 dormitory units by 2014.

CalBaptist University

Founded in 1950, California Baptist University provides a liberal arts education to approximately 4,000 students. Several other campuses are located in the Inland Empire, including Beaumont, Hesperia, and San Bernardino, among others. CalBaptist is currently preparing a campus master plan, which is anticipated to call for a buildout enrollment estimated of about 8,080 students by 2020. CBU's buildout will depend on demographic trends and market conditions.

In 2005, CalBaptist purchased two former and transitioning senior projects referred to as the Royal Rose and Rose Garden Village. CBU is working with the City to issue tax exempt bonds for up to $20 million to finance the acquisition and rehabilitation of these two projects, which collectively provide 215 student housing units. Maximum occupancy is capped at 381 students for the Royal Rose and Rose Garden Village. This will provide a maximum occupancy of 1,639 students housed in CBU-owned housing and/or dorm facilities.

University of California at Riverside

The University of California at Riverside (UCR) enrolled 18,000 students in 2008 and is expected to increase to 23,000 students by 2015. UCR provides approximately 5,000 beds/units for students. The University's Long Range Development Program (LRDP) and Housing Strategic Plan establish priorities to increase the availability of housing options. Under these two plans, UCR proposes increasing the percent of students living on campus from 35% to 50% (including 75% of freshmen and 50% of transfer students).

To accommodate projected growth, the "UCR Strategic Plan for Housing" proposes a total of approximately 4,200 dormitory units, 3,400 apartment units, 918 units reserved for families, and 78 units of faculty-reserved housing. Moreover, the UCR Housing Strategic Plan also focuses on reconfiguring existing residence halls into independent apartment units, creating new family housing, and improving and creating a more independent neighborhood setting. Later sections of this Report describe recently built projects.

Secondary Schools

The City of Riverside is also home to schools that are unique in California. The 400-student California School for the Deaf, Riverside, is one of only two state-run schools exclusively for the deaf. This school offers classes for students from 2 to 22 years in age. The school plans to reconstruct its dorms into independent cottages and add 80 beds, however, this expansion will likely not occur within the planning period for the Housing Element.

The City of Riverside is also home to the only off-reservation Indian high school in California, Sherman High. This high school has a total enrollment of approximately 400 Native American students. Sherman High can accommodate up to 900 students in dorm-style campus housing. However, due to enrollment, no new housing is planned at Sherman High School during the housing element planning period.

Table H-21 highlights the largest Riverside educational institutions that provide housing, their current and projected enrollment, and their housing during the planning period.

TABLE H-21
EDUCATIONAL INSTITUTIONS AND HOUSING

	Enroll-ment	Housing Opportunities			
		Dorm Units	Apart-ments	Family Units	Faculty Units
University of California at Riverside					
2008	18,000	2,944	1,864	268	6
2014	23,000	4,194	3,464	918	78
CalBaptist University					
2008	3,000	N/A	N/A	10	N/A
2014	5,000	N/A	215	10	N/A
La Sierra University					
2008	2,000	600	None	211	42
2014	2,500	600	None	211	42
California School for the Deaf, Riveside					
2008	400	220	None	None	None
2014	480	300	None	None	None
Sherman Indian High School					
2008	400	900	None	None	None
2014	400	900	None	None	None

Source: City of Riverside Survey, 2008.

Unmet Need

Although Riverside educational institutions are building housing for students, there is still a significant shortage. In recent years, for-profit developers have been building student housing, such as the 500-unit Grandmarc Apartments and the 585–unit Sterling Palms Apartments. These projects feature 2- to 4-bedroom suites with private bathrooms and common kitchens, much like a single-room occupancy unit. The University Village Apartments have also been built. Still, there is an acknowledged unmet need for student housing in Riverside.

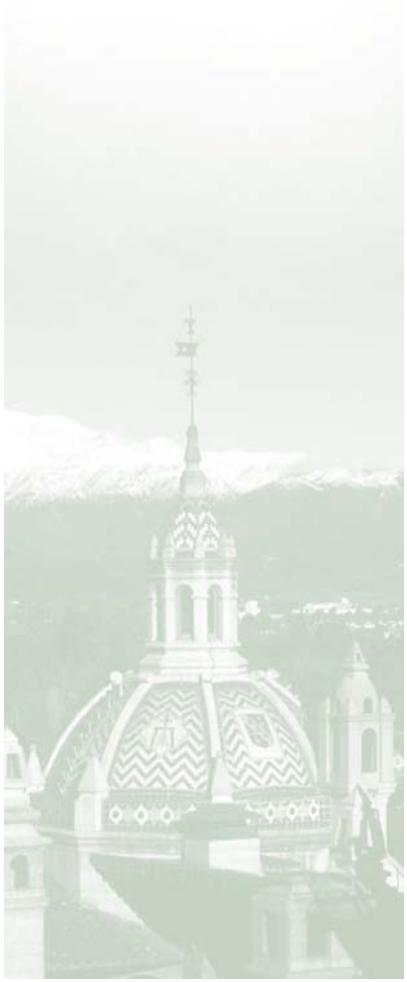
Agricultural Workers

As is the case with many southern California cities, Riverside's roots are in its agricultural past. The citrus industry was the mainstay of Riverside's economy up through the mid-twentieth century. As recently as the mid-1950s, large areas of the City were citrus groves. The late twentieth century saw a significant increase in pressure to convert agricultural land to suburban uses. Today, the only significant agricultural use within the City is the Arlington Heights Greenbelt, comprising 5,600 acres.

Today, the employment base for agricultural industries is limited. The 2006 ACS reports 677 persons employed in the farming, forestry, and fishing occupations in Riverside. However, the Employment Development Department reports that few agricultural-related jobs remain in Riverside. Agricultural jobs in the City of Riverside are usually related to wholesale nurseries, limited citrus, and associated food processing and distribution. The types of jobs offered in these industries are year-round rather than the seasonal employment typically associated with row crops or similar farming operations.

The Municipal Code has established the Residential Agricultural Zone (RA-5) to provide areas where general agricultural uses can occur independently or in conjunction with a single-family residence. Given the few remaining agricultural jobs in the community, the need for housing for farmworkers in Riverside is very limited. Moreover, should a need exist, the housing need would be limited to year-round affordable housing rather than dormitory housing typically required for migrant farmworkers. The City of Riverside currently offers more than 1,000 units of affordable family housing in publicly assisted projects. An additional and significant number of housing choice vouchers are also available to lower income residents.

Therefore, the housing needs of the few farmworkers living in Riverside can be adequately addressed through existing affordable housing and a limited number of agricultural caretaker quarters.



HOUSING NEEDS

A continuing priority in Riverside is enhancing the quality of life. This section describes and analyzes current housing needs, particularly the prevalence of housing problems of overpayment and overcrowding (existing need), future housing construction need as mandated by the Regional Housing Needs Assessment, and the preservation of existing affordable housing units.

Housing Overcrowding

Because of a mismatch between household income and housing costs, residents may accept smaller-sized housing. The federal government defines overcrowding as having more members than habitable rooms in a home. This is often reflective of: 1) a family lives in too small a unit because of the inability to afford a larger home; 2) a family chooses to house extended family members; 3) a family rents living space to nonfamily members; 4) students double up to afford housing; or 5) cultural preferences.

Table H-22 displays the prevalence of overcrowding in Riverside. Overcrowding falls into two categories: moderate (1.0 to 1.5 persons per room) and severe (more than 1.5 persons per room). During the 2000s, the percentage of households in overcrowded situations declined from 15% to 9%. Renters showed the largest decline, falling from 21% to only 13%. Housing overcrowding among homeowners fell from 10% to only 6%. It is unusual for overcrowding rates to decline given that housing prices have increased faster than income. This finding may change with the completion of the 2010 census.

TABLE H-22
HOUSING OVERCROWDING

Number of Households	2000			2006		
	Owner Hhlds	Renter Hhlds	Total Hhlds	Owner Hhlds	Renter Hhlds	Total Hhlds
< 1 person/room	41,767	28,100	69,867	51,060	36,228	87,288
1.0 to 1.50 ppr	2,241	3,269	5,510	2,243	4,270	6,513
1.51+ ppr	2,506	4,196	6,702	959	1,391	2,350
Total Households	46,514	35,565	82,079	54,262	41,889	96,151
Overcrowding						
None	90%	79%	85%	94%	87%	91%
Moderate	5%	9%	7%	4%	10%	7%
Severe	5%	12%	8%	2%	3%	2%

Source: US Census 2000; ACS 2006.

Housing Overpayment

Housing overpayment is when households pay 30% or more of gross income for housing-related costs. Rental housing costs include utilities and homeowner costs include property insurance and real estate taxes. Moderate overpayment refers to a household that pays 30% to 50% of income toward housing costs and severe overpayment refers to a household that pays more than 50%. Since housing overpayment is greatest among lower income residents, maintaining a reasonable cost burden is an important City goal.

As is the case in communities across California, the housing market downturn coupled with lending policies in the past seven years have increased the percentage of households overpaying for housing. In Riverside, the percentage of households overpaying for housing rose from 41% in 2000 to 53% in 2006. The percentage of homeowners overpaying for housing increased from 33% in 2000 to 52% by 2006. The largest increase was the number of households severely overpaying for housing, which nearly doubled over that period. In contrast, the percentage of overpaying renter households increased at a more moderate rate, from 48% in 2000 to 54% in 2006.

Housing overpayment is more pronounced among certain groups in Riverside. More than 60% of senior renters overpay for housing, as do approximately two-thirds of all lower income households. Large lower income families also have very high rates of overpayment. Table H-23 displays current overpayment statistics for Riverside households according to the 2006 American Community Survey.

TABLE H-23
HOUSEHOLDS BY COST BURDEN

Cost Burden	2000			2006		
	Owner Hhlds	Renter Hhlds	Total Hhlds	Owner Hhlds	Renter Hhlds	Total Hhlds
<30% of income	23,271	17,424	40,695	20,194	18,528	38,722
30–50% of income	7,927	7,883	15,810	14,330	10,929	25,259
50%+ of income	3,501	8,506	12,007	7,617	10,765	18,382
Total Households	34,699	33,813	68,512	42,141	40,222	82,363
Overpayment						
None	67%	52%	59%	48%	46%	47%
Moderate	23%	23%	23%	34%	27%	31%
Severe	10%	25%	18%	18%	27%	22%
Total	**33%**	**48%**	**41%**	**52%**	**54%**	**53%**

Source: US Census 2000; ACS 2006.

Factors Included in the RHNA

The RHNA is based on integrated forecasts used in the RTP. According to the methodology approved by SCAG and consistent with state law, the RHNA includes the following considerations:

- Jobs/Housing Balance
- Opportunities and constraints to development of additional housing
- Distribution of household growth assumed for purposes of regional transportation
- Market demand for housing
- Agreements between a county and cities to direct growth toward incorporated portions
- Loss of units in assisted housing developments
- High housing costs
- Housing needs of farmworkers
- Housing needs generated by a private university or campus of the CSU or UC system within any member jurisdiction

Housing Construction Needs

California law requires cities to plan for projected population and employment growth in their community. To assist in that effort, SCAG prepares housing construction need goals for each city in southern California as part of the RHNA authorized by the California Government Code. Jurisdictions are required to develop proactive policies and programs to facilitate new housing construction commensurate with assigned housing goals.

The SCAG determines total housing construction need for each community based on three factors:

1. the number of housing units needed to accommodate future population and employment growth

2. the number of additional units needed to replace demolished units and allow for normal vacancies in the market

3. the number of very low, low, moderate, and above moderate income households needed.

The following discussion briefly highlights each of these factors and their contribution to the City's regional housing needs allocation.

Population and Employment Growth

The first component of construction need is the number of units needed to accommodate new households forming as a result of population and employment growth. Riverside's housing need is based on SCAG's regional growth forecast, adopted as part of the 2004 Regional Transportation Plan (RTP) and revised to reflect further local comments. Recent changes in growth estimates due to the downturn in the economy are not factored into SCAG's model, but will be included in the next RTP update.

Housing Factors

The RHNA goal for new construction incorporates additional units to accommodate two factors in the housing market. First, the housing market requires a certain percentage of vacant units to allow for sufficient choice for consumers, maintain rents and prices at adequate levels, and encourage normal housing maintenance and repair. In the southern California region, SCAG applied a regional housing vacancy factor of 3%, which assumes a 2.3% ownership vacancy and 5.0% percent rental vacancy.

Over time, the City of Riverside can expect that a certain number of housing units will be lost to residential uses due to demolition, fire, conversion to nonresidential uses, recycling to other uses, or a variety of other reasons. The City's redevelopment activities will also result in the demolition and replacement of certain uses. Therefore, SCAG adjusts the City's housing production goals by a standard "replacement factor" based on the historical rate of units lost to demolition or conversion to nonresidential uses in each community.

Fair Share Allocation

The RHNA is required to avoid or mitigate the overconcentration of income groups in a jurisdiction in order to achieve its objective of increasing supply and mix of housing types, tenure, and affordability in an equitable manner. In practice, jurisdictions with a smaller proportion of lower income units are required to provide a larger share of those units as part of their construction need to compensate for jurisdictions that already accommodate more than their fair share. SCAG adopted a regional policy that each city move 110% toward the county income distribution in each income categories.

Table H-24 indicates the City's allocation by income category for the housing element planning period.

TABLE H-24
RIVERSIDE 2006–2014 RHNA

Income Level	Income as a Percent of Median Family Income (MFI)	Allocation	
		Units	Percent
Very Low	0 to 50% of MFI	2,687	24%
Low	51% to 80% of MFI	1,866	16%
Moderate	81% to 120% of MFI	2,099	18%
Above Moderate	Above 120% of MFI	4,728	42%
Total		**11,381***	**100%**

Source: SCAG 2008.
Notes: SCAG rounds up the nearest unit

State law now require communities to estimate the amount of new housing that is needed to accommodate extremely low income households as a subset of the very low income population. To estimate new construction needs for extremely low income households, state law allows cities to assume that one half (50 percent) of the very low income need is for extremely low income. According to the City's 2006–2014 RHNA, the need for new very low income housing is 2,687 units and so the extremely low income need is 50 percent or 1,344 new units for the planning period.

HOUSING PRESERVATION

Riverside has a significant amount of affordable housing that receives public subsidies in return for long-term affordability controls. Typically, these projects provide units affordable to extremely low, very low, and low income households, including persons with special needs. The majority of projects are restricted for 15–55 years, after which they can begin charging market rate rents. The City of Riverside has an estimated 2,100 assisted affordable housing units.

State law requires that housing elements include an analysis of assisted multiple-family housing projects regarding their eligibility to change from low income housing to market rates by 2019. Assisted housing is multiple-family rental housing that receives government assistance under federal, state, and/or local programs. If units are at risk of converting to market rate rents by 2019, the element must include a detailed inventory and analysis that includes:

- Each development by project name and address
- Type of governmental assistance received
- Earliest possible date of conversion from low income use to market rates
- Total elderly and nonelderly units that could be converted
- An analysis of costs of preserving and/or replacing those units at risk in the current planning period.
- Resources that could be used to preserve the at-risk units
- Programs for preservation of at-risk units and quantified objectives

Table H-25 details the City's affordable housing inventory. Also included is a designation for projects that are not at risk or are at risk of converting to market rate housing within five years after the end of the planning period (June 30, 2019). This includes all projects that have received public subsidies and are deed restricted to be affordable to lower income households in Riverside.

As summarized below, five projects are at risk of conversion during the five years following the planning period or by 2019—Sierra Woods, Whispering Fountains, Tyler Springs, Mount Rubidoux, and Canyon Shadows—totaling 188 family units and 621 senior units.

TABLE H-25
INVENTORY OF AFFORDABLE HOUSING

Project Name and Address	Tenant Type	Type of Public Assistance	Total Units	Total Affordable Units	Date of Potential Conversion
Ambergate Apartments 7600 Ambergate Place	Family	MRB	43	0	2015 –paid off – market rate
Concord Colony 3845 Polk Avenue	Family	MRB	39	0	2026 –paid off – market rate
Concord Square 2700 Iowa Avenue	Family	MRB	16	0	2030 –paid off – market rate
Countrywoods Apartments 11300 Magnolia Avenue	Family	MRB	14	0	2030 –paid off – market rate
Autumn Ridge Apartments 8911 Indiana Avenue	Family	RDA/HOME	47	47	2056
Breezewood Apartments 1365–71 Main Street	Family	RDA/HOME	156	156	2028
Cypress Springs Apartments 7850 Cypress Avenue	Family	RDA/HOME LIHTC	101	99	2062
El Dorado Apartments 4675 Jackson Avenue	Family	Public Housing	68	68	Perpetuity
Emerald Pointe Apartments 1863 12th Street	Family	RDA	144	79	2024
Oaktree Apartments 1946 7th Street	Family	HOME	51	25	2026
Linden Manor 1245 Linden Street	Family	LIHTC	192	191	2028
Phoenix Gardens 6930 Phoenix Avenue	Family	RDA	89	87	2050
Mission Pointe 2750 Topaz Avenue	Family	RDA/HOME/ LIHTC	64	63	2051
Riverside Park 1804–1891 12th Street 1812–1892 11th Street	Family	HOME	144	79	2024
Victoria Heights 7650 Lincoln Avenue	Family	Sec. 27/LIHTC	150	150	2050
Sandra Apartments 1789 7th Street	Family	RDA	25	8	2025
Sierra Pines Apartments 3900 Fir Tree Drive	Family	MRB	120	24	—
Sierra Woods 4655 Minier Avenue	Family	Section 231(j)(1)	190	188	2013
La Sierra Manor	Family				
10560-10590 Burton St.	Family	RDA/HOME	16	10	2027

TABLE H-25
INVENTORY OF AFFORDABLE HOUSING

Project Name and Address	Tenant Type	Type of Public Assistance	Total Units	Total Affordable Units	Date of Potential Conversion
10594 Burton	Family	RDA	4	4	2046
10661 Burton St.	Family	RDA	4	4	2046
4171 & 4205 Lively St	Family	HOME	8	8	2029
10680 Collett Ave.	Family	RDA	4	4	2046
10662/70 Collette., 4221 Lively St.	Family	RDA	12	3	2025
10640 Collett Ave.	Family	RDA	4	1	2025
10628 Burton St.	Family	RDA	4	1	2025
10640 & 10652 Burton St.	Family	RDA	8	2	2025
10680 Burton St.	Family	RDA	4	1	2025
Brandon Place Apts 3941 Polk Street	Senior	LIHTC	196	196	2045
Silvercrest Senior Apts. 3003 Orange Street	Senior	RDA HUD 202	75	75	2024
TELACU Las Fuentes	Senior	RDA/HOME Section 202	75	74	2052
TELACU El Paseo	Senior	RDA/HOME Section 202	75	74	2056
Tyler Springs 10406 Indiana Avenue	Senior	MRB	273	55	2016
Cambridge Gardens 3533 Harrison Street	Senior	RDA/Section 202	75	75	2022
Canyon Shadows 8505 Arlington Avenue	Senior	RDA/HOME	124	112	2015
Goldware Senior Apts 6730 Streeter	Senior	HOME/LIHTC	162	137	2050
Whispering Fountains 4790 Jackson Avenue	Senior	HUD VOUCHERS	268	N/A	2013
Mount Rubidoux 3993 Tenth Street	Senior	Section 8	186	186	Annual
Olive Grove I 7858 California Avenue	Senior	Sec. 231(J)(1) Section 8	106	0	Expired
Olive Grove II 7898 California Avenue	Senior	Section 221(d)(4) Section 8	110	0	Expired
Victoria Manor 4660 Victoria	Seniors	RDA; LIHTC; HOME	112	112	2041
Plymouth Towers 3401 Lemon Street	Senior	Section 231	128	N/A	Closed 2009

Source: City of Riverside, 2009.

Evaluation of Preservation Options

Table H-25 shows that 809 units are at risk of conversion within 10 years of the planning period, 2008 to 2018. This section analyzes three options to preserve affordable units at-risk of conversion to market rents. These are: 1) replacement of rent subsidies, 2) construction of new housing, and 3) the acquisition/rehabilitation of units in return for extended affordability controls.

Replacement of Rent Subsidies

The first option is to replace the HUD rental vouchers given to each tenant or the payment subsidies given to each property owner. The financial cost of replacing subsidies depends on the fair market rent for the apartment and the household income level of the tenant. Typically, the subsidy would equal the difference between what a household can afford to pay and fair market rent for the unit. As shown in Table H-26, replacing the rental subsidies—assuming all of the units are occupied by very low income households—would cost $70 million over 25 years. The cost would decline to only $27.32 million if the households were low income. Numerous permutations are possible depending on the actual income level of the residents.

TABLE H-26
PRESERVATION BY REPLACING RENT SUBSIDY

Project Details	Project per Unit Cost Estimate	
	Senior Project	**Family Project**
Number of At-Risk Units	621	188
Affordable Rent for Very Low to Low Income Hhld	2 person $620- 992/mo.	4 person $775-1,240/mo
Affordable Rent with $50/ person Utility Allowance	$520 (VLI) to $892 (LOW)	$575 (VLI) to $1,040 (LOW)
Fair Market Rent for Apartment Project	$898 (1-bdr unit)	$1,059–$1,490 (2 & 3 bdr unit)
Total Subsidy over 25 Years	**$70.0 million)**	**$27.3 million**

Source: City of Riverside, 2009.

This option assumes the property owner accepts a subsidy that guarantees fair market rent. In some cases, property owners may decline. Although this subsidy would guarantee the long-term affordability of the unit, the cost could increase over time as market pressures push rents higher and require the City to increase the rental subsidies. Generally, this option is a short-term fix to a long-term problem and is not considered a sustainable solution.

Construction of New Units

The second option is to replace the affordable units by constructing new affordable units. This option would entail finding suitable sites, purchasing land, negotiating with a developer, and obtaining financing. The final cost depends on whether the builder must purchase land (or whether the City can transfer the land at a subsidized price), and whether the City or private developer's initial financial contribution can be leveraged with other funding sources.

Several organizations in Riverside recently built affordable projects. Although costs vary with projects, generally, construction costs (including labor) totaled $100 to $150 per square foot. Land costs varied by zone and when the project was built (given the runup in land values). However, given the downturn in the housing market, land costs are assumed fixed at $6 per square foot. Density is assumed at 30 units per acre, the maximum allowed in the R-3 zone. Additional costs of 15% are assumed to cover other contingencies.

Table H-27 summarizes the estimated cost of replacing the 809 affordable housing units that could expire by 2018. The costs would range from $63–$92 million for the 621 senior units and $28–$41 million for the 188 family units, for a total of $91–$133 million. The final replacement cost to the City would depend on the cost of land and construction, the income targeting and subsidies required, and the amount of nonlocal funding provided to the City.

TABLE H-27
PRESERVATION BY REPLACING UNITS

Project Details	Project Cost Estimates		
	Senior Project	**Family Project**	**Total**
Number of At-Risk Affordable Units	621 units 800 sf/unit	188 units 1,200 sf/unit	809 units
Average Construction Cost ($100 to $150/sf)	$49.6 million $74.5 million	$22.6 million $33.8 million	$72.2 million $108.4 million
Land Costs at 30/du at $6 per square foot	$5.4 million	$1.6 million	$7.0 million
Incidental Costs at 15% of Hard Costs	$8.3 million $12.0 million	$3.6 million $5.3 million	$11.9 million $17.3 million
Total	**$63.3 million** **$91.9 million**	**$27.8 million** **$40.7 million**	**$91.1 million** **$132.7 million**

Notes: These cost estimates are intended to serve as a magnitude of order estimate. Actual costs can vary significantly depending on market conditions and the amount of subsidies received from other state, federal, and private sources.

Acquisition and Rehabilitation

Apartment projects often need rehabilitation and the property owner may have insufficient funds to complete periodic repairs and renovations. In these situations, the City may find it advantageous to work with the property owner and offer a flexible number of financial incentives (e.g., low-interest loans, renegotiating current loan packages, cash incentives) in return for extending the length of the affordability covenants on the affordable units.

Rehabilitation and preservation costs depend on a number of factors, most notably the condition of the property, the amount of deferred maintenance, the financial viability of the project, and the length of affordability term. The City of Riverside, working in conjunction with nonprofit and for-profit partners, has completed several major acquisition and rehabilitation projects that provide a basis for making a magnitude-of-order estimate of the future cost of such activities.

The Victoria Manor project involved the acquisition/rehabilitation of a 112-unit project for very low income seniors. Project costs totaled $6.5 million for acquisition and $5.2 million for rehabilitation (or $58,000 and $46,000 per unit respectively). In recent years, Riverside has acquired and rehabilitated family apartments in the Chicago Linden neighborhood for a cost of $95,000/unit, of which rehabilitation costs were $50,000 per unit.

Table H-28 summarizes the cost of acquiring and/or rehabilitating affordable housing projects and deed restricting them as affordable. Total costs for preserving the 534 family and senior housing units in Riverside range from $25 to $54 million depending on whether the units require rehabilitation, acquisition, or both.

TABLE H-28
PRESERVATION THROUGH ACQUISITION/REHABILITATION

Project Details	Project per Unit Cost Estimate		
	Senior Project	Family Project	Total
Number of At-Risk Affordable Units	353	181	534
Average Per Unit Rehabilitation Cost	$46,000	$50,000	
Average Per Unit Acquisition Cost	$58,000	$45,000	
Total Rehabilitation	$16.2 million	$9.0 million	$25.2 million
Total Acquisition	$20.5 million	$8.1 million	$28.6 million
Total Costs	**$36.7 million**	**$17.2 million**	**$53.8 million**

Source: City of Riverside, 2009.

Program Efforts to Preserve At-Risk Units

The following housing programs have been developed to address the preservation of assisted units. The Riverside Redevelopment Agency and/or the Housing and Neighborhoods Division will be responsible for implementing programs to preserve at-risk units. Funding could be provided through a variety of means cited above.

- **Monitoring At-Risk Units.** The City will communicate to the owners of at-risk units the importance of the units to the supply of affordable housing and its desire to preserve the units as affordable. The City will confirm that the owners of at-risk projects will continue their Section 8 contracts or other affordability covenants and will determine whether HUD will offer the owners a contract extension.

- **Financial Assistance.** If federal funds for the Section 8 program are discontinued at some point and/or affordability restrictions are expiring, the City will determine if it can assign financial resources to preserve the units. This option could include issuing bonds or holding TEFRA hearings that are the prerequisite for issuing multiple-family revenue bonds. The City will explore other means as feasible.

- **Technical Assistance.** The City can assist the owners of properties eligible for conversion to market rates in seeking funds and completing other tasks necessary to secure funds that preserve the affordability of housing. Based on information gathered through the monitoring program and visitation program, the City will dedicate staff resources to work with property owners.

- **Identify and Work with Qualified Entities.** The City works with nonprofit entities, for-profit organizations, and developers who are interested in acquiring and/or managing at-risk units. HCD also lists qualified agencies interested in managing affordable housing in Riverside County. The City will consult the list of qualified entities to expand its administrative capacity to preserve affordable housing.

Housing Element law requires that cities establish the maximum number of units that can be preserved over the planning period. Based on objectives stated in the Consolidated Plan and this Housing Element, the City's objective is to preserve all at-risk units where feasible, pending funding availability. The Housing Plan sets forth programs to allocate, where feasible, technical and financial resources to preserve at-risk housing units in Riverside.

HOUSING CONSTRAINTS

Confronted with population growth, changing demographics and economics, an aging housing stock, and an uncertain housing market, Riverside faces the challenge of ensuring a mix of housing types to meet these diverse needs. At the same time, Riverside is impacted by the larger southern California economy and the job growth and lack of affordable housing in coastal cities, which are responsible for much of the housing demand in Riverside today.

OVERVIEW

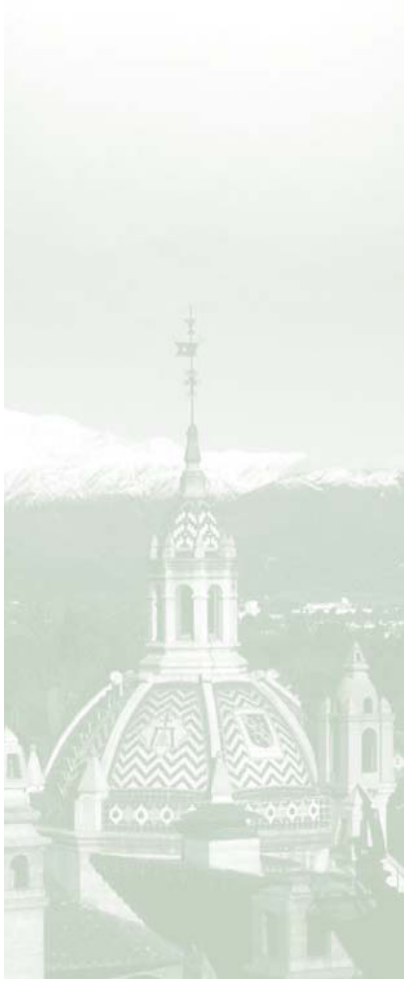
Various factors influence the City of Riverside's ability to meet its housing goals. Pursuant to state law requirements, this Chapter provides the requisite analysis of potential and actual market, governmental, and environmental constraints to the production, maintenance, and improvement of housing for persons of all income levels and persons with disabilities.

This Chapter analyzes three potential constraints:

- **Market factors:** such as land costs, construction and rehabilitation costs, and the availability of financing.
- **Governmental factors:** such as land use regulations, development standards, building codes, permit procedures, and other local policies.
- **Environmental factors:** including adequacy of infrastructure, public services, water supply, and transportation system to support new development.

The constraints analysis must also describe the City's efforts to address and, where appropriate and legally possible, to remove governmental constraints when they prevent achievement of state and local housing goals with respect to the maintenance, improvement, and development of housing. State law does not require cities to remove market constraints to achieving its housing goals, but cities can help offset potential impacts.

To that end, this Chapter reviews the City's General Plan, Zoning Code, Consolidated Plan, Analysis of Impediments to Fair Housing, Redevelopment Implementation Plans, Housing Authority Plans, and other housing and redevelopment planning documents to analyze policies and governmental regulations that may limit housing opportunities in Riverside. Actions required to remove existing constraints are also detailed in this section.



MARKET CONSTRAINTS

Land costs, construction costs, and market financing contribute to the cost of housing investment and potentially can hinder the production of affordable housing. Although many of these potential constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs that address these constraints. This section analyzes constraints in Riverside and activities undertaken to mitigate constraints.

Land Costs

Land costs and the cost of assembling parcels are among the largest components of the total cost of building new housing. With the significant downturn in the housing market, land prices are volatile, with many property owners holding onto their land to avoid a loss. Review of Loopnet listings shows that land prices range from $5 to $6 per square foot in many places in Riverside. However, projects built in recent years have purchased land at $18 per square foot.

It should be noted that the recent downturn in the housing market is expected to continue to affect the achievable rents and sales prices of housing. Declining housing prices may also affect the feasibility of certain development projects and, in some cases, make commercial uses a more attractive investment than housing. However, declining land values have benefits in that they reduce the total development cost of building affordable housing. In effect, the housing market downturn has reduced the potential constraint of land costs.

Construction and Rehabilitation Costs

Construction costs are the largest component of costs associated with new and rehabilitated housing. Construction costs include labor, materials, site improvements, and developer profit. R.S. Means and Reed Construction Data both provide construction cost manuals for calculating the average cost per square foot of residential construction throughout the Southern California region. Regionwide numbers, however, tend to be diluted by lower cost areas and may not accurately reflect the actual costs of building in Riverside.

According to recent (2006–2008) residential development projects built in Riverside, construction costs have ranged from $100 to $175 per square foot, which translates to approximately $100,000 to $150,000 per unit. Residential development with limited ground preparation, simplified architectural features, and standard quality of interior materials would be in the lower range of these estimates.

However, construction costs would be higher for more luxurious buildings and higher for projects with underground parking.

The City of Riverside is actively involved in funding the acquisition and rehabilitation of multiple-family projects. Based on a sample of these projects in Riverside, the rehabilitation cost averages around $50,000 per unit. However, projects involving acquisition, rehabilitation, and reconfiguration (to remove or combine smaller units to create larger units) can cost from $95,000 to $113,000 per unit. Other indirect and direct costs associated with rehabilitating housing (relocation, replacement of units, removal of asbestos or lead-based paint, etc.) can add substantial costs.

Financing Costs

Construction financing costs also affect the feasibility of building new housing. Similar to the late 1980s, the past few years have seen a restructuring of the construction financing industry in response to the housing market downturn. During the housing boom of the late 1980s, it was not uncommon for developers to receive construction loans for 100% or more of a project's estimated future value. Following the housing market downturn of the early 1990s, however, financial institutions tightened regulations for construction loans, requiring developers to put up at least 25% of the project value.

This cycle has repeated itself with the housing market boom of the early 2000s. Relaxed lending rules allowed developers to secure a loan with only a 10% equity contribution (Apartment Finance Today 2009). With the downturn, however, expected housing prices have significantly declined and apartment rents are also showing a decline, according to RealFacts. Loan underwriting has grown more conservative, with maximum leveraging topping out at 75%. Equity requirements have also changed dramatically, rising from 10% in the past year or so to 15% to 30% in 2009.

Although there is no hard threshold for how much equity is too much before a project would be deemed infeasible, the higher the proportion of equity required, the more unlikely that a developer would proceed with the project. Not only would it require more up-front cash, but higher equity contribution means a project must be able to achieve an even higher value at completion in order to generate the net cash flow needed to meet the minimum acceptable cash-on-cash return threshold. These types of trends underscore the condition of the housing market facing southern California today.

Homeowner Assistance

In recent years, the rising price of housing has made it financially infeasible for many communities to offer homebuyer assistance to residents. In some cases, the public subsidies necessary to provide homeownership assistance are too high, and renter assistance can serve a greater number of residents. In other cases, rising market prices have made it infeasible for local governments to offer subsidized loans, because the median home price well exceeds the maximum price allowed under the loan. Both of these factors have significantly reduced the feasibility of Riverside's homeownership programs, causing several of them to be cancelled. With changes in market prices, homeowner assistance may again be a feasible option.

Market changes have also affected residents wishing to purchase a home. Interest rates for loans have varied from 5% to 7% and down payment requirements have ranged from 0% to 10%; and allowable income-debt ratios have significantly varied. For many homeowners, particularly low and moderate income buyers who purchased homes in the past several years, declining home values and adjustable rate mortgages have resulted in increased payments and foreclosures. Uncertainty in the credit market will continue to impact the ability of homeowners to obtain a loan to buy a home.

Foreclosures

In recent years, the rising home foreclosure rates throughout southern California have dampened the housing market. The crisis originated with subprime lending, loosening of credit terms offered by financial institutions, overproduction of housing, and declines in the economy. According to Default Research Incorporated, the number of foreclosures in Riverside County has soared to affect more than 50,000 homeowners since January 2006. A significant number of additional foreclosures are anticipated through 2011 as adjustable rate mortgages come due in the next few years.

State law does not require jurisdictions to mitigate market constraints, as economic conditions are beyond a city's control. Nonetheless, Riverside continues to implement programs to lessen the impact. The City was awarded neighborhood stabilization program funds (NSP) to purchase, rehabilitate, and have reoccupied foreclosure properties. NSP funds are also being leveraged with $5 million in Redevelopment Agency (RDA) funds and a $20 million line of credit with City National Bank to maximize the ability of the City to buy, rehabilitate, and sell foreclosed units. These programs are some of the ways Riverside is addressing market constraints.

Fees and Exactions

The City of Riverside charges fees to process plans submitted for residential projects and to finance the provision of important services that are needed to accommodate housing and population growth. Fees are designed to recoup costs for providing the services needed to accommodate growth while not unduly constraining the financial feasibility and development of market rate and affordable housing.

For new residential projects, developers are required to pay the following types of planning, city impact, and regional impact fees:

- **Planning and Building Fees.** Cities are allowed to charge service fees to recover the cost for reviewing and processing various applications for building permits, planning permits, inspections, and other similar services for new projects. In accordance with state law, the fee amount must not exceed the estimated reasonable cost of providing the service. The City of Riverside has conducted the appropriate fee studies to document the cost of providing a range of services.

- **City Impact Fees.** The Government Code allows the charging of impact fees to finance new or expanded infrastructure (water, sewer, library, parks, and public facilities) required to serve residents. The fee must have a reasonable relationship to the infrastructure costs and represent the marginal cost of improvements required to serve residents of the new projects. These fees include a Regional Park and Reserve Park Development Fee, Overlook Parkway Crossing Fee, a Fire Station Fee, School Fee, and Local Park Fee.

- **Regional Impact Fees.** Certain impact fees are paid by developers to fund regional parks, regional transportation improvements, or schools. The City of Riverside has three unique regional fees—a Regional Transportation Uniform Mitigation Fee (TUMF), a fee for sensitive species habitat (Stephen's Kangaroo Rat "K-Rat"), and a fee for a regional Multiple Species Habitat Conservation Plan (MSHCP). School fees must also be paid based on student generation rates.

The financial impact of fees and exactions on new development varies considerably based on a number of factors. To evaluate the total potential impact of fees, the City evaluated three prototypical projects—a 46-unit single-family tract, a 141-unit condominium project, and a 50-unit apartment project. Fees for each project were determined by applying the maximum fee that could be charged. This type of analysis provides a magnitude-of-order estimate of the cumulative fees charged for residential development projects.

Table H-29 provides a summary of fees charged for prototypical residential developments in Riverside. Fees range from about $19,800 to $28,500 per residential unit. In order to continue to provide services to the development community and residents, the City has a policy to adjust fees annually to ensure an appropriate level of cost recovery.

TABLE H-29
TYPICAL HOUSING DEVELOPMENT FEES

Fee Category	Development Fees		
	Single-Family Tract of 46 homes	**Condominium Project of 141 units**	**Apartment Project of 50 units**
Service Fees			
Planning	$26,840	$10,032	$5,302
Building	$63,006	$105,406	$29,268
Environmental	$1,353	$1,353	$1,353
Impact Fees			
Sewer	$123,464	$361,383	$142,132
Water	$101,659	$92,915	$145,174
Signal and Traffic Fee	$32,890	$76,845	$27,250
Drainage	$18,076	$22,940	$9,300
Park Fee	$144,178	$253,188	$96,185
Utilities (Electric)	$105,092	$48,307	$40,000
Regional Impact Fees			
Transportation Impact	$305,900	$994,614	$230,350
Multiple Species	$48,622	$121,119	$42,950
School Fees	340,865	$728,913	224,000
Total	**$1,311,945**	**$2,817,015**	**$993,264**
City Fees per Unit	$13,403	$6,896	$9,919
Regional Fees per Unit	$15,117	$13,083	$9,946
Total Per Unit	**$28,520**	**$19,979**	**$19,865**

Source: City of Riverside 2008.
Note: This table reflects fees charged in all fee categories and assumes the maximum possible fees that could be charged for each type of project. Actual fees charged are less depending on project specifics and location.

Closer review shows that over half of all residential development fees are charged by regional entities for transportation mitigation, habitat preservation, and schools. The City has little control over these fees. Given the modest level of City-controlled fees, they are not deemed to be a constraint to the production of housing in Riverside.

LAND USE REGULATIONS

Local land use policies and regulations impact the price and availability of housing, including affordable housing. This section discusses the City's General Plan 2025 land use designations and provisions in the Zoning Code relative to the types of housing allowed within Riverside as a potential governmental constraint.

Land Use Regulations

The General Plan 2025 Land Use and Urban Design Element sets forth the land use designations to guide the location, type, and intensity or density of permitted uses of land within the City of Riverside. The Zoning Code (Title 19 of the Municipal Code) implements the General Plan 2025 by providing specific direction and development standards for each general land use categories. Table H-30 shows residential land uses, the corresponding zoning designation, and permitted densities allowed for housing.

TABLE H-30
PRIMARY LAND USE DESIGNATIONS ALLOWING HOUSING

General Plan Land Use Designation	GP Symbol	Zone Symbol	Zoning Designation
Single-Family Residential Land Use Designations			
Agricultural/Rural Residential (Max. 0.20 du/acre)	A/RR	RA-5	Residential Agriculture
Hillside (Max. 0.63 du/acre)	HR	RC	Residential Conservation
Semi-Rural (Max. 3.3 du/acre)	SRR	RR	Rural Residential
Very Low Density Residential (Max. 3.2 du/acre)	VLDR	RE R-1-1/2 acre	Residential Estate R-1-1/2 acre – Single Family
Low Density (Max. 6.0 du/acre)	LDR	RE R-1-1/2 acre R-1-13000 R-1-10500 CS	Residential Estate R-1-1/2 acre – Single Family R-1-13000 – Single Family R-1-10500 – Single Family Commercial Storage Overlay
Medium Density (Max. 8.0 du/acre)	MDR	RE R-1-1/2 acre R-1-13000 R-1-10500	Residential Estate R-1-1/2 acre – Single Family R-1-13000 – Single

General Plan Land Use Designation	GP Symbol	Zone Symbol	Zoning Designation
		R-1-8500 R-1-7000 CS MH	Family R-1-10500 – Single Family R-1-8500 – Single Family R-1-7000 – Single Family Commercial Storage Overlay Mobile Home Park
Multiple-Family Residential Land Use Designations			
Medium-High Density (Max. 14.5 du/acre)	MHDR	R-3-4000 R-3-3000 CS	R-3-4000 – Multi-family R3-3000 – Multi-family Commercial Storage Overlay
High Density (Max. 29 du/acre)	HDR	R-3-4000 R-3-3000 R-3-2500 R-3-2000 R-3-1500 CS	R-3-4000 – Multi-family R-3-3000 – Multi-family R-3-2500 – Multi-family R-3-2000 – Multi-family R-3-1500 – Multi-family Commercial Storage Overlay
Very High Density (Max. 40 du/ac)	VHDR	R-4	R-4 – Multi-family
Mixed-Use Designations			
Downtown Specific Plan - (Various DUs/FAR)	DSP	DSP	Downtown Specific Plan
Orangecrest Specific Plan (Various DUs/FAR)	OSP	OSP	Orangecrest Specific Plan
Mixed-Use – Neighborhood (Max. 10 du/acre, 1.0 FAR/acre)	MU-N	MU-N	Mixed Use – Neighborhood
Mixed-Use – Village (Max. 30/40[1] du/acre, 2.5 FAR/acre)	MU-V	MU-V	Mixed Use – Village
Mixed Use – Urban (Max. 40/60[1] du/acre, 4.0 FAR/acre)	MU-U	MU-U	Mixed Use – Urban
Community Amenities and Support Designations			
Agriculture (Max. 0.20 du/acre)	A	RA-5	Residential Agriculture

Source: City of Riverside, 2025 General Plan and Zoning Code, 2007

1 Proposed projects within one-half mile of a transit stop along Magnolia or University Avenue may qualify for the higher residential density.

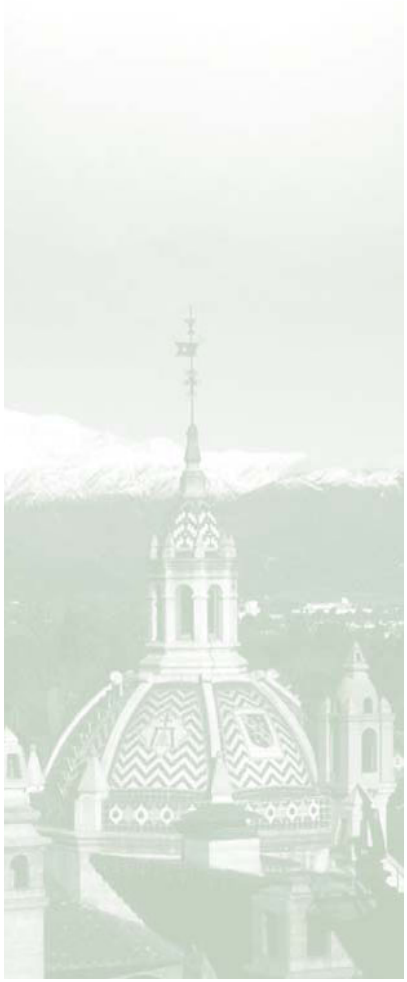
Housing Opportunities

Housing element law specifies that jurisdictions must facilitate and encourage a range of housing types for all economic segments of the community. Shown in Tables H-31 and H-32, the Zoning Code permits a wide variety of conventional and special needs housing in residential, commercial, and mixed-use zones throughout the City.

TABLE H-31
ALLOWABLE RESIDENTIAL USES
IN RESIDENTIAL ZONES

Residential Uses	Residential Zones						
	RC	RA-5	RR	RE	R-1	R-3	R-4
Traditional Housing							
Single-Family Dwelling Det.	P	P	P	P	P	x[1]	x
Single-Family Dwelling Att.	x	x	P	P	P	x[2]	x[2]
Manufactured Dwelling	P	P	P	P	P	x	x
Mobile Home Park	x	x	In Overlay Zone			x	x
Second Dwelling Unit	x	x	x	P/MC[3]	P/MC[3]	x	x
Multiple-Family (2 or more du's)	x	x	x	x	X[4]	P	P
Live-Work	x	x	x	x	x	x	x
Planned Residential	PRD	x	PRD	PRD	PRD	x	x
Special Needs Housing							
Assisted Living	x	x	x	x	C	C	x
Boarding House	x	x	x	x	x	C	x
Caretaker Living Quarters							
Agricultural	x	C	x	x	x	x	x
Industrial Use &Comc'l Storage	x	x	x	x	x	x	x
Temp. during Construction	TUP	TUP	TUP	TUP	TUP	TUP	TUP
Group Homes (6 or less)	P	P	P	P	P	P	P
Group Homes (7 or more)	x	x	C	C	C	x	x
Parolee/Probationer (6 or less)	x	x	MC	MC	MC	x	x
Parolee/Probationer (> 6)	x	x	C	C	C	x	x
Shelters (fewer than 6 clients)	x	x	MC	MC	MC	x	x
Shelters (more than 6 clients)	x	x	C	C	C	x	x
Sober Living Homes	P	P	P	P	P	P	P
Student Housing	x	x	x	x	x	C	C

Source: City of Riverside, 2007 Zoning Code.
P = Permitted by Right
C = Conditional Use Permit
PRD = Planned Residential
SP = Site Plan Review Required
MC = Minor Conditional Use
X = Prohibited Use
Notes:
1. Permitted in the R-3-4000 zone only with a PRD.
2. Permitted with a PRD
3. MCUP is required if all the development standards cannot be met.
4. Legal existing duplexes built prior to the adoption of the Zoning Code are permitted in the R-1-7000 zone.



With the adoption of the General Plan 2025 and Zoning Code, the City of Riverside also allows numerous opportunities for conventional and special needs housing in commercial, mixed-use, and other zones. Given the built-out nature of many areas, the City has adopted smart growth principles to direct its new residential growth to mixed-use or commercial areas, as shown below.

TABLE H-32
ALLOWABLE RESIDENTIAL USES
IN NONRESIDENTIAL ZONES

Residential Uses	Commercial				Mixed Use[1]		
	O	CR	CG	CRC	MU-N	MU-V	MU-U
Traditional Housing							
Single-Family Dwelling Det.	x	x	x	x	P	x	x
Single-Family Dwelling Att.	x	x	x	x	P	x	x
Manufactured Dwelling	x	x	x	x	P	x	x
Mobile Home Park	x	x	x	x	x	x	x
Second Dwelling Unit	x	x	x	x	x	x	x
Multiple-Family (2 or more du's)	x	x	x	x	x	SP	SP
Live Work	x	x	x	x	P	SP	SP
Planned Residential	x	x	x	x	PRD	PRD	PRD
Special Needs Housing							
Assisted Living	C	C	C	x	x	x	x
Boarding House	x	x	x	x	x	x	x
Caretaker Living Quarters							
Agricultural	x	x	x	x	x	x	x
Industrial Use &Comc'l Storage	x	x	x	x	x	x	x
Temp. during Construction	TUP	TUP	TUP	TUP	TUP	TUP	TUP
Group Homes (6 or fewer)	x	x	x	x	P	SP	SP
Group Homes (7 or more)	C	C	C	C	x	x	x
Parolee/Probationer (6 or less)	x	x	x	x	x	x	x
Parolee/Probationer (7 or more)	x	x	x	x	x	x	x
Shelters (six or fewer clients)	MC	MC	MC	x	x	x	x
Shelters (seven or more)[2]	C	C	C	x	x	x	x
Sober Living Homes	x	x	x	x	P	SP	SP
Student Housing	x	C	C	x	x	C	C

Source: City of Riverside 2007 Zoning Code
P = Permitted by right
C = Conditional Use Permit
PRD = Planned Residential
SP = Site Plan Review Required
MC = Minor Conditional Use
X = Prohibited Use
1. Mixed- use is also allowed in the Downtown Specific Plan
2. Shelters are also conditionally permitted in the Industrial Zone.

Traditional Housing

Single-Family Housing

The Municipal Code allows a range of single-family homes in residential zones, predominantly as a by-right use. In accordance with state law, special provisions apply to manufactured housing, mobile home parks, and second units, as described below.

- **Manufactured Housing.** In compliance with Government Code 65852.3, the City allows the installation of manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 on a foundation system, pursuant to Section 18551 of the Health and Safety Code, on lots zoned for conventional single-family residential dwellings. Such uses are not subject to any administrative, planning, or development process or requirement, which is not identical to the administrative permit, planning, or development process or requirement, which would be imposed on a conventional single-family residential dwelling on the same lot.

- **Mobile Home Parks.** The City of Riverside has an estimated 2,500 mobile home units in the community, several of which provide affordable housing for seniors. Previously, mobile home parks were permitted in the RR, RE, and R-1 zones only with a Mobile Home Park Overlay Zone. The City is changing this requirement to allow mobile home parks with a conditional use permit. The Municipal Code requires that mobile home parks be at least 10 acres and comply with standards in accordance with Title 25 of the California Code of Regulations. The Municipal Code establishes setback standards for mobile home parks that are similar to the R-3 zone. The City has also worked with partners to rehabilitate and preserve the condition of viable mobile home parks.

- **Second Units.** The Municipal Code defines a second unit as a dwelling located on a property zoned for single-family residential use that is designed exclusively for single-family residential purposes, with a kitchen and sanitation facilities and located on the same lot as the primary dwelling. Second units are permitted by right in the RE and R-1 zones and pursuant to a minor conditional use permit in those zones if the standards cannot be met. Development standards include a minimum 10,000-square-foot lot, a separate minimum covered parking space for one car, and other standards. One dozen second units were permitted between 2006 and 2007, adding incrementally to the supply of affordable housing.

Multiple-Family Housing

The City of Riverside actively encourages and facilitates the production of multiple-family housing products in the community. This includes traditional multiple-family developments and senior projects, as well as mixed use and student housing projects.

- **Mixed Use.** The General Plan provides mixed-use zones that offer development opportunities for integrated, complementary residential and commercial development on the same parcel or contiguous group of parcels. Singular, stand-alone uses are permitted when they foster an overall mixture of uses. Design and development standards for all three zones are directed toward encouraging pedestrian activity and ensuring that mixed commercial and residential uses are compatible both within the development and with other surrounding areas.

  The Riverside General Plan and Zoning Code contain a variety of incentives to facilitate multiple-family developments, particularly transit-oriented projects. Proposed projects within one-half mile of: 1) a transit stop along Magnolia or University Avenues or (2) any transit station may obtain a density of up to 40 units per acre in the MU-V zone with a maximum FAR of 2.5, and up to 60 units per acre in the MU-U zone with a maximum permissible FAR of 4.0.

- **Student Housing.** The City of Riverside has an extensive system of universities, colleges, and educational institutions and one of the largest populations of students in southern California. To accommodate the need for student housing, the Zoning Code allows student housing, fraternities and sororities, and dormitories with a conditional use permit in two residential zones (R-3 and R-4), two office and commercial zones (CR and CG), and two mixed-use zones (MU-V and MU-U). Thousands of student units are available in Riverside and developers are proposing additional units.

  The Zoning Code specifies two types of student housing. A fraternity or sorority house is a building rented, occupied, or owned by a chapter of some regularly organized college fraternity or sorority or by or on its behalf by a building corporation or association composed of members or alumni, and occupied by its members as a place of residence. A dormitory is a building intended or used principally for sleeping accommodations where such a building is related to an educational, public, or religious institutions.

Care Facilities

The Welfare and Institutions Code (Lanterman-Petris Act) and the Health and Safety Code (Community Care Facilities Act) declare that it is the policy of the state that people with a wide variety of disabilities are entitled to live in normal residential settings. The Health and Safety Code (California Residential Care Facilities for the Elderly Act) also extends this protection to elderly persons. State law sets forth regulations and guidelines for care facilities that preempt or limit many local regulations.

Facilities covered under these acts include:

- Residential facility
- Adult day program
- Therapeutic day services facility
- Foster family agency or home
- Small family home
- Social rehabilitation facility
- Community treatment facility
- Transitional shelter care facility
- Transitional housing placement facility
- Residential care facility for the elderly
- Alcoholism or drug abuse recovery or treatment facility
- Congregate care facility

The Health and Safety Code (sections 1500 et seq.) requires that state-licensed residential care facilities serving six or fewer persons be (1) treated the same as a residential use, (2) allowed by right in all residential zones, and (3) treated the same with respect to regulations, fees, taxes, and permit processes as other residential uses in the same zone. The Health and Safety Code extends this protection to residential care facilities for the elderly (sections 1569.84 et seq.), to alcoholism or drug abuse recovery or treatment facilities (sections 11834.22 et. seq.), and to congregate care facilities (sections 1267.16 et seq.), all of which serve no more than six clients.

The Riverside Zoning Code includes the above uses in the California Codes primarily under the term "group homes" but also includes single-room occupancy among group homes. As required by state law, the Zoning Code allows such uses serving six or fewer persons in all residential zones as a by-right use and larger facilities as a conditionally permitted use in seven zones. Besides general regulations, a group home is subject to a 300-foot separation from another group home (including assisted living facility and or shelter) and 1,000 feet from a parolee/probationer's home. In addition, a group home shall have no more than 40 beds nor shall serve more than 40 clients at the same time (RM Section 19.315.040).

Homeless Facilities

Riverside has the largest and most integrated system of addressing homelessness in the entire county. Riverside's comprehensive continuum of care approach is predicated on the understanding that homelessness is caused by a complex range of underlying physical, economic, and social needs. Nonetheless, there is still the need for immediate housing. for homeless people.

To that end, the City of Riverside currently provides the following continuum of housing options for people who are homeless:

- **Emergency Shelter.** This includes short-term facilities, detox programs, and vouchers. This also includes transitional housing and case management to prepare residents to obtain and maintain housing and be self-sufficient.

- **Transitional Housing.** This is a residence that provides a stay of up to two years during which residents are provided case management services that prepare them to obtain and maintain housing and be self-sufficient.

- **Permanent Supportive Housing.** This is a residence that provides permanent housing linked with ongoing support services that allow residents to live at the place of residence on an indefinite basis.

To avoid over-concentration of shelters, a 5,000-foot separation is required between the subject use and any other shelter facility and a 300-foot separation between such use and an assisted living or group home facility. Moreover, a shelter cannot be located within 1,000 feet of a public or private school, universities, colleges, student housing, senior child care facilities, public parks, business licensed for sales of alcoholic beverages, or parolee/probationer home.

The City's present shelter system can already accommodate the current homeless population in the community. In compliance with Senate Bill 2, the Housing Element proposes an implementation tool to make code amendments that would allow transitional and supportive housing as a by-right use in all residential zones and treat such uses in the same manner as other residential uses in the same zone. However, prior to adoption of the 2008–2014 Housing Element, the City is processing an amendment to create an emergency shelter overlay zone that encompasses the City's new Hulen Place campus, which will provide more than sufficient sites and integrated services to accommodate the City's existing needs.

Sober Living Facilities

The Riverside Municipal Code defines both "alcohol and drug free residential recovery home" and "sober living homes" as the use of a residential dwelling structure or unit for a cooperative living arrangement to provide an alcohol- and drug-free environment for persons recovering from alcoholism or alcohol and/or drug abuse, who seek a living environment in which to remain clean and sober; and which demonstrates identifying characteristics that shall serve to distinguish the alcohol and drug free residential recovery home and sober living home, as a use of residential property, from similar land uses or community case facilities that are subject to state licensing requirements and from all other uses of residential property:

Federal and state fair housing statutes all confirm that sober living homes and alcohol and drug free residential recovery home (the latter of which is defined as the same in Riverside as sober living homes) are not subject to local zoning, business taxation, or licensing regulations. Both homes cannot be treated in a different manner than other residential structures of the same type in the same zone. This is similar to legislation that preempts many local regulations of group homes. Thus, the Municipal Code allows sober living facilities in all residential zones and permits them by right.

Alcohol and Drug Treatment Facilities

The Riverside Municipal Code defines an alcohol and drug treatment facility as any premises, place or building that provides 24-hour residential non-medical services to two or more persons, unrelated by blood, marriage or legal adoption, in exchange for monetary or non-monetary consideration, who are recovering from problems related to alcohol or drug misuse or abuse, and who need drug or alcohol recovery treatment or detoxification services. An appropriate license from the State of California is required.

Alcohol and drug treatment facilities are treated like a licensed group housing arrangement where facilities serving six or fewer clients are allowed as a by-right use in all residential zones. Facilities serving seven or more clients are conditionally permitted in the RR, RE, R-1, O, CR, CG, and CRC Zones. To avoid over-concentration of facilities, the City requires a 300-foot separation requirement between the subject group housing and any other group housing or assisted living facility, transitional shelter, permanent emergency shelter or drop-in center, except that the separation requirement shall be increased to 1,000 where the other use is a parolee/probationer home.

DEVELOPMENT STANDARDS

Riverside regulates the type, location, density, and scale of residential development primarily through the Zoning Code. Zoning Code regulations are designed to protect and promote the health, safety, and general welfare of residents and implement policies of the General Plan 2025. The Zoning Code also serves to preserve the character and integrity of existing neighborhoods.

Allowable Land Uses

Table H-33 presents a generalized summary of development standards for housing in Riverside. Specific requirements and exceptions are in Article V of the Riverside Zoning Code (Title 19).

TABLE H-33
GENERALIZED RESIDENTIAL DEVELOPMENT STANDARDS

Zone	Development Standards				
	Maximum Density (Units/Acre)	Minimum Lot Area (s.f.)	Building Stories – Max.	Maximum Lot Coverage	Setbacks – Front/Side/ Rear (ft.)
RC	0.5	Varies	1	N/A	30/25/25
RA-5	0.2	5 acres	2	30%	40/20/25
RR	2.1	20,000.	2	30%	30/20/100
RE	1.0	43,560.	2	30%	30/25/30
R-1-½ ac	2.0	21,780	2	30%	30/20/35
R-1[1]	3.4–6.2[1]	7,000-13,000	2	30–40%	varies
R-3-4000	10.9	1 acre	2[3]	—	25/10/20
R-3-3000	14.5	1 acre	2[3]	—	
R-3-2500	17.4	1 acre	2[3]	—	
R-3-2000	21.8	1 acre	2[3]	—	15/7.5-10/15
R-3-1500	29	1 acre	2[3]	—	
R-4	40	1 acre	4	—	
MU-N	10	7,000 sf.	35′	1.0 FAR	15/0/15
MU-V2	30	20,000 sf.	45′	2.5 FAR	0/0/15
MU-U2	40	20,000 sf.	60′	4.0 FAR	0/0/15

Source: 2007 Zoning Code.
1. The R-1 zone contains a number of subcategories depending on the lot size
2. Proposed projects within one-half mile of: 1) a transit stop along Magnolia or University Avenues or (2) any transit station may have a residential density of up to 40 units per acre in the MU-V Zone with a maximum FAR of 2.5, and up to 60 units per acre in the MU-U Zone with a maximum total permissible FAR of 4.0.
3. For properties 3 acres or greater, 60% of units can be three stories.

Open Space Requirements

In single-family neighborhoods, the Zoning Code regulates the amount of open space by maximum lot coverage. In these areas, the Zoning Code limits single-family homes to a lot coverage not to exceed 30 to 40 percent of the lot size, with the presumption that homes have a sizable front yard, setbacks, and a backyard. In this manner, each home has adequate open space and the setting is conducive and consistent with lower density residential settings.

In recognition that multiple-family residences create a need for recreational amenities, open space requirements apply. Each unit is required to have a minimum common usable open space of 500 square feet per unit, and either 120 square feet of private open space for ground floor units or 50 square feet of private open space for upper story units. The open space area shall include recreational amenities (enclosed tot lot, court facilities, pool, open lawn area, etc.) based on the size of the complex.

Open space is also a desired amenity in mixed-use developments, and thus such projects must meet specific open space requirements. However, reflecting the urbanized setting of such projects, mixed-use projects are allowed to provide a reduced amount of open space (compared to solely residential projects) that is limited to 50 square feet of common open space and 50 square feet of private open space per unit. This provision helps to facilitate the feasibility and development of mixed-use projects within the community.

The Riverside General Plan 2025 recognizes that the availability of adequate parks and recreation, both passive and active, improves the quality of life in neighborhoods and the City. New residential development within the City generates a greater demand for existing park and recreational facilities, both locally and regionally. The City Municipal Code requires that three acres of developed parkland be available for every 1,000 residents. The County of Riverside also implements requirements for regional park facilities.

Therefore, the City of Riverside requires the payment of fees (or in-lieu dedications) for a pro rata share of improvements to local park facilities pursuant to Chapter 16.60 of the Riverside Municipal Code and for regional park facilities pursuant to Chapter 16.44 of the Riverside Municipal Code. Section 16.76 also requires a Trail Fee. The fees are consistent in type to those allowed for in state law and the amount of fees charged to developers are tied to the marginal cost of improvements needed to serve new housing.

Parking Requirement

In southern California communities, providing sufficient parking for vehicles is an essential part of good municipal planning. At the same time, however, excessive parking requirements can detract from the feasibility of developing new housing at a range of densities necessary to facilitate affordable housing. The Zoning Code establishes residential parking standards summarized in Table H-34.

TABLE H-34
PARKING STANDARDS FOR HOUSING

Residential Use	Parking Standard
Single-Family and Second Units	Two spaces within a private garage per dwelling unit 1 covered space per unit
Caretaker Living Quarters	One space per unit
Multiple-Family Residential	1.5 spaces/dwelling unit with 1 bedroom; and 2 spaces/dwelling unit with 2 or more bedrooms. Rooms that can be used as bedrooms count as bedrooms. At least 40% of total spaces must be in enclosed garage.
Group Housing	1 enclosed space per unit serving six or fewer persons; large facilities depend on the size of project. For larger facilities, parking is determined by the designated Approving or Appeal Authority in conjunction with required land use or development permits, based on the impacts of the particular proposal and similar uses.
Assisted Living (7 or more clients)	0.5 spaces per bed
Transitional Housing Emergency Housing	The parking ratio to be determined by the designated Approving or Appeal Authority in conjunction with required land use or development permits, based on the impacts of the particular proposal and similar uses.
Mobile Home Park	1 space per mobile home site plus 1 off-street guest space for every 5 mobile home sites
Senior Housing	1.1 spaces/unit, of which 50% must be covered either in a carport or a garage
Student Housing	1.1 spaces per bed provided on same or adjoining lot.

Source: Zoning Code 2007.

Residential parking standards are not deemed to be a constraint to the development, improvement, and maintenance of housing. The current standards match current vehicle ownership patterns of residents. Second-unit parking requirements are identical to those in state law. And special needs housing has lower requirements than conventional housing. For mixed-use projects, the Zoning Code also allows for shared parking in certain cases. Thus, parking does not constrain housing supply or production in Riverside.

Flexibility in Development Standards

The Municipal Code provides several means to obtain flexibility from residential development standards—density bonus ordinance, density incentives, variance, and Planned Residential Development (PRD). Additional flexibility is provided by the City's Reasonable Accommodation Ordinance described on page HTR-78.

- **Density Bonus.** The City's density bonus ordinance offers a density bonus and at least one additional concession or incentive to an applicant of a housing development who agrees to construct one of the following: 1) at least 10% of the units restricted and affordable to low income households; 2) at least 5% of units restricted and affordable to very low income households; 3) a housing development restricted to qualified seniors; 4) at least 10% of units in a condominium project for moderate income households. Conditions and affordability covenants required by state law apply.

- **Transit-Oriented Project.** Higher residential densities are permissible for transit-oriented projects in the MU-V and MU-U Zones. Proposed projects within one-half of a mile of: (1) a transit stop along Magnolia or University Avenues or (2) any transit station may have a residential density of up to 40 dwelling units per acre in the MU-V Zone with a maximum total permissible FAR of 2.5 and up to 60 dwelling units per acre in the MU-U Zone with a maximum total permissible FAR of 4.0. This provision is permissible, not mandatory, and subject to discretion as part of the Site Plan Review process.

- **Variance.** Developers can seek a variance where, because of special circumstances applicable to the property, the strict application of the Zoning Code deprives such property of privileges enjoyed by other property in the vicinity and under identical land use zones. Variances may be sought for standards related to, but not limited to height, lot area, yards, open spaces, setbacks, lot dimensions, signs, and parking. The Zoning Administrator makes the determination and transmits the decision to the City Council for final action.

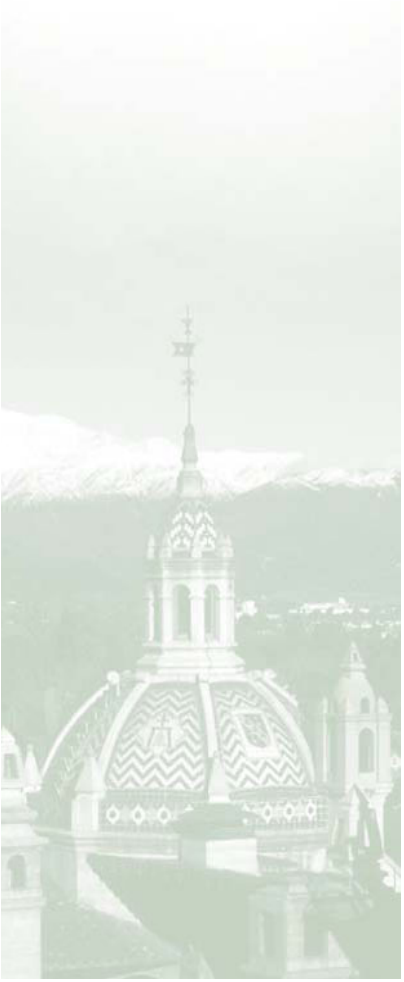
- **Planned Residential Development.** The PRD allows for flexibility and creativity in design of single-family residential developments, and for the application of unique development standards that reflect special property conditions. Projects within the RR and R-1 zones can secure a 10% density bonus if the project exhibits exemplary design as set forth in the Zoning Code and a 25% density bonus in the RC Zone with an approved PRD.

DEVELOPMENT PERMIT PROCESS

Development review is the primary way that local governments ensure the construction of projects that contribute in a positive manner to the community and improve quality of life. Residential development projects typically undergo several types of approvals—ministerial, discretionary actions (either with or without a public hearing), and legislative actions. This section outlines the timeline for the development review process for housing and describes the conditional use permit and design review process.

Timeframe for Review

Residential projects in Riverside undergo a number of processes from the initial submittal of an application to project approval. Table H-35 and the text below describe the steps to review, condition, and approve proposals for residential development.



- **Initial Application Check.** Involves the review of the application for completeness and working with the applicant to remedy any deficiencies. The City provides online forms to help developers submit a complete application.

- **Design Review.** Certain projects (typically multiple-family, mixed use, conditionally permitted uses, projects in certain areas, etc.) require design review to ensure the quality of the project and consistency with City Design and Sign Guidelines. This process is described later in this section.

- **Site Plan Review.** Multiple-family and mixed-use projects require site plan review to ensure conformance with the requirements of the Riverside Municipal Code. This process requires a public hearing before the Planning Commission, who is the recommending authority.

- **Conditional Use.** Certain residential uses may require a conditional use permit to ensure that the type, location, and operation of such uses are consistent with the provisions of the Municipal Code and advance General Plan 2025 objectives. This process is described later in this section.

- **Tract or Parcel Maps.** Some projects require a parcel or tentative tract map pursuant to the state Subdivision Map Act. In these cases, an additional step is required. However, the processing time would occur within the overall time frame listed in the following chart and not add measurably to the time frame for reviewing and approving a project.

- **Legislative Actions.** For very large residential projects, sometimes the applicant will propose a general plan amendment or zone change, particularly for housing built in underutilized sites zoned for nonresidential uses. A Specific plan may also be approved. In these cases, the time frame for approval can be considerably longer. The timeframe for this step is not included, as it varies.

- **Environmental Review.** Many projects are categorically exempt from CEQA, therefore involving little to no delay in the approval process. Larger residential projects may require a mitigated negative declaration. The time involved is largely due to mandated periods for public review. Even then, the environmental review is concurrent with project review, thus adding little to no time to the overall project approval time.

As shown in Table H-35, the total processing time is approximately three to seven months. The table lists only the time required for the longest permit, since the City concurrently processes all discretionary permits. Unusually complex projects may have longer time frames, particularly if an environmental impact report is required.

TABLE H-35
RESIDENTIAL PROJECT REVIEW TIMELINE

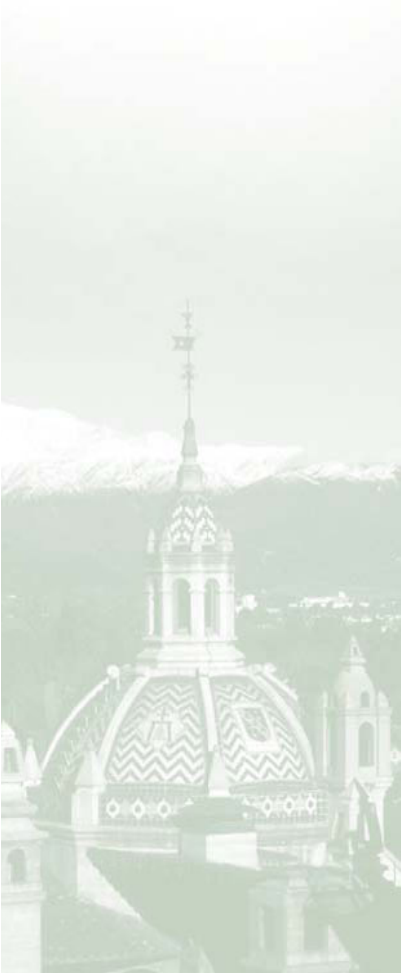
Step	Typical Residential Projects			
	Single-Family Home	**Multiple-Family**	**Special Needs**	**Mixed-Use Projects**
Initial Application	Required (30 days)	Required (30 days)	Required (30 days)	Required (30 days)
Design Review	Not Required[1]	Required	Required	Required
Conditional Use Permit	Not required	Not required	Required (3–4 mos.)	Not required
Other Reviews	Concurrent	Concurrent	Concurrent	Concurrent
Site Plan Review	Not required	Required (3–4 mos.)	Not required	Required (3–4 mos.)
Environmental Review	Assumes Negative Declaration or Mitigated Negative Declaration prepared concurrently with permit review.			
Building Plan Check	Required (6–8 wks)	Required (6–8 wks)	Required (6–8 wks)	Required (6–8 wks)
Cumulative Totals	10–12 weeks	5.5–7 months	5.5–7 months	5.5–7 months

Source: 2007 Zoning Code.
Concurrent time review (time indicated for permit with longest review time).

Design Review

Riverside's physical image reflects the prosperity, well-being, and the contributions of agriculture, cultural diversity, industry and manufacturing, education, and architectural heritage. The City's residential neighborhoods and shopping centers emphasize a small-town character within an urban metropolis. Educational facilities provide the image of a college town. The City of Riverside therefore requires design review to promote quality, well-designed development throughout the community that enhances existing neighborhoods, creates identity, and improves quality of life.

Design review is required for all new or altered structures in the RC, Multiple-Family Residential, Commercial, Office, Mixed-Use, Industrial, and Downtown Specific Plan Zones. Although single-family infill is not subject to design review, plans submitted to the Planning Division will be reviewed for consistency with the Citywide Design and Sign Guidelines to ensure compatibility with existing neighborhoods. In addition, design review is required for land divisions involving two or more parcels and any project reviewed and approved via the conditional use permit or planned residential permit processes.



The City of Riverside adopted the Citywide Design and Sign Guidelines in 2007 to assist developers in designing and building housing, commercial, mixed-use, and industrial projects that demonstrate excellence in design; create quality living environments; and contribute in a positive manner to the appearance and quality of life in the City. The Guidelines address such topics as site planning, scale and mass, building appearance, landscaping and open space, fencing and walls, parking, and other related design topics. For ease of understanding, the Guidelines provide sketches and illustrative photographs of preferred methods of building design. Other design review standards are included in the Zoning Code.

With respect to design review approval, the Zoning Administrator reviews the application for completeness and City staff reviews the proposed project for compliance with Guidelines. City staff makes a recommendation to the Planning Commission, who can approve in full or in part, conditionally approve in full or in part, modify, or deny the application. In other cases, the Zoning Administrator has approving authority or can refer to the Planning Commission. The City Council retains the authority to hear appeals; otherwise, the decision is final. To minimize the time required for review, design review is done concurrently with the processing of all other permits required of the same project.

Conditional Use Permit

The City recognizes that certain uses possess location, use, building, or traffic characteristics of such unique and special form as to make impractical or undesirable their automatic inclusion as permitted uses. Moreover, the nature of use, intensity, or size of certain uses requires special review to determine if the proposed use, its location, or its operation is compatible with surrounding uses or can be made compatible through appropriate development and use conditions. In these cases, the City implements a conditional use permit process.

The City uses two conditional use permit processes to review, approve, and modify residential projects of different types, sizes, and complexity. A conditional use permit is required for large special needs housing projects serving seven or more persons, including group quarters, transitional housing, emergency shelters, assisted living, and student housing. A minor conditional use permit reviewed by the Zoning Administrator is required of emergency shelters, transitional housing, parolee homes serving two to six residents, and second units when City standards cannot be fully addressed.

The minor conditional use permit is considered an administrative discretionary action and typically does not require a public hearing, as the Zoning Administrator is responsible to review, modify, deny, or approve the application. However, the Zoning Administrator may refer the decision to the Planning Commission or City Council, with final appeal to City Council. In contrast, the conditional use permit requires a public hearing and the application is reviewed by the Planning Commission with a final decision rendered by City Council.

In either case, the Zoning Administrator or Planning Commission must make certain findings to grant a conditional use permit.

- The proposed use is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics, and environmental impacts

- The proposed use will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area

- The proposed use will be consistent with the purposes of the Zoning Code and the application of any required development standards is in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest.

Site Plan Review

The City of Riverside implements a site plan review permit to ensure high quality land planning and development that takes into account environmental factors, provides public improvements necessitated by the development; promotes orderly, attractive, and harmonious development; and promotes the general welfare by preventing uses or structures that are not properly related to or that would adversely impact their sites, surroundings, traffic, or environmental setting.

Site plan review is required for two or more units as one project in the R-3 and R-4 zones, either as rental apartment type or condominium projects; and for any new building in any Mixed-Use Village or Urban Zones (Chapter 19.120). Site plan review is conducted as part of the review for conditional use permits, minor conditional use permits, PRDs, and design review. In these cases, no independent site plan review is required for a proposed project.

The site plan review requires a public hearing and general noticing of the proposed project to residents or commercial sites within 300 feet of the property. The project is reviewed by the Planning Commission, who makes a final recommendation to the City Council. There are no specific findings that need to be made for residential projects. However, for a mixed-use project, the Planning Commission must make the following findings to approve a site plan review permit for new development in the MU-V and MU-U Zones (see 19.120.030):

- The proposed development is consistent with the General Plan, any applicable specific plans, and the intent and purpose of the mixed-use zones.
- The proposed development, as conditioned, will not have substantial adverse effects on the surrounding property or uses, and will be compatible with the existing and planned land use character of the surrounding area.
- The proposed development is appropriate for the site and location by fostering a mixture and variety of land uses within the zone and the general vicinity and contributing to a synergistic relationship between uses.
- The proposed development is harmonious with its surrounding environment. Buildings within a mixed-use development project must also be compatible with each other and be designed as an integrated, unified project. All proposed development must meet the design standards and guidelines in Section 19.120.070.

BUILDING CODES AND SITE IMPROVEMENTS

The City of Riverside implements and enforces various building codes and requires site improvements to ensure quality housing; maintain neighborhood quality; and protect the health, safety, and welfare of Riverside residents and businesses. The primary requirements are codified in the Municipal Building Code, the Subdivision Code (Title 18), and administrative regulations.

Building Codes

As required of all communities by state law, the City of Riverside must periodically adopt building codes from the California Building Code. The California Building Code is a set of uniform health and safety codes addressing building, electrical, mechanical, plumbing, fire safety, and other topics. The California Building Code has been updated in recent years, largely based on the new International Building Code. Riverside has adopted the 2007 edition of the CBC.

As part of the adoption of the California Building Code, a city may adopt additional codes if it makes an express finding that such modification is reasonably necessary because of local climatic, geological, or topographical conditions (Health and Safety Code Section 17958.7). The City Council has adopted additional codes to address local climatic, geological, or topographical conditions. Major changes are fire suppression and protection, repair and reconstruction of damaged structures, and seismic safety concerns.

Subdivision Improvements

The City's Subdivision Code (Title 18) regulates the design and improvement of subdivisions and installation of improvements needed for new development. The code is designed to provide lots of sufficient size and appropriate design; provide adequate infrastructure necessary to support development; ensure that the costs of providing improvements are borne by the subdividers; and ensure that land is subdivided in a logical and well-planned manner.

The City's Subdivision Code (Title 18) specifies additional requirements for making on- and off-site improvements for new residential development. The improvements, standards, and specifications are accessible online at http://www.riversideca.gov/municode/title18.asp. The Public Utilities Department, Building and Safety Department, and other departments make such subdivision improvement standards available as well. Given the level of residential development in recent years, none of the standards is deemed to constrain the production or supply of housing.

Chapter 18.230 of the Municipal Code allows for the modification of public improvement requirements of the Subdivision Code. Specifically, the subdivider completes forms that set forth the nature and extent of the requested modification. The approving/appeal authority is charged with the responsibility to approve, conditionally approve, modify, or deny the requested modification. If approved, the Approving/Appeal Authority must make the following findings:

- That the property is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable to fully conform with the regulations prescribed by the Subdivision Code.
- That the modification is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
- That the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity.
- That granting the modification is in accordance with the purposes of the Subdivision Code.
- That granting the modification is not contrary to the objectives of the Zoning Code and the General Plan 2025.

Code Enforcement

The City of Riverside enforces adherence with City codes and requirements through various means. For new projects, developers will be unable to obtain final building permits or recover financial deposits if subdivision improvements are not made in a manner that fulfills the obligations set forth in the Subdivision Code, development agreement, or discretionary permit associated with a specific project. Noncompliance may eventually lead to legal action or payment of additional fees to ensure that the improvements are constructed.

Once projects are completed, the Community Development Department–Code Compliance Division enforces municipal codes affecting the maintenance of property. The Building and Safety Division enforces municipal codes affecting the structural integrity of buildings. The City works with the community to remedy code violations by referring property owners to loan programs when appropriate. If code violations are not remedied in a timely manner, the City can pursue legal action to address violations.

HOUSING FOR DISABLED PERSONS

The City has a long history of improving housing opportunities for persons with disabilities through education, representation, land use and zoning, development practices, and reasonable accommodation. Pursuant to Section 65008 of the Government Code, this section analyzes potential and actual constraints on housing for persons with disabilities and demonstrates efforts to remove government constraints. Programs are included in the Housing Plan.

Land Use and Zoning

Fair housing laws encourage an inclusive living environment, where persons, regardless of disability, have the opportunity to find housing suited to their needs in residential neighborhoods. A review was conducted of several housing types used by people with a disability in Riverside, including group homes, emergency shelters and transitional housing, assisted living facilities, and other similar housing types. The review focused on the land use, zoning, permitting process, fees, and building standards required for such uses.

Small group homes and small day care facilities serving six or fewer residents are allowed in all residential zones and are treated in the same manner as other dwellings of the same type in the same zone. Second units are allowed in most single-family residential zones, except for the RC, RA-5, and RR zones. The City uses a minor conditional use permit process approved by the Zoning Administrator to address smaller emergency shelters and transitional housing serving six or fewer people, reserving the full conditional use permit and Planning Commission approval for larger facilities.

Building Codes

The City has adopted the 2007 California Building Code, which contains the latest techniques and accessibility requirements. The City adheres to federal laws that require at least 5% of publicly funded new units be accessible to persons with mobility impairments and an additional 2% of the units be accessible to persons with hearing or visual impairments. New multiple-family housing must also be built so that: 1) the public and common use portions of such units are readily accessible and usable by persons with disabilities; 2) doors allowing passage into and within such units can accommodate wheelchairs; and 3) all units contain adaptive design features.

The City of Riverside has established a procedure for resolving the application of building codes and its impact on housing opportunities for people with disabilities. The City has established an Accessibility

Appeals Board made up of four members of the Planning Commission, plus three additionally designated persons with disabilities, at least two of whom shall be mobility impaired. This Board may conduct hearings on written appeals of decisions of the building official regarding accessibility issues, and approve or disapprove interpretations and enforcement actions taken by the building official relating to access.

Development Standards and Permitting Processes

The City examined its residential development standards and permitting process to identify potential constraints on the construction or improvement of housing occupied by people with a disability. Parking standards for group homes are equal to any single-family or multiple-family residence. No additional construction standards or development standards are required for housing for people with a disability. Housing is treated in a similar manner regardless of the occupancy. The Municipal Code's definition of a family does not conflict with fair housing law.

To avoid overconcentration, the City requires distance requirements. A minimum 300-foot separation is required between group quarters (e.g., assisted living facility, group home, and emergency shelter, transitional project). A parolee/probationer home shall not be located within 1,000 feet of any other group housing or assisted living facility; school (preschool through 12th grade), university, college, or student housing; senior housing; day care home or center; public park or library, business licensed for sales of alcoholic beverages; or drop-in, permanent emergency, homeless, or transitional shelter.

Reasonable Accommodation

In 2003, Riverside adopted a "Fair Housing Reasonable Accommodation" process codified under Chapter 19.850 of the Zoning Code. The code provides a procedure to evaluate requests for reasonable accommodation related to specific applications of the zoning law in order to assure that no person is discriminated against because of protected status by being denied an equal opportunity to use and enjoy a dwelling and to authorize the application of exceptions to the zoning law if warranted.

An application for a reasonable accommodation follows the same timeline as a zoning variance. A Notice of Decision is provided within 45 days of the Zoning Administrator's acceptance of a complete application. The Zoning Administrator may deny, approve, or conditionally approve the request for reasonable accommodation. The Zoning Administrator may also refer the application to the

Planning Commission for the next regularly scheduled meeting. In this case, a Notice of Decision is provided within 10 days.

In addition to standard variance findings, the Zoning Administrator must make the following additional findings:

- The persons who will use the subject property are protected under Fair Housing Laws
- The requested exception to zoning law is necessary to make specific housing available
- Such exception will not impose an undue financial/administrative burden on the City
- The requested exception will be in compliance with all applicable Building and Fire Codes and will not require a fundamental alteration of the zoning laws and procedures.

Any person aggrieved or affected by a decision of the Planning Commission or Zoning Administrator in granting or denying a request for reasonable accommodations may appeal the decision to the City Council pursuant to the procedures contained in Chapter 19.680 of the Zoning Code regarding appeals.

Commissions and Advocacy

The City of Riverside works with a number of agencies to further improve housing opportunities for people with disabilities. The City has established a Commission on Disabilities to advise the City Council on all matters affecting persons with disabilities in the community; review community policies, programs, and actions that affect persons with disabilities; and help create a public awareness of the needs in areas such as housing, employment, and transportation. The Commission's Web site (http://www.riversideca.gov/cod/) posts all its meetings and minutes for public review.

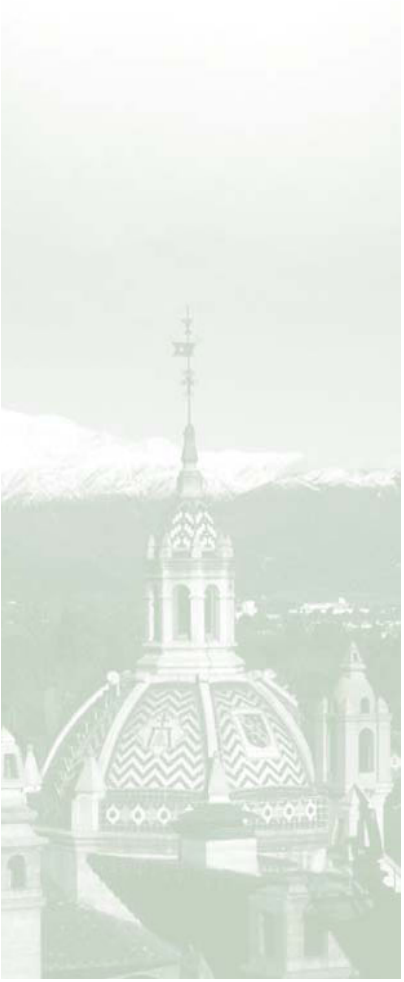
In 1999, the Mayor created the Model Deaf Community Committee to raise the profile of Riverside's deaf and hard-of-hearing community—many with ties to the California School for the Deaf-Riverside, one of two such schools in the state—and to encourage greater interaction and understanding with the wider community. The Model Deaf Committee discusses issues of interest to the deaf and hard-of-hearing community, proposes or hosts activities that raise awareness of the deaf and promote programs that encourage inclusion in civic life, such as the annual Deaf Awareness Week.

ENVIRONMENTAL FACTORS

This section discusses the various environmental factors in relation to the production, maintenance, and improvement of housing in Riverside. These include the availability of water supply and provision, adequacy of sewer systems and capacity, other critical dry utilities, and various opportunities for energy conservation.

Water Infrastructure

Water service is provided by Riverside Public Utilities (RPU), Western Municipal Water District (WMWD), Eastern Municipal Water District, and Riverside Highland Water Company. Riverside Highland serves the majority of the northern sphere while the majority of the southern sphere area will be served by Western Municipal Water District. The vast majority of sites that will accommodate the RHNA are within RPU boundaries and thus the analysis is restricted to demand for water and capacity of the RPU.



RPU's primary water source is local groundwater basins from the Bunker Hill Basin in San Bernardino and Riverside North and South Basins in Riverside. RPU currently sells surplus water to WMWD, primarily to meet peak water demand during the summer months. As of 2004, RPU provided water service to about 62,000 customers.

The City of Riverside has prepared an update to its Water System Master Plan that identifies anticipated water facility improvements needed over the next twenty year period. RPU's service area encompasses 74 square miles, of which approximately 68.5 square miles are within City limits and 5.6 square miles are outside. RPU operates approximately 890 miles of pipelines ranging from 4 to 72 inches in diameter, 48 domestic wells, 18 irrigation wells, 15 reservoirs with an approximate total volume of 100 million gallons, 21-pressure-reducing stations, and 39 pumping stations.

Although not a direct supplier of water to City of Riverside users, Metropolitan Water District of Southern California (Metropolitan) operates and maintains facilities within the City limits (Upper Feeder Pipeline, Lower Feeder Pipeline, and Mills Filtration Plant). The Upper Feeder Pipeline is a 132-inch diameter pipeline in a permanent easement right-of-way; and the Lower Feeder Pipeline is a 120-inch diameter pipeline in a fee-property right-of-way. Metropolitan also owns the Box Springs Feeder right-of-way property in the City limits. In addition, Metropolitan owns land and operates facilities around Lake Mathews, in the sphere of influence.

Sewer Infrastructure

Wastewater service within the Planning Area is provided by Riverside Public Works and WMWD. Similar to the boundaries of the City's potable water system, the City provides sewer service to the majority of the Planning Area, for a total service area of 74 square miles. WMWD serves most areas south of Van Buren Boulevard, or generally the southern sphere area. Most of the northern sphere area is served by the City of Riverside with some areas of the Box Springs Mountain Regional Reserve outside of either service area.

The City of Riverside Public Works Department provides for the collection, treatment, and disposal of all wastewater generated within the City of Riverside—except for a small area south of Van Buren Boulevard, which is served by WMWD—through its Riverside Regional Water Quality Treatment Plant (RRWQCP) and complies with state and federal requirements governing the treatment and discharge of wastewater. Primary, secondary, and tertiary treatment of wastewater from the Jurupa, Rubidoux and Edgemont Community Services Districts is also provided. The City also has an agreement with the County of Riverside whereby the City will operate and maintain the collection system and provide sewer services to the northern sphere area, also known as the Highgrove community.

The wastewater collection system includes over 776 miles of gravity sewers ranging in size from 6 to 54 inches in diameter. The system also includes 18 wastewater pump station, designed for flows of 100 to 400 gallons per minute. Two large lift stations have design capacities in excess of 2,000 gallons per minute. The City Public Works Department installs and maintains the wastewater system. City planning efforts for future sewer facility and capacity needs are underway. In 1993, the City Public Works Department prepared technical memoranda that address the sewer facility and capacity needs of the City. The City is preparing a Wastewater Master Plan to address capacity through 2025. The Notice of Preparation for this document has been circulated to responsible agencies.

According to the Riverside Public Utilities 2005 Urban Water Management Plan, the RRWQCP treats approximately 33 million gallons per day (mgd) of wastewater for over 280,000 residents in the City of Riverside and the Jurupa, Edgemont, Rubidoux, and Highgrove communities. The plant discharges tertiary-treated effluent to the Santa Ana River. In 2005, the plant had a capacity of 40 mgd. According to the 1992 Technical Memorandum, a planned expansion by 2013 will allow the facility to treat up to 50 mgd.

Dry Utilities

The City of Riverside is the primary distribution provider for electricity in the entire City. Riverside Public Utilities is a municipally owned electric and water utility and as such maintains facilities and infrastructure within the City. Southern California Edison (SCE) and the City of Colton serve electrical customers outside of the City limits that are within their respective service territories. Established in 1895, RPU's electrical system includes almost 90 miles of transmission lines and 1,200 miles of distribution lines covering 80 square miles.

RPU is responsible for the generation, transmission, and distribution of electric power within the City. As of 2007/08 fiscal year, RPU had over 105,000 electrical meter connections and sold over 2,432 million kilowatt-hours of energy. RPU's peak power demand was 610 MW (megawatts) of electricity. All of RPU's energy from external sources comes through SCE's Vista Substation, which is in Grand Terrace. RPU has a capacity limit of 557 MW from the Vista Substation. The Springs 40 MW peaking generation facility and the Riverside Energy Resource Center 98 MW peaking generation facility went online in June 2002 and June 2006, respectively. In total, these facilities provide 695 MW of peak capacity.

Implementation of the proposed General Plan would increase use of electricity in the Planning Area, particularly the demand for electricity to light, heat, and air condition residential, commercial, and business development. The City has proactively planned for future growth in energy use and demand. Approximately every two years, RPU assesses its current and future electricity demand and capacity. In addition, RPU is in the process of finalizing a 25-year electric system master plan that will be completed in 2009. It will include the long-term needs of the City's electric customers/owners.

RPU is in the environmental study and preliminary design stages of a program called the "Riverside Transmission Reliability Project" (RTRP) to increase the import capacity to the City and reinforce RPU's transmission system. RTRP is a coordinated project between RPU and SCE. This project will provide adequate electrical capacity as well as a reliable electrical supply for future growth by doubling existing import capacity. Moreover, RPU is in the final stages of constructing an additional two 48-megawatt "peak" power-generating units. Expected completion is slated for summer of 2010. The additional peak power-generating units are to be built adjacent to these existing facilities to accommodate any additional demand.

Resource Conservation

The protection of the natural and built environment to ensure sustainable communities and conserve natural resources is one of the foremost challenges facing communities across the country. Rising energy costs, dependence on fossil fuels, and increasing evidence of the adverse impacts of global warming have provoked the need in California and nationwide to improve energy management and resource conservation strategies.

In 2006, Riverside's Mayor Ron Loveridge appointed a task force to explore ways that Riverside might become a sustainable community. On February 6, 2007, the City Council approved the Sustainable Riverside Policy Statement (SRPS), which includes six framing concepts:

- Sustainability is a vital and necessary civic goal.
- City resources will be made available to explore each key area of interest.
- Current capabilities and policy status must be assessed as a baseline for progress.
- New policies, guidelines and codes/regulations should be developed using sustainable building design standards.
- Implementation programs should be facilitated.
- Progress toward a sustainable Riverside should be monitored and measured.

To implement the SRPS, the City of Riverside also created a Green Sustainable Riverside Action Plan that would guide and coordinate present and future efforts to achieve the City's vision. A task force was established to develop guidelines for a "clean and green city": save water, keep it clean, make it solar, make it shady, clean the air, save fuel, make it smart, and build green. This plan would also help support the mayor's endorsement of the US Mayors' Climate Protection Agreement of 2005.

The City of Riverside continues to take a leadership role in developing and implementing resource conservation programs addressing water resources, renewable energy sources, solid waste management, urban forestry programs, and other efforts toward becoming a green and sustainable city.

Emerald City Designation

The California Department of Conservation designated Riverside as the first "Emerald City." The designation clears the way for the city to become part of a groundbreaking two-city, 18-month pilot project in which the state will lend resources, grants, and expertise to the city's sustainable green initiatives. In return, the state will gauge the progress of the programs to compile a guide to aid other California cities in their efforts to attain their sustainable resource and conservation goals.

For more information on water conservation and energy conservation programs, see the Public Facilities and Infrastructure Element of the General Plan 2025.

Building Design

California's Title 24 regulations require new housing to meet minimum energy conservation standards. This requirement can be met in two ways. The prescriptive approach requires each individual component of a building to meet a minimum energy requirement. The performance approach allows measures that, in totality, meet specified energy conservation targets. In addition to California's Title 24 standards, all residential projects are subject to meeting the state building codes, which also include energy conservation standards. Riverside also offers the following energy conservation programs.

Conservation Opportunities

The Open Space and Conservation Element and the Public Facilities Element in the General Plan 2025 provide guidance in how the City is addressing climate change.

For more information on Water and Energy Conservation Programs see the Public Facilities and Infrastructure Element of the General Plan 2025.

- The Riverside Green Builder (RGB) program is a voluntary program based on the California Green Builder Program. A RGB-certified home must meet five criteria: energy efficiency (15% more efficient than Title 24 requirements), water conservation (20,000 gallons per home), waste reduction (50% waste diversion), wood conservation, and indoor air quality. The City offers priority field inspections, guaranteed timelines, overtime inspections, and priority electrical design incentives for developers wishing to utilize the program.

- The Community Energy Efficiency Program (CEEP) is a voluntary program that encourages the construction of homes built to standards 15% above Title 24 requirements. CEEP homes have mechanically engineered HVAC systems, tight ducts, high performance windows, and improved installation of energy-efficient features. Riverside's Public Utilities Department offers financial incentives of up to $500 per home to help defray the costs to the builders of certification and promote building energy efficient homes. Developers may also postpone TUMF fees until just prior to the completion of construction and occupancy of the home.

- The Residential Photovoltaic (PV) System rebate program is open to Riverside Public Utilities' electric customers only, and provides financial incentives for the purchase and installation of solar powered systems. The level of incentive is $3 per watt per electric account per year. Project rebate amounts cannot exceed $25,000 or 50% of the project costs, whichever is less. The Riverside Public Utilities Department will also provide up to $250 toward City of Riverside Planning and Building and Safety fees per installation.

The City of Riverside also offers a number of programs to retrofit homes for energy-saving devices. These programs can be found online at http://www.riversideca.gov/utilities/.

HOUSING RESOURCES

This section discusses the resources available to the City and potential developers to develop and preserve housing, particularly as it relates to the City's Housing Needs Assessment (RHNA) allocation.

OVERVIEW

Riverside is committed to preserving its distinctive qualities while continuing to accommodate its diverse housing needs. To this end, the General Plan focuses on incorporating smart growth principles into planning and development decisions. In Riverside, a major tenet of smart growth includes focusing on vacant and underutilized land opportunities in already urbanized parts of the City, rather than expanding higher density development into the urban fringes. Another component of smart growth adds an emphasis on transit- and pedestrian-oriented development opportunities.

Magnolia Avenue, Market Street, and University Avenue compose Riverside's major transit corridor, or "L" Corridor, to reflect its shape. Spanning the entire length of the City, the "L" Corridor's length and abundance of current and potential activity centers make it a prime location for housing, commercial uses, and advanced forms of public transportation such as BRT and light rail. The "L" Corridor includes both the La Sierra and Downtown Metrolink Stations. The "L" Corridor is the primary area of growth for the City both in the current planning period and as the City builds out in the future.

The City's housing strategies are supported by key policies in the Land Use and Urban Design Element, including:

- Policy LU-8.1: Ensure well-planned infill development Citywide, allow for increased density in selected areas along established transportation corridors.
- Policy LU-8.3: Allow for mixed-use development at varying intensities at selected areas as a means of revitalizing underutilized urban parcels.
- Policy LU-8.4: Ensure that in-fill development and development along Magnolia and University Avenues incorporates the latest Smart Growth principles.
- Policy LU-12.4: Expand and update the function of the Magnolia/Market Corridor as a key transit corridor to accommodate growth.

SCAG generates a "fair-share" allocation of new housing to be accommodated in each community in southern California based on population, employment, and household forecasts in the 2008 Regional Transportation Plan. SCAG also determines the affordability level of the housing allocation for each community based on current affordability patterns in relation to surrounding cities and the region. Riverside's RHNA allocation between 2006 and 2014 is 11,381 units: 2,687 very low income units; 1,866 low income units; 2,099 moderate income units; and 4,728 above moderate income units.

Local governments can meet the RHNA requirement in three ways. First, the City can obtain credit for new housing built and approved since January 1, 2006. Second, Riverside can obtain credits for "qualified" projects that were or will be rehabilitated, acquired, and/or preserved between July 2008 and June 2010. Third, any remaining need can be satisfied by designating sites for residential development, provided they have or will have appropriate general plan land use designations, zoning, density and development standards, and infrastructure so that housing could be built by 2014.

In addressing its housing needs, however, it is further recognized that housing affordability is but one component of housing need. Other components relate to unit size, parking needs, proximity to educational centers and transit facilities, and access to social services and health facilities. The City recognizes that the housing needs of students differ from the housing needs of families, young and working-age individuals, and seniors. These diverse housing needs demand a wide range of housing options. Therefore, Riverside has made a concerted attempt, in policies and through programmatic efforts, to encourage and facilitate new housing that addresses the tenure and composition of expected population.

With that in mind, this section first discusses the housing production achieved since the planning period began in January 2006. Housing preservation credits are discussed earlier in this technical report. Third, land available for residential development is thoroughly analyzed to show how the remaining RHNA need could be accommodated in areas of the community best suited for that growth. The chapter closes with a discussion of the various financial and administrative resources for housing programs and their general relationship to Riverside's existing and future housing needs.

HOUSING PRODUCTION

Riverside has undergone significant population growth over the last decade. To keep pace with population growth and ensure a balanced housing stock, the City has facilitated the production of significant levels of new housing to meet its needs. Between 2006 and 2008, the City approved construction of thousands of homes, including senior and family apartments, small-lot planned residential developments, single-family homes, and student apartments.

Privately Owned Student Apartments

The City of Riverside has experienced significant growth in student enrollment at its renowned universities and colleges. The University of California, La Sierra University, and CalBaptist are projecting an increase of more than 9,000 students between 2008 and 2014. Riverside Community College is also projecting growth in enrollment; however, community colleges do not provide housing for students. The following projects have been built since January 1, 2006, or are expected to be completed by the end of 2014.

Land Use Concept for West Skye

- **Sterling Apartments.** Sterling Housing completed construction of a 152-unit (558-bedroom) student housing complex with commercial retail lease space on 4.15 acres. The project is located along University Avenue in the CR-SP Commercial Retail and Specific Plan Combining Zones. The student housing project is privately owned and serves UCR students. The project consists of 40 two-bedroom units and 112 four-bedroom units. Each unit has single-occupancy bedrooms with a shared common kitchen, dining room, living room, and balcony. The rents are $725 to $825 per person, which is affordable to lower income households.

- **University Village.** University Village, a privately-owned student apartment project, is a complex of buildings along SR-60 near UCR. The General Plan and University Avenue Specific Plan designate this property for Mixed Use Office. The City has approved the development of a 166-unit project with 525 beds. Each independent unit connects with a common kitchen, dining room, and living room balcony. The rent is $1,200 for a one-bedroom unit, $800 for a two-bedroom unit, $800 for a three-bedroom unit, and $700–750 for a four-bedroom unit. The rents are affordable to lower income households, except for the one-bedroom units (moderate income affordability).

University of California, Riverside

The University of California at Riverside has undertaken an aggressive planning campaign to increase its inventory of housing. The major projects built or planned for construction are:

- **Proposed UCR-Owned Family Housing.** UCR is planning the construction of 500 housing units for families and children in the West Skye neighborhood. UCR's model for family housing is to provide a comprehensive neighborhood setting that addresses the conveniences and needs of family living, including townhouse and apartment-style residences, childcare providers, and neighborhood and park and recreation amenities. In contrast to other residential facilities, the Skye project is reserved for students and their families. According to University officials and the UCR Housing Strategic Plan, the Skye project is planned for construction by 2012. In keeping with UCR's student housing mission, the units would be affordable to lower income students.

GlenMor1 Project, UCR

- **Purchase of Residence Halls/Apartments.** During the planning period, UCR has completed or is in the process of building a substantial number of apartments and residence halls. In 2007, UCR added two apartment projects to its student housing inventory. In 2007, it paid $31.4 million to acquire the Highlander Ridge Apartments (FalKirk), a 220-unit apartment project adjacent to the university that is occupied predominantly by 400 UCR students. In 2009, UCR acquired another apartment project, the Greenoc apartment project, which provides housing for 208 students. These projects both involve the acquisition of existing student projects and thus do not represent a net increase in student units.

- **Construction of New Residence Halls.** UCR also built the 504-unit GlenMor1 project in 2007. This project consists of two and four single-occupancy bedroom units built around common kitchens and facilities. Each room is $940 per month, and is affordable to lower income students. UCR also plans to build the 800-unit GlenMor2 project by 2013. In 2009, UCR issued a request for proposal to solicit bids to build the 600-room Dundee Residence Hall by 2014. Taken together these plans will add 1,904 new units to UCR's inventory of housing for students. In keeping with current rates for room and board at UCR, the units are rented at levels affordable to lower income students.

CalBaptist and La Sierra University

Both CalBaptist University and La Sierra University have also been updating their long-range strategic plans. Although no housing is currently planned for the period of 2006 to 2014, both universities have considered building additional housing in recent years. La Sierra is not planning additional housing at this time. However, CalBaptist is working with the City to issue tax exempt bonds for up to $20 million to finance the acquisition and rehabilitation of two projects. These projects will collectively provide 215 student housing units. Maximum occupancy is capped at 381 students for the Royal Rose and Rose Garden Village with a maximum occupancy of 1,639 students housed at CBU-owned housing and/or dorm facilities.

Taken together, the three universities have built/approved/planned for over 3,700 new dormitory and apartment rooms, the acquisition of 49 existing units for faculty housing, and the conversion of an additional number of student housing units by 2014. Table H-36 is a summary of each product built, approved, or planned for by 2014. The affordability of each unit is based on actual rents, HCD household income limits, and discussions with university officials.

TABLE H-36
STUDENT HOUSING PRODUCTION

Projects	Affordability Levels				Total
	Very Low	Low	Mod	Above Mod	
Sterling University Palms [1]	0	585	0	0	585
University Village Towers [1]	0	502	21	0	523
UCR: GlenMor1[1]	0	504	0	0	504
UCR Faculty Housing[1]	0	0	0	23	23
UCR Family Housing[2]	0	400	0	0	400
Greenoc [2]	0	208	0	0	208
UCR: GlenMor2[2]	0	800	0	0	800
UCR: Dundee Hall[2]	0	600	0	0	600
UCR Faculty Housing[2]	0	0	0	49	49
Total	**0**	**3,599**	**21**	**72**	**3,692**
Built	0	1,591	21	23	1,635
Planned	0	2,008	0	49	2,057
FalKirk Apartments[3]		400	0	0	400

Source: City records, 2009; University of California Riverside Strategic Plan for Housing, 2008.
Notes:
1. Built and finalized projects.
2. Planned/approved projects.
3. Falkirk (formerly Highlander Ridge) was acquired in 2007 but was already occupied by 400 students. Its acquisition does not represent a net new addition to the student housing inventory.

Senior and Disabled Housing

The City of Riverside has been very active in encouraging and facilitating the production of senior housing in the community. Dating back to the mid 2000s, the City's Commission on Aging set aggressive goals for the construction of senior units. The following senior projects being credited toward the City's RHNA are just a small sample of the number of senior projects that will be built in Riverside by the end of the planning period, or December 2014.

TELACU Las Fuentes

Raincross Cottages

- **TELACU Projects.** In 2008, TELACU built a 75-unit senior project on 2.1 vacant acres in the R-1-7000 Zone on 11th Street ("TELACU Las Fuentes"). To assist the project, the City approved a conditional use permit and variances to increase the allowable building height from two to three stories and to allow for a different parking arrangement. The project was funded with the HUD Section 202 program, requiring 74 units to be affordable to very low income seniors (plus one manager's unit affordable to a moderate income household). In 2009, TELACU built another 75-unit project ("TELACU El Paseo") with the same affordability structure, funding, and affordability covenants. In 2010, TELACU will submit an application for another 75-unit project in the La Sierra Neighborhood that will have the same affordability structure and covenants as the two previous TELACU projects.

- **Raincross Projects.** Raincross Senior Housing constructed a senior campus consisting of several apartment buildings on Central Avenue containing a total of 168 independent units. An additional 22 for-sale cottages, affordable to moderate income seniors, have been built on the same site. As the site was in the R-1-7000 Zone, the City approved a conditional use permit. The affordability level of the project ranges from low income (majority of apartments) to moderate (including all the cottages) to above moderate for the assisted units. The majority of units rent between $735 to $880 per month, which is affordable to lower income senior households.

- **Infill Senior Projects.** The 20-unit Madison Villas apartment project was built in 2009 on Magnolia Avenue, with 36.4 units per acre on a 0.55-acre lot. Madison Villas is a market rate complex renting at $825 for a one-bedroom unit and $1,171 for a two-bedroom unit. Two other small infill projects have been approved. The Orange Street is under construction and will use Section 8 financing to make 23 housing units available to lower income seniors. The site encompasses 0.77 acres and the density of development is 29.8 units per acre. It is expected to be completed in 2010.

The Collete Street project has also been approved. Given the market rents on similar projects, infill senior rental projects are assumed to require minimal subsidies, if any, to deed restrict the units as affordable to lower income households. All of these infill projects are therefore assumed to be affordable to low and/or moderate income households.

- **Snowberry Project.** This proposed 224-unit senior project has received approval for a conditional use permit by the City Council and design review by the Planning Commission. On May 21, 2009, the Development Committee also approved the development concept for Phase I, consisting of 124 affordable senior units. The senior project will be built on a 10.7-acre vacant site that is zoned R-1–7000. The developer, USA Properties Fund, is seeking $688,527 in federal subsidies, $1.5 million in local agency subsidies and fee deferrals. The property owner is also applying for a 9% tax credit of $2.2 million to fund the first phase of the project, Vintage at Snowberry Senior Apartments. Pursuant to a developer agreement, all 224 units will be affordable to lower income households. The split between low and very low income will depend on the sources of funding.

- **Adams Senior Apartments.** The City is currently reviewing an application to construct a three-story, 202-unit affordable senior housing development on Adams Street. The development will replace two existing single-family residences (to be demolished) on 4.93 acres of land (41 units per acre). Two types of senior apartments are proposed: Plan 1 is a 576-square-foot one-bedroom unit and Plan 2 is an 810-square-foot two-bedroom unit. A total of 179 one-bedroom units and 23 two-bedroom units are proposed. The applicant is working with housing partners and the City's Housing Departments to finalize financing to make the 202 units affordable to low and moderate income households.

- **Assisted Living Facilities.** In addition to market rate and affordable independent senior housing, a number of assisted living facilities are in the planning stage. The Raincross projects cited above will also incorporate approximately 106 beds in an assisted living facility, of which a certain number of beds will be reserved for Alzheimer patients. Assisted living facilities, due to the level of care provided, are affordable only to above moderate income households. Several additional assisted facilities are proposed in Riverside.

Table H-37 is a summary of each senior housing product built, approved, or planned during the Housing Element planning period. The affordability level of each project is based on actual rent levels obtained from surveys of property owners compared with HCD household income limits. Rents for planned projects were obtained from either development applications submitted to the City or market rents charged for similar projects recently built in the city.

TABLE H-37
SENIOR HOUSING PRODUCTION

Projects	Affordability Levels				Total
	Very Low	Low	Moderate	Above Moderate	
Built Since 2006					
TELACU Las Fuentes [1]	74	0	1	0	**75**
TELACU El Paseo[1]	74	0	1	0	**75**
Raincross Senior[1]	0	122	45	1	**168**
Raincross Cottages [1]	0	0	22	0	**22**
Madison Villas [1]	0	10	10	0	**20**
Orange Street Apts	0	23	0	0	**23**
Subtotal	**148**	**155**	**79**	**1**	**383**
Planned/or Entitled					
Raincross Assisted[3]	0	0	0	106	**106**
Snowberry[2]*	112	112	0	0	**224**
Adams [3]	0	101	101	0	**202**
Collette Street[3]	0	10	9	0	**19**
La Sierra Village	0	0	280	0	**280**
Wolf/Singletary	0	0	115	0	**115**
Grove Community	0	0	146	0	**146**
TELACU La Sierra	74	0	1	0	**75**
Subtotal	**186**	**223**	**652**	**106**	**1,167**
Summary of Projects					
Built	148	155	79	1	**383**
Planned	186	223	652	106	**1,167**
Total	**334**	**378**	**731**	**107**	**1,550**

Source: City records, 2009.
Notes:
1. Built and finalized projects.
2. Approved/entitled projects.
3. Planned projects.
* The Snowberry project will provide 224 units that are affordable to lower income households. Depending on the funding source used, the breakdown will be one of two options: 1) 157 very low income and 65 low income or 24 very low income and 198 low income units. For purposes here, the table assumes a split between very low and low income until the final agreement is secured.

Conventional Housing

The third category of Riverside residents includes families, couples, and individuals who have entered the workforce. Housing options for this category include small studio units, larger apartments and condominiums, townhomes, and single-family detached housing. The City's smart growth policies encourage the combination of housing with good access to transit services—a movement that is matched by market demand for transit-oriented development.

The City of Riverside has been focusing on building new apartment projects, including publicly subsidized and deed-restricted affordable units for families. As another strategy to increase the supply of affordable family housing, the City has facilitated more than 1,000 for-sale units of small-lot planned residential (PRD) projects that are generally affordable to moderate income households in Riverside. The following lists projects finalized during the planning period.

- **Cypress Springs.** Built by the Riverside Housing Development Corporation, this project consists of 101 large family units on a 3.9-acre site (26 units per acre). All but two of the units are affordable to very low income households. The two are designed for on-site management and are affordable to moderate income households. The project offers three and four bedrooms to serve large households. On-site amenities include childcare services, computer learning center, recreational amenities, and the Blindness Support Training Center. The City facilitated the project by redesignating the site, approving variances for parking, open space, and setbacks, and approving a density bonus for the project. The project received funding from the RDA, HOME funds, and a low income housing tax credit.

- **Diamond Garden Apartments.** This small, 16-unit apartment project was completed in 2008 and offers a mixture of one- and two-bedroom units that rent at $900–$1,250 per month. This infill project is located close to shopping, entertainment, and local universities, and offers amenities including a pool, fitness facility, clubhouse, and business center. The project is a market-rate development and does not receive public subsidies that restrict rent levels to below market rents. However, based on affordable housing rent limits presented in Table H-14 and market rents charged in 2009, this apartment project rents at rates affordable to those households earning low and moderate incomes.

Stone Canyon

Garden Gate PRD

- **Stone Canyon Apartments.** Completed and occupied in 2006, this 220-unit apartment project offered a mixture of one- and two-bedroom units at $1,010–$1,435 per month. Approximately one-half of the site is used for housing, resulting in a project density of 23.6 units per acre. The project is close to shopping, entertainment, and local universities, and offers amenities including a pool, fitness facility, clubhouse, and business center. Based on affordable housing limits presented in Table H-14, this project is affordable to households earning low and moderate incomes without affordable housing restrictions.

- **Planned Residential Development.** The City of Riverside has successfully used its PRD permit process to incentivize creative and imaginative design of single-family homes in the R-1 zones. The PRD permit allows increased development densities, flexible development standards, and other means to improve the efficiency of land uses, preserve existing environmentally sensitive areas, and accommodate new housing. A primary goal of the PRD process is also to improve the affordability of homes, thus furthering goals set forth by the Mayor's Homeownership Task Force.

  Since the RHNA period began in January 2006, Riverside has seen the completion of 1,095 new units within PRDs. An additional 423 PRD housing units have yet to be constructed but have been entitled. Most projects offer two, three, and four bedrooms. Surveys of Redfin.com, Zillow.com, Realtor.com, and specific developer websites confirm that over 800 of these small lot PRDs sell for prices lower than $250,000, which is below the maximum affordable sales price for a moderate income family of four.

- **Other Single-Family Homes and Condominiums.** An additional 1,258 housing units were constructed through a number of condominium and single-family home projects from 2006 to 2008. The market price for new condominium products between 2006 and 2008 averaged $230–250,000 according to DataQuick price surveys—prices that were affordable to moderate income households. New single-family homes commanded higher prices and were primarily affordable to above moderate income households.

Table H-38 is a summary of each housing product built, approved, or planned for completion in this Housing Element period. The affordability level of each project is based on actual rent levels, HCD household income limits, and discussions with property owners.

TABLE H-38
CONVENTIONAL HOUSING BUILT SINCE 2006

Projects	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod.	
Built Projects					
Stone Canyon (Apt)	0	55	165	0	**220**
Cypress Springs (Apt)	99	0	2	0	**101**
Diamond Garden (Apt)	0	8	8	0	**16**
Nye (Condo)	0	0	8	8	**16**
Raincross Condos	0	0	0	141	**141**
Georgetown (Condo)	0	0	27	27	**54**
Cedar Park Village (Condo)	0	0	76	0	**76**
6259 La Sierra (PRD)	0	0	23	7	**30**
Main & Columbia (PRD)	0	0	33	11	**44**
La Rivera (PRD)	0	0	197	66	**263**
3615 Buchanan (PRD)	0	0	14	14	**28**
Elsinore Homes (PRD)	0	0	86	28	**114**
Enterak (PRD)	0	0	74	24	**98**
Garden Gate (PRD)	0	0	47	15	**62**
North Trademark (PRD)	0	0	83	27	**110**
Redington (PRD)	0	0	69	23	**92**
Richmond Amer. (PRD)	0	0	41	14	**55**
1775–1781 Rivera (PRD)	0	0	11	4	**15**
3201 Gibson (PRD)	0	0	47	15	**62**
Villa del Rosa (PRD)	0	0	17	6	**23**
Habitat for Humanity (SFRs)	1	0	0	0	**1**
Single-Family Homes	0	0	0	1110	**1,110**
Subtotal	**100**	**63**	**1028**	**1540**	**2731**
Planned/Entitled					
Habitat for Humanity (SFRs)	3	0	0	0	**3**
Nu-Trend Mfgr Homes	0	0	77	0	**77**
Canty Apartments	0	0	168	0	**168**
M Sole (Condos)	0	0	0	10	**10**
Cinnamon Creek Apts	0	0	98	0	**98**
M Sole (Mixed-Use Apts)	0	0	48	0	**48**
Villas at Magnolia (Condo)	0	0	50	50	**100**
Village@Magnolia Sq. Apts.	0	0	318	0	**318**
Granville Homes	0	0	10	0	**10**
Fox Plaza (Condos)	0	0	0	355	**355**
Fox Plaza (Live/work)	0	0	0	152	**152**
Citrus Park Village	0	0	70	0	**70**

TABLE H-38
CONVENTIONAL HOUSING BUILT SINCE 2006

Projects	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod.	
Willow Park Village	0	0	48	0	**48**
Palm Ave Townhomes (Condos)2	0	0	0	20	**20**
Canyon Crest Villas (Condos)	0	0	0	20	**20**
Newby Townhomes	0	0	0	22	**22**
Naggar Homes	0	0	0	55	**55**
St. James Place (Condos)	0	0	22	0	**22**
Dominion Ave. (Condos)	0	0	0	36	**36**
California Square (Condos)	0	0	21	0	**21**
Heritage Village (Condos)	0	0	0	23	**23**
Western Care Expansion	0	0	0	132	**132**
Buchanan St. Mobile Home Park[2]	0	52	0	0	**52**
Sierra Vista Hills (Apts)	0	0	8	0	**8**
La Sierra Villas (SFRs)	0	0	0	87	**87**
Sierra Park (SFRs)	0	0	0	76	**76**
Bonanni at Alamo St.(SFRs)	0	0	0	70	**70**
Bergum at Canyon [2]Crest(SFRs)[2]	0	0	0	5	**5**
Riverwalk Vista SP (SFRs)	0	0	0	402	**402**
Royal Ridge Ct. (SFRs)	0	0	0	5	**5**
Sheffield Homes (SFRs)	0	0	0	103	**103**
Pulte Homes (SFRs)	0	0	0	105	**105**
Olivera Homes (SFRs)	0	0	0	9	**9**
Gonzales Homes (SFRs)	0	0	3	0	**3**
Friends of Riv. Airport LLC (SFRs)	0	0	0	58	**58**
Friends of Riv. Airport LLC (SFRs)	0	0	0	109	**109**
Friends of Riv. Airport LLC (SFRs)	0	0	0	27	**27**
Pulte Homes (SFRs)	0	0	0	48	**48**
Centex Homes (SFRs)	0	0	0	136	**136**
Centex Homes (SFRs)	0	0	0	116	**116**
Aguirre Associates Homes (SFRs)	0	0	0	4	**4**
Alderete Homes (SFRs)	0	0	0	2	**2**
Wilson Land Surveying (SFRs)	0	0	0	3	**3**
Ross Homes (SFRs)	0	0	0	9	**9**
Danbo Homes (SFRs)	0	0	0	2	**2**
Doan Homes (SFRs)	0	0	0	4	**4**
Chavez Homes (SFRs)	0	0	0	1	**1**

TABLE H-38
CONVENTIONAL HOUSING BUILT SINCE 2006

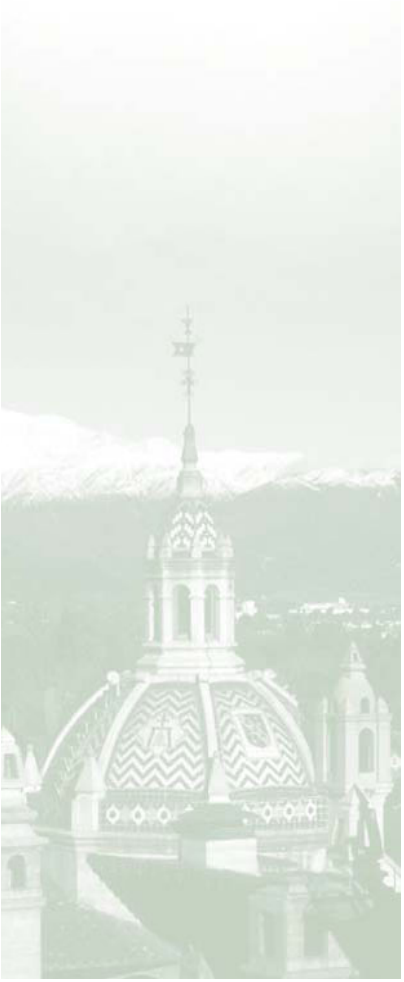
Projects	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod.	
Flores Homes (SFRs)	0	0	0	2	**2**
Said Homes (SFRs)	0	0	0	12	**12**
EGL Associates Homes (SFRs)	0	0	0	33	**33**
Kennlake Co Homes (SFRs)	0	0	0	13	**13**
Infinity Homes (SFRs)	0	0	0	63	**63**
Overlook Park Assoc. (SFRs)	0	0	0	12	**12**
Talcey Terrace Partners (SFRs)	0	0	0	8	**8**
Shilleh Homes (SFRs)	0	0	0	7	**7**
Holtsclaw Homes (SFRs)	0	0	0	2	**2**
Lookout Terrace Assoc. (SFRs)	0	0	0	9	**9**
Bradley Estates (SFRs)	0	0	0	9	**9**
Alarcon Homes (SFRs)	0	0	0	2	**2**
Richer Homes (SFRs)	0	0	0	2	**2**
Aguilar Homes (SFRs)	0	0	0	3	**3**
Berzansky Homes (SFRs)	0	0	0	20	**20**
Zitt Homes (SFRs)	0	0	0	2	**2**
Flores Homes (SFRs)	0	0	0	1	**1**
Said Homes (SFRs)	0	0	0	3	**3**
Juarez Homes (SFRs)	0	0	0	1	**1**
Nitao Homes (SFRs)	0	0	0	1	**1**
Pacific Coast Land Con. (SFRs)	0	0	0	17	**17**
Fidelity Homes (SFRs)	0	0	0	48	**48**
Sheffield Homes (SFRs)	0	0	0	96	**96**
Pacific Coast Land Con. (SFRs)	0	0	0	94	**94**
Fruciano Homes (SFRs)	0	0	0	50	**50**
Rancho La Sierra Homes (SFRs)	0	0	0	160	**160**
Subtotal	3	52	941	2,926	3,922
Summary of Projects					
Built	100	63	1,028	1,540	2,731
Planned	3	52	941	2,926	3,922
Total	**103**	**115**	**1,969**	**4,466**	**6,653**

Source: City records, 2009.

Housing for Homeless Individuals and Families

Adopted in 2003, the City's "Community Broad-Based Homeless Action Plan" sets forth a strategy to end homelessness in Riverside. Since its adoption, the City has aggressively pursued the implementation of the 30 action-based strategies within the plan as well as other initiatives in partnership with the County of Riverside, nonprofit organizations, social service agencies, faith-based institutions, and others in the Riverside Homeless Care Network. The vision of this effort is to eventually eradicate homelessness in the city.

A pivotal goal in the City's Homeless Action Plan is the creation of a centralized environment that will provide housing and supportive services that will help homeless people achieve housing stability. Modeled after the PATH Mall concept, the campus will offer a coordinated system of care that includes strategic outreach, crisis intervention, interim housing, rapid rehousing, homeless prevention resources, and coordinated case management. The campus will offer a collaborative focus on nationally acclaimed best practice strategies, such as "Housing First" and other rapid rehousing approaches.



The City is transforming the cul-de-sac at Hulen Place into a one-stop multiservice campus environment for homeless residents and those at-risk of becoming homeless in Riverside. The intent is to create an environment where individuals and families can walk into one door and find access to a full range of services and housing opportunities available in this community. The campus contains the following:

- **Building A: Multiservice Center.** The Center will serve as the service hub and offers services including street outreach, housing placement, employment development, benefits enrollment, health care, mental health services, substance abuse recovery, veterans' services, life skills training, financial counseling, legal services, computer resources, transportation assistance, and homeless prevention resources. Services are coordinated through centralized data management and a collaborative team case management approach.

- **Building B: Riverside Emergency Shelter.** Operated by Path of Life Ministries in partnership with the City, this 64-bed facility provides year-round shelter connected with case management services for homeless men and women for up to 30 continuous days. An additional 72 beds are provided each night under the federal cold weather shelter initiative. Approximately 1,600 individuals are served annually.

- **Building C: Safe Haven Supportive Housing/Drop-in Center.** Operated by Jefferson Transitional Programs in

partnership with the County Department of Mental Health, this facility provides 25 permanent supportive housing beds and a 24-hour drop-in center for chronically homeless individuals with severe mental illness.

- **Building D: Riverside Family Transitional Shelter.** Path of Life Ministries, in partnership with the County Department of Public Social Services, operates a 50-bed facility providing year-round emergency shelter and case management services for homeless families with children for up to 60 days. Approximately 400 individuals are served annually.

Riverside Homeless Campus at Hulen Place

The campus and other facilities currently house about 400 homeless people, which currently meet the entire need for emergency housing in the city. The site was designed with the ability to double its capacity by converting excess parking spaces unused space for additional housing. Prior to adoption of the 2008–2014 Housing Element, the City of Riverside is processing an amendment to create an emergency shelter overlay zone that encompasses the City's Hulen Place campus, which will provide more than sufficient sites and integrated services to accommodate the City's existing needs.

Available Vacant Land

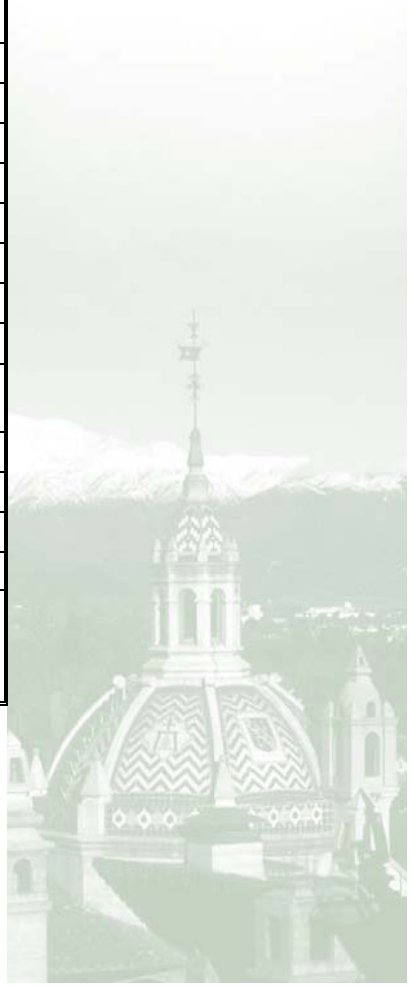
Although the City of Riverside is a largely built-out community, a large number of infill vacant parcels still exist that could be developed within the 2008–2014 Housing Element planning period. After vacant land considered as part of the underutilized sites is excluded (see next section), the total development potential on 1,409 acres of vacant land is 5,672 new units.

While the City's built and planned projects are sufficient to accommodate the RHNA, Table H-39 provides a summary of additional vacant land in Riverside by zoning designation, density ranges, and potential development capacity. As the land is vacant, it is ready for immediate development without environmental or infrastructure constraints that would preclude development

TABLE H-39
VACANT LAND DEVELOPMENT POTENTIAL BY ZONING

Zoning Designation	Zoning Symbol	Acres	Parcels	Density Range	Potential Units [1]
Residential Estates	RE	207.7	29	0–1.0	194
Residential Estates - ½ Ac	RE-1.5	287.6	72	0–2.0	540
Rural Residential	RR	129.3	109	0–2.1	220
Res. Single-family 13,000	R-1-13000	121.3	42	0–3.4	392
Res. Single-family 10,500	R-1-10500	81.0	225	0–4.1	262
Res. Single-family 8,500	R-1-8500	128.1	187	0–6.2	601
Res. Single-family 7,000	R-1-7000	399.9	871	0–5.1	2,200
R-3-1500 Multi-family	R-3-1500	35.4	12	20–29	884
Mixed-Use Neighborhood	MU-N	4.7	17	0–10	24
Mixed-Use Village	MU-V	0.6	2	20–40	11
Mixed-Use Urban [2]	MU-U	3.5	2	30–60	140
Downtown Specific Plan	DSP	9.7	25	0–60	204
Total on Vacant Land	**—**	**1,409**	**1,593**	**—**	**5,672**

Source: City of Riverside and The Planning Center, 2009.
Notes:
1. Figures are subject to rounding.
2. This excludes vacant land that is considered part of the underutilized areas.



Site Adequacy Analysis

There are an estimated 1,293 smaller parcels (less than one acre) zoned for lower density residential (RR, RE, and R-1 Zones) that meet the minimum lot size requirements. Together, these parcels could support 1,654 new single-family homes. Another 2,755 homes could

be constructed on 954 acres (242 parcels) of land that is one acre or larger. The density ranges of these zones vary from 0 to 6.2 units per acre and can support single-family detached housing.

For the purposes of projecting development potential during the planning period, the City only considered parcels that met several criteria. First, the parcels must already have or will be identified for rezoning to R-3 or mixed-use zoning designations, and medium (or higher) density General Plan designations. Parcels must be at least one acre in size, either independently or through lot consolidation. Finally, the parcels must be free from regulatory or environmental constraints that would preclude or significantly inhibit housing.

Based on these criteria, 44 acres of vacant land could support up to 1,059 new units in the R-3, MU-N, MU-V, or MU-U Zones. This excludes vacant land considered part of the underutilized areas (see next section). The density range for the R-3-1500 Zone is 20–29 units per acre. As recent housing projects developed in this Zone were built at densities of 21–27 units per acre, future projects are assumed to develop at 25 units per acre. The MU-N Zone permits development at 0–10 units per acre in a mixed-use setting. This grouping of parcels is within the University Avenue Specific Plan and is assumed to develop at a ratio of 60% residential to commercial.

The MU-V and MU-U Zones allow medium to high-density residential development with retail, office, service, and student uses. These designations are intended to encourage live-work units and residential over retail near commercial services and employment or student centers in a pedestrian-oriented environment. The maximum allowable intensity for the commercial component is 2.5 FAR for MU-V and 4.0 FAR for MU-U. For housing, the maximum density is 30 units per acre for MU-V and 40 units per acre for MU-U.

However, higher residential densities are permissible for projects that could serve as transit-oriented developments. Proposed projects within one-half of a mile of transit along Magnolia or University Avenues may have a residential density of up to 40 units per acre for MU-V and 60 units per acre for MU-U. The parcels included in this land inventory are within this half-mile radius and are thus assumed to develop at densities of at least 30 units per acre for MU-V and 40 units per acre for MU-U. In particular, three vacant parcels totaling 16 acres are located next to the La Sierra Metrolink Station.

The Downtown Specific Plan allows development at densities of 30 units per acre in mixed-use projects in the Specific Plan's Market Street Gateway District. The Raincross District permits residential development in a mixed-use setting at a maximum of 60 units per acre. All of the 25 vacant parcels fall within one of these two districts.

The vast majority of this land falls within one of the City's specific plans, which provide additional land use, design, circulation, and infrastructure guidance. The permitted uses and residential density levels described in the above analysis reflect those of the adopted specific plans (which in some cases defers to the standards set forth in the Zoning Code). For the five R-3 Zone parcels outside of specific plans, the assumptions reflect standards in the Zoning Code.

Incentives for Development

The City supports many programs to encourage the development of infill parcels and discourage leapfrog development. The Residential Infill Incentive Program reduces or eliminates key fees for the development, redevelopment, or reuse of less than five vacant or underutilized R-1 or RR zoned parcels of 21,780 square feet or less, surrounded by residential uses (80% of land uses within a half-mile radius) where the proposed project is consistent with General Plan designations and applicable zoning. The reduction in fees lowers the total cost of project fees by about 25 percent. Affordable units are also exempt from the Transportation Uniform Mitigation Fee (TUMF).

Planned residential developments (PRDs) are used to increase development densities, allow for more flexible development standards, and identify other means to improve the efficiency of land uses and accommodate new housing in the R-1 Zone. By allowing more intense development in the R-1 Zone, the City facilitates the construction of moderate income ownership housing in areas that would otherwise be limited to higher income households.

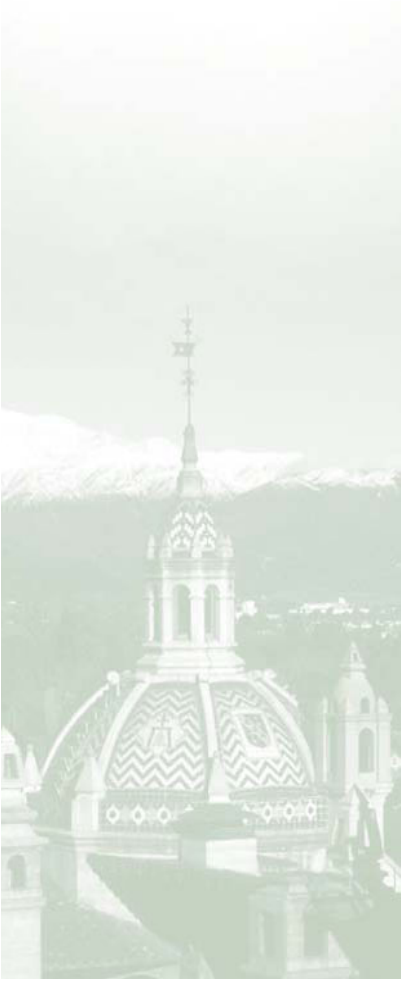
Approximately nine acres of vacant land in the University Avenue Specific Plan will need to be rezoned from Commercial Retail (CR) to MU-N, MU-V, and MU-U. The City has obtained funding through the American Recovery and Reinvestment Act Energy Efficiency and Conservation Block Grant Program to implement zoning changes for the University Avenue and the Marketplace Specific Plans. The zoning changes for the University Avenue Specific Plan are expected to begin in August 2010 and be completed by October 2011.

Finally, the City and Redevelopment Agency oversees nine redevelopment project areas and provide financial, regulatory, and land incentives to projects within project area boundaries. The City and Redevelopment Agency also leverage low and moderate income set-aside funds to facilitate the development of affordable housing. All but four of the parcels (zoned R-3 or higher) are within a project area. The Riverside RDA projects an annual contribution of $9–10 million in low-mod funds for all project areas, which can significantly facilitate the production of affordable housing.

Capacity Analysis

Several projects demonstrate that the density range permitted by the R-3-Zone (20–29 units per acre) could accommodate housing affordable to lower income households. The Stone Canyon Apartments offer apartments affordable to low and moderate income households at a density of 24 units per acre, while the Cypress Springs project provides large family units for very low income households at a density of 26 units per acre. The Orange Street Apartments will provide HUD-financed Section 8 housing for lower income households at 30 units per acre (density bonus granted to exceed 29 units per acre maximum). Meanwhile, the vacant land zoned for higher density MU-V, MU-U, or DSP development can expect to achieve densities of 30–60 units per acre. In conformity with Section 65583.2(c)(3)(B) of the California Government Code, the identified sites are zoned so they allow at least 30 units per acre and thus have the capacity to accommodate lower income housing.

Environmental and Infrastructure Analysis



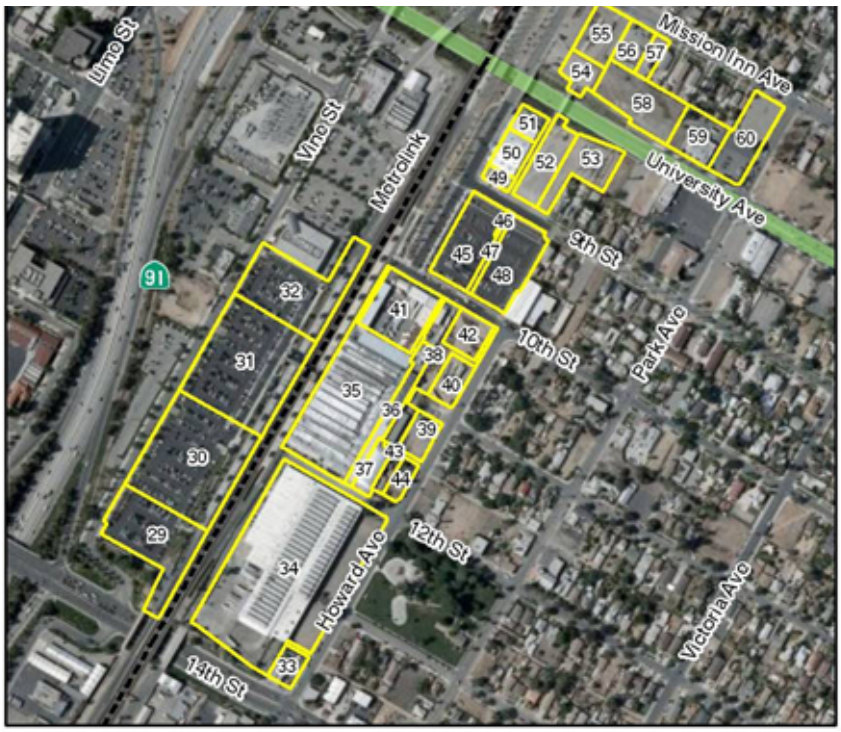
The City performed an extensive land use analysis to generate the vacant land inventory and considered multiple environmental and infrastructure constraints. The analysis considered constraints posed by proximity to the airport influence zone, biological habitat restrictions, seismic activity zones, flood zones, slope conditions, historic preservation restrictions, and proximity to sewer and water systems. None of the vacant parcels identified in the inventory are in areas of topographic constraint or are restricted by major environmental hazard or regulatory restriction that would preclude the development of the site within the planning period.

The sites are adjacent to existing urbanized development and are within service hook-up distance of existing water and sewer systems. The City's Municipal Code (Section 18.210.110) requires that all land divisions be connected to a sanitary sewerage system, with modifications available for residential lots one acre or larger. Additionally, the circulation systems would not require significant improvement to serve future development. Water resources are sustained by significant groundwater basins, which are used as reservoirs to store water during wet years to supply water in dry years. Potable drinking water is provided to the City and parts of its sphere by the City of Riverside Public Utilities. The General Plan EIR concludes the City of Riverside has and would have sufficient water resources to serve existing and future residents before and at full buildout (Page 5.8-19 of the Final Certified PEIR, Volume II).

Available Underutilized Land

Guided by smart growth planning principles and a maturing market for transit-oriented development, the City has identified parcels around the Downtown Metrolink Station as likely to redevelop within the planning period. Thirty-two parcels totaling 33.79 acres can accommodate 911 new units in an area with pedestrian access to bus and rail transit, key employment centers, entertainment venues, and services. Approximately 16 acres currently sit vacant while the remaining parcels are largely composed of vacant or underutilized industrial buildings, the Metrolink Station, and parking areas.

The Metrolink Station includes an open-air platform area and surface parking lots. The Riverside County Transportation Commission (RCTC) and Metrolink have indicated that the station is underutilized and could be intensified with transit-oriented development. RCTC has also indicated that the industrial and manufacturing buildings still in use are underutilized and ripe for redevelopment. The aerial below illustrates the locations of the sites. Table H-40 shows the development potential of each parcel. The numbers shown on each parcel correspond to the Map ID number assigned in Table H-40.



Underutilized land around the Downtown Metrolink Station.

TABLE H-40
UNDERUTILIZED LAND DEVELOPMENT POTENTIAL

Map ID	APN	General Plan/Zoning Existing	General Plan/Zoning Proposed	Existing Use	Own	RDA [1]	Acres	Assumed Density [2]	Potential Units [3]
Group A (east of tracks)									
54	211121033	I / I	MU-U/ MU-U	vacant	A	U	0.37	40	10
55	211121032	I / I		vacant	A	U	0.64	40	18
56	211121024	I / I		vacant	B	U	0.37	40	10
57	211121002	I / I		vacant	A	U	0.21	40	6
58	211121020	I / I		vacant	A	U	1.16	40	32
59	211121013	I / I		comm	A	U	0.66	40	18
60	211121029	I / I		vacant	A	U	0.94	40	26
						Total Potential within Group A	**4.35**	**—**	**120**
Group B (east of tracks)									
49	211122003	I / I	MU-U/ MU-U	Manuf/Indust	C	U	0.13	40	4
50	211122002	I / I		Manuf/Indust	C	U	0.38	40	11
51	211122001	I / I		Manuf/Indust	C	U	0.26	40	7
52	211122022	I / I		vacant	D	U	0.73	40	20
53	211122004	I / I		vacant	D	U	0.82	40	23
						Total Potential within Group B	**2.32**	**—**	**65**
Group C (east of tracks)									
45	211191026	I / I	MU-U/ MU-U	vacant	E	U	1.14	40	32
46	211191031	I / I		vacant	E	U	0.03	40	1
47	211191040	I / I		vacant	E	U	0.12	40	3
48	211191033	I / I		vacant	E	U	1.13	40	32
						Total Potential within Group C	**2.42**	**—**	**68**
Group D (east of tracks)									
33	211231010	I / I	MU-U/ MU-U	Comm	F	U	0.28	40	8
34	211231024	I / I		vacated	G	U	6.68	40	187
35	211201039	I / I		vacated	H	U	3.26	40	91
36	211201006	I / I		Indust/mfgr	H	U	0.54	40	15
37	211201026	I / I		Indust/mfgr	H	U	0.30	40	8
38	211201007	I / I		vacant	H	U	0.86	40	24
39	211201030	I / I		vacant	I	U	0.36	40	10
40	211201037	I / I		vacant	H	U	0.40	40	11
41	211201004	I / I		Indust/mfgr	H	U	1.18	40	3
42	211201008	I / I		vacant	H	U	0.44	40	12
43	211201027	I / I		Single family	J	U	0.16	40	4
44	211201028	I / I		Single family	K	U	0.16	40	4
						Total Potential within Group D	**14.62**	**—**	**377**
Group E (west of tracks)									
29	215360012	C / CR	MU-U/ MU-U	Metrolink Prkg	RCTC	U	1.82	40	51
30	215350019	C / CR		Metrolink Prkg	RCTC	U	3.12	40	87
31	215342016	C / CR		Metrolink Stat.	RCTC	U	3.16	40	88
32	215153009	C / CR		Metrolink Prkg	RCTC	U	1.98	40	55
						Total Potential within Group E	**10.08**	**—**	**281**
						Total Potential of Underutilized Sites	**33.79**	**—**	**911**

Notes:
1. Redevelopment project areas: A: Arlington; D: Downtown; HP-N: Hunter Park-Northside; LS/A: La Sierra/Arlanza; U: University Corridor
2. For parcels within one-half mile of transit, the Zoning Code allows higher densities in the MU-U and MU-V Zones.
3. Development potential assumes a 70% ratio of residential to nonresidential in the vacant and underutilized Marketplace Area parcels.

Site Adequacy Analysis

The 32 underutilized parcels vary in size from 0.03 acre to 6 acres, with 10 of the parcels larger than 1 acre. All sites assumed that residential development could be built on an average of 70 percent of the acreage—an assumption that reflects development interest and allows less intense development near surrounding single-family homes. The parcels can be categorized into five groups according to their location and position relative to the train tracks.

- Group A consists of six vacant parcels and one parcel containing an existing commercial building. At a residential density of 40 units per acre, up to 120 new units could be constructed in a mixed-use setting.

- Group B consists of two vacant parcels and one vacated industrial building plus 2 single-family homes that are spread out on three adjacent parcels. At 40 units per acre, the parcels could potentially yield 65 units.

- Group C offers four completely vacant parcels that are next to industrial businesses and single-family homes. An additional 68 units could be constructed on this land.

- Group D offers a more intense development opportunity, as the parcels are larger and contain vacant and abandoned industrial uses. If consolidated, this group offers a 14.6-acre site that could support 377 units at 40 units per acre.

- Group E are owned by RCTC and could be consolidated to create a 10-acre site that blends approximately 281 residential units with some commercial development, the Downtown Metrolink Station, and parking areas.

The five groups of parcels fall within the Marketplace Specific Plan, which will be amended to rezone the identified parcels to Mixed-Use Urban (MU-U). With a proposed zoning designation of MU-U and proximity to a Metrolink Station, these sites could support residential development at densities up to 60 units per acre. At a more conservative estimate of 40 units per acre, the underutilized parcels could support 911 units in mixed-use transit-oriented projects.

Incentives for Redevelopment

Riverside's rail network provides people with greater regional mobility, with regional Metrolink rail connections operating from the La Sierra Station through the Downtown Station and potentially along the east side of the City as the Perris Valley line develops. A new transit center is anticipated to be completed adjacent to the Metrolink Station parcels and serve as a major transfer point between Riverside Transit Agency (RTA) bus routes in downtown Riverside and Metrolink trains.

RTA also operates several bus routes along the City's busy corridors (Magnolia Avenue, Market Street, and University Avenue), and will soon introduce bus rapid transit (BRT) service. Utilizing dedicated travel lanes, quicker boarding facilities and synchronization of signal lights, BRT systems along corridors will offer viable alternatives to automotive transit for in-town travel that is more cost-effective than light rail systems. The first phase of the RTA's new BRT project will be along University Avenue. Phase 2 is anticipated to be along Magnolia Avenue, linking to the City of Corona to the west.

The RCTC and Metrolink have indicated a desire to partner with private developers to redevelop and intensify the current Metrolink Station (on both sides of the station) with a mix of housing, commercial, and parking structures. Potential incentives include the use of RCTC-owned land and easements at no cost to the developer, most likely in return for the construction of parking structures for Metrolink riders. These parcels also fall within the University Corridor Redevelopment Project Area and can therefore leverage low and moderate income housing funds as well as other redevelopment agency funding to finance on- or off-site improvements.

The City of Riverside has studied the redevelopment potential of these transit sites for several years. Through a demonstration project funded by SCAG, and in partnership with Western Riverside Council of Governments and members of its TOD Advisory Committee, the City explored conceptual plans for the Downtown Metrolink Station area. Figure H-3 provides a conceptual illustrative that summarizes the results of the demonstration project. The City is continuing to work with the RTA, RCTC, and the Urban Land Institute to promote the intensification and redevelopment of the station area.

The City of Riverside has secured funding from the ARRA EECBG Program to rezone the Marketplace Specific Plan sites from Industrial (I) to MU-U. The zoning changes for the Marketplace Specific Plan are expected to begin in 2009 and be completed by end of 2010.

Accommodating the RHNA

Table H-41 summarizes the City's housing production activities and availability of sites for new housing. A combination of large student housing projects, a strong push (led by the mayor) to address the housing needs of seniors, and small-lot planned residential development strategies have facilitated the completion of over 4,700 new housing units in Riverside since 2006. An additional 7,000 units are planned/entitled and could be constructed by 2014.

TABLE H-41
ACCOMMODATING THE RHNA

Housing Category	Affordability Levels				Total
	Very Low	Low	Mod	Above Mod	
RHNA	**4,553**		**2,099**	**4,728**	**11,381**
Housing Production					
Student Housing Built	0	1,591	21	23	1,635
Student Housing Planned	0	2,008	0	49	2,057
Senior Housing Built	148	155	79	1	383
Senior Housing Planned	186	223	652	106	1,167
Conventional Built	100	63	1,028	1,540	2,731
Conventional Planned	3	52	941	2,926	3,922
Total Housing Production	**4,529**		**2,721**	**4,645**	**11,895**
Remainder of RHNA	**–24**		**+622**	**–83**	**–107**
Available Land[1]					
Capacity on land zoned at least 0–29 units per acre	100[2]		784	4,501	5,385
Capacity on land zoned at least 30 units per acre	1,198		–	–	1,198
Total Available Land	**1,298**		**784**	**4,501**	**6,583**
Total Capacity	**5,827**		**3,505**	**9,146**	**18,478**
Surplus of Credits	**+1,274**		**+1,406**	**+4,418**	**+7,097**

Source: City of Riverside, 2009.
1. Available land includes sites in the MarketPlace Specific Plan, University Specific Plan, Orange Crest Specific Plan, Downtown Specific Plan, La Sierra Specific Plan, and infill sites.
2. Zoned exclusively for residential development (R-3 zone).

Through constructed and planned housing projects, the City can address nearly 100 percent of its RHNA for all income categories. The City has additional capacity for over 5,600 new units on 1,400 acres of vacant land (1,593 parcels) and another 911 new units on 34 acres (32 parcels) of underutilized land. This does not include additional development capacity on RR-, RE-, and R-1-Zoned lands.

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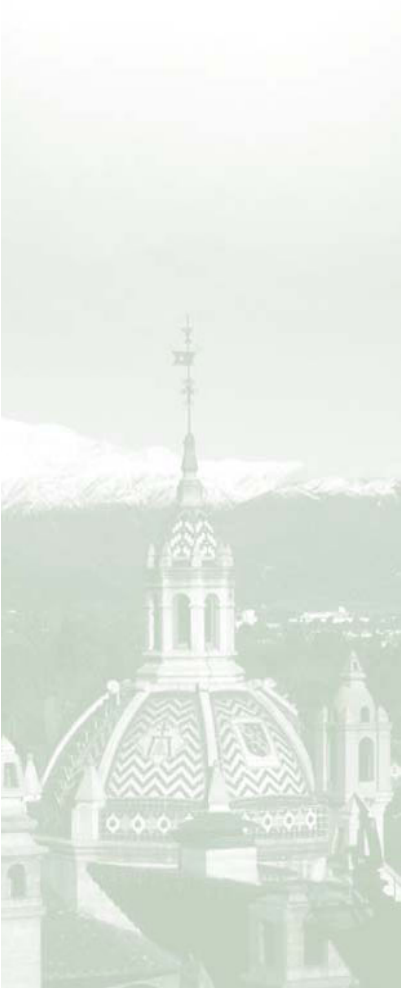

FIGURE H-3 DOWNTOWN RIVERSIDE TRANSIT STATION

FIGURE H-4A Vacant and underutilized Sites Available for Housing

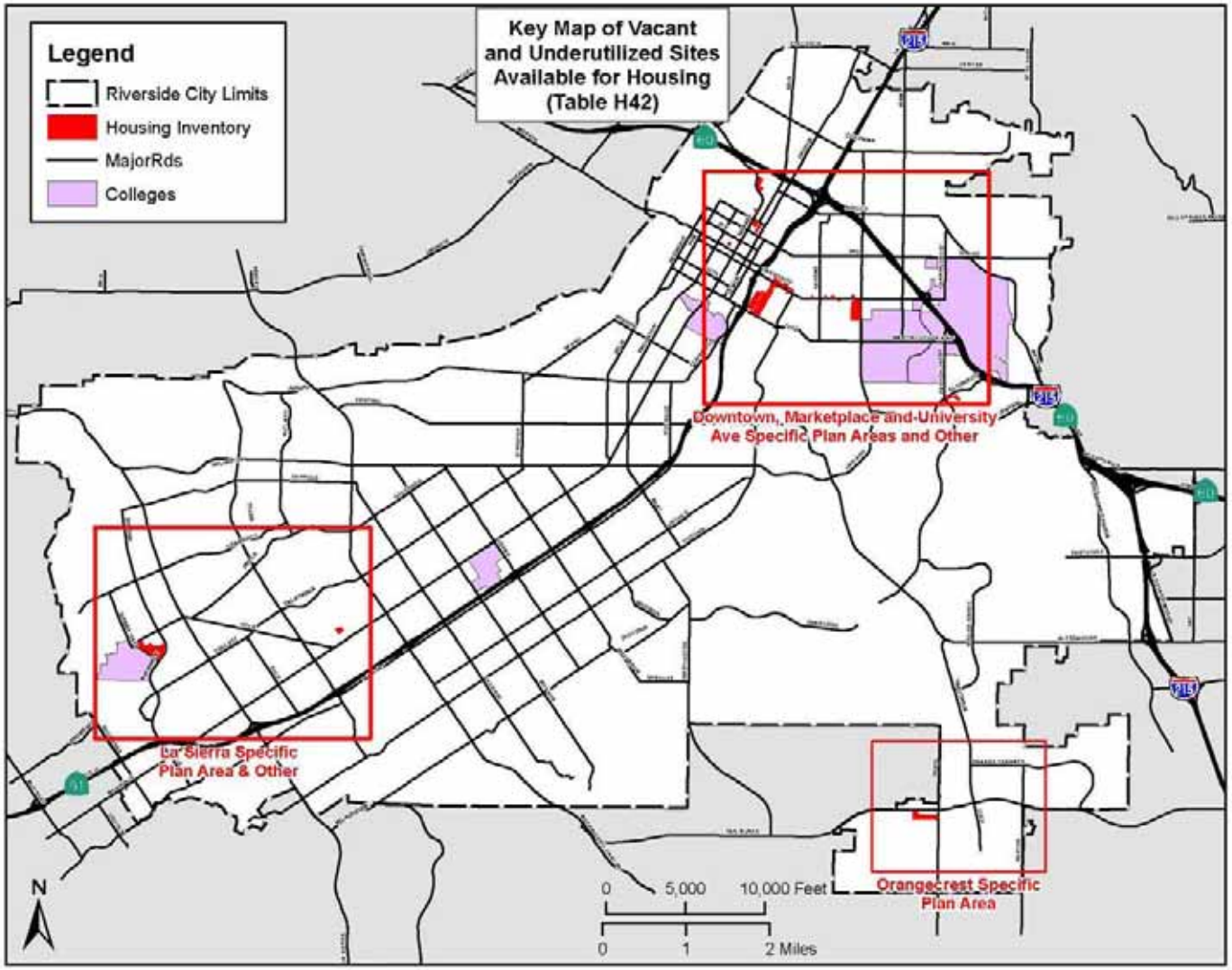

FIGURE H-4B DOWNTOWN, MARKETPLACE AND UNIVERSITY AVENUE SPECIFIC PLAN AREAS AND OTHER

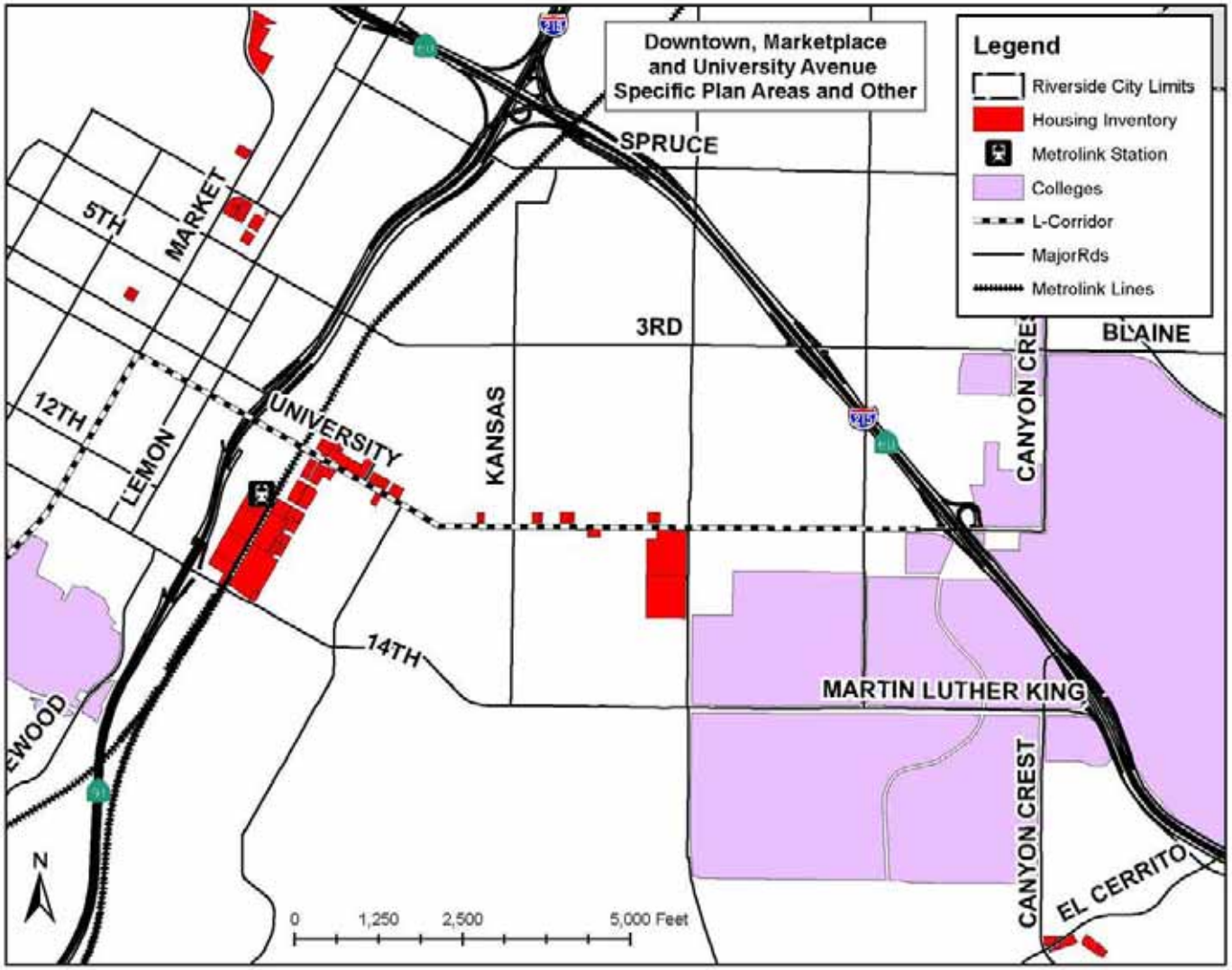

FIGURE H-4C La Sierra Specific Plan Area and Other

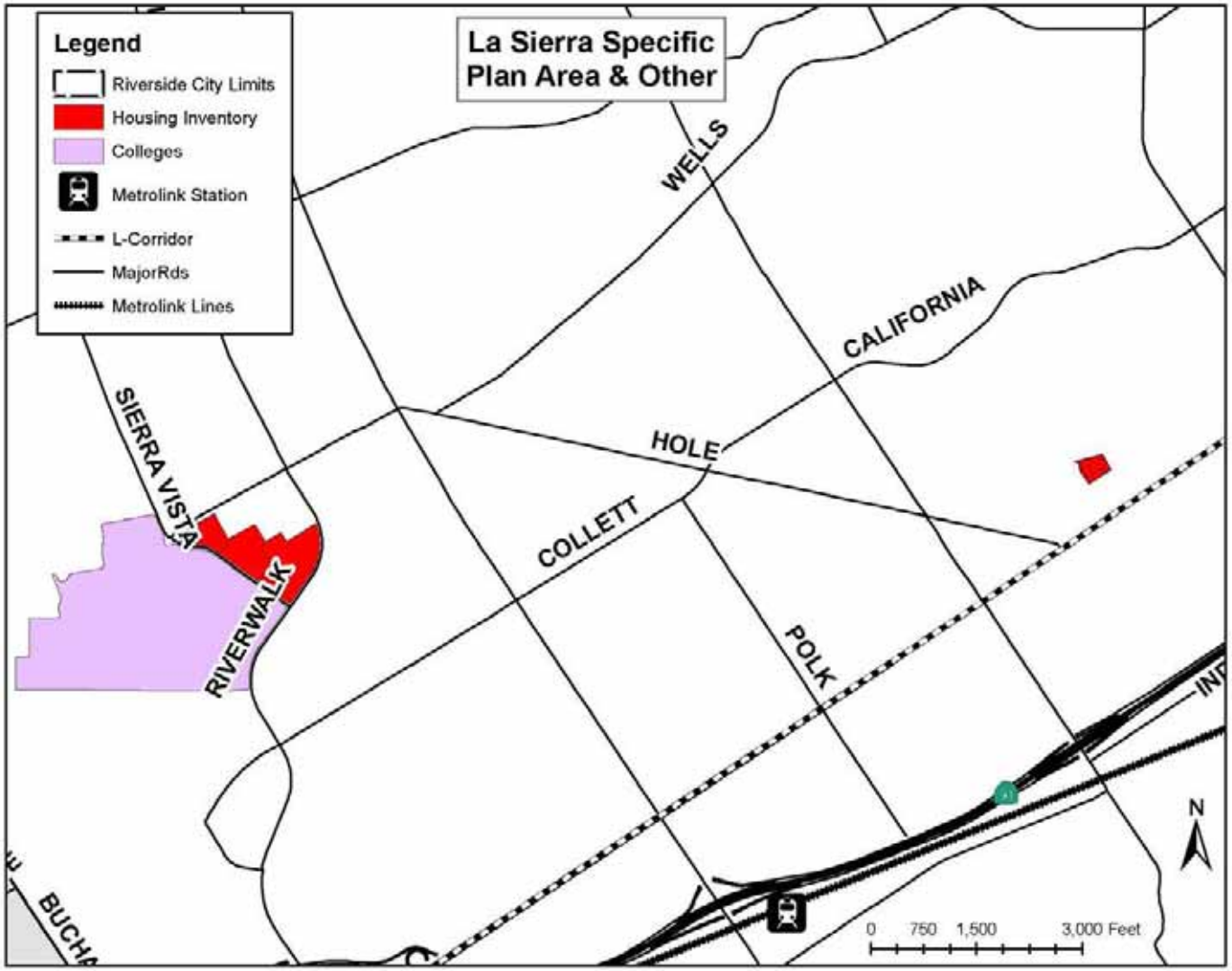

FIGURE H-4D Orangecrest Specific Plan Area

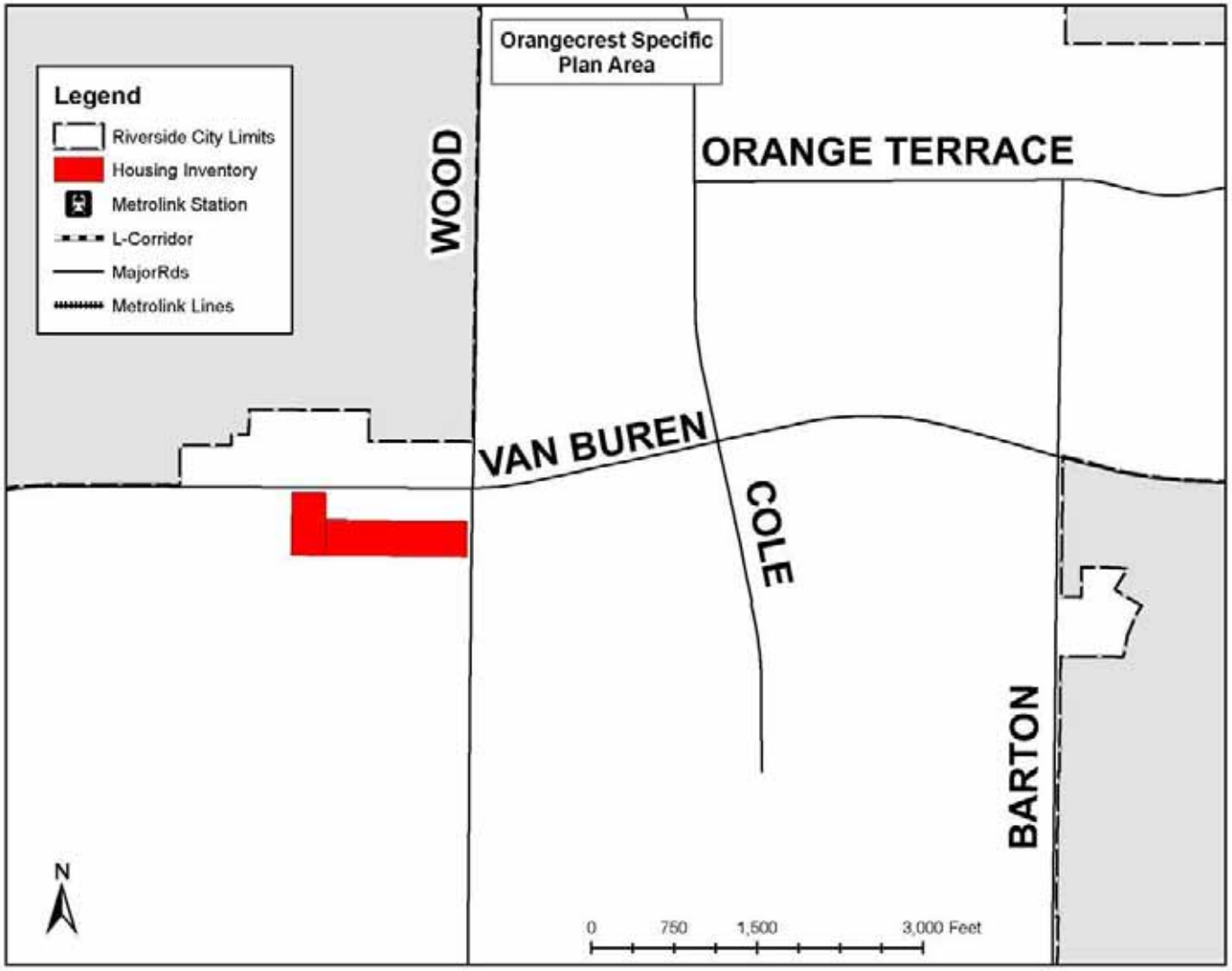

FIGURE H-4E REDEVELOPMENT AREAS

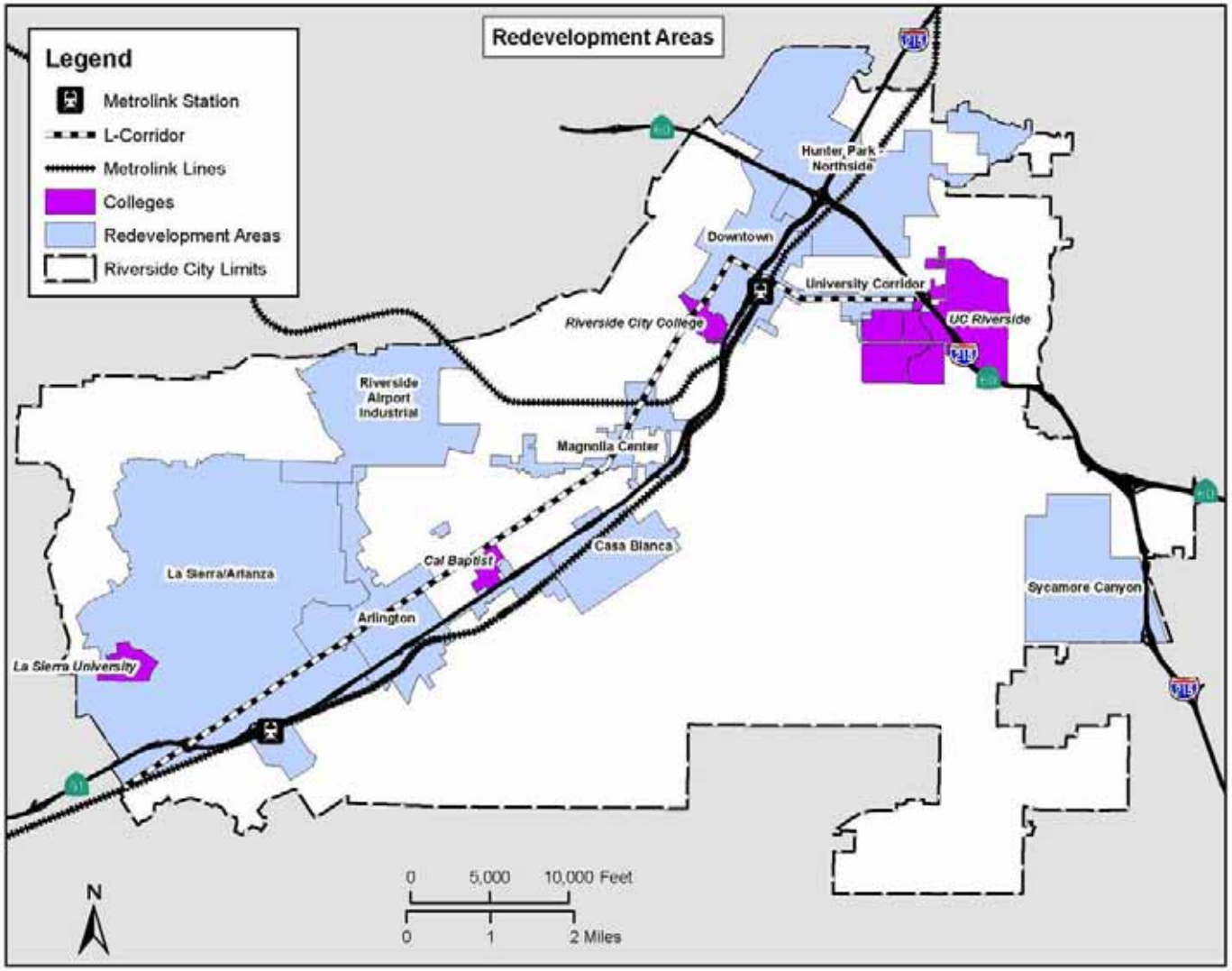

FIGURE H-4F SPECIFIC PLAN AREAS

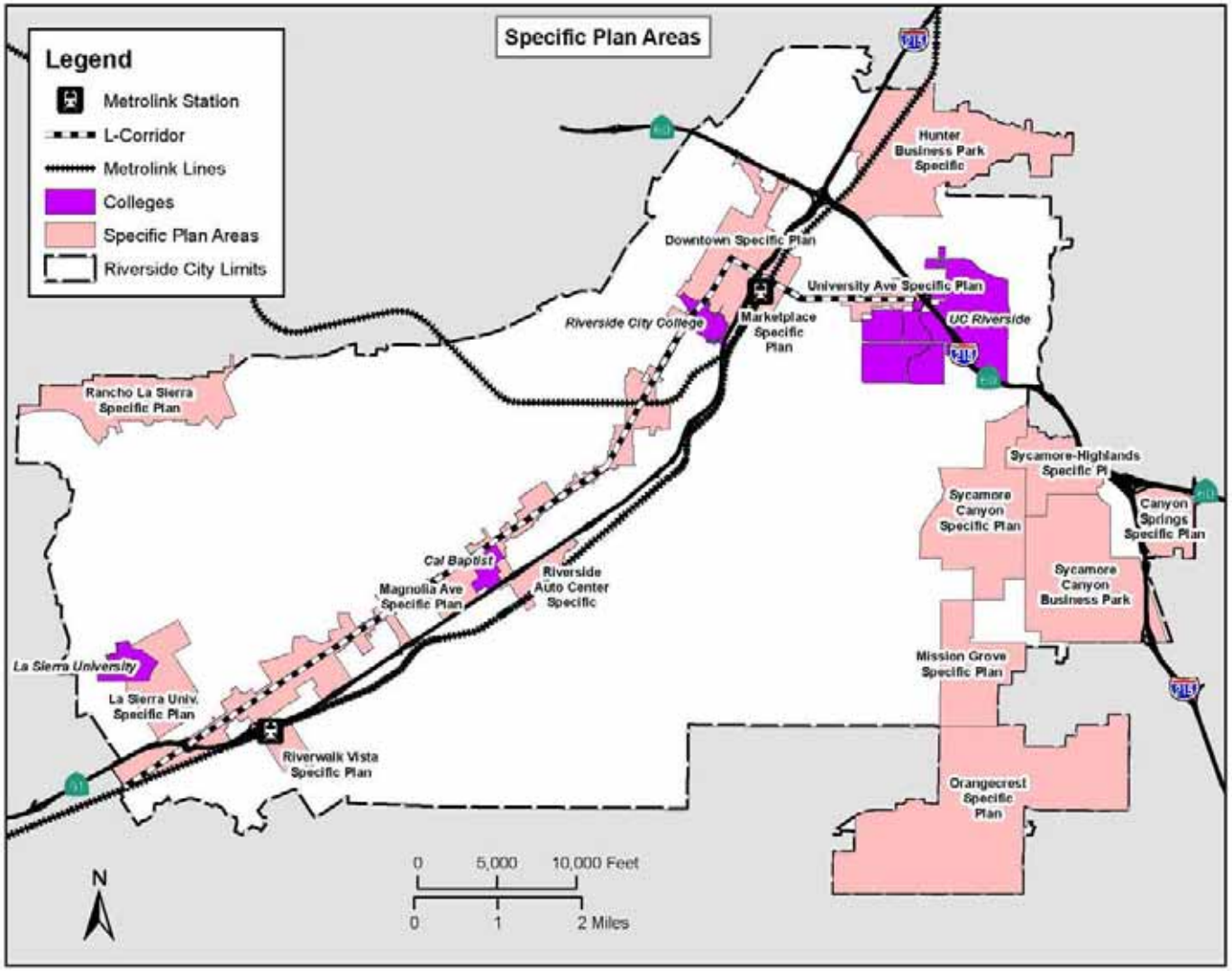

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Table H-42 provides a cumulative listing of the vacant and underutilized parcels in the City, including key attributes for each parcel such as size, potential units, existing use, and general plan and zoning designations. Figure H-4 illustrates the geographic location of each vacant and underutilized parcel. Beginning with amendments to the Market Place and University Avenue Specific Plans the City will rezone properties as noted on Table H-42.

In accordance with Section 65583.2(c)(3)(B) of the California Government Code, if Riverside has adopted density standards that allow at least 30 units per acre, state law presumes that the sites and zoning districts are appropriate for accommodating the regional housing need for lower income households. As shown in Table H-42, the City has the capacity for an additional 1,198 units that could be developed at a density of at least 30 units per acre (DSP and MU-U Zones) and address the City's lower income regional housing need.

Additionally, at least 100 lower income units could be constructed on one of the five large sites zoned R-3 exclusively for residential. Each site is large enough (4.0–9.7 acres per parcel) to support a project that is at least 100 units in size at a moderate density assumption of 25 units per acre (or up to 39 units per acre under State density bonus law). The parcels are close to social, shopping, employment, and transportation amenities, a factor that will help a project qualify for affordable housing funding and financing.

Accordingly, through its constructed and planned housing projects and additional capacity on vacant and underutilized land, the City of Riverside has the capacity to accommodate its RHNA allocation.

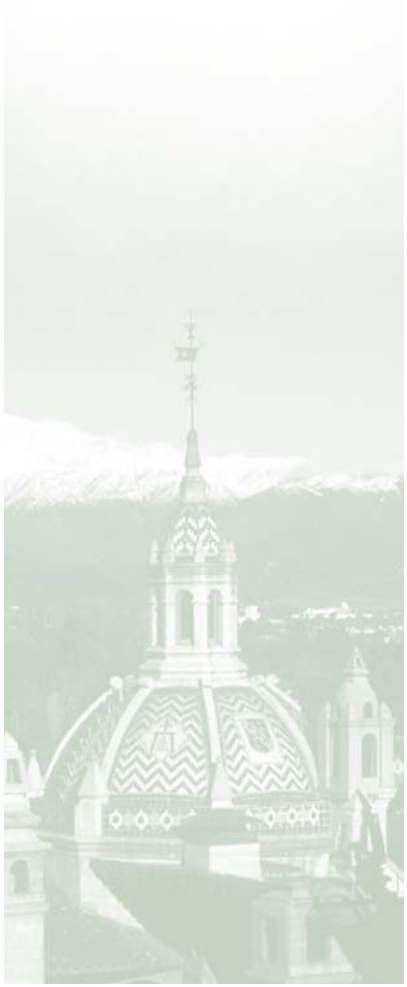


TABLE H-42
VACANT AND UNDERUTILIZED LAND AVAILABLE FOR HOUSING

Map ID	APN	Existing		Proposed		Existing Use	RDA [1]	Acres	Assumed Density [2, 3]	Potential Units [4]
		GP	Zoning	GP	Zoning					
Downtown Specific Plan [5]										
1	214212011	DSP	DSP-RC	–	–	Vacant	D	0.16	40	4
2	214212013	DSP	DSP-RC	–	–	Vacant	D	0.16	40	4
3	214212012	DSP	DSP-RC	–	–	Vacant	D	0.16	40	4
4	214212014	DSP	DSP-RC	–	–	Vacant	D	0.17	40	5
5	213081002	DSP	DSP-RC	–	–	Vacant	D	0.18	40	5
6	213081001	DSP	DSP-RC	–	–	Vacant	D	0.45	40	13
7	213031005	DSP	DSP-RC	–	–	Vacant	D	0.27	40	8
8	213031004	DSP	DSP-RC	–	–	Vacant	D	0.49	40	14
9	213031003	DSP	DSP-RC	–	–	Vacant	D	0.05	40	1
10	209193015	DSP	DSP-MSG	–	–	Vacant	D	0.23	25	4
11	209193003	DSP	DSP-MSG	–	–	Vacant	D	0.23	25	4
12	209193014	DSP	DSP-MSG	–	–	Vacant	D	0.22	25	4
13	209161009	DSP	DSP-MSG	–	–	Vacant	D	2.00	25	35
14	209101001	DSP	DSP-MSG	—	—	Vacant	D	1.42	25	25
15	209101040	DSP	DSP-MSG	–	–	Vacant	D	0.31	25	5
16	209101034	DSP	DSP-MSG	–	–	Vacant	D	0.85	25	15
17	213022009	DSP	DSP-RC	–	–	Vacant	D	0.50	40	1
18	213022012	DSP	DSP-RC	–	–	Vacant	D	0.40	40	11
19	213022011	DSP	DSP-RC	–	–	Vacant	D	0.20	40	6
20	213022001	DSP	DSP-RC	–	–	Vacant	D	0.20	40	6
21	213022002	DSP	DSP-RC	–	–	Vacant	D	0.20	40	6
22	213022003	DSP	DSP-RC	–	–	Vacant	D	0.20	40	6
23	213022004	DSP	DSP-RC	–	–	Vacant	D	0.20	40	6
24	213022005	DSP	DSP-RC	–	–	Vacant	D	0.20	40	6
25	213022010	DSP	DSP-RC	–	–	Vacant	D	0.20	40	6
Total Potential within Downtown Specific Plan								**9.65**	**--**	**204**
La Sierra Specific Plan										
26	141350013	HDR	R-3-1500	–	–	Vacant	LS/A	4.27	25	107
27	141350012	HDR	R-3-1500	–	–	Vacant	LS/A	7.16	25	179
28	141350011	HDR	R-3-1500	–	–	Vacant	LS/A	4.86	25	121
Total Potential within La Sierra Specific Plan								**16.29**	**—**	**407**
Marketplace Specific Plan [6]										
29	215360012	C	CR	MU-U	MU-U	Comm	U	1.82	40	51
30	215350019	C	CR	MU-U	MU-U	Comm	U	3.12	40	87
31	215342016	C	CR	MU-U	MU-U	Comm	U	3.16	40	88
32	215153009	C	CR	MU-U	MU-U	Comm	U	1.98	40	55
33	211231010	I	I	MU-U	MU-U	Comm	U	0.28	40	8
34	211231024	I	I	MU-U	MU-U	Vacant	U	6.68	40	187
35	211201039	I	I	MU-U	MU-U	Ind/MF	U	3.26	40	91

TABLE H-42
VACANT AND UNDERUTILIZED LAND AVAILABLE FOR HOUSING

Map ID	APN	Existing		Proposed		Existing Use	RDA [1]	Acres	Assumed Density [2, 3]	Potential Units [4]
		GP	Zoning	GP	Zoning					
36	211201006	I	I	MU-U	MU-U	Ind/MF	U	0.54	40	15
37	211201026	I	I	MU-U	MU-U	Ind/MF	U	0.3	40	8
38	211201007	I	I	MU-U	MU-U	Vacant	U	0.86	40	24
39	211201030	I	I	MU-U	MU-U	Vacant	U	0.36	40	10
40	211201037	I	I	MU-U	MU-U	Vacant	U	0.4	40	11
41	211201004	I	I	MU-U	MU-U	Ind/MF	U	1.18	40	3
42	211201008	I	I	MU-U	MU-U	Vacant	U	0.44	40	12
43	211201027	I	I	MU-U	MU-U	SFR	U	0.16	40	4
44	211201028	I	I	MU-U	MU-U	SFR	U	0.16	40	4
45	211191026	I	I	MU-U	MU-U	Vacant	U	1.14	40	32
46	211191031	I	I	MU-U	MU-U	Vacant	U	0.03	40	1
47	211191030	I	I	MU-U	MU-U	Vacant	U	0.12	40	3
48	211191033	I	I	MU-U	MU-U	Vacant	U	1.13	40	32
49	211122003	I	I	MU-U	MU-U	Ind/MF	U	0.13	40	4
50	211122002	I	I	MU-U	MU-U	Ind/MF	U	0.38	40	11
51	211122001	I	I	MU-U	MU-U	Ind/MF	U	0.26	40	7
52	211122022	I	I	MU-U	MU-U	Vacant	U	0.73	40	20
53	211122004	I	I	MU-U	MU-U	Vacant	U	0.82	40	23
54	211121026	I	I	MU-U	MU-U	Vacant	U	0.37	40	10
55	211121025	I	I	MU-U	MU-U	Vacant	U	0.64	40	18
56	211121024	I	I	MU-U	MU-U	Vacant	U	0.37	40	10
57	211121002	I	I	MU-U	MU-U	Vacant	U	0.21	40	6
58	211121020	I	I	MU-U	MU-U	Vacant	U	1.16	40	32
59	211121013	I	I	MU-U	MU-U	Comm	U	0.66	40	18
60	211121029	I	I	MU-U	MU-U	Vacant	U	0.94	40	26
Total Potential within Marketplace Specific Plan								**33.79**	**--**	**911**
Orangecrest Specific Plan										
61	266040050	HDR	R-3-1500	—	—	Vacant	—	9.7	25	242
62	266040034	HDR	R-3-1500	—	—	Vacant	—	4.0	25	100
Total Potential within Orangecrest Specific Plan								**13.70**	**—**	**342**
University Avenue Specific Plan [7]										
63	221070003	MU-U	CR-NC	—	MU-U	Vacant	U	2.3	40 [8]	92
64	221070004	MU-U	CR	—	MU-U	Vacant	U	1.2	40 [8]	48
65	211183023	MU-V	CR	—	MU-V	Vacant	U	0.4	30	7
66	211183024	MU-V	CR	—	MU-V	Vacant	U	0.23	30	4
67	221052002	MU-N	CR	—	MU-N	Vacant	U	0.48	10	2
68	211175003	MU-N	CR	—	MU-N	Vacant	U	0.6	10	4
69	211175002	MU-N	CR	—	MU-N	Vacant	U	0.14	10	1
70	221052002	MU-N	CR	—	MU-N	Vacant	U	0.48	10	2

TABLE H-42
VACANT AND UNDERUTILIZED LAND AVAILABLE FOR HOUSING

Map ID	APN	Existing		Proposed		Existing Use	RDA [1]	Acres	Assumed Density [2, 3]	Potential Units [4]
		GP	Zoning	GP	Zoning					
71	211174025	MU-N	CR	—	MU-N	Vacant	U	0.34	10	2
72	211174012	MU-N	CR	—	MU-N	Vacant	U	0.17	10	1
73	211143003	MU-N	CR	—	MU-N	Vacant	U	0.18	10	1
74	211143002	MU-N	CR	—	MU-N	Vacant	U	0.18	10	1
75	211131021	MU-N	CR	—	MU-N	Vacant	U	0.46	10	2
76	211131022	MU-N	CR	—	MU-N	Vacant	U	0.23	10	1
77	211131024	MU-N	CR	—	MU-N	Vacant	U	0.23	10	1
78	211131032	MU-N	CR	—	MU-N	Vacant	U	0.22	10	1
79	211131026	MU-N	CR	—	MU-N	Vacant	U	0.23	10	1
80	211131031	MU-N	CR	—	MU-N	Vacant	U	0.37	10	2
81	211132004	MU-N	CR	—	MU-N	Vacant	U	0.14	10	1
82	211132005	MU-N	CR	—	MU-N	Vacant	U	0.23	10	1
Total Potential within University Avenue Specific Plan								**8.81**	**—**	**175**
Outside of any Specific Plan										
83	253210051	HDR	R-3-1500	—	—	Vacant	—	0.63	25	16
84	253210052	HDR	R-3-1500	—	—	Vacant	—	0.82	25	21
85	253210055	HDR	R-3-1500	—	—	Vacant	—	0.96	25	24
86	253210054	HDR	R-3-1500	—	—	Vacant	—	0.3	25	8
87	145273063	C	R-3-1500	HDR	—	Vacant	A	2.65	25	66
Total outside of any Specific Plan								**5.36**	**--**	**135**

Source: City of Riverside and The Planning Center, 2009.

Notes:

1. Redevelopment project areas: A: Arlington; D: Downtown; HP-N: Hunter Park-Northside; LS/A: La Sierra/Arlanza; U: University Corridor
2. Density indicated reflects the proposed zoning category and is based on previous development constructed within the past 5 years. It does not reflect maximum density nor does it reflect any consideration for density bonuses.
3. For parcels designated MU-V or MU-U that are within one-half mile of transit, the permitted density increases to 40 and 60 units per acre, respectively. The assumption has been placed lower at 30 and 40 units per acre, respectively, unless otherwise influenced by surrounding areas.
4. Figures are subject to rounding.
5. Assumes an average 70% ratio of residential to nonresidential for the Downtown Specific Plan.
6. Assumes an average 70% ratio of residential to nonresidential for the Marketplace Specific Plan.
7. Assumes an average 60% ratio of residential to nonresidential for the University Avenue Specific Plan.
8. This parcel is considered to potentially develop as 100% residential within the University Avenue Specific Plan.

FINANCING AND ADMINISTRATIVE RESOURCES

In today's affordable housing market, private-public partnerships are an important tool for developing and managing affordable housing. Riverside has access to a variety of local, state, federal and private resources. These resources, in tandem with nonprofit organizations, can help the City achieve its housing goals. This section describes the largest funding sources used in Riverside for housing purposes and local nonprofit housing organizations.

Financial Resources

The following section describes the largest housing funding sources used in Riverside—Redevelopment Set-aside Funds, Community Development Block Grants (CDBG), Home Investment Partnership Program (HOME), Housing Opportunities for People with AIDS (HOPWA), and Neighborhood Stabilization Program funds.

Redevelopment Housing Set-Aside

Riverside's Redevelopment Agency (RDA) sets aside 20% of all tax increment revenue generated in project areas for activities that increase, improve, or preserve the supply of affordable housing. Housing developed under this program must remain affordable to the targeted income group for a specified period of time. The Riverside RDA projects an annual contribution of $9–10 million in low-mod funds for all project areas. Subject to changes in the economy and priorities, Table H-43 shows estimated expenditures.

TABLE H-43
TAX INCREMENT PLANNED EXPENDITURES

Housing Expenditures	Planned Expenditures in $Million					
	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014
Debt Service	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40
Administrative	$1.02	$1.02	$1.05	$1.10	$1.15	$1.20
Construction	$0.24	$2.50	$2.75	$2.75	$3.60	$3.38
Rehabilitation	$0.32	$0.60	$0.60	$0.60	$0.65	$0.65
Acquisition/Rehab.	$6.30	$3.25	$3.50	$3.75	$3.25	$4.00
Down payment	$0.26	$2,18	$1.17	$1.44	$1.60	$1.65
Total	**$10.5**	**$11.9**	**$11.5**	**$12.0**	**$12.7**	**$13.3**

Source: City of Riverside, Housing and Neighborhoods Division, 2009

HOME Investment Partnership Program

Riverside receives an annual federal entitlement under the HOME program. HOME funds can be used for activities that promote affordable rental housing and lower-income homeownership, including but not limited to: land or building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. Federal regulations require the City to provide a 25% match requirement with nonfederal resources. Riverside receives $1.6 million in HOME funds annually that are spent primarily on downpayment assistance loans to help first-time homebuyers earning lower incomes (up to 80% of MFI) buy a home. The City also uses HOME funds to provide rehabilitation loans and grants to help lower income homeowners address health and safety issues and eliminate code violations.

Housing Opportunities for Persons with AIDS

The HOPWA program provides housing assistance and supportive services for low income people with HIV/AIDS and their families. Riverside is designated as the responsible jurisdiction for dispersing HOPWA funds throughout Riverside and San Bernardino counties. The City's project sponsors are the Riverside County Housing Authority and San Bernardino County Public Health Department. The City receives approximately $1.7 million annually.

Community Development Block Grant (CDBG) Funds

Through the CDBG program, the Department of Housing and Urban Development provides funds to local governments for community development activities, including: acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, the rehabilitation and construction of housing, homeownership assistance, and demolition activities. In addition, these funds can be used to acquire or subsidize at-risk units. Riverside receives approximately 3.2 million annually in CDBG funds.

Neighborhood Stabilization

The City of Riverside has received $6.5 million in Neighborhood Stabilization Program (NSP) grants from the federal government to address foreclosures and/or abandoned properties. NSP funds may be used for acquisition and rehabilitation of foreclosed, abandoned units; acquisition and demolition of foreclosed, abandoned units that are beyond reasonable repair; new construction on building sites acquired in this manner; and down payment assistance. Riverside plans to use funds to acquire and substantially rehabilitate properties and for down payment assistance.

Administrative Resources

The City of Riverside relies on the active involvement of public and nonprofit agencies in meeting local housing needs. Some of the more active organizations in the community are described below.

- **Government Agencies.** The City's Redevelopment Agency has been active in the rehabilitation and development of low and moderate income housing, funding many of the assisted housing projects in the City. The County Housing Authority owns and manages low income public housing units in the City and provides monitoring of other bond-funded projects to verify compliance with requirements for low income units.

- **Riverside Housing Development Corporation.** RHDC is a nonprofit organization established to provide and improve affordable housing units. RHDC is a main provider of affordable rental housing in the community, having acquired and rehabilitated various housing developments, including La Sierra Manor, Indiana Apartments, Oaktree Apartments, Cypress Springs Family project, and other projects.

- **Habitat for Humanity.** Habitat for Humanity is a nonprofit, Christian organization dedicated to building affordable housing and rehabilitating homes. Habitat homes are sold to very low income families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor and public agencies or private individuals donate the land. Habitat Riverside has built five homes during the past several years.

- **National CORE.** National CORE owns and manages more than 5,000 residential units throughout the five counties in Southern California. CORE created the Hope Through Housing Foundation to provide vital educational, health, and social programs to CORE communities, including job education and training, adult education and literacy, health services, senior services, after-school youth programs, holiday giving, and a transitional housing program.

- **The East Los Angeles Credit Union.** TELACU is a nonprofit community development corporation founded in 1968. TELACU designs and builds affordable housing, both single-family residences and apartments, for many communities throughout California. During the planning period, TELACU developed two 75-unit apartment projects that are affordable to very low income seniors residing in Riverside.

- **Mary Erickson Community Housing.** MECH is a nonprofit corporation and a designated Community Housing Development Organization (CHDO) serving South Orange County and Riverside County. Formed in 1991, MECH owns and operates five apartment buildings, a 70-household Housing Subsidy Program, and participates in HUD's 203k acquisition, rehabilitation, and resale program. Partnering with John Laing Homes, MECH built six single-family homes on land purchased by the City RDA.

- **Lutheran Social Services.** Lutheran Social Services has served the City of Riverside since 1978 by providing transitional living, counseling, food assistance, and outreach to the homeless community. Lutheran Social Services operates "Genesis House," a transitional living program offering supportive services to families with children in crises, in transition from being homeless to affordable housing, employment, and stable and independent living.

- **Whiteside Manor.** Whiteside Manor is a private, not-for-profit, state-licensed and -certified residential recovery center for individuals affected by substance abuse. With the opening of Sober Living Homes in 1993, Whiteside Manor addresses both the needs of persons recovering from substance abuse as well as mental illness. Whiteside Manor operates programs for men, women and children, and families in group settings.

- **Operation Safehouse.** Operation Safehouse is a not-for-profit corporation that operates in collaboration with the traditional juvenile justice and law enforcement system. Their mission is to keep runaway and homeless young people off the streets; advocate for family-focused and culturally sensitive programs, and prevent or resolve problems before intervention by child protective services or the juvenile courts. Safehouse operates a 17-bed emergency shelter, outreach services, formal secondary education, and a transitional housing project.

- **Other Agencies.** Neighborhood Housing Services of the Inland Empire (NHSIE) is an affiliate of NeighborWorks® America, established to increase the capacity of local community-based housing organizations to revitalize their communities. This agency provides down payment assistance services. The Fair Housing Council of Riverside County also provides foreclosure counseling and homeowner education.

HOUSING EVALUATION

An important step in developing the City's housing strategy is to evaluate the success of the prior 2000–2005 Housing Element in meeting the community's housing needs. To that end, this section summarizes: 1) the accomplishments made in implementing Riverside housing programs; and 2) the results of public input provided for the 2008–2014 Housing Element update. Pursuant to recently adopted state law, future housing element planning and evaluation periods (beyond the year 2014) will be eight years.

OVERVIEW

The Housing Element set forth four primary goals for the 2000–2005 planning period with respect to housing supply and diversity, neighborhoods, housing assistance, and special housing needs. Each goal is shown below and quantified objectives for all the housing programs with respect to housing production, rehabilitation, and preservation are summarized in Table H-44.

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

- **Goal 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.

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

- **Goal H-4:** To provide adequate housing and supportive services for Riverside residents with special needs

TABLE H-44
2000–2005 HOUSING ELEMENT GOALS

Income Category	Housing Production	Housing Improvement	Housing Preservation
Lower	3,068	550	192
Moderate	1,448	-0-	-0-
Upper	3,705	-0-	-0-
Total	**8,221**	**550**	**192**

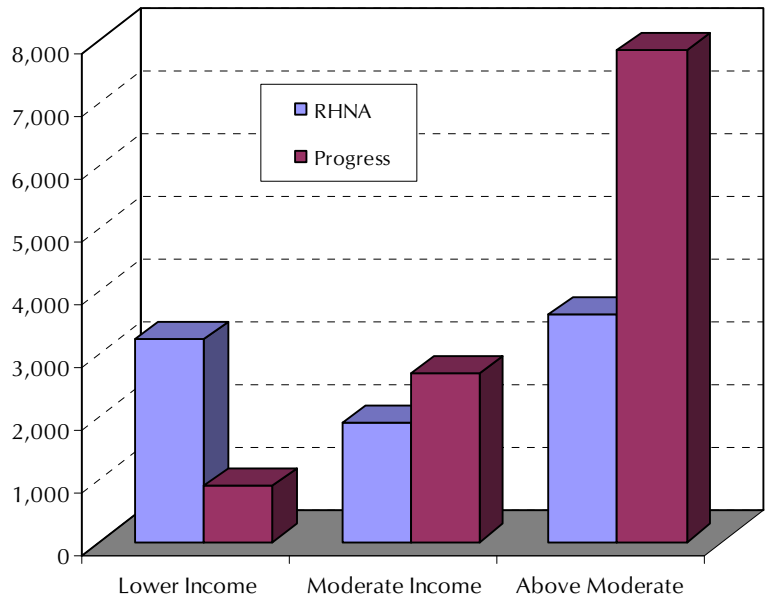
PROGRESS TOWARD QUANTIFIED OBJECTIVES

Housing Production

The City of Riverside had a RHNA of 8,748 units for the 2000–2005 Housing Element. The City facilitated the achievement of its housing production goals through making available adequate sites that could accommodate a range of housing types, infill incentive programs, small lot developments, direct and indirect financial assistance, working with nonprofit and for-profit organizations to partner on affordable housing goals, and approvals of discretionary approvals (including variances, conditional use permits, and design review).

The City of Riverside made significant progress toward achieving its RHNA goals. State law allows cities to count production since January 1, 1998, the beginning of the RHNA planning period. Eleven apartment projects providing 2,675 units affordable to moderate income households were built. The Goldware Senior project provided 137 low income units and Grandmarc provided 762 units affordable to lower income students. In addition, 7,829 single-family homes affordable to above moderate income households were built.

FIGURE H-5
HOUSING PRODUCTION, 1998–2005

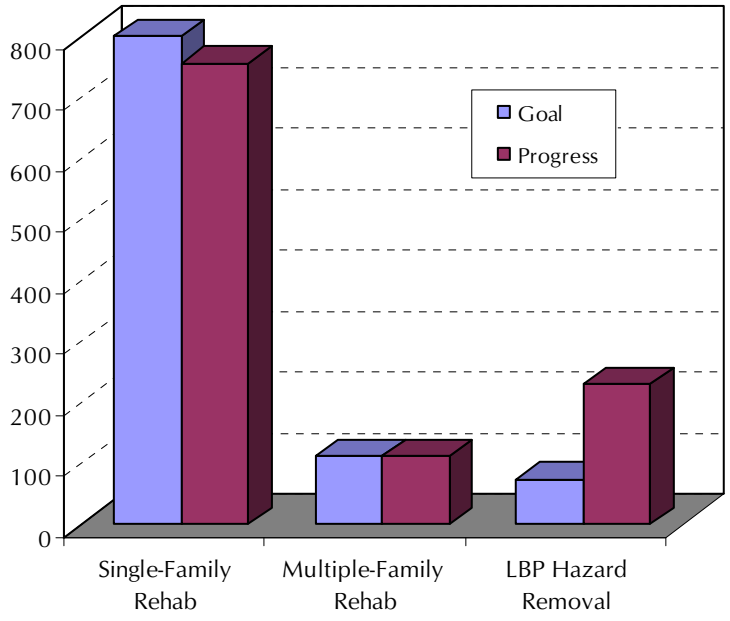


Housing Rehabilitation

During the planning period, the City of Riverside implemented five major housing and neighborhood rehabilitation programs. These programs included a range of code enforcement, neighborhood livability, single-family repair and rehabilitation, multiple-family acquisition and rehabilitation, historical preservation, and Riverside Crime-Free Multi-Housing. These programs have all been exceptionally successful in maintaining and improving housing conditions and neighborhoods for residents in Riverside.

The City of Riverside's goal was to finance the rehabilitation of 550 homes for lower income households in Riverside during the 2000–2005 planning period. The City financed the rehabilitation of 525 single-family units during that period and an additional 209 single-family units during 2006–2008. In all, the single-family rehabilitation program was highly successful and will continue in the new housing element planning period. The aforementioned programs (including the new Neighborhood Stabilization Program) will continue to be implemented for the remainder of the 2008–2014 period.

FIGURE H-6
HOUSING REHABILITATION, 2000–2005



AVAILABLE LAND FOR HOUSING

Additional residential development opportunities can be found on vacant and underutilized lands designated for single-use and mixed-use housing projects. The first step in identifying adequate sites is preparing an inventory of land suitable for residential development within the planning period. California Government Code Section 65583.2 provides that the land inventory shall include the following:

- A listing of properties by unique reference
- The size, general plan designation, and zoning of each parcel
- A general description of environmental or infrastructure constraints to the development of housing
- A map that shows the location of the sites in the inventory

The second step in identifying adequate sites to address the RHNA involves determining the capacity of sites in the inventory to accommodate new housing (Section 65583.2(c) of the California Government Code). To determine residential development capacity of a zone or site, the City can rely on minimum density requirements adopted through local regulations. If minimum densities have not been adopted or if capacity is calculated based on a density greater than the minimum, the Housing Element must describe the methodology to establish the number of units.

The land inventory must also demonstrate that the identified zones and densities encourage and facilitate the development of housing for lower income households through an evaluation of market demand and trends, financial feasibility, and project experience. As an alternative, Section 65583.2(c)(3)(B) of the California Government Code establishes default density standards. Specifically, if Riverside has adopted density standards that allow at least 30 units per acre, state law presumes that the sites and zoning are appropriate for accommodating the City's RHNA for lower income households.

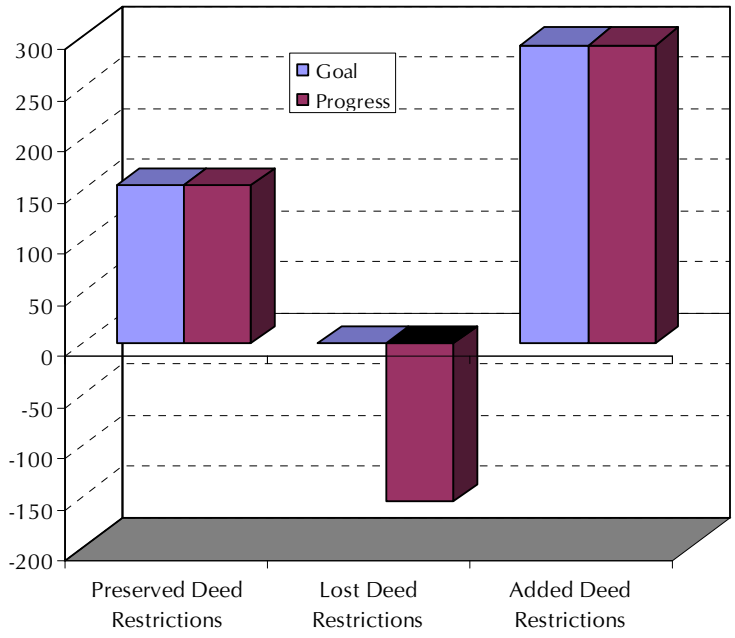
If underutilized land is identified as a strategy for accommodating a portion of the City's RHNA, the Housing Element must also analyze the adequacy of the sites based on the criteria above. However, in addition to these criteria, the Housing Element must include a description of the existing use of each property, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on the potential sites. This analysis is intended to show that the underutilized sites could feasibly recycle to residential uses during the planning period.

Housing Preservation

The City of Riverside's goal was to finance the preservation of 155 publicly subsidized units. During the planning period, the City Council and Redevelopment Agency provided funding to preserve 155 affordable units at the Breezewood Apartments and extend affordability controls. The City rehabilitated, preserved, and extended affordability controls on the 112-unit JE Wall project, 48 units in the Indiana Apartments, and 64 units in the Mission Pointe Apartments.

Given the high achievable rents during the early to mid 2000s, four publicly subsidized apartment projects totaling 112 lower income units were converted to market rate rents. These units were originally financed with mortgage revenue bonds, which require only a 20-year affordability term. These projects are Ambergate, Concord Colony, Concord Square, and the Countrywoods Apartments. Additional units were lost at Olive Grove and Plymouth Tower. Finally, a local school bought a senior project and converted it to student housing.

FIGURE H-7
HOUSING PROJECTS PRESERVED, 2000–2005



The following table summarizes additional progress made toward the City's housing goals set forth in the 2000–2005 Housing Element.

TABLE H-45
PROGRESS FOR 2000–2005 HOUSING ELEMENT

Tool	Objective and Implementation Program	Responsible Agency	Time Frame	General Plan Goal	Housing Element Progress
H-1	Continue implementation of code enforcement services. Code Enforcement Program Neighborhood Livability Program	CE CD FD PD	Ongoing	Goal H-1	On September 23, 2003, the City Council authorized creation of the Neighborhood Livability Program ("NLP") proposed by the City Attorney's Office in cooperation with other City Departments. This program is designed to improve and maintain quality of life of Riverside neighborhoods by identifying and prioritizing enforcement against problem properties. Generally, there is no fiscal impact beyond staff time and reimbursement for all attorneys' fees and costs associated with nuisance abatement actions sought by the City Attorney's Office. Since September 2003, the NLP has resolved over 100 transitional housing/group home complaints by enforcing the City's ordinances regulating boarding houses, parolee homes, and sober living homes. The NLP has also resulted in the voluntary rehabilitation of 48 properties, the demolition of 63 problem board-up residences, initiation of five judicial foreclosures/ receiverships, and initiation of 205 graffiti cases ($126,000 in settlements and judgments). Overall, the NLP has been an unqualified success and is a model for cities. In addition to the above activities, code enforcement continued implementation of the following: 1) Foreclosed or Vacant Properties Program; 2) Neglected Properties Team; and 3) Warrants, Abatements, Receiverships, and Demolition Team. These programs help ensure that neighborhoods are well-maintained.
H-2	Provide rehabilitation assistance to 60 homes per year. Single Family Residential Rehabilitation Program	Development RHDC	Ongoing	Goal H -1	During 2000–2005, 405 single-family houses were rehabilitated to eliminate health and safety issues, in addition to code violations. The program was successful since more than 60 homes per year were rehabilitated. Since 2006, 203 single-family houses were rehabilitated to eliminate health and safety issues and code violations. The program was successful since more than 60 homes per year were rehabilitated.
H-3	Provide rehabilitation assistance to 75 homes per year. Single-Family Minor Repair Program	Development	Ongoing	Goal H-1	During 2000 – 2005, 120 single-family homes received exterior improvements. The program did not have sufficient funding to support the rehabilitation of 75 houses per year. Six single-family homes received exterior improvements in 2006. The program was terminated in 2006 when funding was depleted.
H-4	Revitalize 48 units in the Indiana Apartments family complex and additional 32 units at Mission Pointe Development.	RHDC SCHDC Development	Ongoing	Goal H-1	Substantially rehabilitated 48 units in the Indiana Apartments complex and 64 units at Mission Point Apartments. These two projects brought numerous properties under one owner and management group, which decreased the neighborhood crime and blight.

Tool	Objective and Implementation Program	Responsible Agency	Time Frame	General Plan Goal	Housing Element Progress
	Multifamily Acquisition and Rehabilitation				The City and Redevelopment Agency have acquired 9 fourplex units, of which 2 were demolished to provide for parking. In 2009, RHDC will substantially rehabilitate the remaining 32 units and developing garages and parking spaces on the vacant properties.
H-5	Continue to implement the Crime Free MultiHousing Program. Riverside Crime-Free Multifamily Housing Program	Police	Ongoing	Goal H-1	Between the years of 2000–2005 the Crime Free Multi-Housing (CFMH) Program had approximately 100-125 apartment communities involved with the program. The program was successful; however, efforts were put into place to expand the number of multi-housing sites participating in the program. Since 2005 the CFMH program doubled to include 250 multi-housing sites. The CFMH program continues to provide property owners and managers with the tools and skills to keep their multi-housing sites crime-free and to work in cooperation with neighborhood and area resources. In 2008 the Community Policing and CFMH Units and their staff were redeployed to the Neighborhood Policing Centers (NPC) under the oversight of the four Area Commanders to allow for better communications and interaction between Community Policing staff and their respective Area Commanders. The CFMH Program continues to be highly successful and the Riverside Police Department is recognized as a leader and forerunner in the Crime Free Multi-Housing, Neighborhood, and Business Watch programs.
H-6	Continue to perform lead abatement on 75 homes. County of Riverside Community Health Agency Office of Industrial Hygiene Lead Hazard Control Program	RHDC Riverside County Health and others	Ongoing	Goal H-1	96 units were abated from 2000–2005 134 units were abated from 2006 forward The HUD-funded Lead Hazard Control Program is designed to evaluate and control lead hazards in low-income units (target areas), eliminating lead hazards and making them lead safe as part of HUD's Strategic Plan. Program activities primarily consist of inspection, testing, and abatement of lead-based paint hazards in housing units built prior to 1955 in specific target areas. HUD selected target areas of low income/ minority concentration and incidence of lead poisoning among children. Between January 2000–December 2008, the Office of Industrial Hygiene transformed 230 units in Riverside City to a lead-safe condition at no expense to the homeowner or tenant. The Office was awarded another 3-year grant from HUD for the Lead Hazard Control program on October 28, 2008, and similar progress is expected.

Tool	Objective and Implementation Program	Responsible Agency	Time Frame	General Plan Goal	Housing Element Progress
H-7	Continue to implement the historic preservation program and future amendments to Title 20. Historic Preservation	Planning Division	Ongoing	Goal H-1 Historic Preservation Element	The Historic Preservation Program gained momentum and was very successful. The program was awarded three state grants to conduct surveys for the Eastside/Casablanca, Arlington, and Northside areas. District Designations were awarded to the Somerset and Evergreen areas. The City continued to designate buildings. The City also implemented the award-winning online Historic Resources Database and revised the Citywide Historic District Design Guidelines. As well, the City continued to be part of the Certified Local Government program. Since 2005, momentum has continued with the City receiving two state grants to conduct surveys for the Camp Anza area and to provide a Modernism Context Statement. One in-house survey of the Five Points area was conducted and the Palm Heights area was designated a Historic District. A comprehensive update to the Cultural Resource Ordinance is underway and will include an update to the Historic Preservation Element. In addition to the continuation of ongoing program activities mentioned above, the City amended Title 19 (Zoning Code) and Title 20 (Cultural Resources Code) to create the Cultural Resources Overlay Zone. This Overlay Zone will be used to notify property owners of their property's historic significance and obligations. The City also created a public outreach program through the local cable channel and created a public outreach newsletter mailed to all designated historic properties Citywide.
H-8	Amend the Zoning Code to increase the maximum density in the R-3 Zone from 20 to 25 units per acre, create a new R-4 Zone allowing up to 40 units per acre and rezone up to 137 acres in the R-4 High Density Zone. Provision of Adequate Sites	Planning Division	Partially Complete with Adoption of the General Plan 2025 on 11/2007	Goal H-2 Goal H-3	In March 2003 the City embarked on the General Plan 2025 Program to update the General Plan, Zoning Code, Subdivision Code, and create Citywide Design and Sign Guidelines and Magnolia Avenue Specific Plan. As part of the Zoning Code update the R-3 Zone was amended and a new R-4 Zone was created. The Zoning Code now calls for the following maximum densities in the R-3 and R-4 Zones. R-3-4000 10.9 units per acre R-3-3000 14.5 units per acre R-3-2500 17.4 units per acre R-3-2000 21.8 units per acre R-3-1500 29 units per acre R-4 40 units per acre Although the rezoning of 137 acres to the R-4 Zone has not taken place as of this time, the Zoning Code increased density of the R-3 Zone, which added development capacity that more than offset the lack of rezoning of the R-4 Zone.

Tool	Objective and Implementation Program	Responsible Agency	Time Frame	General Plan Goal	Housing Element Progress
H-9	Work with developers and offer financial and regulatory incentives to facilitate the production of mixed-use projects, live-work units, and other higher density housing opportunities in the Downtown. Downtown Specific Plan	Development	Ongoing	Goal H-2 Goal H-3	Financial assistance was not needed during this time as the housing market was in a boom and mixed-use projects and live-work units were on the rise with no need to provide financial incentives. City staff are working with the Urban Land Institute and RCTC to explore mixed-use opportunities in the Marketplace, pending amendments the Marketplace and University Specific Plans, to encourage and facilitate mixed-use development. In 2003 the City conducted a comprehensive update to the General Plan, including the Housing Element, Zoning Code, Subdivision Code, and the creation of Citywide Design and Sign Guidelines, and Magnolia Avenue Specific Plan. As part of the General Plan 2025 and Zoning Code update, three mixed-use land use designations and zoning districts and live- work standards were created (Chapter 19.335). The General Plan and Zoning Code as adopted on November 27, 2007, calls for the following mixed-use land use and zoning designations. MU- N 10 units per acre/1.0 FAR MU-V 30/40 units per acre/2.5 FAR MU-U 40/60 units per acre/ 4.0 FAR
H-10	Create three mixed-use land use designations and redesignate approximately 900 acres for mixed residential and commercial developments along the L-Corridor and other major activity centers. Mixed-Use Development	Planning Division	Completed with Adoption of General Plan 12025 Program November 27, 2007	Goal H-2 Goal H-3	The General Plan and Zoning Code, as adopted on November 27, 2007, calls for the following mixed-use land use and zoning designations. MU- N 10 units per acre/1.0 FAR MU-V 30/40 units per acre/2.5 FAR MU-U 40/60 units per acre/ 4.0 FAR The General Plan 2025 designated 833 acres for mixed use land use designations. The number of acres available for a mixed-use land use designation was reduced from 900 to 833 after a inventory of available property was completed.
H-11	Complete the TELACU Senior Housing Project and investigate other potential sites for quality senior housing. Senior Housing	Development	Ongoing	Goal H-4	On April 15, 2005, the City Council and RDA approved the TELACU Las Fuentes project, the development of 75 very low income senior apartments at 1807 11th Street. The project was completed in May 2007. On May 23, 2006, the City Council and RDA approved the TELACU El Paseo project, the development of 75 very low income senior apartments located at 4030 Harrison Street. The project began construction in November 2007 and is slated for completion in December 2009. On November 3, 2009, the City Council approved the TELACU La Sierra, the development of a 75-unit very low income senior apartment project located at 4350 La Sierra Avenue.

Tool	Objective and Implementation Program	Responsible Agency	Time Frame	General Plan Goal	Housing Element Progress
H-12	Complete the Mary Erickson Housing Project and the Arlanza Family Housing Project. Investigate other potential sites for family housing. Family Housing	Development	Ongoing	Goal H-4	On February 10, 2004, the City Council and Redevelopment Agency approved the development of six single-family houses on 12th Street. The project was under construction during 2005. The Arlanza Family Housing project was cancelled due to the amount of subsidy needed to develop the project. In 2006, Mary Erickson completed the development of six single-family houses that were sold to moderate-income households. The houses met a growing need for affordable housing when the housing market was seeing a major increase in property values making it difficult for families to find affordable housing.
H-13	Facilitate and encourage the development of student housing oriented to the local universities and college campuses. Student Housing	Development	Ongoing	Goal H-4	During this time it was not necessary to assist student housing as the market was driving private student housing development on its own. In this particular market student housing is in big demand and therefore assistance is not needed to bring these projects forward, as they are market driven. City staff continues to coordinate with private developers, UCR, and other schools to encourage quality student housing in appropriate locations.
H-14	Continue to implement program and preserve the Breezewood Apartments by purchasing affordability covenants. Preservation of At-Risk Units	Development	Ongoing	Goal H-4	On October 23, 2003, the City Council and Redevelopment Agency approved loaning KDF Communities $4,992,000 and placing affordability covenants on the property for a 55- year period to preserve 155 affordable rental units. The City continues to review at-risk projects and the feasibility of preserving these units.
H-15	Continue Implementation of infill residential development incentive programs. Infill Residential Development Incentives Program	Development Planning Division	Ongoing	Goal H-3 Goal H-4	On July 23, 2002, the City Council adopted the "Residential Infill Strategy" to promote infill development, rehabilitation, and reuse of properties in 16 residential neighborhoods. It applies to 360 identified properties in the R-1 and RR Zones totaling 9% of the R-1 and RR properties in these neighborhoods. Between 2000 and 2005, 101 properties took advantage of this program. Between 2006–2008, 30 properties took advantage of this program.
H-16	Continue supporting housing projects furthering City goals. Regulatory and Financial Assistance	Development Planning Division	Ongoing	Goal H-1 Goal H-2 Goal H-3 Goal H-4	The City of Riverside and RDA used HOME and 20% set-aside funds to fund affordable housing projects and programs that provide adequate diversity in housing types and affordability levels to accommodate housing needs of Riverside residents, encourage economic development, and promote an inclusive community. In response to the housing foreclosure crisis, the City has allocated a majority of its set-aside funds to acquire foreclosed properties, rehabilitate them, and sell them to first-time homebuyers. The City also received a Neighborhood Stabilization Program grant

Tool	Objective and Implementation Program	Responsible Agency	Time Frame	General Plan Goal	Housing Element Progress
					from HUD for $6.6 million to address foreclosures. The City's HOME funds are being used to fund housing rehabilitation programs and construction of affordable housing.
H-17	Assist with down payment assistance for 10 households annually. Down Payment Assistance	Development	Ongoing	Goal H-3 Goal H-4	From 2000-2004, the City and Redevelopment Agency assisted 52 first-time homebuyers with purchasing a home by providing down payment assistance. The program was successful since more than 10 households were assisted annually. However, the Down Payment Assistance Program was suspended in October 2004 due to rapidly escalating housing prices and the limited affordable housing. The City RDA reinstated the Down Payment Assistance Program in October 2008 and anticipates assisting 12 households annually with down payment assistance.
H-18	Assist 10 households total with CalHome assistance. CalHome	RHDC	Ongoing	Goal H-3 Goal H-4	In 2004, eight households were assisted with CalHome Mortgage Assistance funds. The program was successful since all program funding was expended. In 2005, the City applied for $250,000 in CalHome Mortgage Assistance Funds; the City was awarded the grant. In 2009, 8 households received CalHome Mortgage Assistance Loans.
H-19	Continue conducting home buyer workshops Home Buyer Education	Development Neighborhood Works Riverside Partners in Homeownership Fair Housing Council of Riverside County	Ongoing	Goal H-3 Goal H-4	During 2000–2005, the City partnered with Riverside Partners in Homeownership and Fair Housing Council of Riverside County to provide monthly home buyer education workshops. The City has partnered with Neighborhood Housing Services of the Inland Empire and Fair Housing Council of Riverside County to provide monthly home buyer education workshops. In 2007, the City cohosted a workshop (in conjunction with HUD Santa Ana Field Office, Fair Housing of Riverside County and City of Corona) to assist in foreclosure prevention. Over 400 people attended the event.
H-20	Continue participation in the Section 8 program, advertise program availability and encourage rental property owners to register their units. Housing Choice Voucher	Riverside County Housing Authority	Ongoing	Goal H-3 Goal H-4	The City of Riverside continues to refer property owners and tenants to the Section 8 program to assist with rental subsidy.
H-21	Actively seek additional partnerships with for-profit, nonprofit, and service organizations to provide housing and supportive service for residents. Partnership with Nonprofit/Private Agencies	Various Departments	Ongoing	Goal H-3 Goal H-4	The City of Riverside and RDA has partnered with RHDC, Southern California Housing Corporation, Fair Housing Council of Riverside County, MECH, TELACU, and Habitat for Humanity to provide affordable housing and supportive services for residents. The City of Riverside and RDA have partnered with RHDC, National CORE, Fair Housing Council of Riverside County, Mary Erickson

Tool	Objective and Implementation Program	Responsible Agency	Time Frame	General Plan Goal	Housing Element Progress
					Community Housing, TELACU, Habitat for Humanity, Neighborhood Housing Services of the Inland Empire, and the Housing Authority to provide affordable housing opportunities and supportive services for residents.
H-22	Implement the Homeless Task Force Plan. As part of the Zoning Code update, conditionally permit emergency shelters and transitional housing in appropriate zones, continue to fund service providers Continue to participate in the County Continuum of Care program. Homeless Program	Development Planning Division	Ongoing Completed with the General Plan 2025 Program adopted on November 27, 2007 Ongoing	Goal H-3 Goal H-4	City Council adopted the Riverside Community Broad-Based Homeless Action Plan on June 3, 2003. The new Zoning Code proposed as part of the General Plan 2025 update to conditionally permit emergency shelters and transitional housing in the appropriate zones. The adopted Zoning Code permits emergency shelters and transitional housing in the RR, RE, R-1, O, CR. CG, and I Zones with a conditional use permit.. The City of Riverside continued to participate in the County of Riverside Homeless Continuum of Care systems. Since adoption of the Riverside Community Broad-Based Homeless Action Plan, the City has aggressively pursued 30 action-based strategies within the plan, including hiring a Homeless Services Coordinator and homeless street outreach workers, opening a new Emergency Shelter, developing a homeless service Access Center, expanding funding for community-based service agencies, identifying new funding for homeless prevention strategies, strengthening collaboration with faith-based service providers ,and creating more affordable housing opportunities targeted to homeless populations.
H-23	Continue mobile home rent stabilization ordinance. Mobile Home Rent Stabilization	City Attorney City Manager	Ongoing	Goal H-3 Goal H-4	The ordinance provides for an annual public hearing in order to provide an opportunity for park residents and owners to speak out on issues of concern. In addition to holding an annual public hearing, the ordinance is currently under review to consider any improvements that could assist and improve its application to mobile home park issues.
H-24	Continue to review land use and zoning regulations, development standards, and permitting processes to identify impediments to housing for people with disabilities and initiate actions to remove/mitigate impediments in six months. Housing Disabled People	Development Planning Division	Complete with the General Plan 2025 Program and adopted November 27, 2007	Goal H-3 Goal H-4	In 2003 the City adopted ordinance 6695 establishing the Fair Housing Reasonable Accommodation provisions of the Zoning Code. As part of the General Plan 2025, this section of the old Zoning Code was transferred into the new Zoning Code as Chapter 19.850.
H-25	Continue providing fair housing services and publicize efforts. Prepare an update to the Analysis of Impediments to Fair Housing in time for the submission of the	Development	Ongoing	Goal H-3 Goal H-4	Fair Housing Council of Riverside County increases the community awareness and knowledge of fair housing rights and responsibilities by providing bilingual fair housing counseling, antidiscrimination services, training and technical assistance, landlord and tenant services, testing, and other programs of

Tool	Objective and Implementation Program	Responsible Agency	Time Frame	General Plan Goal	Housing Element Progress
	Consolidated Plan. Fair Housing Program				enforcement, education, and mediation. In 2002, the City provided an update to the Analysis of Impediments to Fair Housing. In 2010, the City is going to update the AI and submit it to HUD.
H-26	Continue to implement the Density Bonus provisions of the Zoning Code for projects providing affordable housing units.	Planning Division	Ongoing	Goal H-2 Goal H-3 Goal H-4	The City routinely works with developers interested in taking advantage of this provision.
H-27	Continue to permit second units in compliance with Zoning Code as a means of providing affordable units throughout the City.	Planning Division	Completed with the General Plan 2025 Program adopted November 27, 2007	Goal H-2 Goal H-3 Goal H-4	In 2003, the City adopted ordinance 6672, which implemented the Second Dwelling Unit standards in HR and R-1 Zones. Between 2003 and 2005, six second-dwelling units were built. As part of the General Plan 2025, the City transferred these standards into the RE Zone (the new name for the HR zone) and the R-1 Zones. This section of the Zoning Code has been used five times to permit second units.
H-28	Continue to implement the 20% set aside.	Housing and Community Development	Ongoing	Goal H-2 Goal H-3 Goal H-4	The RDA continues to use 20% set-aside housing funds to fund housing rehabilitation programs, down payment assistance programs, and the construction of affordable housing projects. In 2008, the RDA approved using set-aside funds to address the foreclosure crisis by acquiring foreclosed properties; rehabilitating the acquired units; and selling them to first-time homebuyers.
H-29	Consider revising the Housing Element to include a comprehensive approach to promote senior housing development as a priority.	Planning Division	Not Needed	Goal H-3 Goal H-4	As part of the Housing Element update the City has inventoried existing and proposed senior housing and found that approximately 4,245 senior units are available or will be available shortly in the City, with about 1,530 at affordable rates. This number appears to indicate that there are no barriers to providing senior housing as once was thought. This tool is no longer needed.
H-30	Create special standards for senior housing that are unique to the needs of seniors in the Zoning Code.	Planning Division	Fall 2009	Goal H-3 Goal H-4	This Housing Element for the RHNA Cycle of 2000–2005 was not completed and adopted until November 27, 2007. This tool was not worked on during this time frame. This assignment is being researched by the Planning Division, and a Code Amendment is expected to be forthcoming by the first quarter of 2011 and will be a tool of the new Housing Element.
H-31	Investigate the feasibility of a universal design program to expand the range of housing available for the needs of seniors.	Planning Division	Fall 2009	Goal H-3 Goal H-4	This Housing Element for the RHNA Cycle of 2000–2005 was not completed and adopted until November 27, 2007. This assignment is being package with the assignment for Tool H-32 and is being researched by the Planning Division. This will be a tool of the new Housing Element.

COMMUNITY OUTREACH

California law requires that local governments make a diligent effort to achieve participation from all economic segments of the public in the development of the housing element. As part of the 2008–2014 Housing Element update, the City of Riverside conducted an extensive public engagement program to solicit views from a broad range of community interests. These forums are summarized below.

- **Neighborhood Conference**. Riverside is unique for its 28 neighborhoods and the events sponsored through the Housing and Neighborhoods Division. The City of Riverside's Planning and Housing team participated in the annual neighborhood conference and held two workshops to solicit input. More than 400 residents commented about the priority housing needs in Riverside. These results are included in the Technical Report.

- **Special Forums**. The City held special forums to solicit input from members of the disabled and senior community. Reflecting the City's desire to be a model deaf community, the City provided booths during Deaf Awareness Week to seek input from the deaf community. The City also solicited input on housing needs, resources, constraints, and programs from the Commission on Disabilities at a regular public meeting.

- **Citizen's Advisory Committee**. The City Council appointed a Citizens Advisory Committee composed of representatives from the development industry, special needs groups, City commissions, fair housing representatives, and other parties. The City held four forums that discussed housing needs, the role of the Housing Element, and potential policy and programmatic responses to addressing Riverside's needs.

- **City Council and Commission Study Sessions**. The City of Riverside conducted duly-noticed study sessions with the Planning Commission and the City Council in March and April of 2010. These sessions provided an overview of the Housing Element and a summary of key community needs, and then solicited specific input on programs or issues of concern.

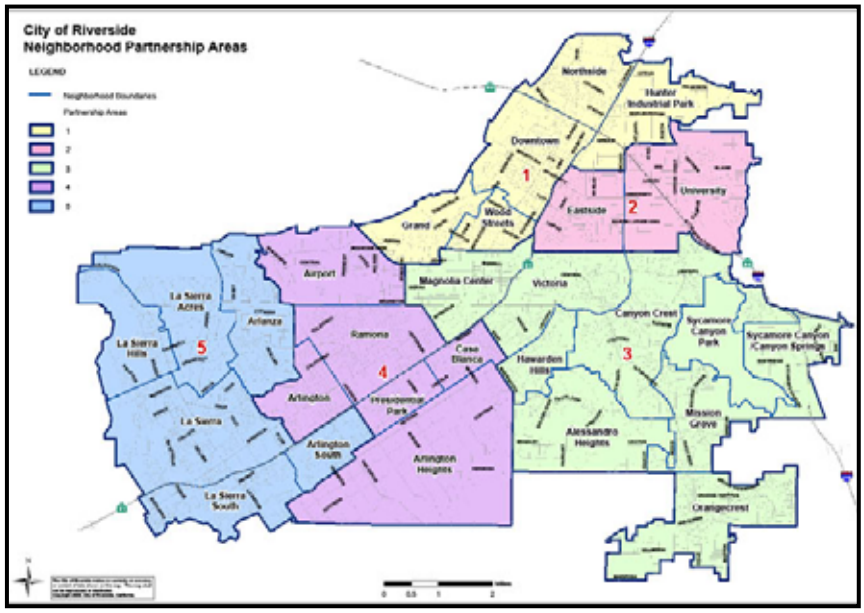
Taken together, the public input gathered through the City's comprehensive outreach program (the results of which are summarized in this chapter) played a key role in the Housing Element update. These forums helped to identify the City's housing needs, clarify the various constraints and opportunities to meeting those needs, and define the policy and program framework that would guide the implementation of housing programs.

NEIGHBORHOOD CONFERENCE

The City of Riverside held its annual Neighborhood Conference at CalBaptist University on May 31, 2008. This event is one of the most highly attended in Riverside, with hundreds of residents, organizations, and other interested groups. The City held two workshops, provided a kiosk where participants could provide comments, and distributed survey cards to conference participants. The theme was "Shaping Riverside and the Future of Housing."

Survey cards were completed by 165 participants. Of that total, 25% were received from Partnership Areas 3, 4, and 5. Partnership Area 1 (yellow) followed with 17% and Area 2 (Red) had 11%. Of that total, 70% were homeowners and 60% of all respondents were 50 years or older. Residents ages 41–50 and 31–40 each comprised 15% to 16% of respondents, with younger ages comprising 10%.

FIGURE H-8
COMMENTS RECEIVED ON THE HOUSING ELEMENT DURING NEIGHBORHOOD CONFERENCE



Surveys asked residents what they like best and least about the City and their neighborhood. Residents could post their thoughts on questions related to housing diversity, special housing needs, livable neighborhoods, and housing assistance at a kiosk. Comments received help shape the goals and policies for the Housing Element.

Summary of Comments

The Appendix of the Housing Technical Report provides a detailed list of all the many comments and perspectives of residents with respect to housing and related topics. This summary focuses on three key items that help illustrate what residents value and wish to preserve, what residents dislike and wish to change, and the types of programs the City should consider for the Housing Element.

What People Like Most about Riverside

Things people frequently liked best about housing opportunities in the City and their neighborhood were:

- Good neighborhoods that are well kept and quiet
- Good neighborhoods and place to raise families
- A variety and diversity of housing
- Open space and parks
- Historic homes and neighborhoods
- Affordable homes and/or becoming more affordable
- Neighborhoods close to services/businesses

What People Like Least about Riverside

The top items that residents liked least about housing opportunities in the City and their neighborhood and wish to change.

- **Traffic.** Traffic is getting worse due to too much density, development, and too many people.
- **Density.** Houses are too close together with not enough open space and parkland.
- **Affordability.** Housing is too expensive and rents are up. There is a lack of good affordable housing.
- **Crime.** Gangs, vandalism, and graffiti are a continued issue in the community.
- **Special Needs.** Not enough housing for seniors, veterans, and other special needs groups.

Summary of Comments to Improve Housing

In an effort to provide more focused input for the Housing Element update, participants were asked a more direct question. "If you had five minutes to sit down and talk with the Mayor and the City Council, what would you say are the three best ways to improve housing opportunities citywide and in your neighborhood?" The following was derived from comments received at the conference.

- **Housing Diversity.** Residents expressed a concern for providing a diversity of housing types, prices, and rent levels. These included workforce housing, family housing (both ownership and rental), housing for people with special needs, housing for disabled people, and other housing types affordable to households of different income levels.

- **Housing Maintenance.** Residents expressed concern over maintaining neighborhood quality. A key aspect of neighborhood is housing quality. This includes the maintenance of property conditions, quality of new housing, and rehabilitation of vacant and foreclosed housing—the latter of which has been most prominent in recent years.

- **Impacts of Development.** Although residents expressed the value of new development, others were concerned about housing and the environmental impacts of growth. These included increased traffic, parking, the need for public transportation, deteriorating air quality, and the availability of adequate water, electricity, and other dry utilities.

- **Density and Privacy.** With the gradual urbanization of Riverside, residents expressed concern over higher density. For some people, density has been associated with lower quality, multiple-family residential development of the past. For others, many originally moved to Riverside for its semi-rural environment, which remains in some areas today.

- **Eminent Domain.** Riverside values the independent spirit of it residents and the contributions of hard work to the community. As older development has made way for redevelopment, some residents have become increasingly concerned about eminent domain and the perceived pressures to sell to developers to build new projects.

- **Parks and Open Space.** Riverside is known for its parks and recreational amenities, which define a semisuburban environment in many areas of the community. Many residents value open space and wish to preserve existing

open space and increase, where feasible, additional areas that can be dedicated as open space or parkland.

- **Housing Affordability.** Similar to many cities, Riverside has emerged from a period of extraordinary increases in housing prices and rents, which have priced out many lower income and special needs residents and placed considerable stress on even moderate income households who originally moved to Riverside in search of more affordable housing.

- **Employment Opportunities.** The Inland Empire and Riverside have historically supplied much of the labor force for Orange County and Los Angeles. Residents expressed the desire to have more jobs in Riverside that are well-paying and allow one to earn sufficient income to afford quality housing opportunities.

- **Neighborhood Cohesiveness.** The City of Riverside is known for its friendly culture, with well-established neighborhoods, strong social ties among residents, and a sense of community. Residents expressed a desire to continue this unique Riverside tradition of friendliness, commitment to family values, and commitment to community. This intangible and unique quality defines the spirit of Riverside residents.

- **Homeownership Preservation.** With the housing market downturn in recent years, the City has experienced a soaring foreclosure rate that has affected numerous former homeowners in the community. The downturn has decreased the homeownership rate, led to higher vacancies and abandoned properties, and impacted entire neighborhoods. Residents want the City to proactively address this issue.

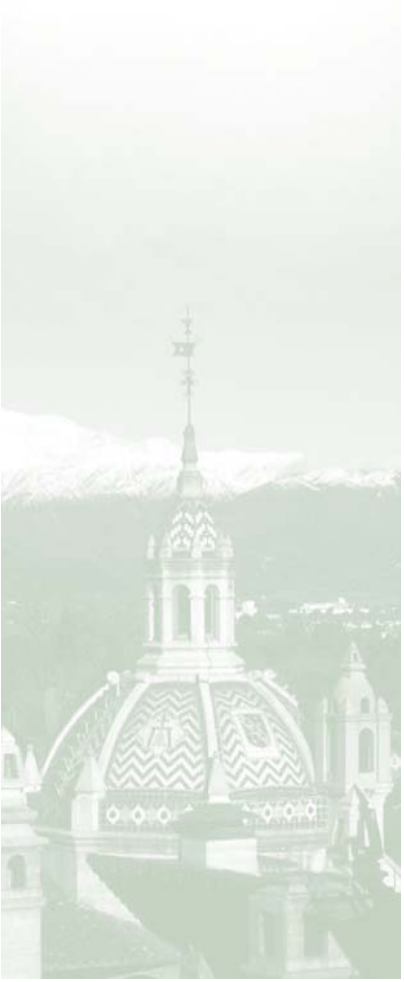
- **Crime Prevention.** In a large urban community such as Riverside, residents desire to feel safe in their neighborhoods. Participants cited the need for police to regularly patrol neighborhoods, eliminate gang activity, provide youth programs, clean up certain residential neighborhoods and problem buildings, and improve public safety.

- **Build Quality Housing.** Residents commented on the need to develop high quality single- and multiple-family housing. High quality housing is defined in different ways depending on the occupant, but generally includes adequate open space, green design, accessibility, and quality architectural features and amenities.

OUTREACH TO THE DISABLED COMMUNITY

City Planning staff sought input on the critical housing needs of people with disabilities, including the deaf community. The City provided a kiosk at the Deaf Awareness Week Open House at City Hall. Boards were provided for participants to leave comments. On February 9, 2009, City Planning staff also asked the Commission on Disabilities about the most critical housing needs for people with disabilities, the impediments or barriers in finding appropriate housing, and programs/activities needed to address unmet needs.

The following represents a summary of the various comments offered by participants at the Deaf Awareness Week Open House and at the Commission on Disabilities meeting.



- **Close to Services.** People with disabilities are forced to live in places that are too far from services and facilities such as transit, medical facilities, community facilities, shopping, etc. The disabled want to be more independent but are less independent when services are not close or convenient. Housing for disabled people should be close to services.

- **Universal Design.** There was a strong desire for universal design requirements for bathrooms, electrical and lighting, kitchens, and other interior finishes. Also recommended were no steps at thresholds, single-story homes with wider doors, exterior and outdoor features, and other opportunities. The City could consider an ordinance requiring a minimum percentage of units to have universal design.

- **Affordability and Safety.** With respect to disabled housing needs, the Commission expressed concerns about affordability and safety and requested that these also be important considerations. For a disabled person who is unable to work, income tops out at $900/month. In addition to accessibility, housing needs to be affordable and safe. Because of limited income, disabled people should not be forced to live in housing that is not safe (e.g., in crime-infested complexes or in high crime areas). The reality is that affordability may only be achieved with high density housing.

- **Multiple-Family Units.** All ground-floor units (whole bottom floors) should be accessible and all units should be adaptable. There was a question whether the City's code required multiple-family ground-floor units to be accessible. Staff indicated that we could find out from the Building Official. It

was noted that the City has adopted new California Building Codes, including new accessibility requirements.

- **Building Design.** The Goldware Senior Housing project adjacent to Goeske Center is a great example of high density housing close to a community center, public transportation, and shopping, but the development of the housing was short-sighted because the two-story building has stairs instead of elevators. The City should require elevators for all second story units whether required by the Building Code or not.

- **Visitability.** The Disability Commission also expressed a need to incorporate the concept of making housing accessible for disabled visitors (e.g. a disabled family member) into the design, construction, and modification of housing. This could involve requiring at least one ground-floor entrance and one ground-floor restroom be designed for accessibility. It was noted that some cities mandate such visitability features.

- **Incentives/Grants.** Nonprofit entities like RHDC and the City have funds/grants for rehabilitation. Program suggestions include: 1) not excluding mobile homes from grants; 2) provide incentives (e.g., expedited permitting, density bonuses) to encourage universal design and affordable, accessible units in all residential projects; and 3) explore alternative funding sources ("Christmas in April") to help assist in adapting existing housing for the disabled.

- **Public Outreach.** There was a desire for the City to provide outreach materials for the public on disabled needs/housing for the disabled. This could be information for housing developers, including information on incentives for Universal Design, etc. This comment was also heard on a number of occasions at the Deaf Awareness Week. The Commission also requested the opportunity to see a draft of the Housing Element document once it is available.

- **Other Comments/Ideas.** Several other ideas were mentioned by members of the Commission. These included setting goals for providing disabled accessible units and developing a program to achieve those goals. Moreover, it was suggested that all age-restricted senior housing projects should be opened to persons with disabilities as well.

CITIZENS ADVISORY COMMITTEE

The City of Riverside has a tradition of appointing advisory bodies to inform the development of the General Plan. To that end, the City Council appointed a Citizens' Advisory Committee (CAC) to oversee the preparation of the 2008–2014 Housing Element update. The CAC was charged with the responsibility of providing perspectives on pressing housing needs facing the City of Riverside and making suggestions on various goals, policies, and implementation programs.

The Riverside City Council appointed a group of participants who were representative of the community and the various housing issues facing the community. These included the following:

- A fair housing advocate - Fair Housing Council, Riverside County, Inc.
- A housing advocate - Chairman of the Riverside Housing Development Corporation
- Disabled housing advocates - Executive Director Community Access Center and Chief Executive Officer Blindness Support Services, Inc.
- A senior housing advocate - Chairperson of the Mayor's Commission on Aging
- A realtor representative
- Two local developer representatives
- A representative of the Greater Riverside Chambers of Commerce
- The Chairman of the City Planning Commission (CPC)
- A building industry representative - Director of Governmental Affairs, BIA, Riverside County Chapter

Over the course of more than a year, the City of Riverside held four forums with the Citizens Advisory Committee on the 2008–2014 Housing Element update. Each forum was publicly noticed and open to participation by residents, stakeholders, and other interested parties. These forums and the general content discussed at each are summarized below. Meeting materials are posted on the City's Web site at http://www.riversideca.gov/planning/housing-element.asp.

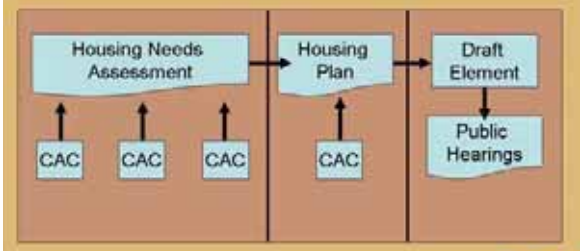
The first CAC forum, held on August 13, 2008, presented an overview of the Housing Element process. The second on April 21, 2009, discussed housing needs in Riverside that define the challenges to address in the Housing Element. The third CAC forum, on May 27, 2009, focused on a presentation by housing service providers active in the City. The final CAC forum was held on September 22, 2009, and focused on a discussion of objective and implementation programs of the Housing Element.

City of Riverside
2008-2014 Housing Element

Citizens Advisory Committee
Summary of Presentations

1

Housing Element Process



2008-2014 Housing Element

Setting the Stage

- Riverside - the 11th most populated city in the State of California
- Center of the Inland Empire – its cultural, economic, historic, and social core
- Denoted as one of the most livable communities in the state and country
- Known for its quality municipal services, governance, and regional leadership
- Dedicated to mission of inclusiveness

2008-2014 Housing Element

Housing Planning in Perspective

Today - 2009

- Economic restructuring of the financial and manufacturing sectors
- Job losses and rate of unemployment ~13%
- Housing downturn, with plummeting prices and high foreclosures

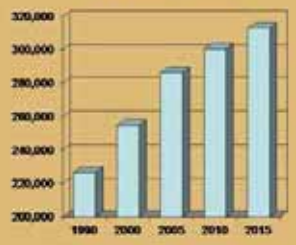
Early 1990s

- Economic restructuring of the defense and manufacturing sectors
- Job losses and rate of unemployment ~13%
- Housing downturn, with plummeting prices and high foreclosures

2008-2014 Housing Element

Riverside Population

Population Growth



Source: SCAG, 2008 RTP

Population Facts

- Riverside's population is 296,000 as of 2008
- City has historically grown 30,000+ per decade
- Population could top 310,000 by 2015

2008-2014 Housing Element

Riverside's Households

Household Type in 2006

Source: Census, ACS 2006

Household Size (2006)

Source: Census, ACS 2006

2008-2014 Housing Element

Riverside Employment

Resident Jobs by Income

Occupations	Percent of Jobs	Median 2006 FTE Income
Mgmt & business	11%	$62,433
Professional	18%	$55,680
Sales & Related	12%	$40,773
Construction	13%	$34,021
Office & Admin	15%	$33,162
Production	15%	$25,632
Services	16%	$20,259

Sources: Census, ACS 2000

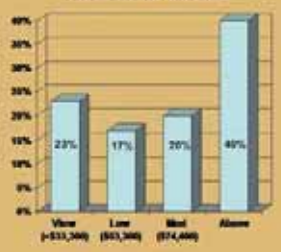
Employment Stats

- 141,800 employed residents as of 2009
- 13% residents are unemployed as of 2009
- Diversified workforce of all jobs and incomes

2008-2014 Housing Element

Household Income

Household Income



Source: Census, ACS 2000

Household Income/Type

Income Group	Median Income	% of Households
Married No Children	$74,000	22%
Married w/ Children	$62,000	28%
Other Families	$39,000	19%
Nonfamilies (Singles, etc.)	$32,000	31%
Median	$52,000	100%

Source: Census, ACS 2000

2008-2014 Housing Element

Riverside Neighborhoods

2008-2014 Housing Element

Riverside's Housing

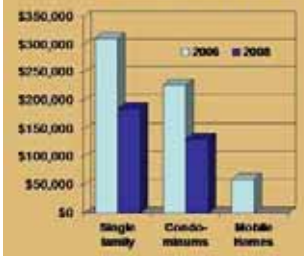
- Single-Family: 63%
- Multiple-Family: 31%
- Attached Units: 4%
- Mobile Homes: 3%

Source: Dept. of Finance, 2008

2008-2014 Housing Element

Housing Prices

Average Home Price



Source: Data Quick 2008

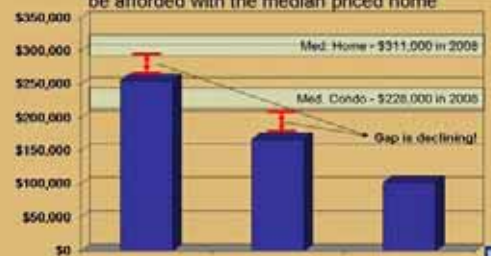
Housing Prices

- 2000-06 prices rose 200%, Prices now at 2001 levels
- Newer homes priced much higher than existing homes
- Moody Economic Forecast projects bottom in 2010

2008-2014 Housing Element

Housing Affordability

Comparison of Maximum Amount that can be afforded with the median priced home



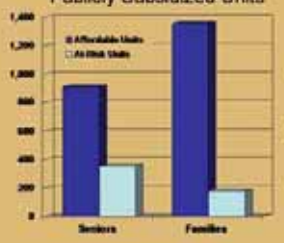
2008-2014 Housing Element

Special Needs Household Group	Households or People	Percent of Total	Growth Since 2000
Senior Households (65+)	15,036	16%	↑
Large Families (5 or more)	18,572	19%	↑
Disabled People	33,013	11%	N/A
Single Parents	11,026	11%	↑
College Students	31,685	14%	↑
Homeless People	1,174	1%	↓

Income Group	Number of Units	Type of Housing
Very Low	2,687	Apartments
Low	1,866	Apt/condos
Moderate	2,099	Single-Family
Above	4,728	Single-Family
Total	11,381	

Housing Preservation Needs

Publicly Subsidized Units



Source: City of Riverside, 2008

Inventory

- ~1,300 assisted units affordable to LI seniors; 353 units at-risk
- ~ 1,500 assisted units affordable to LI families; 181 units at-risk
- ~ 283 units with affordability covenants expired since 2000

2008-2014 Housing Element

Progress Toward RHNA

	Income/Affordability				
Housing Group	V. Low	Low	Mod.	Above	Total
2006-2014 RHNA	2,687	1,866	2,099	4,728	11,381
Built/Planned					
•Family Housing	103	115	1,969	4,466	6,653
•Student Housing	0	3,599	21	72	3,792
•Senior Housing	260	378	730	107	1,475
Total Credits	363	4,092	2,720	4,645	11,920
Remainder/Surplus	98 units		621	0	98

Note: * With additional vacant R-3 land, City can meet its RHNA.

2008-2014 Housing Element

Sites for Rezoning

- Housing Plan proposes the following rezoning to allow for focused residential/mixed use developments in specific areas:
  1. University Avenue Specific Plan - 8 acres
  2. Market Place Specific Plan – 34 acres

2008-2014 Housing Element

Crafting an Inclusive Plan

2008-2014 Housing Element

Livable Neighborhoods

Objective #1:
Livable neighborhoods of well maintained housing, ample public services, & open space which provide a high quality living environment and instill community pride.

2008-2014 Housing Element

Neighborhood Livability Tools

Existing Programs	New Programs Ideas
• Code Enforcement (includes six different programs)	• Neighborhood Organization (includes conference and other activities)
• SFR Rehab Loan/Grant	• Multifamily Rehab Loan Program
• Multifamily Acq/Rehab	• Neighborhood Improvement Program (target Northside, Brockton, Chicago Linden areas)
• Crime Free MultiHousing	• Mobile Home Preservation
• Lead Paint Mitigation	• Neighborhood Stabilization Program
• Historic Preservation	• Community Livability Programs (includes Keep Riverside Clean & Beautiful, Rebuilding Together Riverside, and Home AID)

2008-2014 Housing Element

Housing Diversity

- *Objective #2: Diversity in housing types and affordability to accommodate housing needs of residents, encourage economic development and sustainability, and promote an inclusive community.*

2008-2014 Housing Element

Housing Diversity Tools

Existing Programs	New Programs
• Downtown SP	• Explore Eastside Infill Program
• University Avenue SP	• Graduated Density Program
• Regulatory Incentives	• Zoning Code Incentives Study
• Financial Incentives	- Universal Design/Visitability
• Infill Incentive Program	- Green Building and TOD
	• Magnolia Avenue & Market Place SP
	• Fair Housing

2008-2014 Housing Element

Housing Assistance

Objective #3:

To increase and improve opportunities for low and moderate income residents to rent or purchase homes.

2008-2014 Housing Element

Housing Assistance Tools

Existing Programs	New Programs
• Housing Rent Vouchers	• HomeBuyer Preservation*
• Downpayment Assistance	• Neighborhood Stabilization*
• Riverside County Mortgage Credit Certificate	• Explore Fee Waiver Program for Affordable Housing
• Mobile Home Rent Stabilization	• Expand Homeownership Program to Preservation
• Preserve At-Risk Units	
• Housing Partnerships	

2008-2014 Housing Element

Special Needs

Objective #4:

To provide adequate housing and supportive services for residents with special needs.

2008-2014 Housing Element

Special Needs Tools

Existing Programs	New Programs
• Homeless Services	• Zoning Code Changes
• Senior Housing	- Transitional housing by right
• Student Housing	- Supportive housing by right
• Fair Housing	- Emergency shelter by right
• Housing For People with Disabilities	• Expand LB paint mitigation program to include mold
• Family Housing	• Offer home modification grants for rental units/apartments

2008-2014 Housing Element

WORKSHOPS WITH PLANNING COMMISSION AND CITY COUNCIL

To be provided after workshop

DRAFT PLANNING COMMISSION MINUTES – MARCH 4, 2010

DISCUSSION CALENDAR

3. **PLANNING CASE P10-0078 -- HOUSING ELEMENT WORKSHOP**: Proposal by the City of Riverside to update the Housing Element of the General Plan 2025, a Public Workshop to review and comment on the Draft Housing Element Update for the 2006-2014 Regional Housing Needs Assessment (RHNA) Cycle. Wards – All Contact Planner: Doug Darnell (951) 826-5219 ddarnell@riversideca.gov

Doug Darnell, Senior Planner, presented the staff report.

Mark Hoffman, Consultant with The Planning Center, provided a more detailed overview of the Housing Element and its goals and objectives via PowerPoint presentation.

Mr. Darnell concluded his presentation by outlining the next steps of this update.

Commissioner Lock-Dawson referred to the SCAG targets developed for housing and inquired how they are developed for the regions.

Mr. Hoffman stated when SCAG determines its regional housing needs assessment the two primary factors considered are expected population growth and expected job growth. He explained that they take the population growth and look at the average household size and determine how many households can be expected within a community; the units are then assigned accordingly. He stated that jurisdictions that project more growth typically will have a housing unit associated with it.

Commissioner Lock-Dawson asked if the City has ideas as to where we are going to meet those targets such as the 24 units of low income.

Mr. Darnell stated that the City does not see a problem with achieving that target. He explained that there are opportunities in the Marketplace and University Avenue Specific Plan areas where updates to those Specific Plans and rezoning is anticipated to mixed use or a higher density residential to accommodate a surplus of multi-family housing.

Commissioner Lock-Dawson asked if another category was the above moderate category where the City still needs to meet the target.

Mr. Hoffman explained that the City already exceeded their production goal from moderate income, and HCD would apply the surplus to above moderate. He noted that technically, the City only needs 24 units of low income units.

Commissioner L.E. Allen explained that he stumbled on HTR-55, which talks about fees associated with the building process. He stated that what he saw was the Overlook Parkway Crossing Fee. He commented that he has never seen a fee for one specific item.

Rob Van Zanten, Principal Engineer with the Public Works Department, stated that the Overlook Parkway Crossing Fee is for funds to address the completion of the extension of Overlook Parkway across the arroyo. He stated that he cannot remember what year the City Council took action on this, but essentially, there was a specific area boundary that was defined and based on calculations of zoning and density and anticipated traffic, they came up with a fee per unit to be assessed on new building construction to go toward designing and building a bridge crossing at that location. He stated he is not sure how close this is to realization as there are significant environmental issues. He explained that the City has collected the majority of what was anticipated under that original Council action; they are probably 90% of what was anticipated to be collected; however, that is probably not even enough to cover engineering costs.

Commissioner L.E. Allen commented that he was just curious because he had never seen one item set aside for one roadway or bridge. He referred to the Stephens' Kangaroo Rat Fee and inquired as to what the fees actually go toward.

Mr. Darnell stated that fees have been analyzed in the Technical Report and the Housing Element and staff does not see fees as a constraint to developing housing. He noted that this fee is a regional fee and the regional fees are a big share of the fees for development. He stated that the TUMF fee was just recently reduced to 50% of what it was, which is a temporary reduction. He explained that the SKR is just another regional fee that is set aside for habitat.

Commissioner L.E. Allen commented that he does not agree that fees would hold up development as he feels fees are everything and the possibility of overlapping fees should be considered.

Commissioner Maloney referred to Objective #1 and inquired as to what Neighborhood Stabilization is.

Eva Yakutis, Housing and Neighborhoods Manager of the Development Department, stated that the Neighborhood Stabilization Program is actually a Federal Stimulus Grant that the City received about a year ago. She explained that the Federal Government gave the City 6.5 million dollars; the Redevelopment Agency prior to the City's receiving that also dedicated 5 million dollars as an expansion of the targets of opportunity programs, which is another program that gives opportunities to pick up foreclosed housing quickly. She stated that the Agency also got a 20 million dollar line of credit from Citibank and with those funds the Agency is purchasing foreclosed housing, abandoned unoccupied foreclosed housing, rehabbing and reselling it. The Agency is looking at purchasing the worst of the worst that the private market is not able to pick up. She explained that they have 47 properties purchased and their plan is being distributed far and wide by HUD. She stated that they have gotten a lot of good response from HUD in their approach, which they are keeping in-house while at the same time they have a whole variety of trades people: contractors, scope writers, appraisers, property managers, asset managers, etc.

Commissioner Maloney asked what the conditions are of the sale of the properties.

Ms. Yakutis explained that the requirements are that the residents that purchase them are not to exceed 120% of area median income; there are covenants placed on those properties wherein they cannot use them as rentals and have to be owner-occupied, etc. She stated that in some instances they will be

provided down-payment assistance, but with the federal money in particular, the Federal Government requires that they be purchased at 1% under a current appraised value and that they sell then only for what they have into them.

Commissioner Maloney asked for clarification that the conditions and restrictions would prevent someone from coming in and buying the house, then flipping it, renting it, etc.

Ms. Yakutis stated yes.

Commissioner Maloney asked if these homes could eventually be rentals two or three sales down the road.

Ms. Yakutis noted that the coordinator in charge of that is not present today to answer that, but there are a lot of stop-gaps in place to keep that from happening.

Commissioner Maloney referred to Objective Number 2 and asked what "visitability" is.

Mr. Darnell explained that is making housing accessible for disabled visitors; for instance, if a unit is on the second floor there is a way for a disabled person to get up there to visit a friend, etc.

Commissioner W.B. Allen asked Ms. Yakutis if it is difficult to compete in the market right now.

Ms. Yakutis stated it is difficult on the retail market, but they have a really great mechanism for picking up houses without having to compete with all of the other folks out there. She stated on the private market it is about a 1:40 ratio; for every 40 offers you might get 1, but as a local jurisdictioner and non-profit there is something called the National Community Stabilization Trust, which is a very large non-profit that works between major lenders like Wells Fargo and Chase. She stated that they work as an intermediary; the lenders provide them with a list of homes that are within the City of Riverside on almost a daily basis; the Trust then feeds them to the Agency and they have 24 hours to evaluate under a whole bunch of different layers they look at to see if they are something that will qualify or something they are interested in. She stated that the Trust them comes back to them and in working with a lender within five days they find out what they are willing to sell it for. She stated they have averaged 18% under appraised value in all of those purchases and the vast majority of their purchases have been through that Trust.

Commissioner Lock-Dawson referred to Commissioner L.E. Allen's concern about the fees in terms of consolidating. She asked for confirmation that the SKR fee goes to the Riverside County Habitat Conservation, explaining that she thought this is supposed to go away when they achieved their conservation target.

Scott Barber, Community Development Director, stated he believes that is a part of the HCP and ultimately that fee will go away once the conservation has been achieved. He explained that they are not finished with the plan, but it is getting close. He stated there will not be a merger of that plan with the MSHCP.

Commissioner Lock-Dawson stated that she just wanted to point out that in terms of fee collection it does not go on in perpetuity and does go away.

Mr. Barber agreed and explained that because the City is a member agency of the RCHCA, it has authorization as a part of that. He stated that if the City was not a member and were not paying a fee, each project would have to independently go through a review with the agencies. He explained that it is much more financially expeditious and better for the City's projects if the City is a member agency.

Paul Van Dorn, 3742 Brook Oak, Riverside, stated that he was a member of the Citizen's Advisory Committee for the Housing Element and is the Executive Director of a center in Riverside that provides services to people with disabilities. He noted that he is also a Commissioner for the City Commission on Disabilities. He thanked the City staff and planners, noting that they have done a really good job. He explained that he does get involved with a lot of disability issues, including housing around the county; he has been involved with other general plans and housing elements. He commented that he just wants to recognize the good job Mr. Darnell, City staff and the consultant planners have done.

MOTION MADE by Commissioner Lock-Dawson, **SECONDED** by Commissioner Riggle, **TO ACKNOWLEDGE REVIEW AND INPUT** on the Draft Housing Element Update for the 2006-2014 Regional Housing Needs Assessment (RHNA) Cycle.

MOTION CARRIED unanimously.

AYES:	L.E. Allen, W.B. Allen, Kain, Lock-Dawson, Maloney, Riggle, Tavaglione, Wade
NOES:	None
DISQUALIFIED:	None
ABSTAINED:	None
ABSENT:	Brown