City of Riverside, CA
January 27th, 2021

VIRTUAL PUBLIC WORKSHOP #2

HOUSING AND PUBLIC SAFETY UPDATES & ENVIRONMENTAL JUSTICE POLICIES

Tonight's Agenda

1. Project Overview and Team Introduction
2. Housing Element Update – RHNA Background
3. Housing Element Update – RHNA Scenarios
4. Public Safety Element Update and Environmental Justice Policies
5. Stay Connected!

STAY CONNECTED!

• Explore the StoryMap showing opportunity site locations:	**https://tinyurl.com/y2lu3cgg**
• Complete the online survey:	**Survey coming soon, check project website**
• Visit the Housing Element Update website and join the mailing list:	**www.riversideca.gov/HousingUpdate**
• Ask a question or provide your comments by email:	**MTaylor@riversideca.gov**
• Watch for future public meetings:	**Late February → Public Workshop #3**

PROJECT OVERVIEW and TIMELINE

HCD Deadline
October 15, 2021

2020 | 2021

Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep

Project Kick-Off
Late August 2020

Public Engagement
Jan 2020 – Mar 2021

HCD Review
April to August 2021

Adoption Hearings
September and October 2021

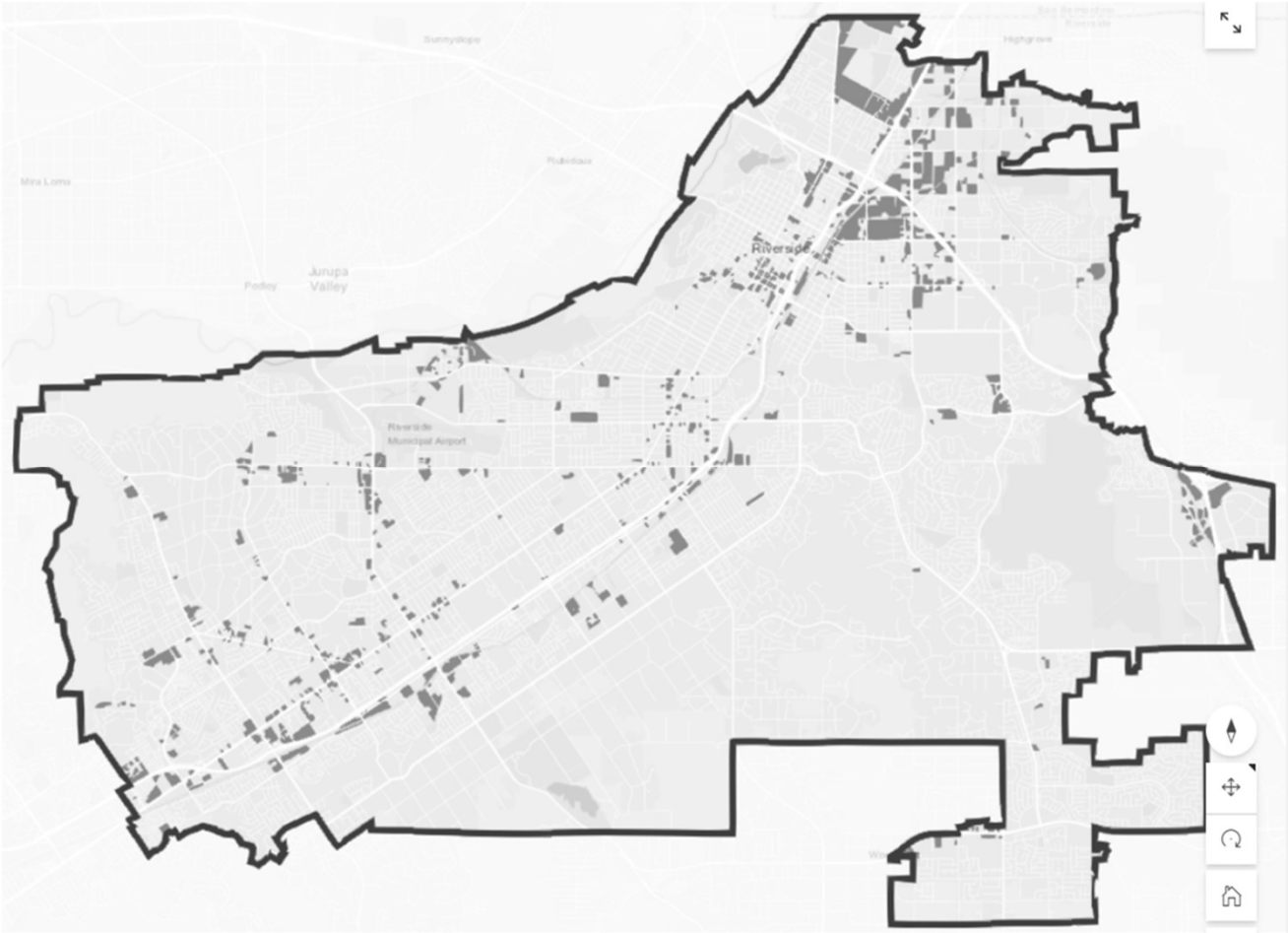
Public Review:

Round 1	Round 2	Round 3		Round 4
Jan 7th	Jan 27th	Late Feb		Aug
Potential Sites	*RHNA Scenarios*	*Preferred Alternative*	*HCD Review Draft*	*Final Draft of Housing Element*

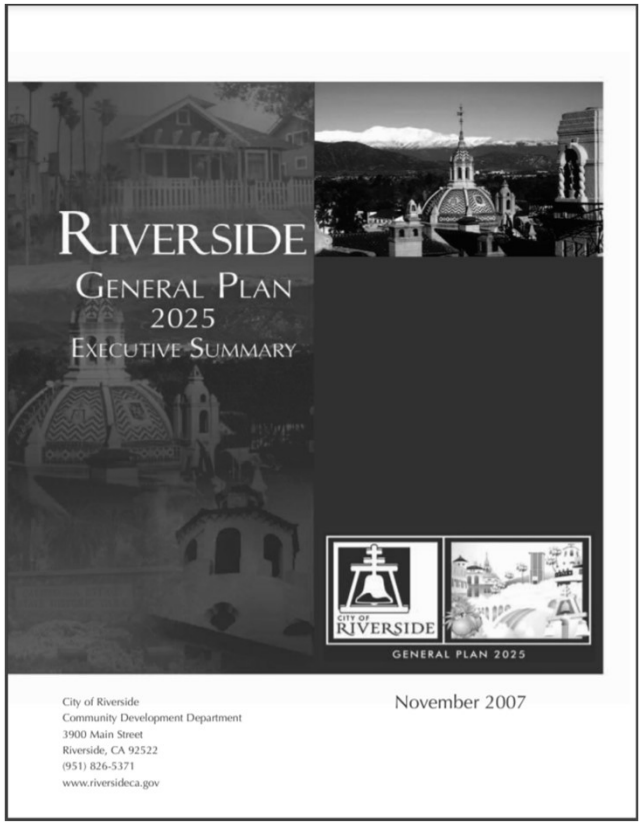
Public Workshop #1

This map shows the opportunity sites discussed at the first public workshop on January 7th, 2021.

More information is available on the City's Housing Element Update project website.



Relationship to General Plan



1. Every city in California must create a General Plan that acts as a roadmap for the future growth of the City.

2. General Plans must address key topic areas, called Elements, that cover things like housing, land use, transportation, services, and infrastructure

3. Each element establishes broad objectives, focused policies and specific actions the City will take to achieve its goals.

CONSULTANT TEAM

Lead Consultant	Housing	Environmental & Sustainability	Transportation	Community Outreach	Land Use Law

CONSULTANT TEAM

Rob Matthews, AICP
Houseal Lavigne

Brian Sims, GISP
Houseal Lavigne

Veronica Tam, AICP
VTA

Debra Leight
ICF

JC Lacey
Arellano Associates

POLL QUESTIONS #1

Riverside Population and Households

Population

328,155

(as of January 2020)

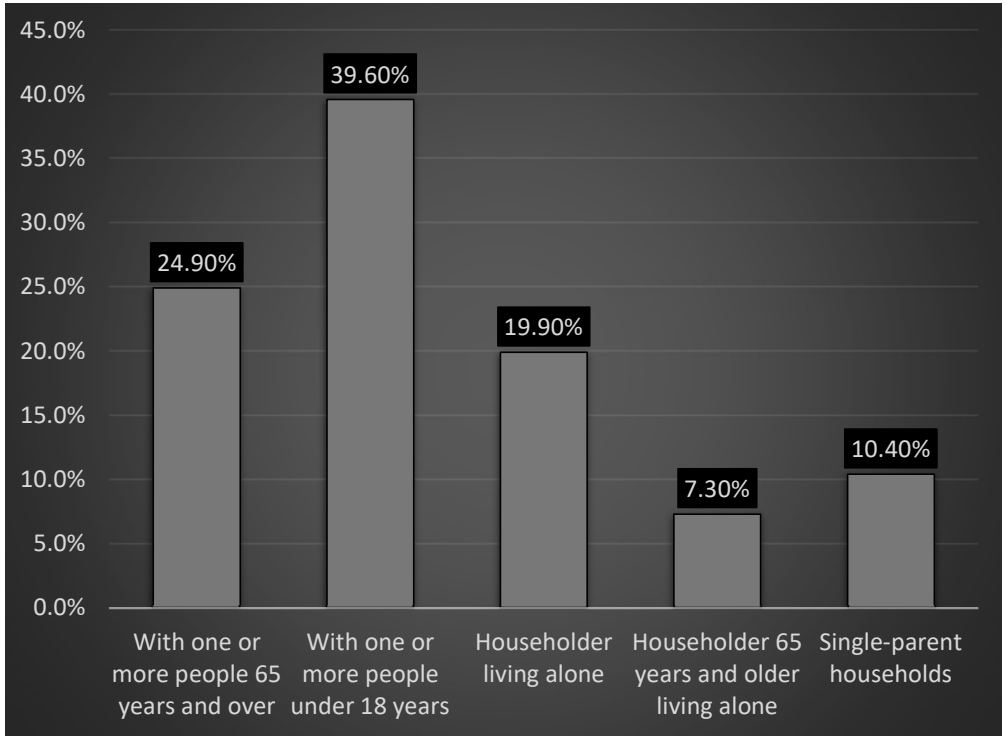
Riverside	1990	2000	2010	2018
Population	226,546	255,166	303,871	325,417

Sources: Department of Finance Population Estimates, 1990-2018.

Total Households

90,722

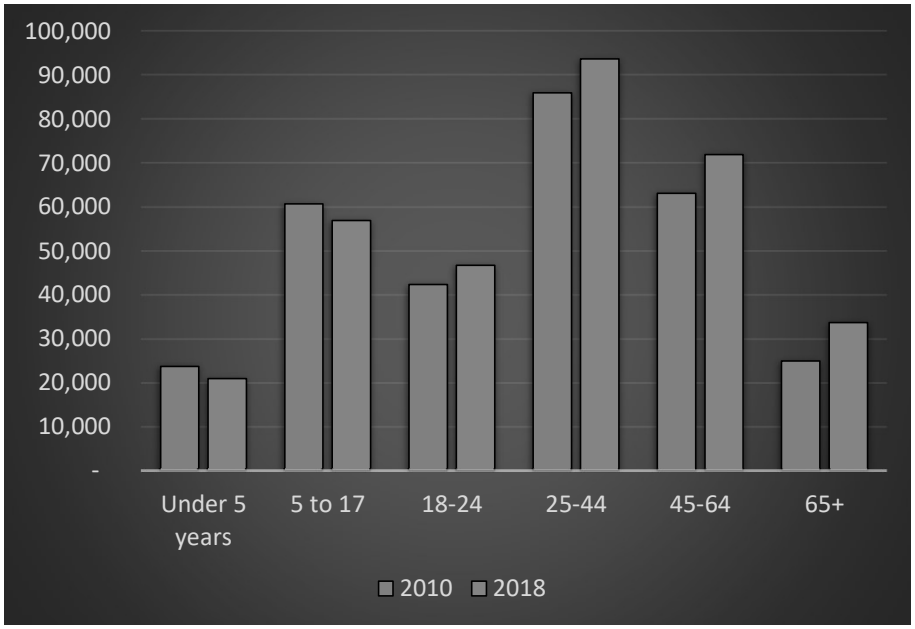
Household Type



Source: American Community Survey (2014-2018).

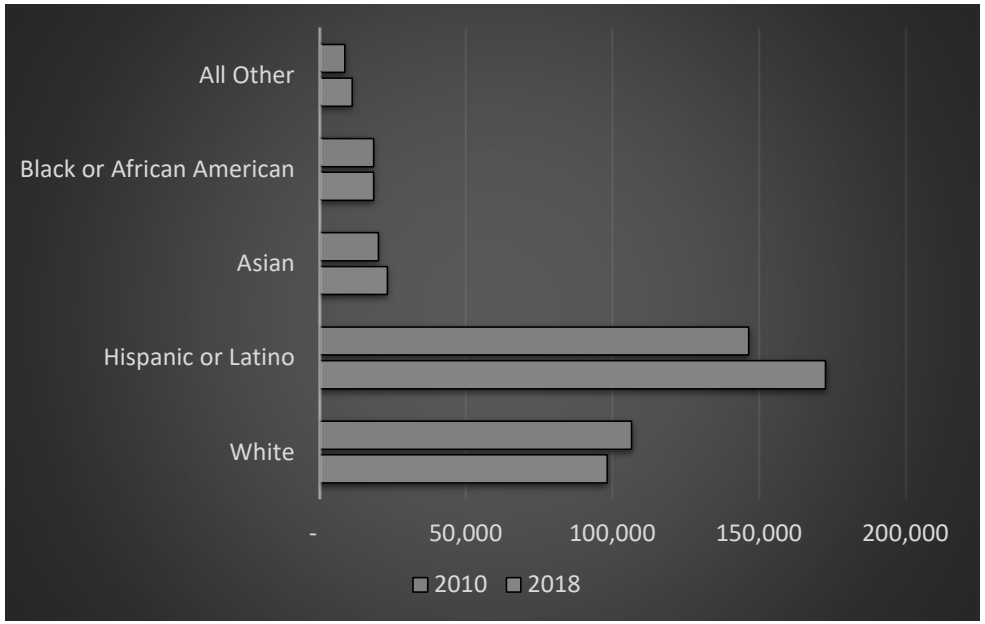
Riverside Population

Change in Age Group



Sources: American Community Survey (2014-2018)

Change in Race and Ethnicity



Source: American Community Survey (2006-2010 and 2014-2018).

Riverside Households

Income Distribution

Income Category	Households	
Extremely Low (30% AMI or less)	10,200	11%
Very Low (31-50% AMI)	10,250	11%
Low (51-80% AMI)	13,735	15%
Moderate or Above (over 80% AMI)	56,795	63%
Total	**90,975**	**100%**

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2013-2017.

- These income categories are defined by the State and are based on varying percentages of the Area Median Income (AMI)
- Housing is considered "affordable" if occupants pay no more than 30% of their income on housing costs

Source: American Community Survey (2006-2010 and 2014-2018).

What is the Housing Element?

- One of the 7 required elements in the City's General Plan
- Provides an assessment of the City's housing needs and how best to accommodate the housing needs of existing and future residents
- Sets citywide goals, objectives and policies for housing, and identifies housing conditions and needs within the community
- Must be updated every 8 years according to statutory deadline. Riverside County – October 15, 2021
- Must be reviewed for compliance by State Department of Housing and Community Development (HCD)

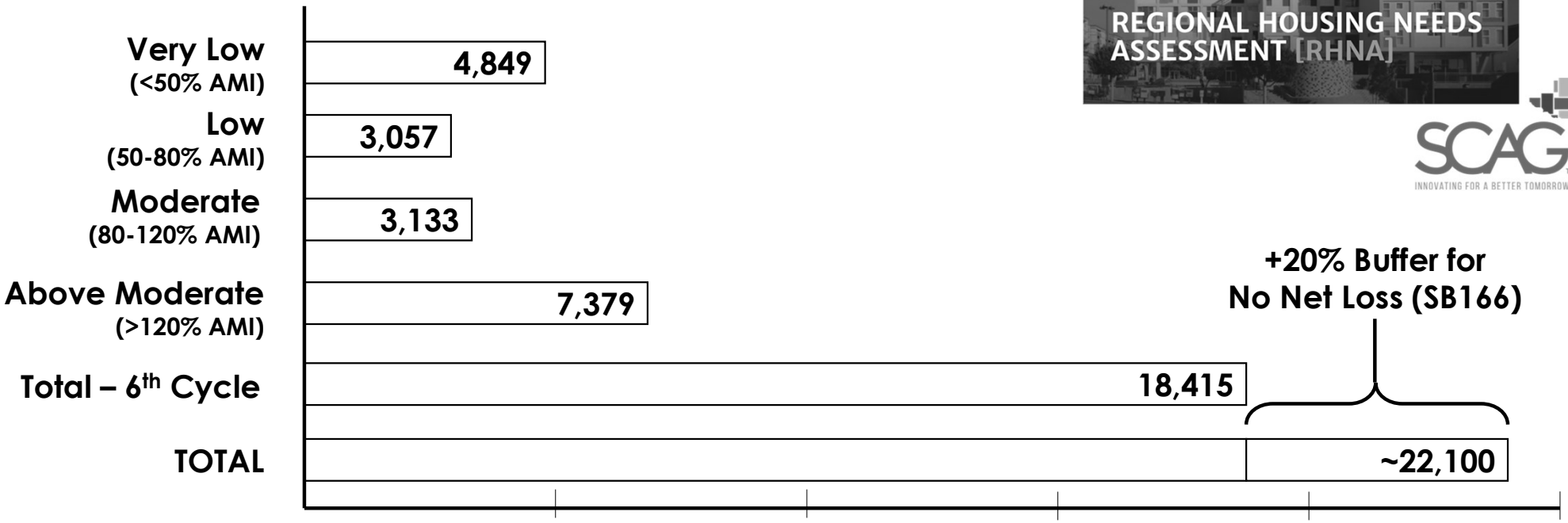
Housing Element Requirements

- Accommodate projected housing demand, as mandated by the State (RHNA)
- Increase housing production to meet this demand
- Preserve existing affordable housing
- Improve the safety, quality and condition of existing housing
- Facilitate the development of housing for all income levels and household types including special needs populations
- Promote fair housing choices for all

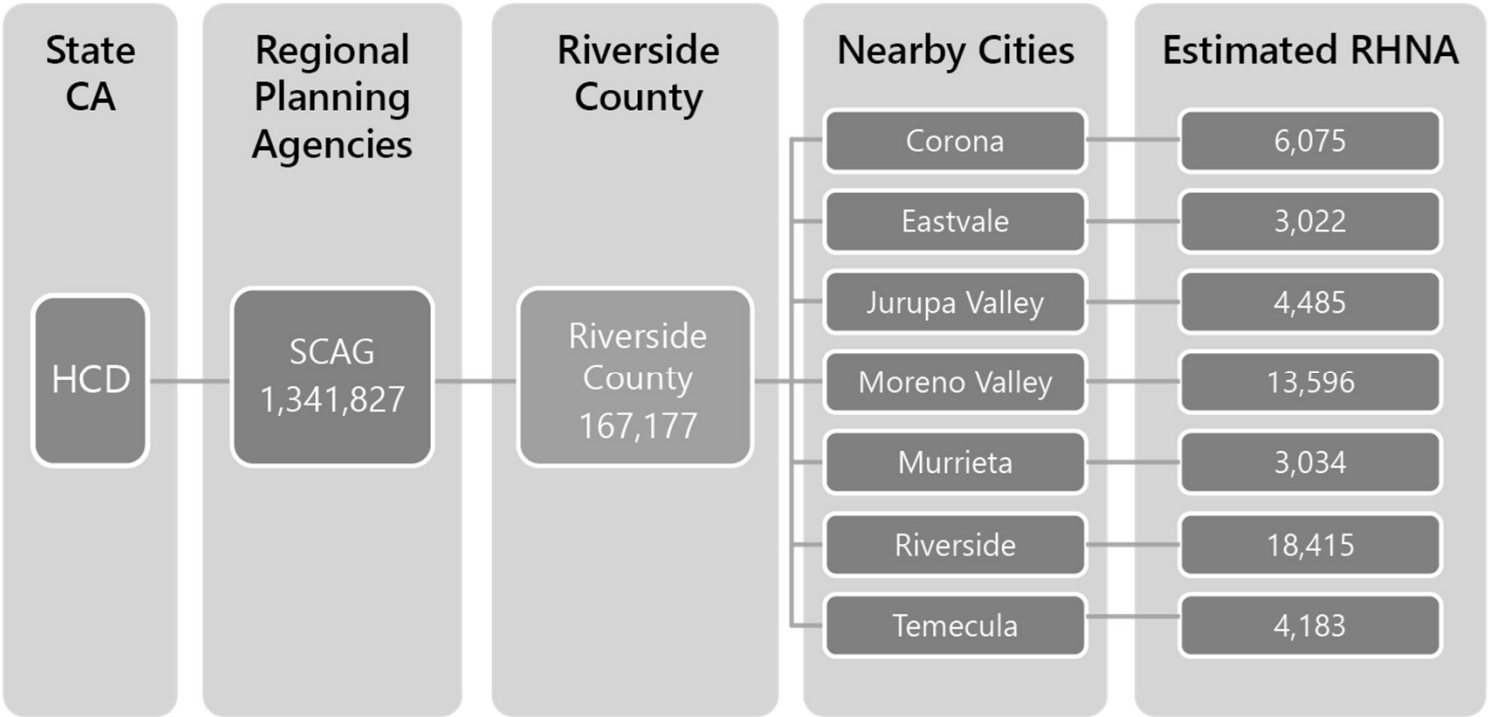
Consequences of Noncompliance

- Risk of litigation (AB 72, AB 101)
  - HCD monitors for non-compliance and reports to Attorney General (AG)
  - Court can impose fines up to $100,000 per month
  - Some communities have been sued
- Ineligibility for State housing and infrastructure grants

6th-Cycle RHNA Allocation



RHNA in Nearby Cities



Each jurisdiction must demonstrate in its Housing Element that it can accommodate its total RHNA number and its allocations by income level.

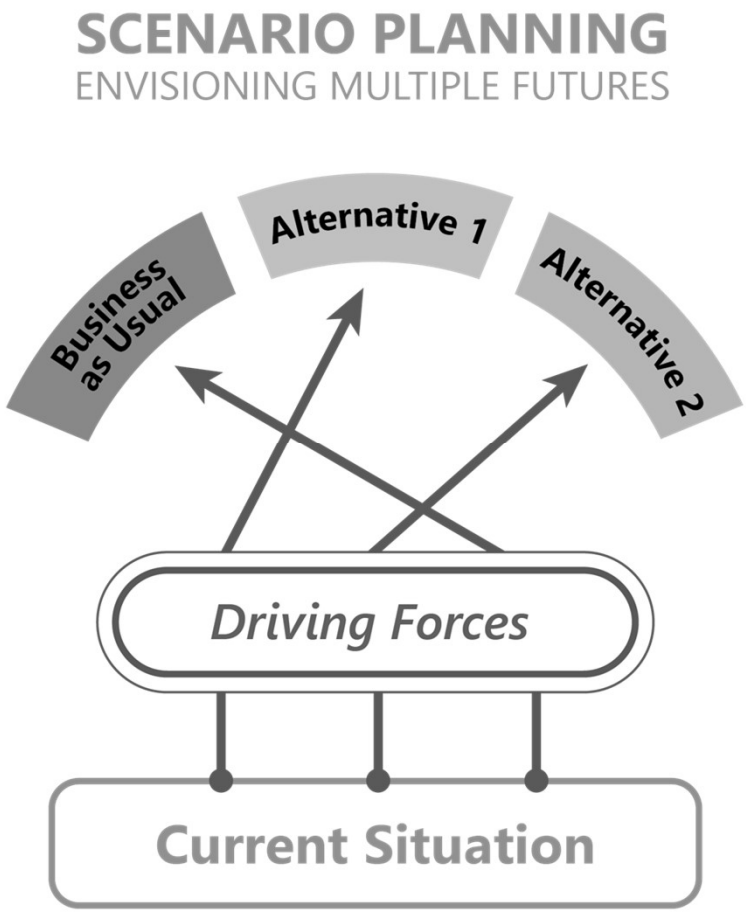
Potential Housing Programs and Policies

Some potential / example strategies:

- Provide protections for existing tenants
- Promote rehabilitation of currently affordable units
- Facilitate more ADU development
- Address barriers to housing development by streamlining approvals
- Inclusionary zoning for minimum % of affordable units in new projects
- By-right approval of residential projects when 20% of units are affordable
- Establish minimum densities that support development of affordable housing
- Provide density transfer or in-lieu fee to build below allowable or assumed Housing Element density

RHNA SCENARIOS

RHNA SCENARIOS

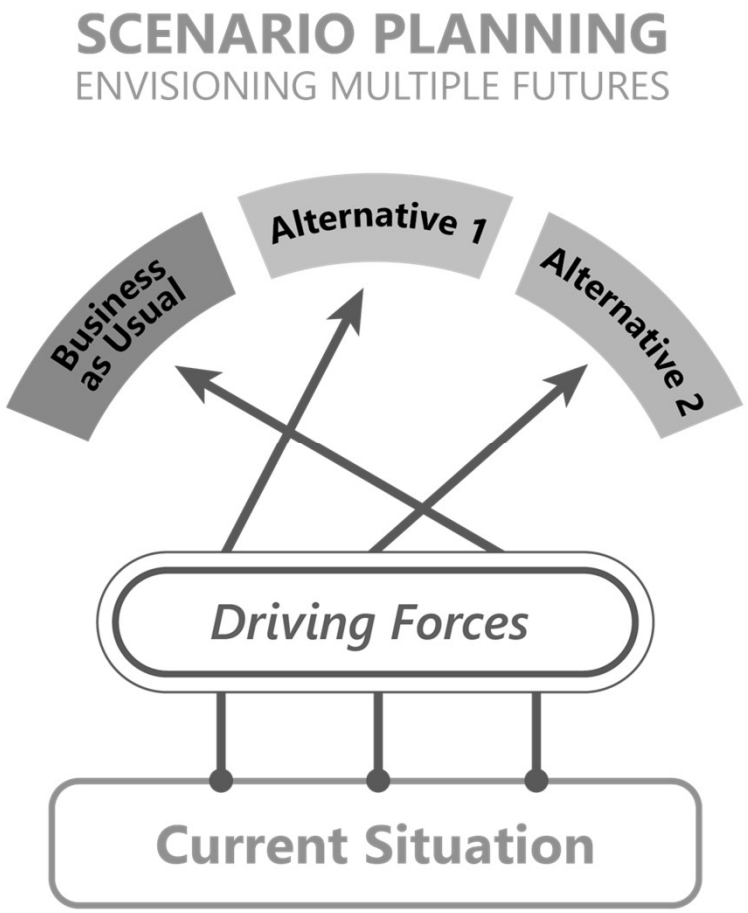


Scenario Process

Envision multiple futures that meet RHNA obligations in different ways.

Recognize that there are pros and cons to every decision.

RHNA SCENARIOS



Business as Usual

No changes to current zoning; this scenario does not allow us to meet RHNA target.

Dispersed Growth

Meet RHNA target through lower intensity growth over a larger area.

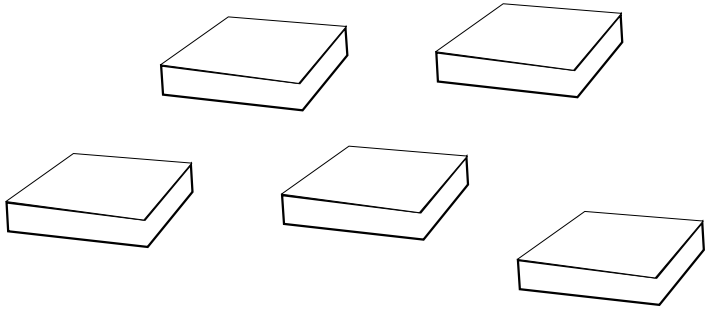
Focused Growth

Meet RHNA target through higher intensity growth in a more focused area.

RHNA SCENARIOS

Dispersed

Pattern of Growth

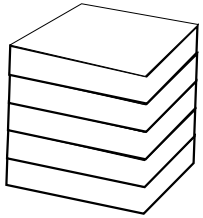


50 Homes

5 acres @ 10 dwelling units per acre

Focused

Pattern of Growth



50 Homes

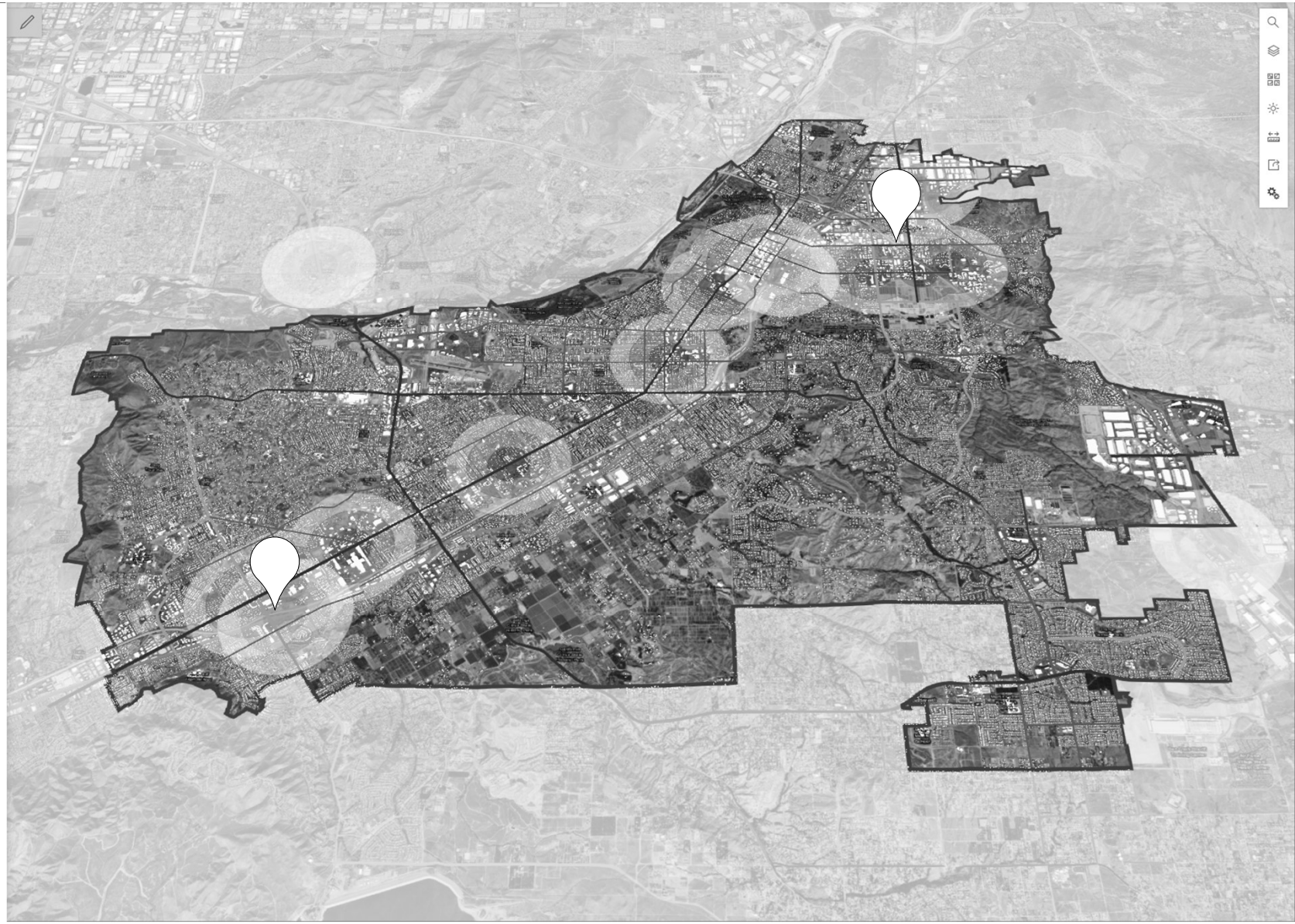
1 acre @ 50 dwelling units per acre

RHNA SCENARIOS

Example Buildings in Residential and Mixed-Use Zones

RHNA SCENARIOS

Transit Access

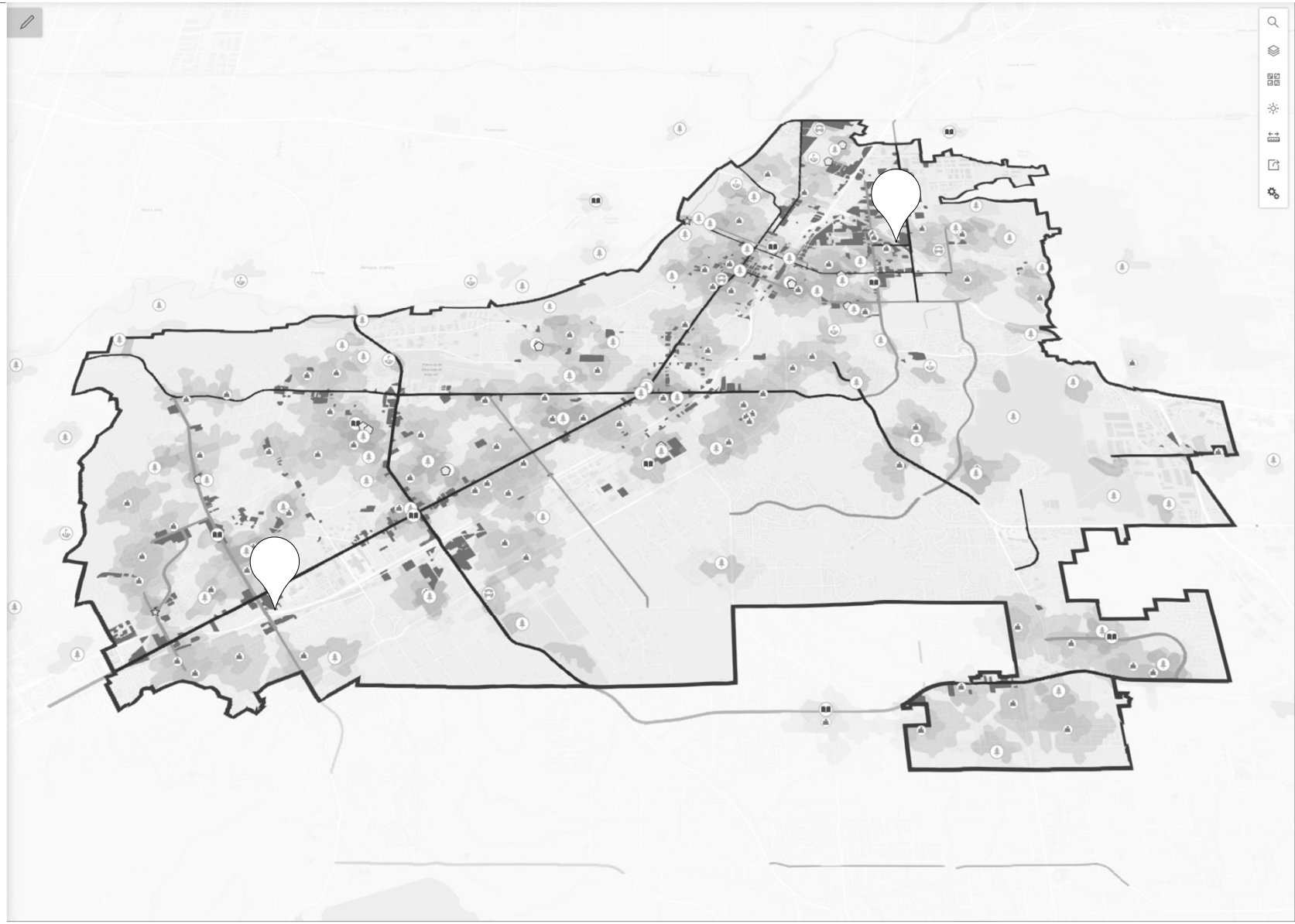


RHNA SCENARIOS

Access to Activity Centers

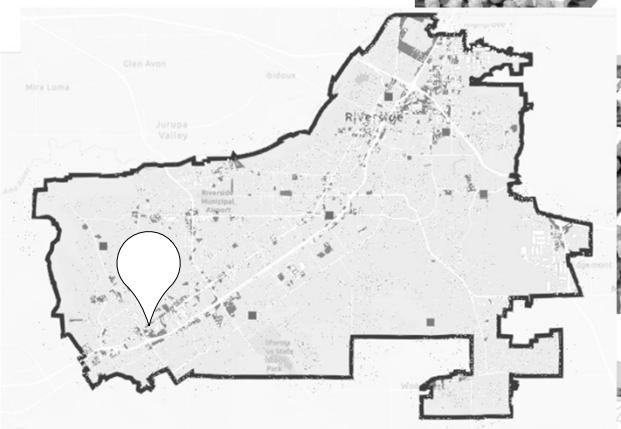
RHNA SCENARIOS

Access to Parks, Recreation Sites, and Schools



RHNA SCENARIOS

Example in the Vicinity of Blaine & Iowa



RHNA SCENARIOS

Vicinity of Blaine & Iowa

EXISTING SITUATION

RHNA SCENARIOS

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BUSINESS AS USUAL

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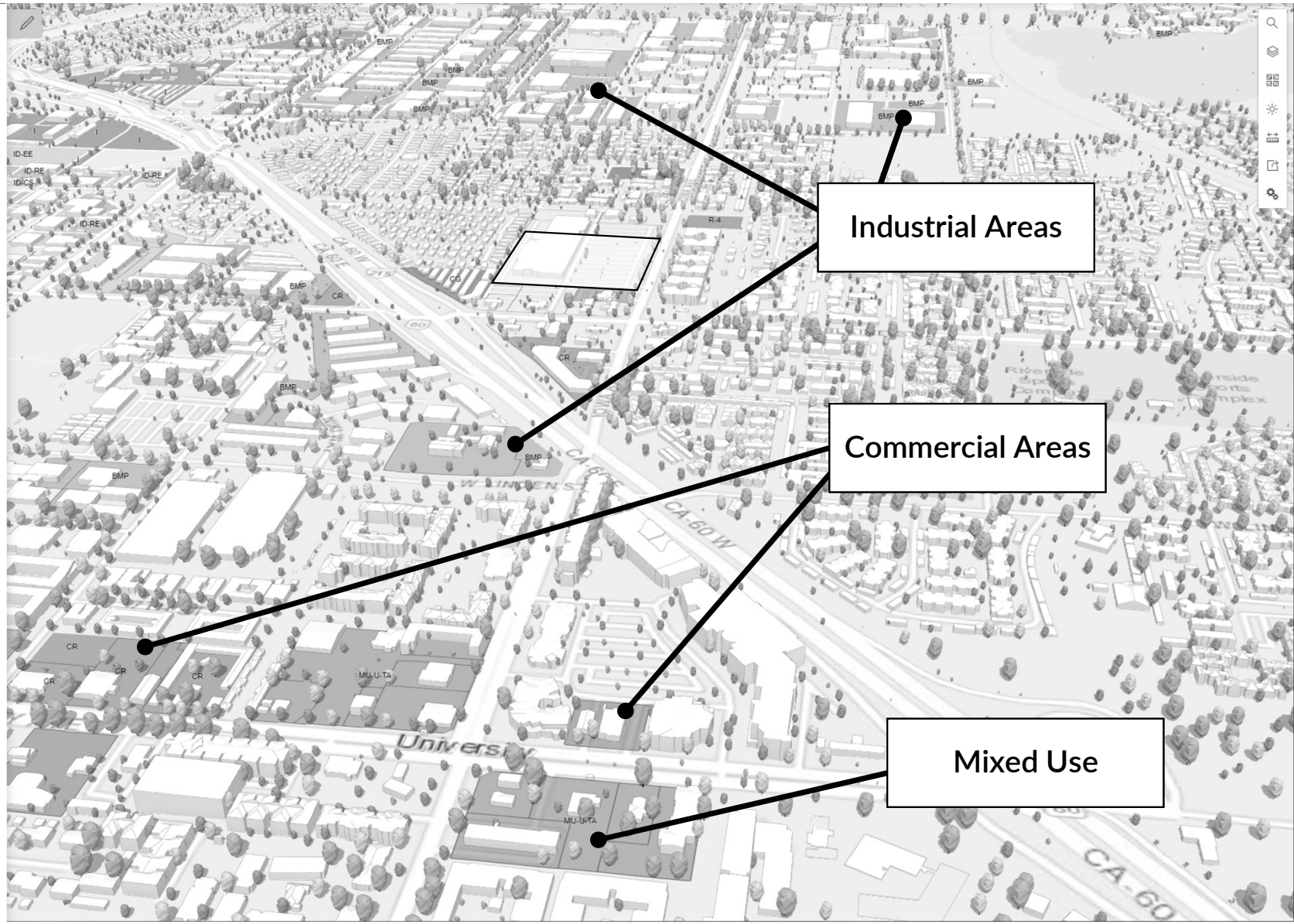
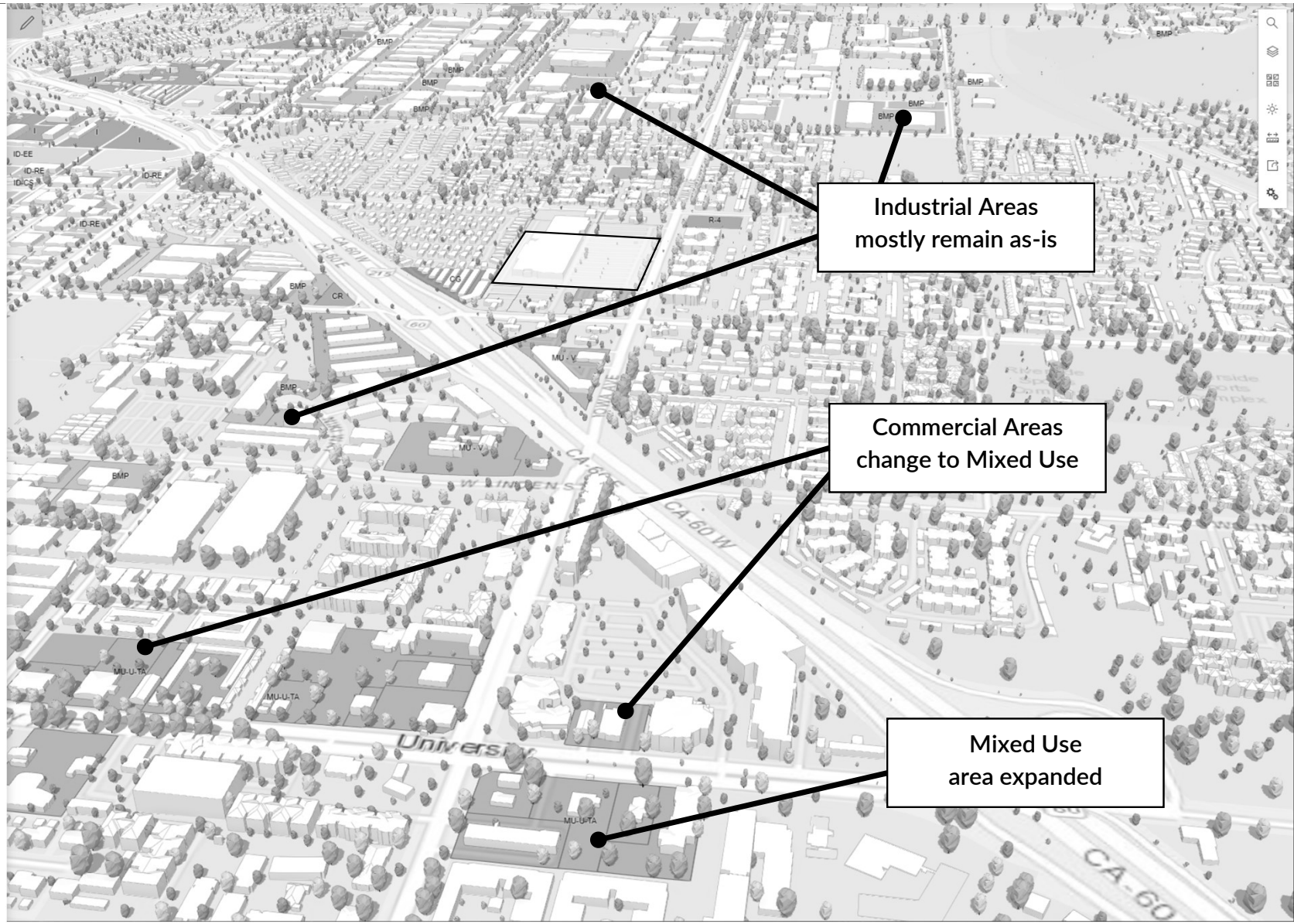


RHNA SCENARIOS

Vicinity of
Blaine & Iowa

FOCUSED GROWTH



RHNA SCENARIOS

Vicinity of
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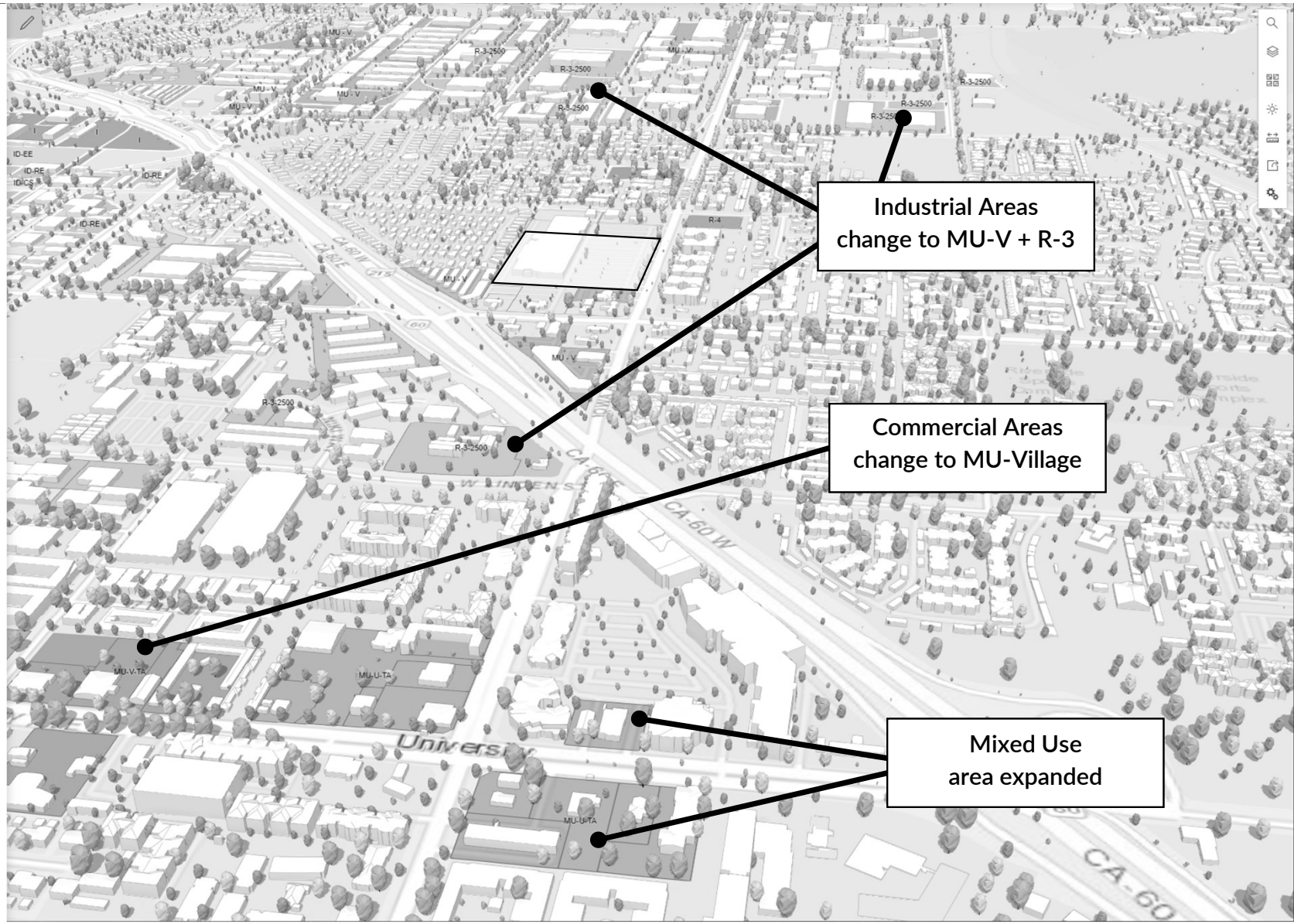
DISPERSED GROWTH



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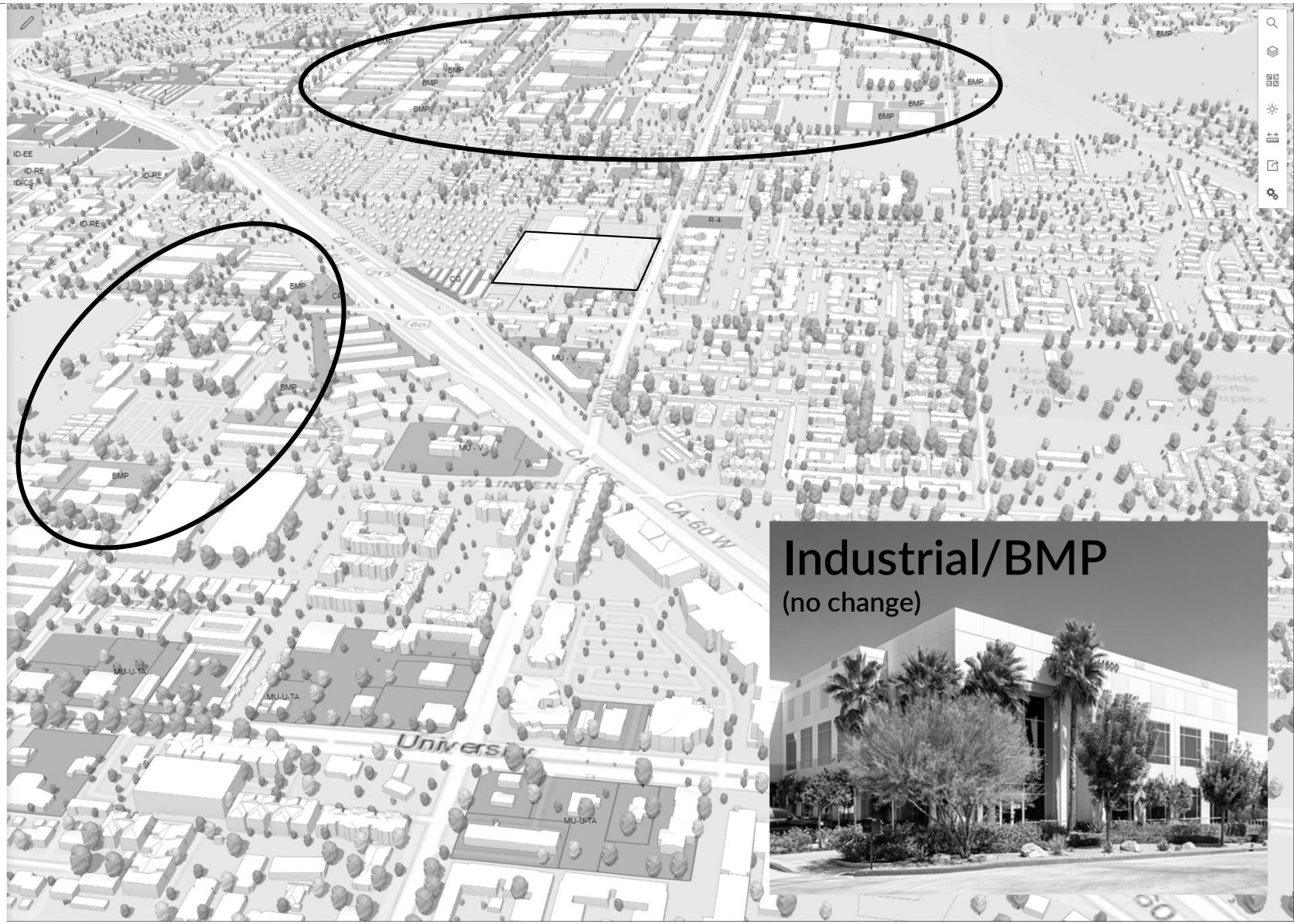

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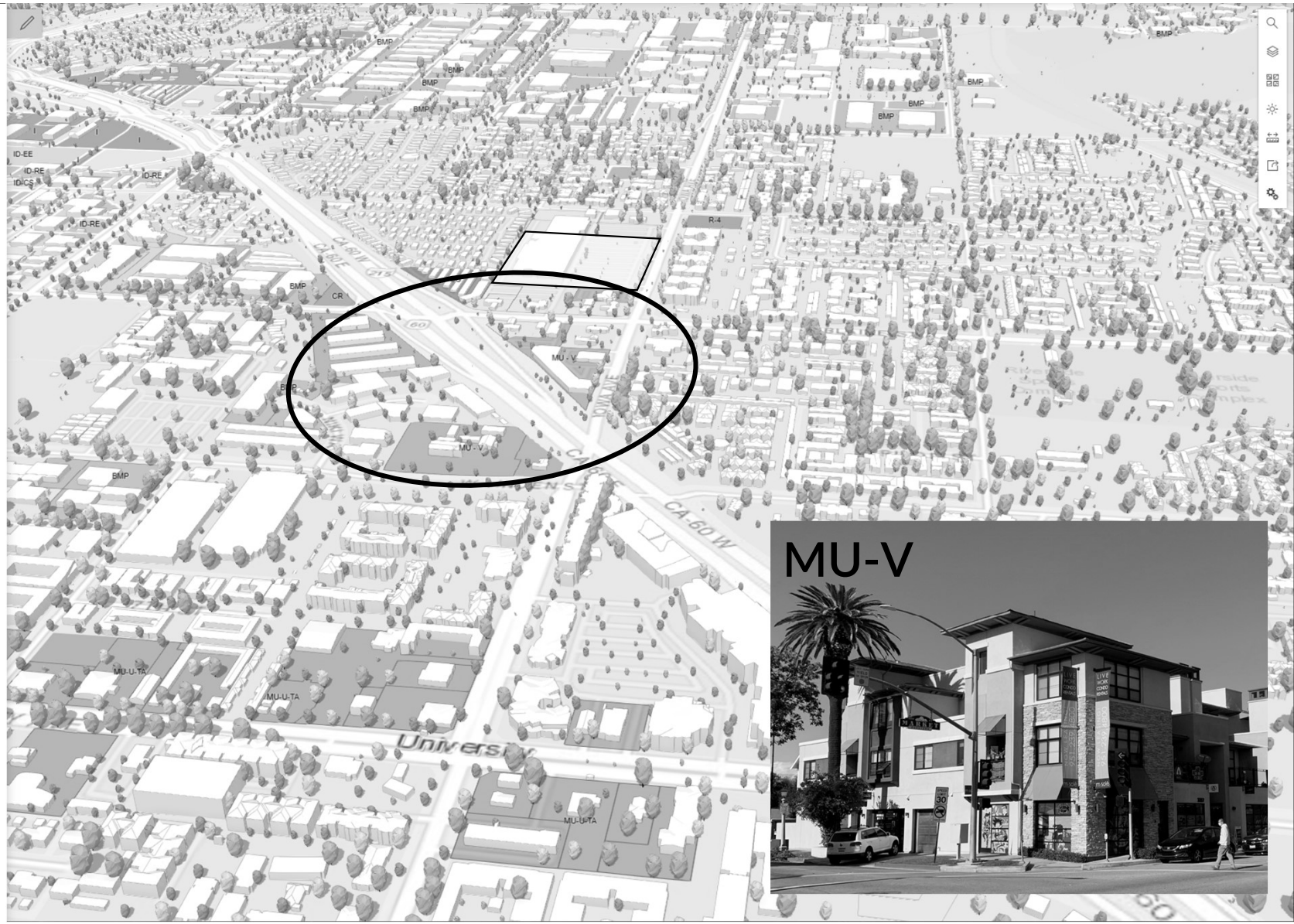

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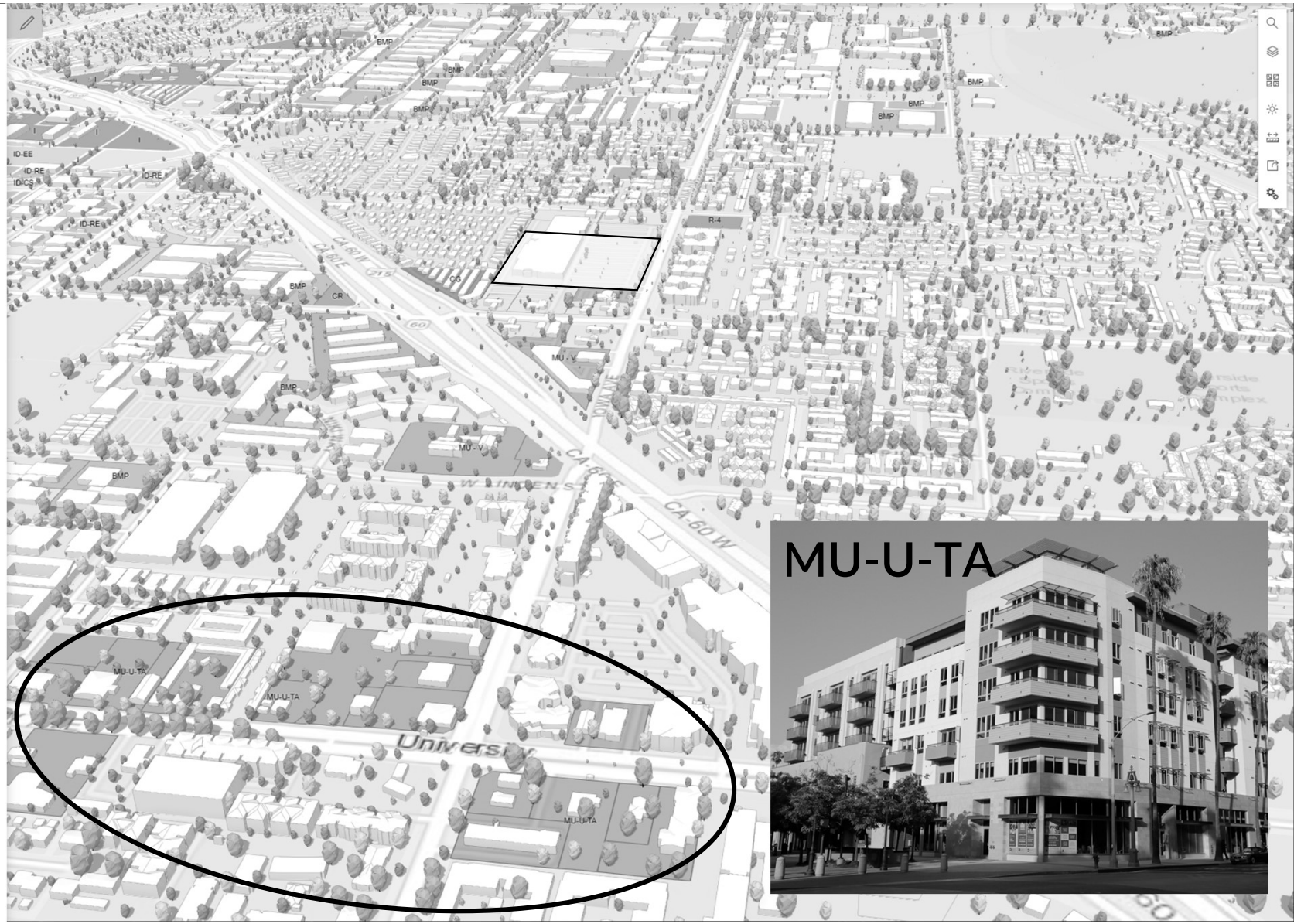

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DISPERSED GROWTH

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RHNA SCENARIOS

Vicinity of
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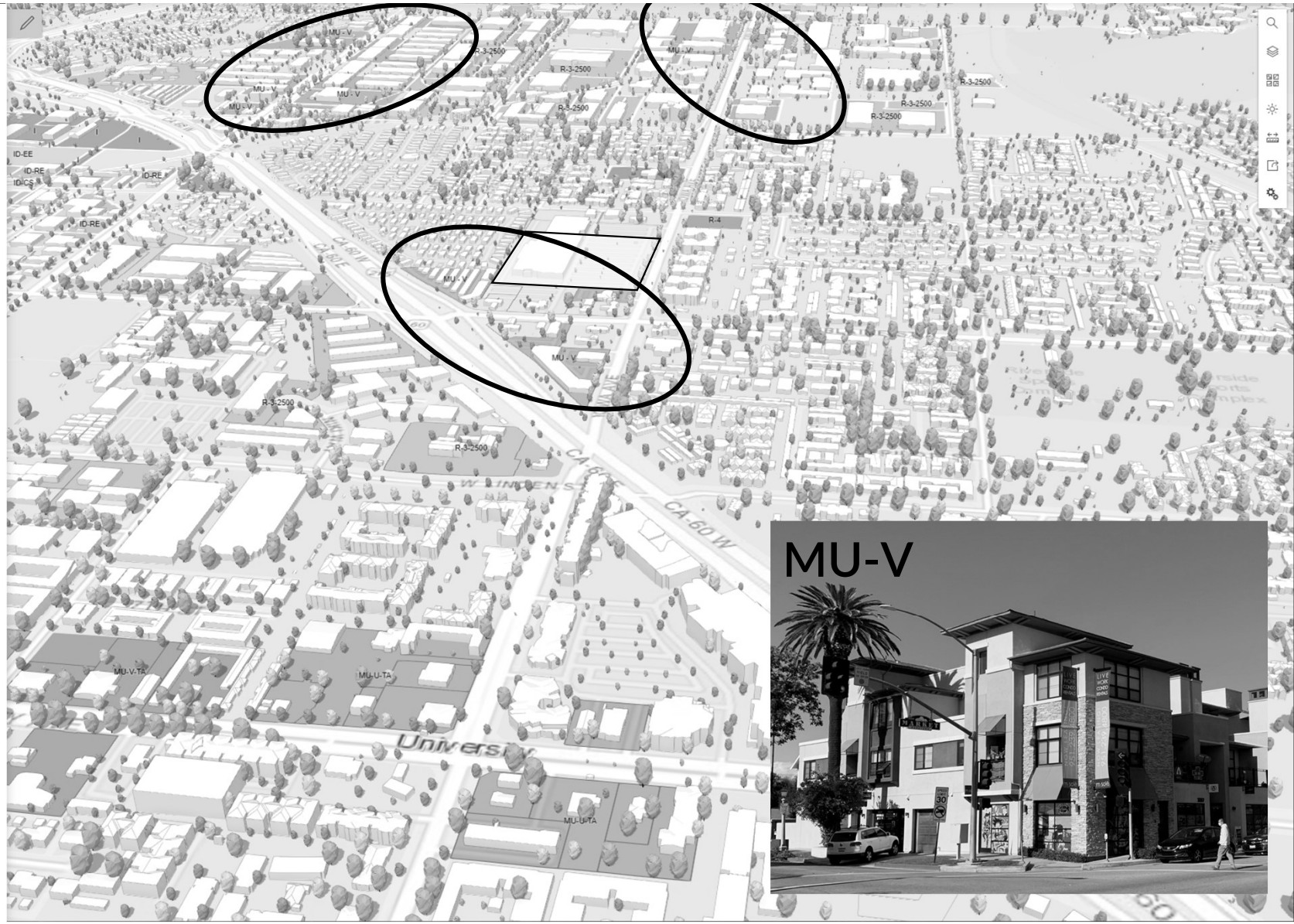

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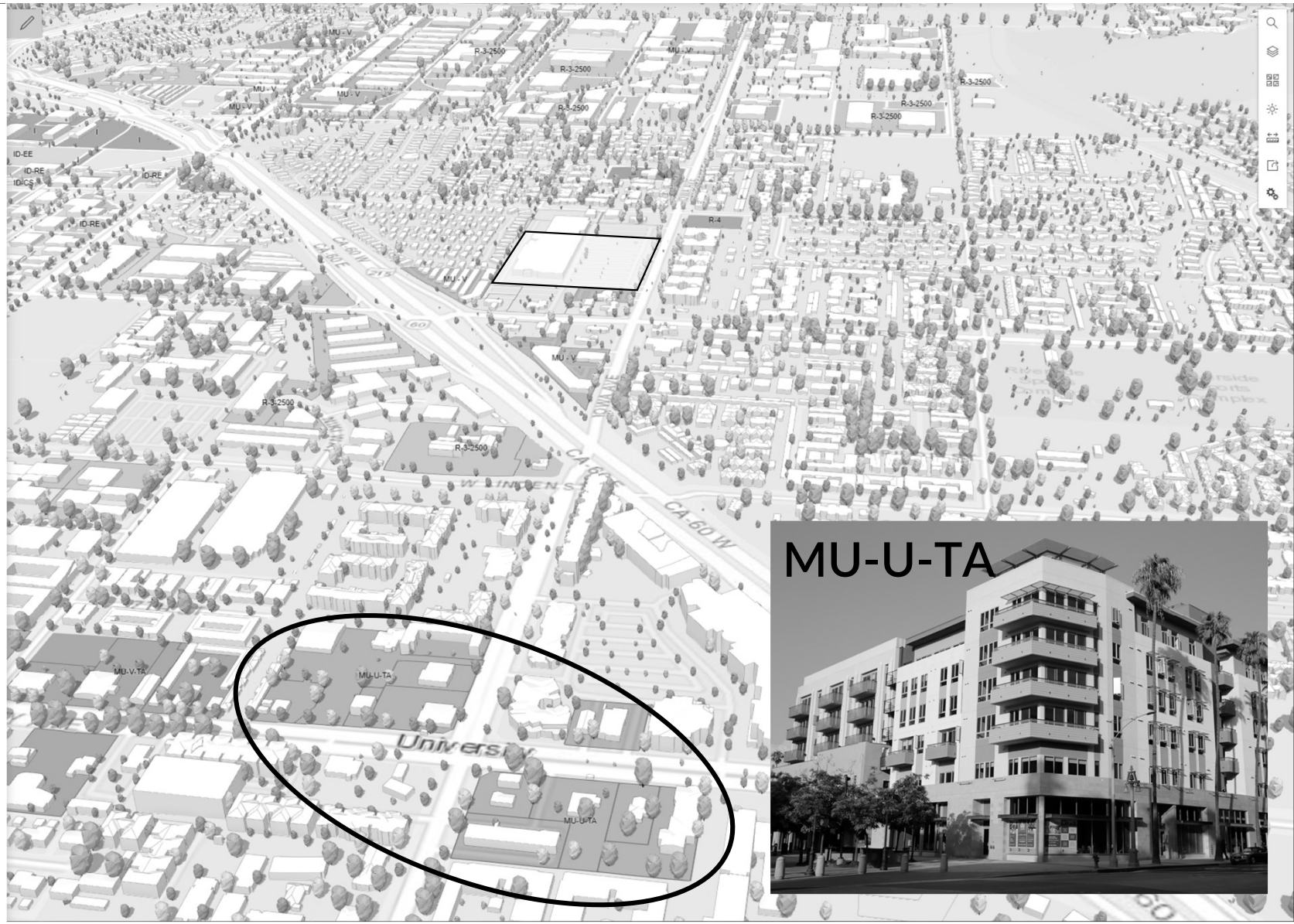
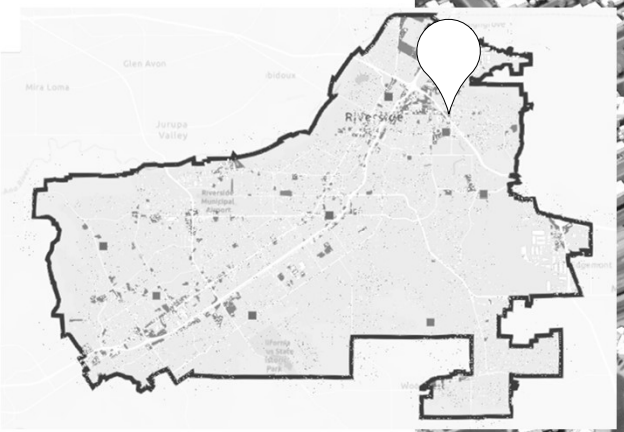


RHNA SCENARIOS

Example in the Vicinity of La Sierra & Magnolia



RHNA SCENARIOS

Vicinity of
La Sierra & Magnolia

EXISTING SITUATION

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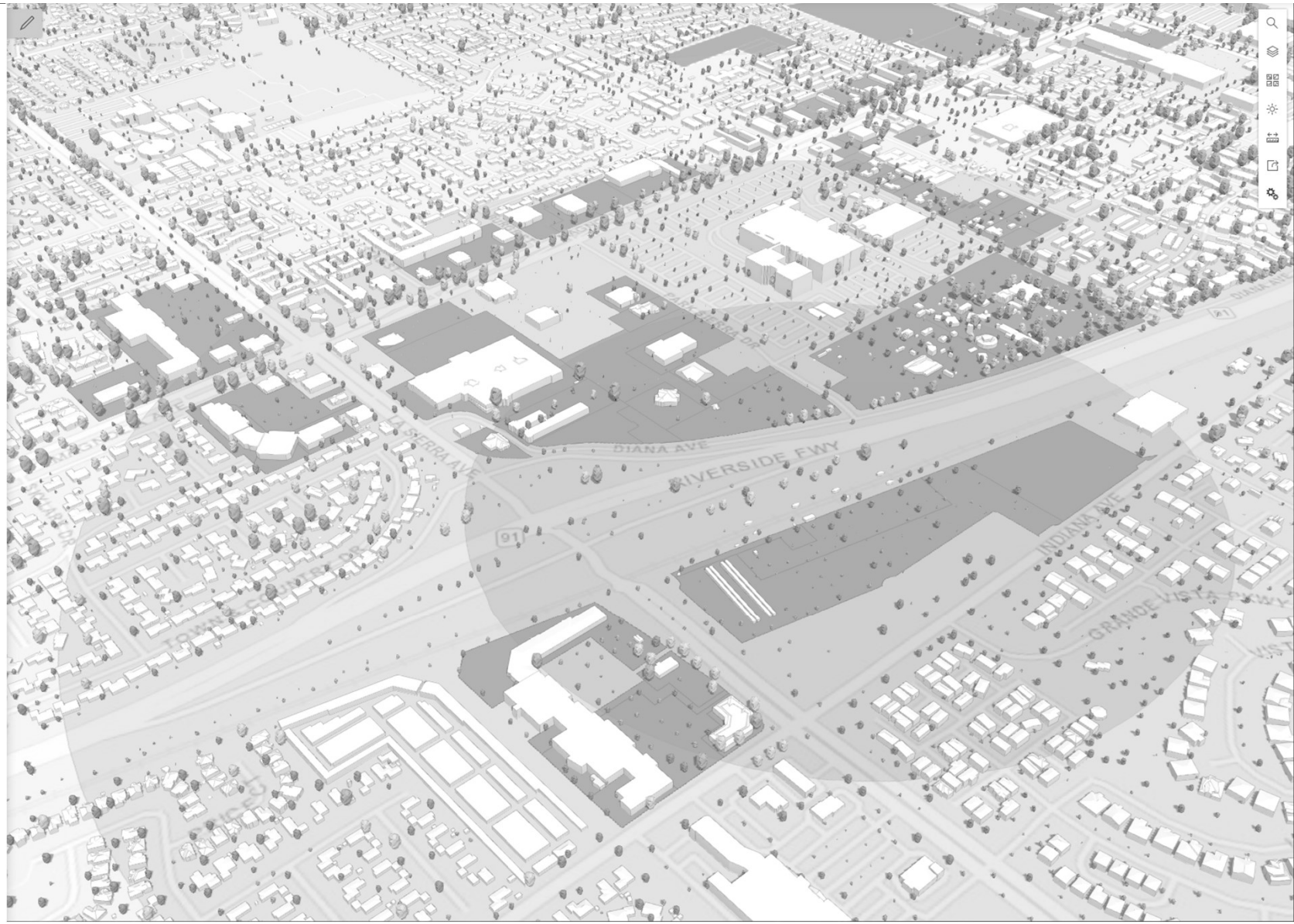
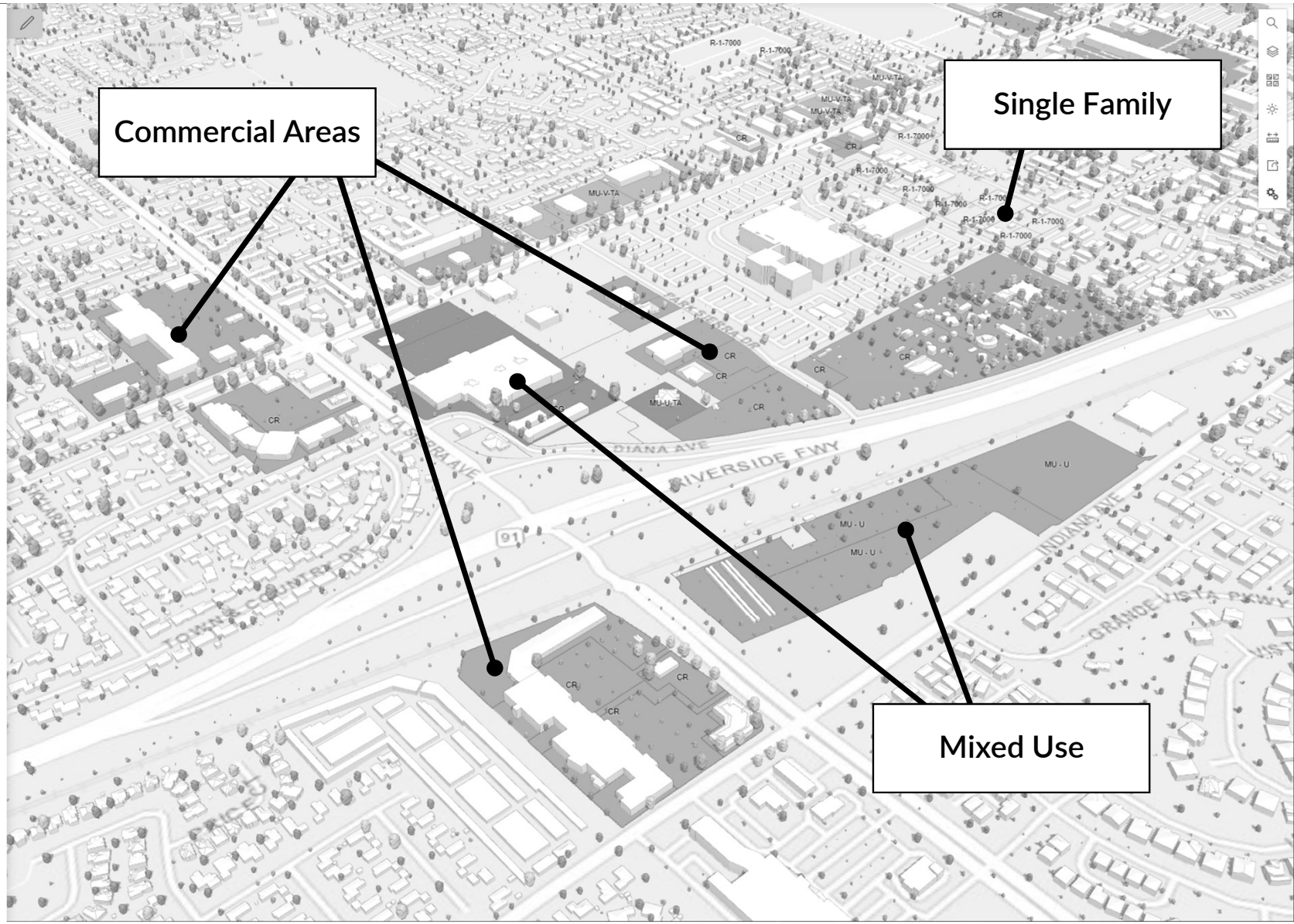


RHNA SCENARIOS

Vicinity of
La Sierra & Magnolia

BUSINESS AS USUAL



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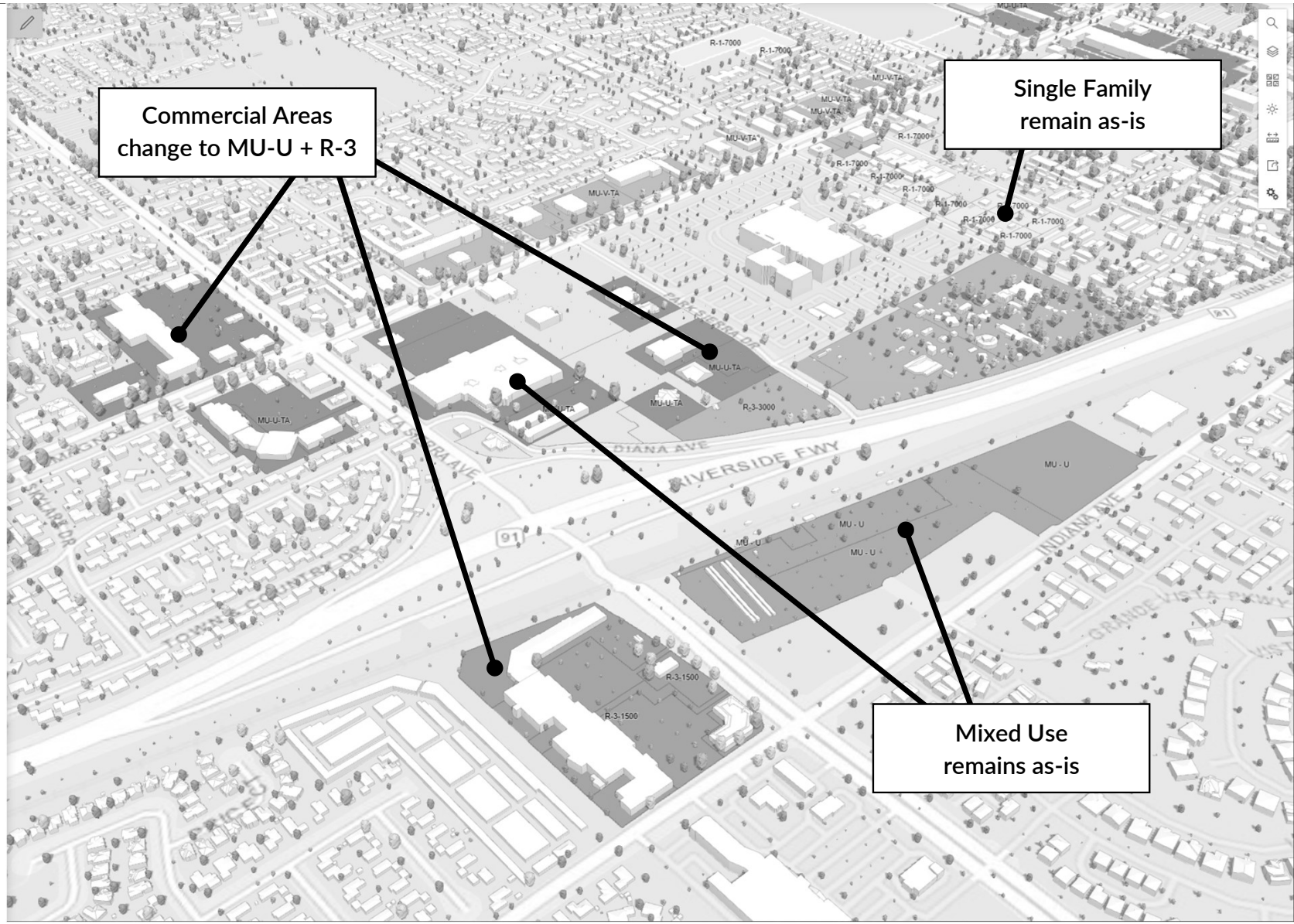
Vicinity of
La Sierra & Magnolia

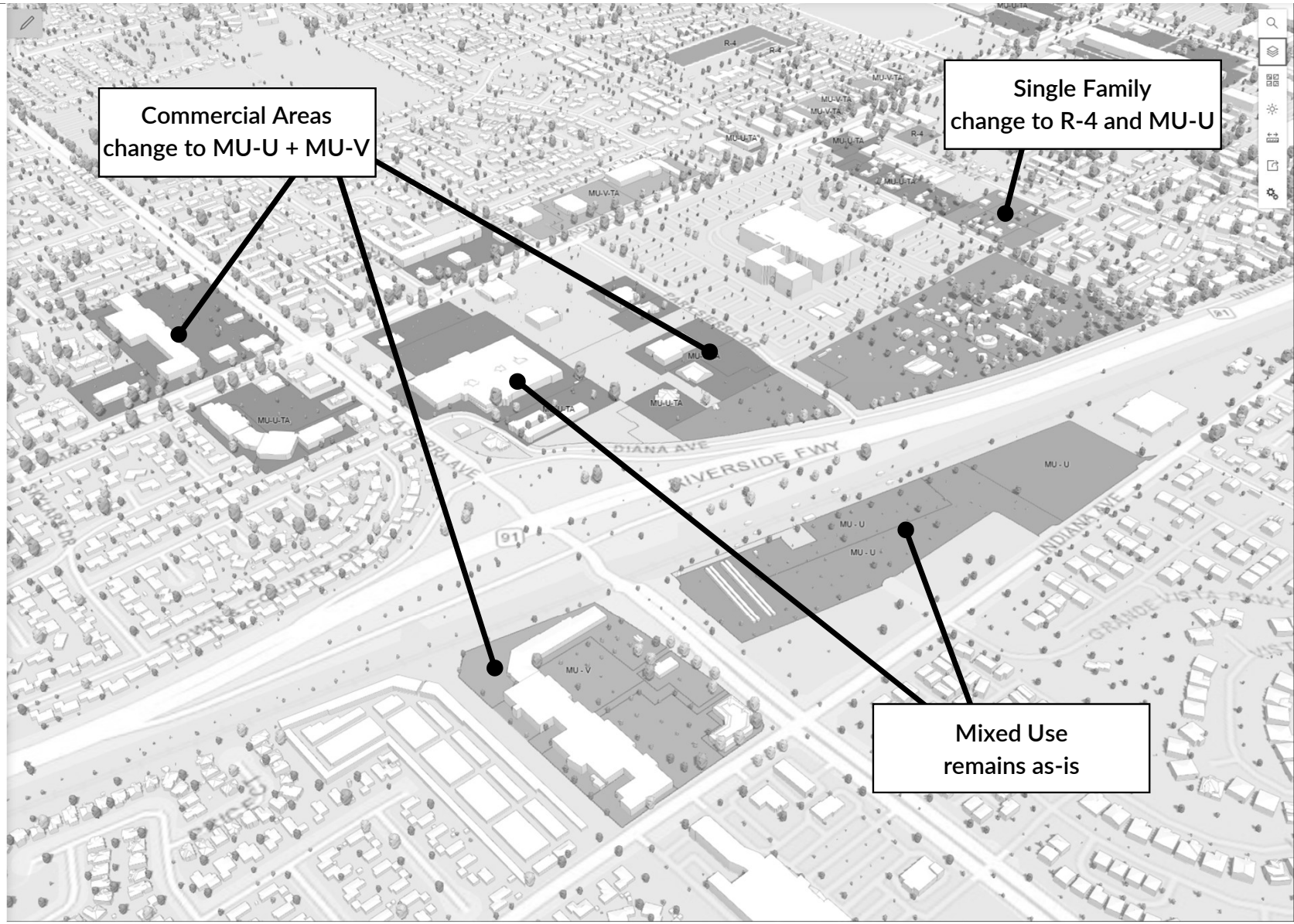
DISPERSED GROWTH



RHNA SCENARIOS

Vicinity of
La Sierra & Magnolia

FOCUSED GROWTH



RHNA SCENARIOS

Vicinity of
La Sierra & Magnolia

DISPERSED GROWTH

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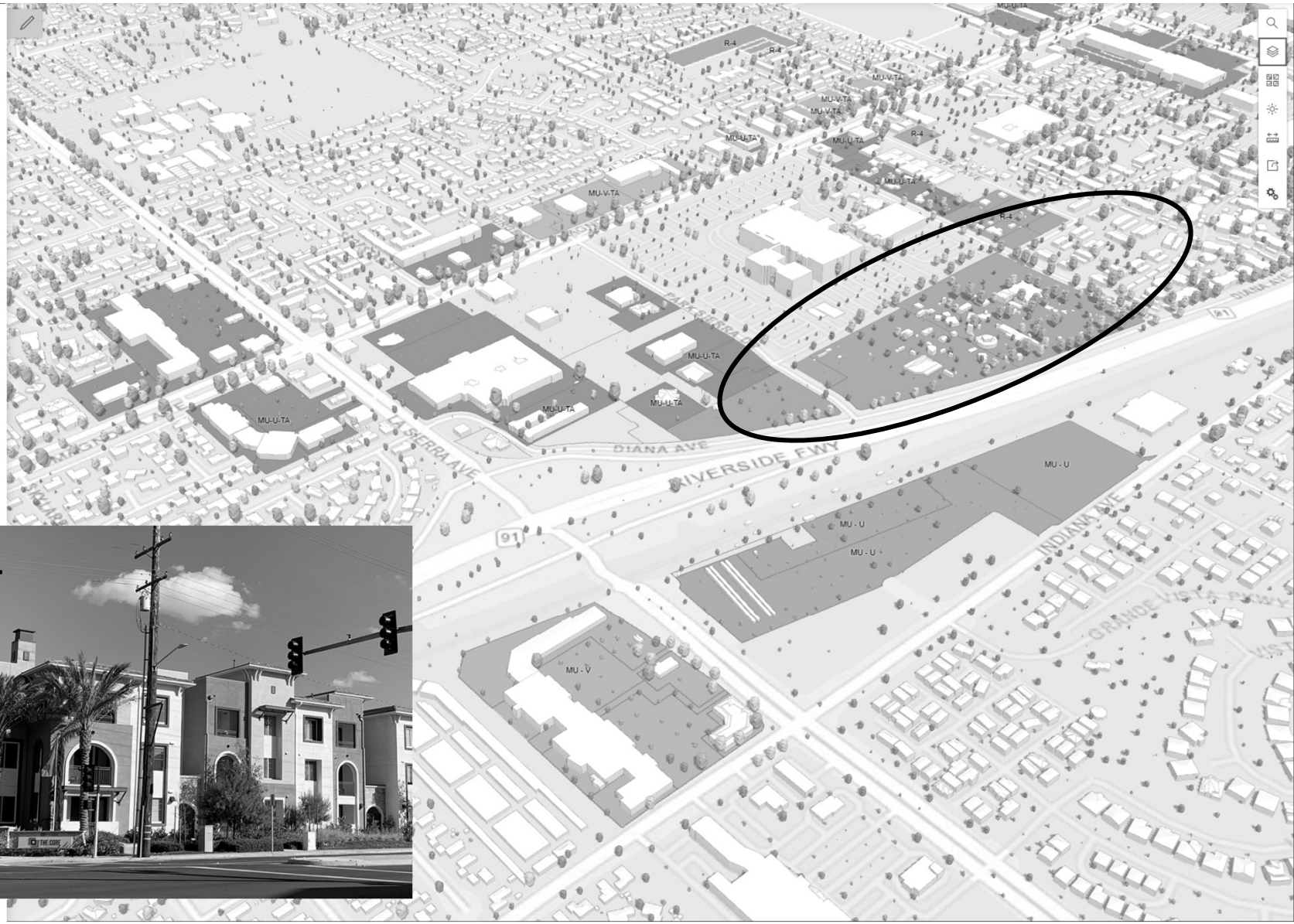

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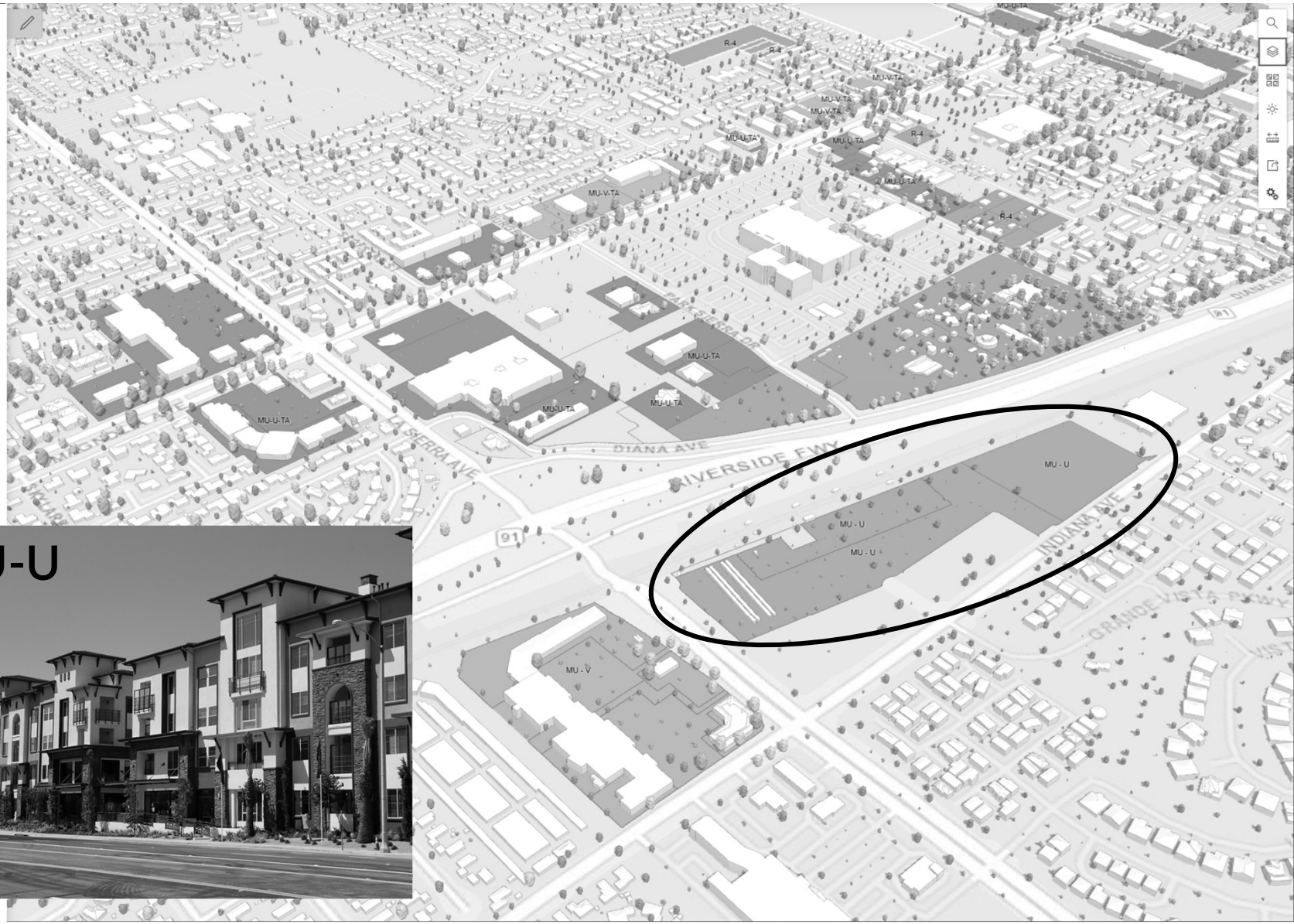


RHNA SCENARIOS

Vicinity of
La Sierra & Magnolia

FOCUSED GROWTH

RHNA SCENARIOS

Dispersed Growth

Lower intensity development

More land affected by zoning changes

Less likely to provide densities needed for affordable housing

Fewer homes near transit and other important destinations

Less efficient use of existing infrastructure

Preserves less industrial and commercial land

Focused Growth

Higher intensity development

Less land affected by zoning changes

More likely to provide densities needed for affordable housing

More homes near transit and other important destinations

More efficient use of existing infrastructure

Preserves more industrial and commercial land

HOUSING ELEMENT Q&A

POLL QUESTIONS #2

Environmental Planning

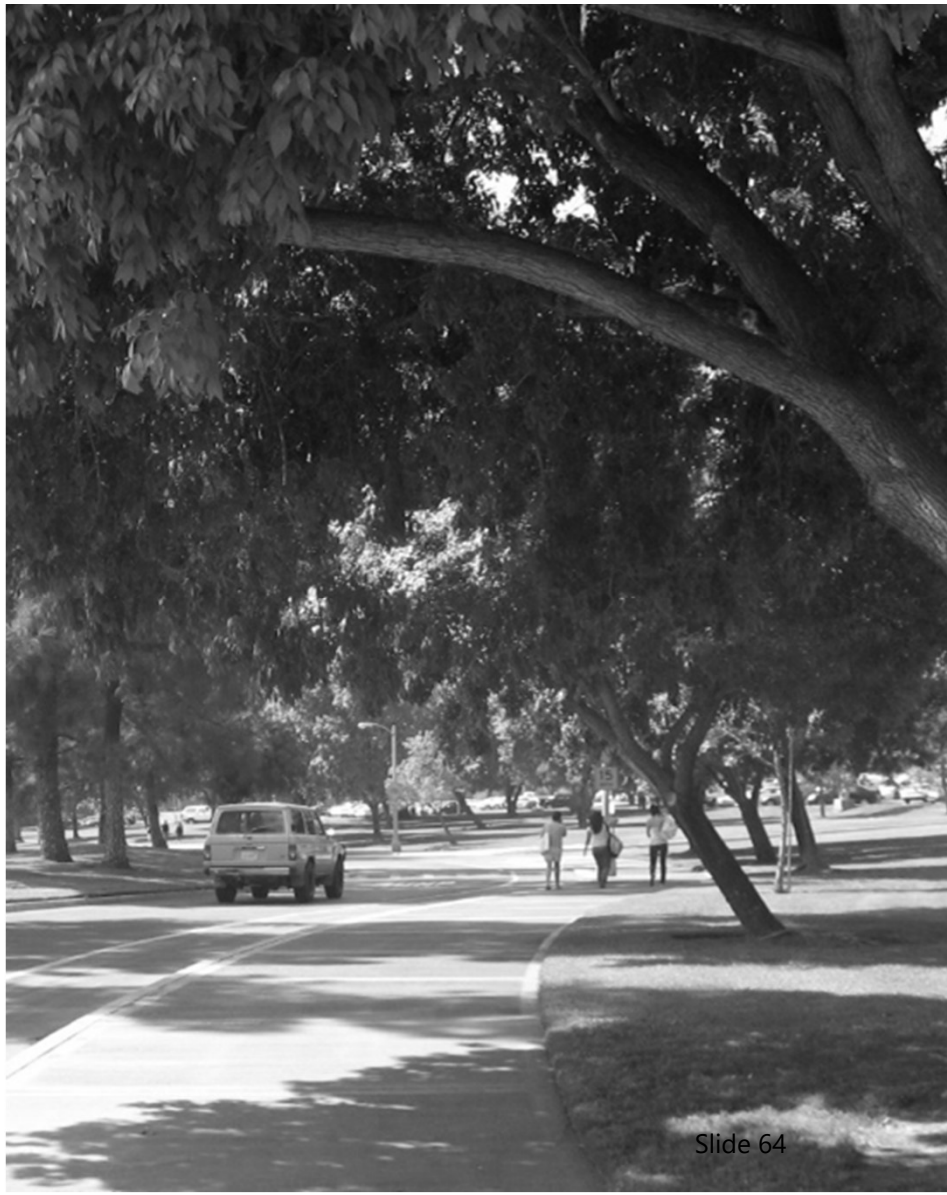
- As a part of the Housing Element Update, the following will be prepared and released for public review and input:
  - Housing Element
  - Public Safety Element
  - Environmental Justice Policies
  - Zoning Code Update
- All these items will be evaluated in a Program Environmental Impact Report (EIR)

What is a Public Safety Element?

- Protecting the public's safety is the most critical mission of any local government. Building codes, insurance programs, airport plans and hazardous materials management efforts are all crucial programs that protect life and safety.
- The Public Safety Element is another component of the City's General Plan that identifies public safety issues and needs anticipated to be of ongoing concern to people in Riverside.
- The Public Safety Element's purpose is to ensure that the City takes action to reduce natural and man-made hazards and safety threats as well as respond quickly to any public safety incident.

What is Environmental Justice?

- Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.
- Environmental Justice goals and policies will be developed by identifying disadvantaged communities and demographics and conducting community outreach to better understand the unique and disproportionate challenges faced by these communities.
- This will guide the City's efforts to address issues related to public health, social equity and environmental justice.

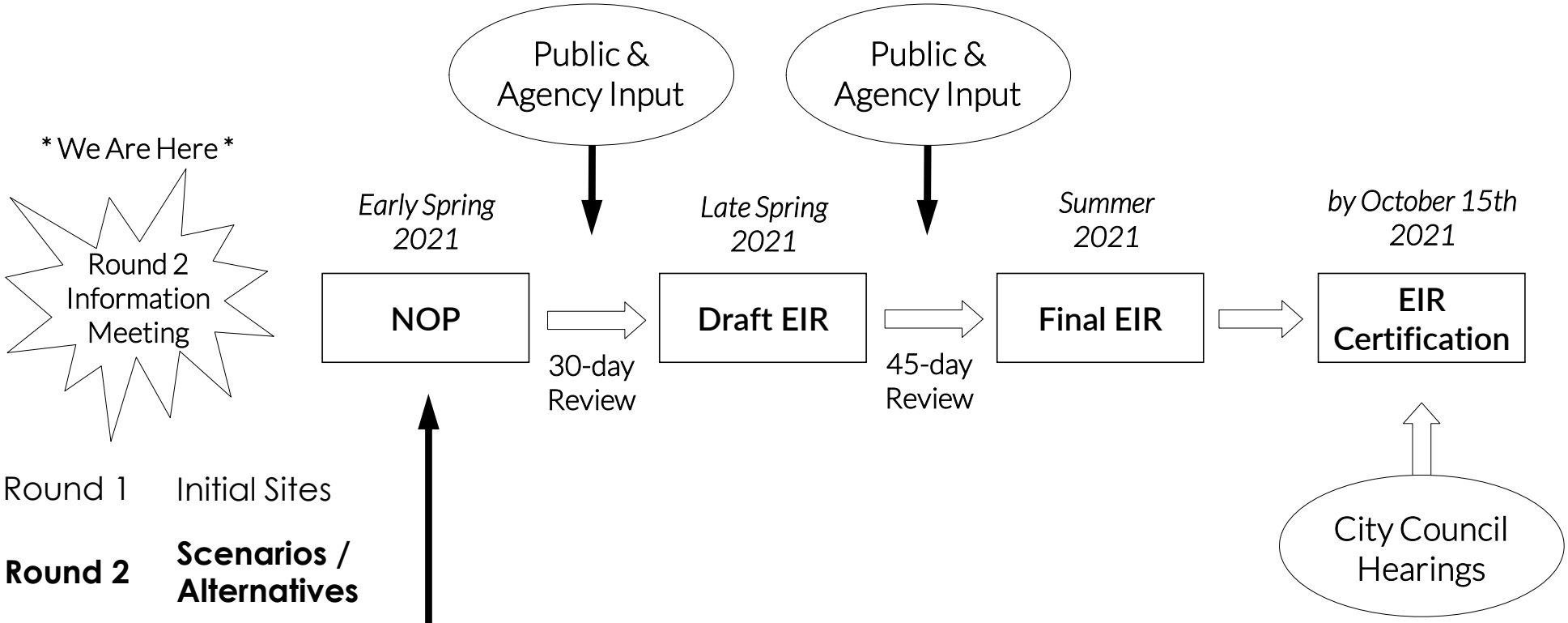


California Environmental Quality Act (CEQA)

The primary purposes of CEQA are to:

- Inform the public and decision makers about the Project and about the potential environmental impacts.
- Identify how to avoid or reduce impacts.
- Prevent environmental damage through mitigation or alternatives.
- Foster interagency coordination in review of projects.
- Provide an opportunity for the public and local/state agencies to comment on the environmental issues.

CEQA Environmental Review Process



Round 1	Initial Sites
Round 2	**Scenarios / Alternatives**
Round 3	Preferred Alternative

NOP = Notice of Preparation of Draft EIR

EIR = Environmental Impact Report

Q&A

CEQA, PUBLIC SAFETY ELEMENT, AND ENVIRONMENTAL JUSTICE POLICIES

POLL QUESTIONS #3

MAP YOUR FEEDBACK

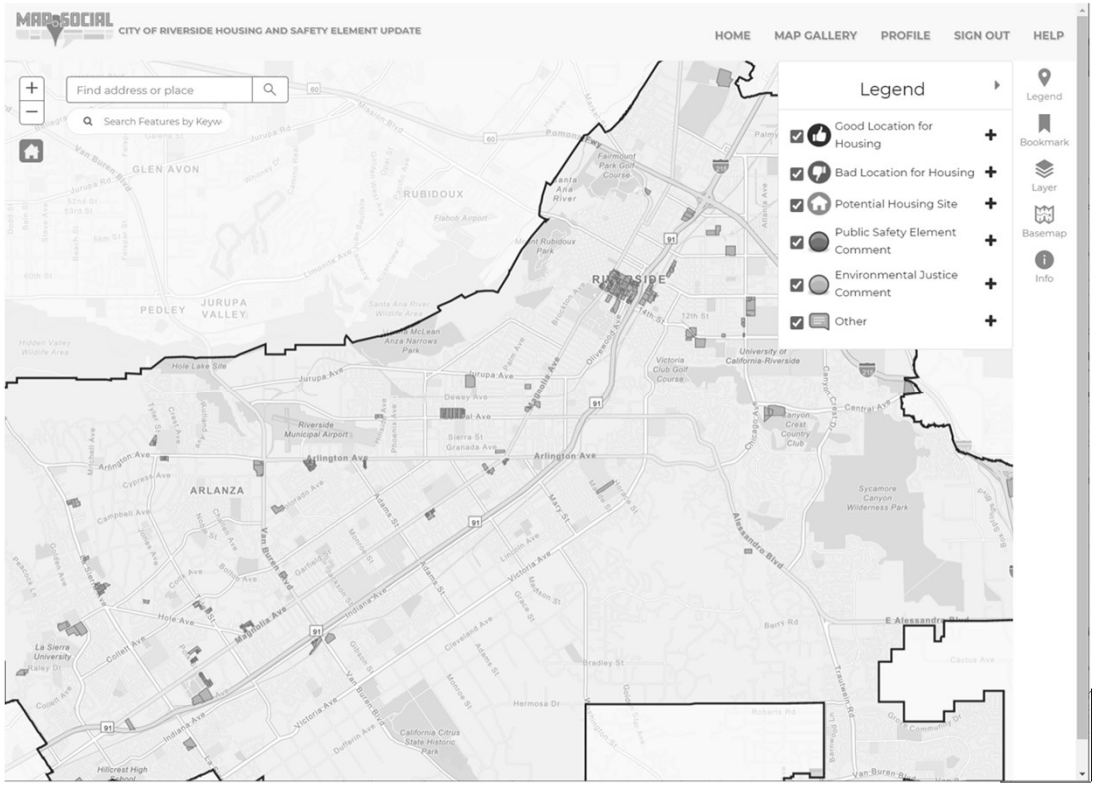
Share your ideas using our Map.Social app. You can access it online here:

hla.fyi/RiversideHousingFeedback

You will need this information to log in:

Email: Riverside@map.social

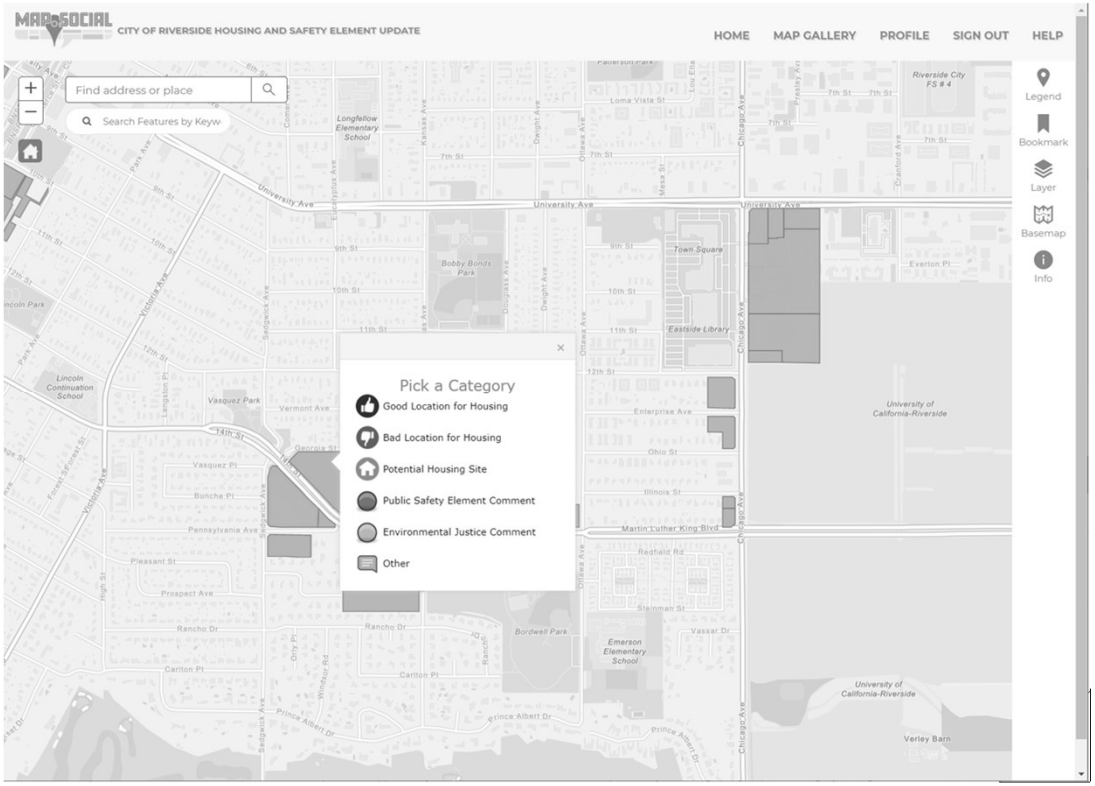
Password: Riverside2020#



MAP YOUR FEEDBACK

Tips for using Map.Social

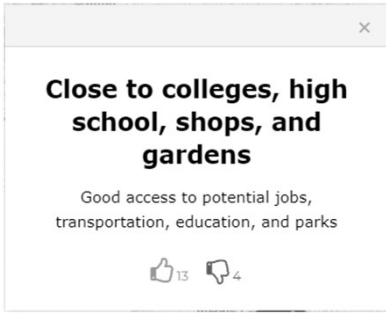
- Pan and zoom the map to see more detail
- Click on an area of interest then pick a category for your comment

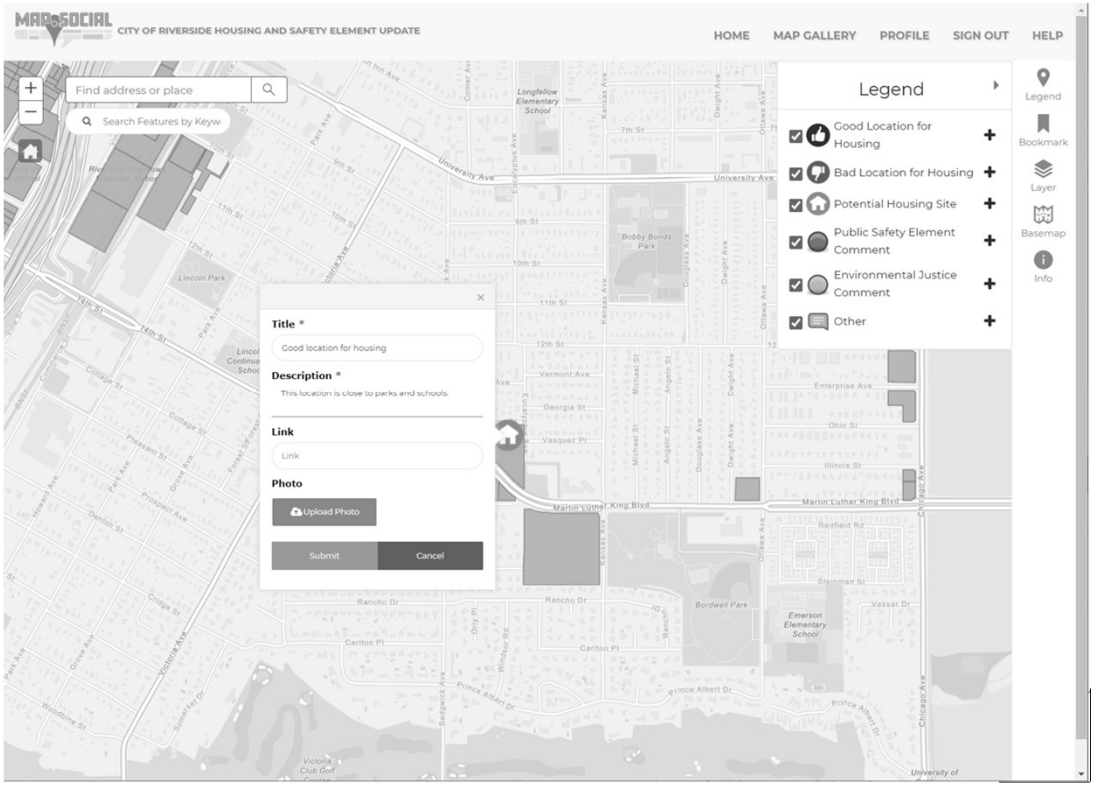


MAP YOUR FEEDBACK

Tips for using Map.Social

- Give your comment a Title and a Description
- Click ‘Submit’ and you’re done!
- You may leave more than one comment





STAY CONNECTED!

• Explore the StoryMap showing opportunity site locations:	**https://tinyurl.com/y2lu3cgg**
• Complete the online survey:	**Survey coming soon, check project website**
• Visit the Housing Element Update website and join the mailing list:	**www.riversideca.gov/HousingUpdate**
• Ask a question or provide your comments by email:	**MTaylor@riversideca.gov**
• Watch for future public meetings:	**Late February → Public Workshop #3**

THANK YOU!

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