



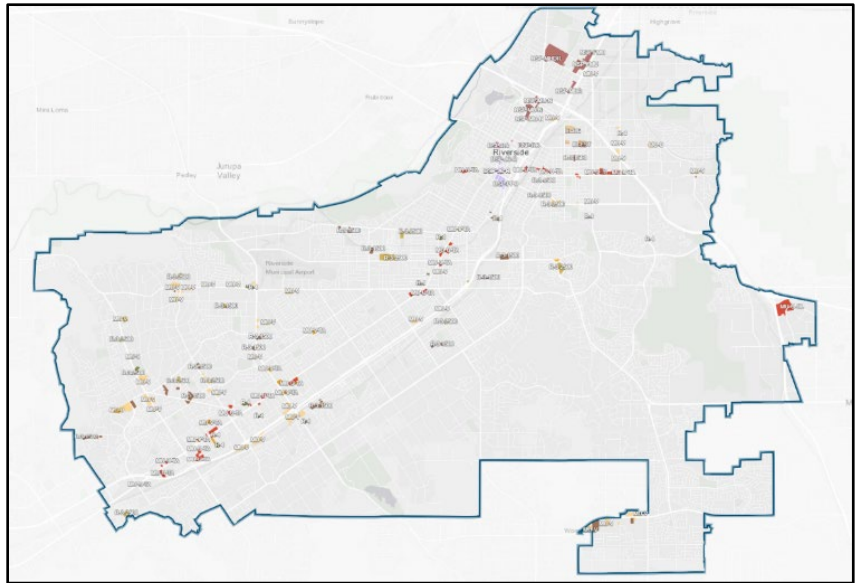
Phase 1 General Plan Update: 6th Cycle Housing Element Frequently Asked Questions

Please visit: [Project Website](#) for additional information on the Housing Element Update

To view a detailed, interactive version of this map, please visit www.hla.fyi/PreferredAlt3d

What is the Housing Element? All cities in California are required to have a Housing Element as part of their adopted General Plan. The Housing Element is the City's plan for meeting the housing needs of all segments of Riverside's population and provides a strategy for promoting the construction of safe, decent, and affordable housing, per state law. State law requires regular updates to the Housing Element to ensure relevancy and accuracy.

Each update must be approved by the California Department of Housing and Community Development (HCD) before it can be put into effect. Without an HCD-approved Housing Element, the City would be ineligible for some of the state housing grants and funds it currently receives. Other state funds, including those used to maintain roads and utilities, also could be jeopardized. The City would also be vulnerable to lawsuits for not working proactively to meet its housing needs. These updates are required every eight years. The time from one update to the next is called a housing cycle. The upcoming cycle for the City of Riverside will cover the next eight-year planning period (2021-2029).



What is the RHNA? The Regional Housing Needs Assessment (RHNA – pronounced *ree-nuh*) is a process performed every eight years where the State of California estimates the number of housing units that must be planned for in the Southern California region. As a part of the Housing Element, Riverside must demonstrate to the State that there is space available for the all the units allocated to the City (not less than 18,458 units).

Why is the City rezoning property as part of the Housing Element update? State law requires Cities and Counties to include a plan for how they will meet the RHNA as a mandatory part of the Housing Element. Local governments are required to identify **Opportunity Sites** within their boundaries where this housing could be built. If there are not enough Opportunity Sites allowed under the current zoning within the City or County, the local government must create a plan to rezone land to allow more housing to accommodate the fair share.

How were housing Opportunity Sites identified? Many factors were considered in identifying potential Opportunity Sites in Riverside. Property condition (including if the parcel is vacant or partially vacant, the age of buildings, and the amount of existing development versus the amount allowed) and the location of the property (how close to transportation, jobs, schools, shopping, utilities, etc.) were first considered. Additional conditions, such as fire and flooding risk, airport flight paths, sensitive habitat, steep terrain, and protected open space, were also considered in identifying the Opportunity Sites.

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What does this mean for owners of Opportunity Sites? Rezoning property means that, in the future, it could be developed with different types of and amounts of housing, depending on the proposed Zoning. If the existing, legally established use of the property would no longer be allowed under the proposed Zoning, the property owner may continue to **operate that use indefinitely** as a Legal Nonconforming Use, pursuant to Section 19.080 of the Riverside Municipal Code. Property owners are under **no obligation whatsoever to change the use of the property, develop it, sell it, or otherwise alter it in any way** as part of this project.

What does the proposed Zoning allow? The table below offers a summary of the different types of Zoning proposed for the Opportunity Sites and the allowed uses and amount of housing in each. Please refer to the map at www.hla.fyi/PreferredAlt3d for the proposed rezoning classification of the Opportunity Sites.

Zone	Description	Maximum Density (dwellings per acre)
Downtown Specific Plan	<i>Raincross District</i> – Allows a broad range of urban commercial, retail, entertainment, hotel, office, and residential uses in a pedestrian-oriented setting	60 dwellings/acre (may be increased with a Conditional Use Permit)
	<i>Justice Center District</i> – Allows a mix of governmental, office, commercial and high-density urban residential uses	140 dwelling units/acre (may be increased with a Conditional Use Permit)
	<i>Prospect Place Office District</i> – Allows office and residential uses as a transition from Downtown core to surrounding areas	60 dwelling units/acre (may be increased with a Conditional Use Permit)
	<i>Almond Street District</i> – Allows less intensive office and single-family residential uses, with mixed-use development allowed on Brockton Avenue	60 dwelling units/acre (properties on Brockton Avenue only)
Innovation District Overlay	Allows existing industrial land uses to continue and expand while facilitating a market-driven transition to higher-intensity office, research, green tech, and residential uses	60–150 dwelling units/acre
Mixed Use – Village	Allows a mix of residential and non-residential, standalone residential, or standalone commercial development	30 dwelling units/acre (40 dwelling units/acre with Transit Area designation)
Mixed Use – Urban	Allows a mix of residential and non-residential, standalone residential, or standalone commercial development	40 dwelling units/acre (60 dwelling units/acre with Transit Area designation)
Multi-Family Residential	Allows a broad range of rental and ownership residential uses including apartments, condominiums, and townhomes	R-4 – 40 dwelling units/acre
		R-3-1500 – 29 dwelling units/acre
		R-3-2000 – 21 dwelling units/acre
		R-3-2500 – 17 dwelling units/acre

What is the timing of the Update? The Phase 1 General Plan Update, including the Housing Element update and rezoning of Opportunity Sites, must be completed by October 15, 2021. The City Planning Commission will hold a public hearing in August 2021 and City Council will hold a public hearing in September 2021.

How can input be provided to the City? A Draft Environmental Impact Report (EIR) is being prepared for the Phase 1 General Plan Update, including the proposed rezoning, and will be released for public review and comment in early July. A series of public hearings will take place later in the summer. Comments can also be submitted directly to the Project Manager (Matthew Taylor) by calling 951-826-5944 or emailing mtaylor@riversideca.gov.

Want to learn more? Please visit the project website at www.riversideca.gov/housingupdate for more information and updates.

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