

HOUSING TECHNICAL REPORT



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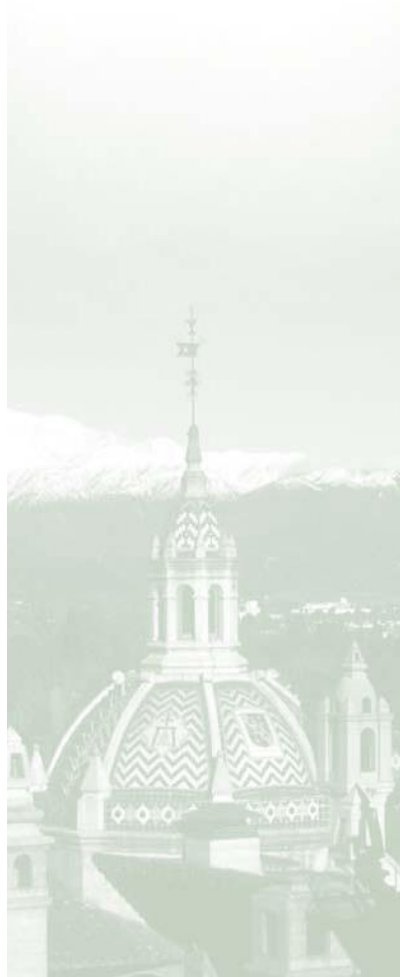
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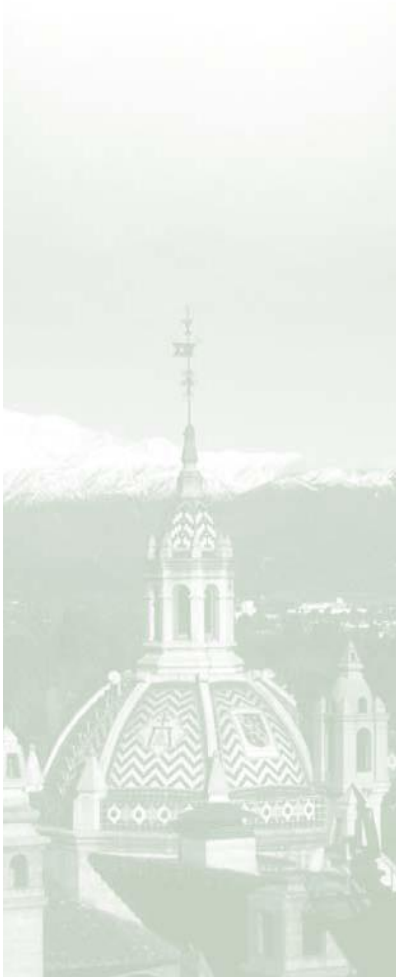
- Appendix A: 2006–2014 Housing Production
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INTRODUCTION

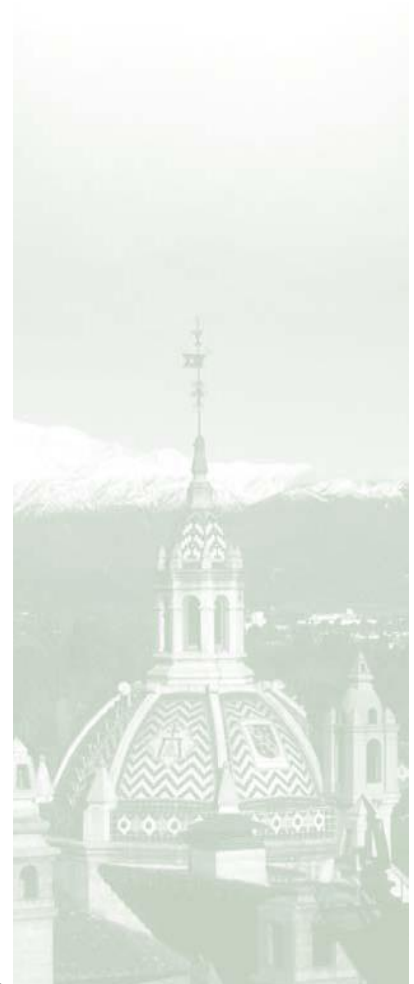
BACKGROUND

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.





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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.

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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 community visioning (Visioning Riverside: A Report from the Community– Appendix B of the General Plan). The City’s vision governs how Riversiders create a livable place 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.** The General Plan 2025 is the City’s blueprint that is intended to guide the future development of Riverside consistent with its vision for the community. The General Plan 2025 contains 12 elements, of which the Housing Element is the third. The General Plan 2025 also contains elements on land use and urban design, circulation and community mobility, arts and culture, education, public safety, noise, open space and conservation, air quality, public facilities, parks and recreation, and historic preservation.
- ❖ **Specific Plans and Overlay Zones.** Riverside uses specific plans, overlay zones, and other implementation tools to guide 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. Up until January 31, 2012, the Redevelopment Housing Implementation Plan governed the expenditure of tax increment funds to support the rehabilitation, construction, and improvement of housing. The Riverside Redevelopment





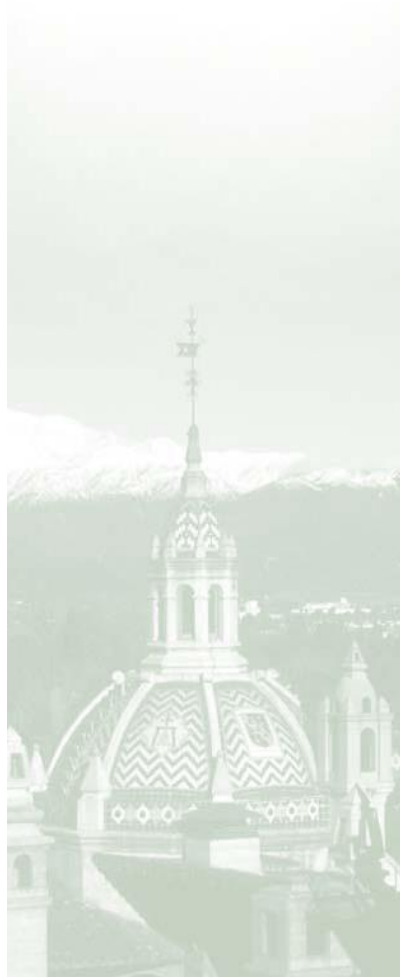
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Agency was dissolved in 2012, consistent with the dissolution of redevelopment agencies statewide. The Housing Authority of the City of Riverside is the Successor Housing Agency.

CONSISTENCY WITH GENERAL PLAN 2025

The General Plan 2025 is internally consistent in that its objectives, policies, and implementation measures are consistent and support one another, and it is consistent with other planning efforts. The Housing Element maintains consistency as follows:

- ❖ **General Plan Consistency.** The 2014-2021 Housing Element builds on and is consistent with the other elements in the General Plan 2025. To maintain and emphasize consistency, the Housing Element references supporting policies contained in other chapters of the General Plan 2025. The City of Riverside 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 2025 are needed.
- ❖ **Water and Sewer Services.** The Riverside Public Utilities Department and Eastern Municipal and Western Municipal Water Districts provide water and sewer services in the City. The City will transmit the Housing Element to each provider upon adoption to ensure consistency with future master plans. These plans establish procedures for priority water and sewer service to projects with units affordable to lower income households if a shortage of capacity exists.
- ❖ **Safety and Conservation Elements.** As required by California law, local governments must amend their safety and conservation elements of the General Plan to include analysis and policies for flood hazard and management information upon the next revision of the housing element on or after January 1, 2009. The City revised the Public Safety Element and Open Space and Conservation Element in November 2012 as a result.





HOUSING NEEDS ASSESSMENT

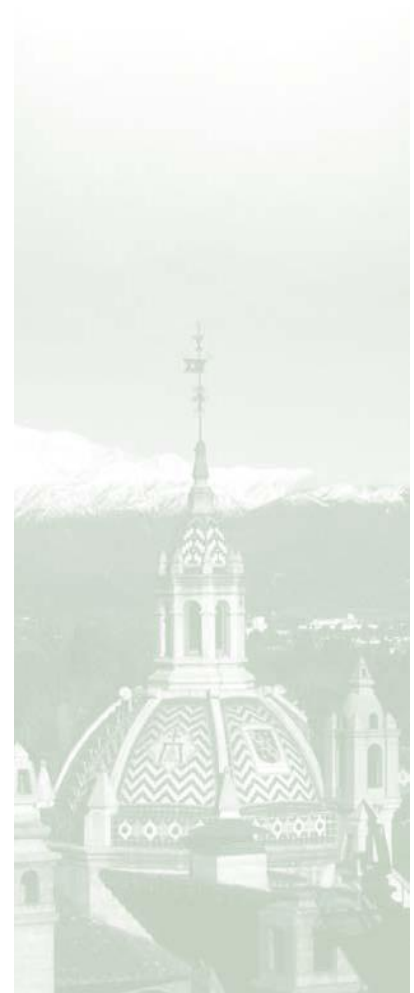
Population, housing, economic, and other characteristics and trends provide insight into the type and amount of housing needed in a community. This chapter explores these factors to develop a strong foundation for responsive housing programs in Riverside.

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 (non-affordable) rents during the planning period.





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DEMOGRAPHIC CHARACTERISTICS

Population Trends

The City of Riverside ranks as the 12th most populous city in California, with 311,955 residents in 2013 according to the Department of Finance. 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. During the following four decades, including the unprecedented housing boom of the 2000s, the City continued to increase in population by 40,000 people each decade.

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 (36,210 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 2008 through 2035 projections according to the Southern California Association of Governments (SCAG). The City's growth projections are consistent with the General Plan 2025 and the SCAG regional growth forecasts. Actual population growth may vary based on the type of development, market conditions, and other factors, but the general growth patterns are expected to remain consistent with these forecasts.

TABLE H-1
RIVERSIDE GROWTH TRENDS, 2008-2035

Year	Number	
	Persons	Households
2008	295,500	91,400
2020	339,000	104,000
2035	382,700	117,800

Sources: SCAG 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast, Adopted by SCAG Regional Council 2012

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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 may 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 middle-aged adults (45-64). These changes provide insight into current housing needs.

TABLE H-2
AGE CHARACTERISTICS

Age Group	2000		2011		Percent Change in Number
	Number of Persons	Percent of Total	Number of Persons	Percent of Total	
<18	76,548	30%	83,370	27%	8.2%
18-24	32,356	13%	44,567	15%	27.4%
25-34	37,071	15%	44,338	15%	16.4%
35-44	40,410	16%	40,277	13%	-0.3%
45-54	29,793	12%	39,914	13%	25.4%
55-64	16,355	6%	24,586	8%	33.5%
65+	22,560	9%	26,517	9%	14.9%
Total	255,093	100%	303,569	100%	16.0%

Source: US Census 2000; American Community Survey (ACS) 2007-2011.
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%. 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% between 2000 and 2015.





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Race and Ethnicity

Riverside, like most southern California cities, continues to experience significant changes in the racial and ethnic composition of residents. During the 1990s, the White population declined from 61% to 46% of the population, although still comprising the largest single race and ethnic group. From 2000 to 2011, the number of White residents decreased to 32% of the population and Hispanics increased more than 65,000 residents. Asian residents increased in number while the number of Black residents declined between 2000 and 2011, and their share of the population remained at about 6% each.

TABLE H-3
RACE/ETHNICITY CHARACTERISTICS

Race/ Ethnicity	2000		2011		Percent Change 2000-2006
	Number of Persons	Percent of Total	Number of Persons	Percent of Total	
White	116,149	46%	100,894	32%	-5%
Hispanic	97,539	38%	163,543	52%	21%
Black	17,403	7%	17,335	6%	0%
Asian	14,738	6%	20,384	6%	2%
Other	9,264	4%	11,544	4%	1%
Total	255,093	100%	313,700	100%	19%

Source: US Census 2000; ACS 2007-2011.
Note: Percentages are rounded.

Racial and ethnic change reflects a variety of factors including fertility rates and domestic migration. These changes shape housing needs to the extent that housing needs and preferences vary based on household and cultural preferences among different ethnic groups. For example, Hispanics have a larger average household size compared to Whites (4.16 versus 2.52 persons) and a lower median household income (\$52,000 versus \$65,000). 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

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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 diverse housing opportunities that allow all types of households the opportunity to live in Riverside in housing suited to their different needs.

Table H-4 describes changes in household characteristics. The 2010 Census reported 91,932 households residing in Riverside, a 12% increase since 2000. Families continued to account for 71% 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.

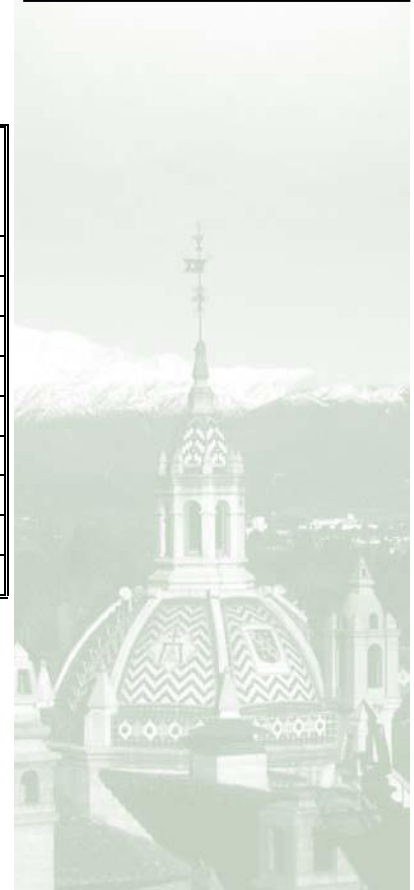
Defining Households

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
HOUSEHOLD CHARACTERISTICS

Household Type	2000		2010		Percent Change in Number
	Number of Hhlds	Percent of Hhlds	Number of Hhlds	Percent Hhlds	
Total Households	82,128	—	91,932	—	12%
Family Households					
Married w/child	23,654	29%	25,532	28%	8%
Married no/child	18,000	22%	19,866	22%	10%
Other Families	16,980	21%	20,217	22%	19%
Nonfamily households					
Single Persons	17,550	21%	8,055	9%	-54%
All Others	5,944	7%	18,262	20%	207%
Average Size	3.1	—	3.18	—	2.5%

Source: US Census 2000 and 2010.
Note: Percentages are rounded.





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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 non-institutional settings (e.g., college dormitories). By 2011, the group-quarters population was 9,695, partially 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 the late 2000’s, the economy receded, fueled by the financial credit crisis and downturn in the housing market. The economy has recently seen a slow upswing.

Shown in Table H-5, Riverside’s economy is dominated by the Education sector, which provides 28% of all jobs. The Professional sector make up the next highest sector at 13%, followed by Retail at 12%. The Public sector provides 8% of all jobs while, Manufacturing and Leisure sectors each comprise of 7% of all jobs.

TABLE H-5
INDUSTRIES IN RIVERSIDE, 2011

Employment Sector	Percent
Education	28%
Professional	13%
Retail	12%
Public	8%
Leisure	7%
Manufacturing	7%
Construction	6%
Other	4%
Finance	4%
Wholesale	4%
Transportation	4%
Information	2%
Agriculture	1%
Total	100%

Source: SCAG, Profile of the City of Riverside, May 2013.

Note: Percentages are rounded.

Much like the defense and manufacturing industry restructuring of the 1980s and 1990s, Riverside’s local economy is restructuring in

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response to national and regional trends in the housing market, the financial crisis, and the national and global economies.

Occupations Held by Residents

Table H-6 shows the occupations held by Riverside residents and associated average wages. As of 2011, management, business, science, and arts positions comprised 32% of all jobs and paid a median wage of more than \$63,800. Sales and office occupations comprised 25% of the workforce and paid a median annual income of \$35,660. Service occupations comprised 17% of all jobs and paid a median income of about \$25,202.

TABLE H-6
JOBS HELD BY RIVERSIDE RESIDENTS

Subject	Total Employment	Percent of Work Force	Full-time Employment	Median Wage for FTE
Management, business, science, and arts occupations	40,623	32%	27,658	\$63,814
Sales and office occupations	32,005	25%	20,002	\$35,660
Service occupations	21,390	17%	10,890	\$25,202
Production, transportation, and material moving occupations	20,282	16%	14,371	\$31,860
Natural resources, construction, and maintenance occupations	14,747	11%	10,272	\$40,188
Total Employment	129,047	100%	83,193	\$40,545

Source: ACS 2007-2011.

Note: Percentages are rounded.

FTE=Full Time Equivalent

Though many residents are employed in higher wage managerial and professional occupations, 54% of residents work outside of the City. 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. If local

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





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wages become more comparable, a portion of residents who commute may be willing to consider local employment.

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 along with other necessities. Riverside’s median household income was \$65,000 in 2013, up 36% from \$41,600 since 2000. Shown in Table H-7, the majority of owner-occupied households in Riverside earn above \$50,000, while the majority of renter-occupied households in Riverside earn less than \$50,000.

TABLE H-7
HOUSEHOLD INCOME GROUPS

Income Group	2007-2011 ACS		Percent in each Income Group		Percent of Total Households	
	No. of Persons	Percent of Total	Percent Owners	Percent Renters	Percent Owners	Percent Renters
< \$14,999	9,075	10%	26%	74%	4%	18%
\$15,000 to 24,999	8,753	10%	35%	65%	6%	15%
\$25,000 to 34,999	8,844	10%	48%	52%	8%	12%
\$35,000 to 49,999	12,665	14%	51%	49%	12%	17%
\$50,000 to 74,999	17,798	20%	58%	42%	19%	20%
\$75,000 to 99,999	12,445	14%	72%	28%	17%	9%
Above \$100,000	20,666	23%	86%	14%	33%	8%
Total	90,246	100%	59%	41%	100%	100%

Source: ACS 2007-2011.
Note: Percentages are rounded.

As shown below in Table H-8, non-family households comprise 28% of all households and earn the lowest median household income at \$35,468. Married couples with no children comprise 25% of households and earn the highest median income at \$79,577. Married couples with children make up the second largest group and earn \$70,745.



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TABLE H-8
INCOME BY HOUSEHOLD TYPE

Household Type	Number of Households	Percent of Total	Median Income
Married with children	23,813	26%	\$70,745
Married with no children	22,599	25%	\$79,577
Other family	18,876	21%	\$41,533
Nonfamily	24,958	28%	\$35,468
Total	90,246	100%	\$64,618

Source: ACS 2007-2011.

Note: Percentages are rounded.

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. The specific income thresholds for each category are based on the median family income (MFI) for four-person household for Riverside County of \$65,000 as of 2013.

This translates into the following income thresholds.

- ❖ Extremely Low: earning below 30% of MFI or \$19,500
- ❖ Very Low: earning 31 to 50% of MFI or \$32,500
- ❖ Low: earning 51 to 80% of MFI or \$52,000
- ❖ Moderate: earning 81 to 120% of MFI or \$78,000
- ❖ 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, the extremely low, 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 and applicable state law.

The Comprehensive Housing Affordability Strategy provides a comparison of household income, adjusted for household size as of 2010, for every community in the country. Table H-9 shows the income distribution of Riverside households which differs by tenure. The majority of homeowners earn above moderate incomes while renters are more evenly distributed amongst the income groups. However, a greater percent of renters earn extremely low, very low, or lower incomes, than homeowners.





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TABLE H-9
HOUSEHOLD INCOME BY TENURE

Income Group	Owner Households		Renter Households		Total Households	
	Number	% of Total	Number	% of Total	Number	% of Total
Extremely Low	2,840	5%	7,155	19%	9,995	11%
Very Low	4,185	8%	6,400	17%	10,585	12%
Low	7,550	14%	8,430	22%	15,980	18%
Moderate	5,375	10%	4,720	13%	10,095	11%
Above Moderate	33,300	63%	10,910	29%	44,210	49%
Total	53,250	100%	37,615	100%	90,865	100%

Source: 2006-2010 HUD CHAS, Table 7.

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 size, have the opportunity to find housing that is best suited to their needs. A diverse housing stock can also attract new employers looking to house their existing employees or employ a local workforce.

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 higher market demand for single-family homes. Multiple-family units, primarily apartments, comprise 29% of the housing stock, with the majority in complexes with five or more units. Mobile homes comprise the remaining 2% 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 12,070 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.

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TABLE H-10
HOUSING CHARACTERISTICS

Housing Type	2000		2011		% Change 2000–2011
	Number of Units	Percent of Total	Number of Units	Percent of Total	
Single-Family					
Detached	54,484	63%	64,176	65%	15%
Attached*	4,185	5%	3,888	4%	-8%
Multiple-Family					
2–4 units	5,743	7%	6,015	6%	5%
5+ units	19,181	22%	22,966	23%	16%
Mobile Homes*	2,381	3%	2,267	2%	-5%
Total	85,974	100%	99,312	100%	13%

Source: CA Department of Finance 2000 and 2011, DP-4.

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. Percentages are rounded.

Housing Tenure

Housing tenure refers to whether a 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 2010 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	2010	Change
Owner-Occupied Units	46,455	51,185	9%
Renter-Occupied Units	35,550	40,747	13%
Homeownership Rate	57%	56%	-2%
Owner Vacancy	1.9%	2.4%	0.5%
Rental Vacancy	4.8%	7.4%	2.6%
Total Vacancy	4.6%	6.6%	30%

Source: US Census 2000 and 2010.

Note: Percentages are rounded.

The housing vacancy rate measures the health of the housing market, indicating whether the demand for housing matches available supply.





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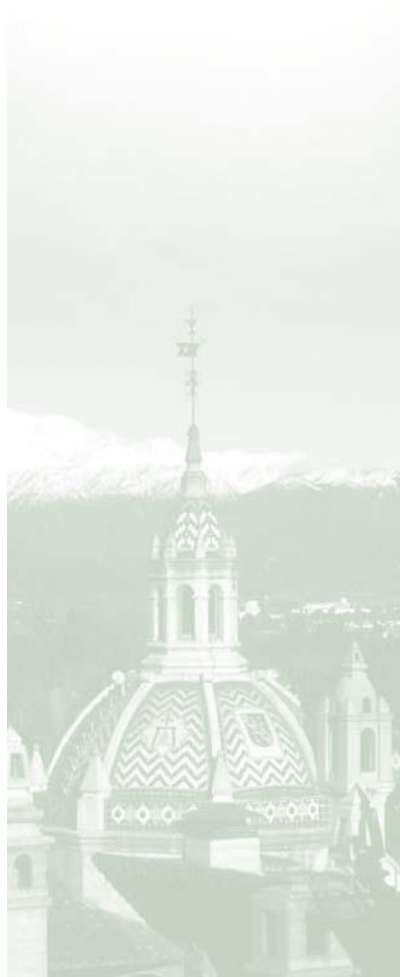
The SCAG uses an “optimal vacancy rate” of 1.5% to 2.0% for single-family homes and 5% to 6% for multiple-family units in its regional housing needs planning. Below optimal vacancies indicate a housing shortage that cause housing prices to rise, while the converse indicates a housing surplus that causes prices to fall. Riverside’s housing vacancy rate is currently higher than the 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.

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 pay for larger units than necessary, typically leading to overpayment.

During the 2000s, the number of households increased 11% citywide. The average household size increased only slightly from 3.1 to 3.18 persons; however, the composition changed significantly. Of particular interest, the number of large households increased by 23%. Single person households increased 4%, while small family households increased 9%. Some of these changes are due to household composition, income levels, and race and ethnicity.



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TABLE H-12
TRENDS IN HOUSEHOLD SIZE

Household Size	2000		2010		% Change 2000-2006
	Number of Hhlds	Percent of Total	Number of Hhlds	Percent of Total	
Single Person (1 person only)	17,583	21%	18,284	20%	4%
Small Family (2-4 persons)	49,295	60%	53,980	59%	9%
Large Family (5 or more)	15,201	19%	19,668	21%	23%
Total	82,079	100%	91,932	100%	11%

Source: US Census 2000 and 2010.

Note: Percentages are rounded.

According to the 2011 ACS, 21,451 large ownership units with four or more bedrooms are available in Riverside. In comparison, Riverside has 19,668 large families with five or more members. This yields a surplus of nearly 1,783 ownership units with four or more bedrooms that are presumably occupied by smaller families. In contrast, Riverside has 3,388 rental units with four or more bedrooms, and there are 11,161 large renter households. This suggests a shortage of rental units capable of accommodating large families without overcrowding. 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 asset, housing gradually deteriorates over time and requires repairs. 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 2011, the median age of homes in Riverside is approximately 30 years, generally reflective of growing cities. In the past few decades, the City has seen the buildout of many specific plan areas. However, the City also has a large percentage of older homes, reflective of the City's history that dates back to the early 1870s. Table H-13 shows the decade in which homes were built.





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TABLE H-13
HOUSING AGE

Decade Built	Number of Units	Percent of Total
Built 2005 or later	4,553	5%
2000 to 2004	9,002	9%
1990-1999	10,385	10%
1980-1989	14,972	15%
1970-1979	19,353	19%
1960-1969	11,490	12%
1950-1959	18,545	19%
Built 1940 to 1949	4,408	4%
Built 1939 or earlier	6,623	7%
Total	99,331	100%

Source: ACS 2007-2011.

Note: Percentages are rounded.

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, may 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, ACS, 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 2011 ACS reported that an estimated 938 housing units lacked complete kitchen facilities, 1,577 units lacked heating, and 232 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. The 2011 American Housing Survey of the Riverside-San

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Bernardino-Ontario Area reports 7% of units within the metropolitan area need roofing repairs and 4% of units have sloping walls, crumbling foundations, or open cracks or holes. Approximately 3% of housing units within the metropolitan area have moderate housing problems defined as problems with plumbing, heating, upkeep, and kitchens. Approximately 2% of households reported severe physical problems, which are typically structural in nature.

- ❖ **Lead-Based Paint.** Typically found in homes built before 1978, lead-based paint can lead to lead poisoning which can affect nearly every system in the body, leading to learning disabilities, behavioral problems, and medical conditions. Based on the 2007-2011 American Community Survey, 60,000 units were built before lead-based paint was banned.

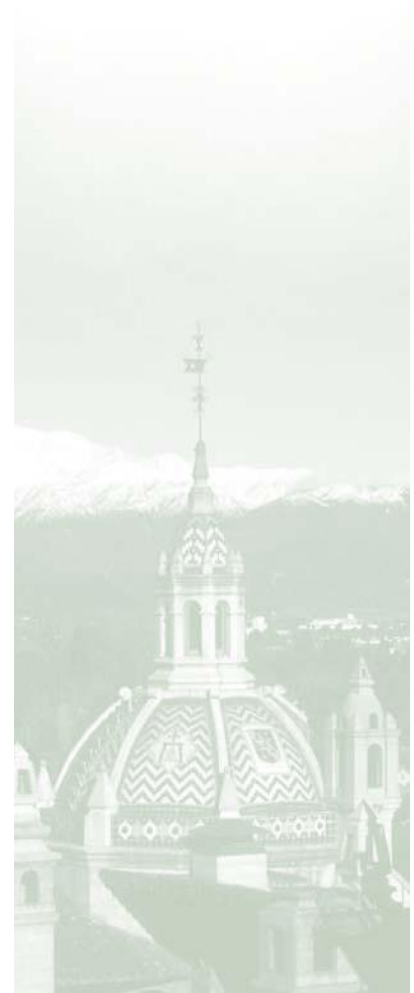
The City is committed to ensuring compliance with building and property maintenance codes. The City Code Compliance and Neighborhood Livability programs help ensure quality neighborhoods and housing. The City works internally and with nonprofits to address the most problematic buildings. The City also 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.

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% to an all-time high (see Figure H-1). Single-family homes were selling for a median price above \$400,000 and even much higher for custom homes. This trend resulted from increased access to mortgage financing, an imbalance of consumer demand versus supply, and sheer market speculation.

As the financial market declined, housing prices in Riverside fell, much like they did during the early 1990s (although to a greater depth). In 2012, the average sales price for existing homes was approximately \$212,000 for a single-family home, which includes planned residential developments. Condominiums now sell for an average of \$137,000 and mobile homes for \$44,400. New homes are still priced at higher levels, but the difference between existing and new homes has considerably narrowed.

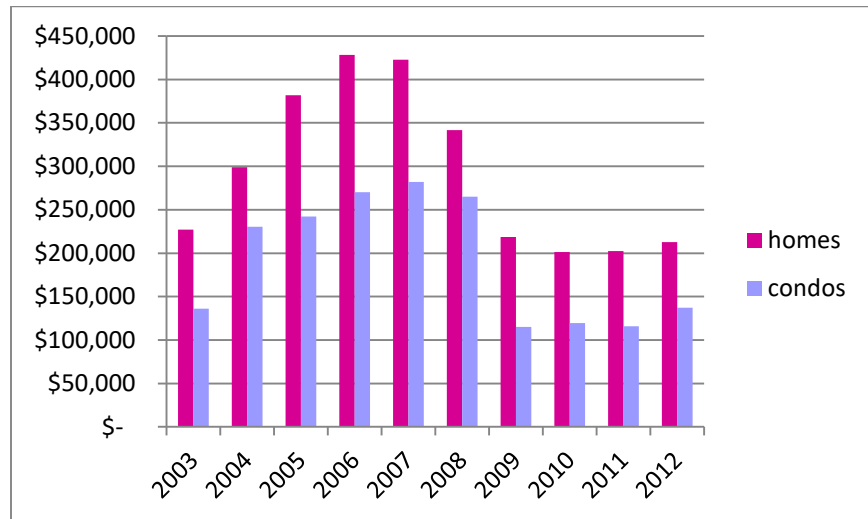
Figure H-1 summarizes the trends in the average price for single-family homes and condominiums from 2003 through 2012.





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FIGURE H-1
RIVERSIDE AVERAGE HOUSING PRICES, 2003–2012



Source: Zillow.com, accessed Oct 10, 2013.

Housing affordability refers to how much a household can afford to pay each month for housing. Typically, housing affordability is defined by mortgage lenders or government agencies as the ratio of housing expenses to income, referred to as a “cost burden.” It is assumed that households should not spend more than a certain proportion of income toward housing expenses; otherwise, they are deemed to be overpaying for housing.

In calculating housing affordability for homeowners, lenders may consider a variety of factors that relate to how much a prospective buyer can afford to pay each month toward a house payment.

These include:

- ❖ **Cost Burden.** Typically, the housing industry assumes that the maximum ratio of housing expenses to household income should be 30-40%. For example, the California Association of Realtors assumes that a new buyer should spend no more than 40% of income for housing. The California Health and Safety Code uses 35% as an appropriate cost burden. In summary, the amount varies widely depending on the program, lender, and the underlying assumptions. The City uses a 35% cost burden for its homeownership programs, so this standard is also used in this Housing Element.
- ❖ **Household Income.** The federal government conducts income surveys to determine affordable housing costs for

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families of different sizes. HUD uses the “2+1 standard”; a home can accommodate two people per bedroom plus one occupant. Because this standard could allow for overcrowding, we assume an occupancy rate where two residents are assumed for the first bedroom, two persons for the second bedroom, and one per bedroom thereafter. Any unit having three or more bedrooms is assumed to accommodate a five person household. The only exception are senior units, which we assume accommodate no more than two persons.

- ❖ **Mortgage Expenses.** A lender considers certain homeowner expenses in the process of qualifying for and determining the mortgage loan and these expenses are part of a homeowner’s monthly mortgage payment. These include loan Principal, Interest, Taxes, and Insurance (PITI). This Housing Element assumes a standard 30-year FHA loan at a 5% interest rate although better loan terms may be available.
- ❖ **HOA Fees.** Typically, owners of condominiums or planned residential developments pay Homeowners Association (HOA) fees to cover the maintenance and repair of common grounds, pools, and recreational amenities. In some cases, these cover home repairs. Lenders have the option of including HOA fees in the mortgage qualification process or as an after-tax expense outside of the home mortgage qualification process.

The housing model includes the maximum affordable price that could be afforded by a household. When calculating the affordability of a specific housing project later in this report, however, the housing price equivalent of the project-specific HOA fee is deducted from the maximum affordable home price. So by way of example, if the maximum supportable home sales price is \$230,000 for a four person household and the planned residential project has a \$100 per month HOA fee, the price is reduced \$15,000 to \$215,000.

- ❖ **Tax Benefits.** Homeowners can deduct mortgage interest, taxes, and Property Mortgage Insurance (PMI). The tax savings can be calculated by: 1) multiplying the federal and state tax rate by the sum of mortgage interest, taxes, and PMI; and 2) subtracting the standard deduction for a household. Although many households also received state and federal tax credits, this was excluded in the affordability analysis.





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TABLE H-14
OWNERSHIP HOUSING AFFORDABILITY

Household and Unit Size	Maximum Affordable Payment by Household Size		
	Two Person 1 bdrm	Four Person 2 bdrm	Five Person 3 bdrm
Household Income			
Extremely Low	\$87,000	\$103,000	\$118,000
Very Low	\$145,000	\$182,000	\$196,000
Low	\$233,000	\$291,000	\$315,000
Moderate	\$339,000	\$424,000	\$458,000

Notes:

1. Based on the 2013 HCD Income Limits for a four-person household.
2. Assumes a 30-year fixed mortgage, 5% interest rate, standard housing expenses, and maximum payment of 35% of income toward housing.

Rental Prices

In contrast to the market for single-family homes, apartment rents increased at a more moderate pace from 2000 to 2007. According to RealFacts surveys of projects of 100 units or more, asking rents for apartments increased 60% from 2000 to 2008, but then lost some of those gains from 2008 to 2010 (Figure H-2). This steady gain was due to demand from population increases in the community, particularly among younger adults ages 18–34. When adjusted for inflation, apartment rents have increased by 19% in real dollars.

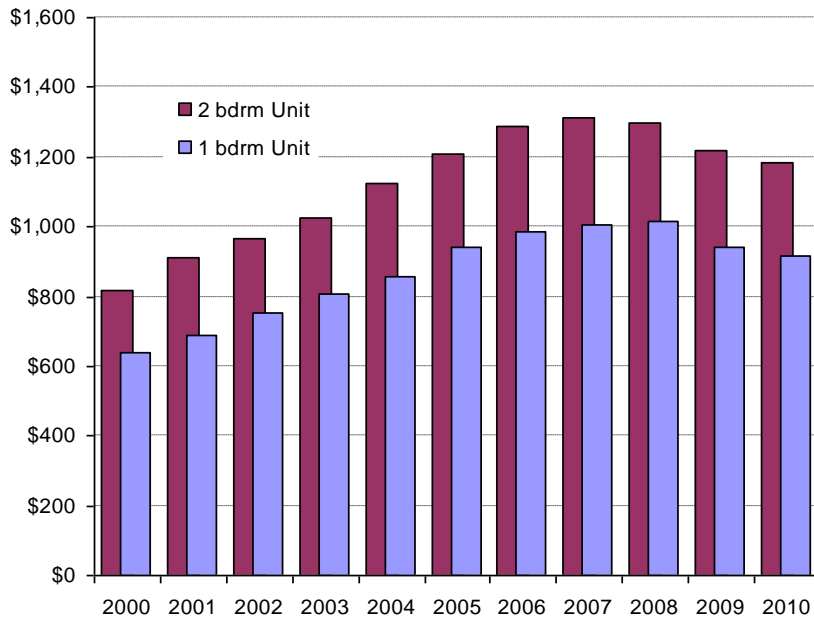
As of 2013, apartment rents have moderated with the economy. Average asking rents are \$755 for a studio, \$969 for a one-bedroom unit, and \$1,221 for a two-bedroom two bathroom unit. Three-bedroom units rent for higher rents of \$1,480.

Figure H-2 summarizes the trends in the average asking rent for an apartment unit in Riverside from 2000 through 2010.





FIGURE H-2
RIVERSIDE APARTMENT RENTS, 2000–2010



Source: RealFACTS (2000-2010)

Property owners typically consider three factors in determining how much a prospective renter can afford to pay each month toward a home. These are described below and summarized in Table H-15.

- ❖ **Cost Burden.** Typically, the housing industry assumes that the appropriate amount of income paid for housing should range from 30% to 40%. The federal housing choice voucher program generally requires 30%, but also may increase the cost burden to 40% under certain circumstances. However, many rental assistance programs recommend a 30% cost burden. The City assumes a 30% cost burden is appropriate and therefore this standard is used in this Housing Element.
- ❖ **Household Size and Income.** The federal government publishes median income levels for different sized households to determine the maximum rent that can be afforded.
- ❖ **Housing Expenses.** Housing expenses for renters include the monthly rent and tenant-paid utilities. Total utility costs or some part thereof should be included in the housing affordability calculation. For master-metered apartments, the majority of utility costs are included in the rent, while in apartments built to condo standards that are individually





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metered, the reverse occurs. Therefore utility costs are applied based on product type.

TABLE H-15
RENTAL HOUSING AFFORDABILITY

Household Income	Maximum Affordable Payment by Household Size				
	1-person (Studio)	2 person (1 bdrm)	3 person (2 bdrm)	4 person (2 bdrm)	5 person (3 bdrm)
Extremely Low	\$353	\$403	\$453	\$503	\$544
Very Low	\$586	\$670	\$754	\$838	\$905
Low	\$939	\$1,073	\$1,206	\$1,340	\$1,448
Moderate	\$1,365	\$1,560	\$1,755	\$1,950	\$2,106

Notes:

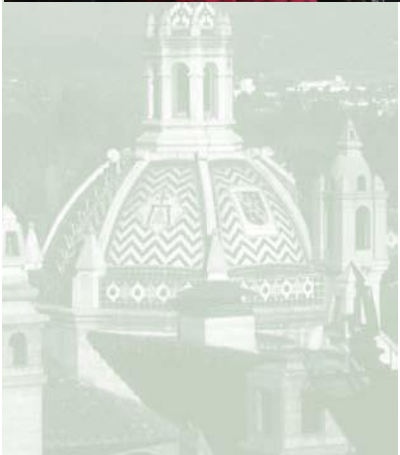
1. Based on 2013 HCD Income Limits calculated by HUD for Riverside County.
2. Housing cost burden (rent to income ratio) of 30%.

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, farmworkers, and people who are homeless. This section also analyzes the needs of single-parent households. Due to their numbers in Riverside, college students are also considered to have special housing needs. Table H-16 summarizes the magnitude and trends of special needs groups in Riverside from 2000 to 2010.



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TABLE H-16
SPECIAL NEEDS GROUPS IN RIVERSIDE

Special Need Group	2000		2010	
	Number	Percent of Total	Number	Percent of Total
Senior Households ¹	14,036	17%	14,579	16%
Persons with Disabilities ²	N/A	N/A	24,818	40%
Female-Headed Hhlds ³	12,090	15%	21,465	23%
Single Parents ⁴	10,138	12%	11,757	11%
Large Households ⁵	15,201	19%	19,668	21%
Homeless Persons ⁶	N/A	N/A	571	<1%
College Students ⁷	24,206	14%	33,167	14%
Farmworkers ⁸	2,194	1%	683	.8%

Source: US Census Bureau 2000 and ACS 2011 unless otherwise noted.

Notes:

1. Senior 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 2012.
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 Count 2013; Year 2000 data is not provided since the definition and methodology for the count is not comparable to 2013.
7. US Census of residents enrolled in college, graduate, or professional school.
8. Employment Development Department 2002 and 2011 ACS.

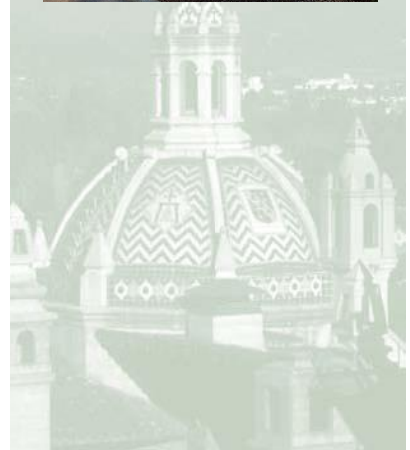
Senior Citizens

According to the 2007-2011 ACS, the City of Riverside has 26,517 residents ages 65 and above, comprising 9% 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 ages.

Riverside's senior population is quite diverse in tenure, income, and housing needs. In Riverside, 73% of senior households (10,604) own a home and 27% (or 3,975) rent housing. Forty five percent 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 raising grandchildren.

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 33% of seniors have a disability. The presence





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of a disability makes it more difficult to take care of life needs, including home maintenance.

- ❖ **Limited Income.** Based on the 2007-2011 ACS, approximately 59% of Riverside’s senior households earn low income. Because of their fixed incomes, seniors have less ability to accommodate rising housing costs.
- ❖ **Overpayment.** According to the 2007-2011 ACS, More than 68% of senior renters and 32% of senior homeowners overpay for housing. Because of higher rates of overpayment, seniors have less ability to afford other necessities of daily life.
- ❖ **Affordable Housing.** Given lower incomes, higher cost burdens, and health care costs, many seniors have a need for affordable housing (both ownership and rental 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, 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 approach in which several seniors live in one home and pool their resources.

Table H-17 and the text below summarizes the housing opportunities that have been built and are available for seniors in Riverside. Additional senior units are in the planning stage.

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- ❖ **Age Restricted Apartments.** The City has 1,586 units of publicly assisted and deed restricted apartments affordable to seniors. Several are at-risk of conversion to market rates. These facilities are listed in the housing preservation section.
- ❖ **Assisted Living.** The City has approximately 61 facilities serving 1,287 elderly residents living in an assisted residential facility, often called a residential care facility for the elderly, licensed by the State of California.
- ❖ **Continuing Care.** 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 (Villa Magnolia (190 units), Riverside Meadows (353 units), and Mission Village (217 units) provide 760 mobile home units restricted to occupancy by persons older than 55 years of age.

TABLE H-17
SENIOR HOUSING IN RIVERSIDE

Housing Options	Number of Projects	Units Available
Apartments	12	1,586
Assisted Living	61	1,287
Mobile homes	3	760

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

Available Services for Seniors

Seniors are often dependent on a wide variety of services. An increasingly important service is public transportation, as seniors age and decide to minimize the use of a car 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 Transit Agency route buses. It is available Monday through Sunday during same hours of operation as local fixed-route bus service in the area.

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



Dales Senior Center





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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.

The Riverside Office of Aging prepared a Strategic Plan on Aging for 2012-2016 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 *Housing Matrix: Affordable Housing in Riverside County for Seniors and Adults with Disabilities* in 2008 addressing senior housing needs.

The City's Commission on Aging was established to make 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 new senior units. Four projects (TELACU Las Fuentes, TELACU El Paseo, Raincross, and Madison Villas) have been built, and several hundred entitled units are on hold until the housing market improves. The commission also recommended flexible zoning standards, the provision of services, and 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 many people who have disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. With the longer life expectancies seen today, most people will eventually have a disability that limits activities of daily living. This trend has made it increasingly necessary to allow for housing modifications, alternative housing options or to allow group arrangements where assistance can be provided.

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TABLE H-18
PERSONS WITH DISABILITIES

Type of Difficulty	Population under 5 years		Population 5 to 17 years		Population 18 to 64 years		Population 65 years and over	
	With a disability	Percent with a disability	With a disability	Percent with a disability	With a disability	Percent with a disability	With a disability	Percent with a disability
Hearing	185	0.80%	452	0.80%	3,615	1.80%	4,441	15.10%
Vision	80	0.40%	711	1.20%	2,455	1.20%	1,237	4.20%
Cognitive	--	--	1,623	2.70%	6,185	3.10%	2,524	8.60%
Ambulatory	--	--	244	0.40%	6,361	3.20%	5,753	19.60%
Self-care	--	--	586	1.00%	2,761	1.40%	2,242	7.60%
Independent living	--	--	--	--	6,147	3.10%	4,151	14.10%
Totals	265	1.20%	3,616	6.10%	27,524	13.80%	20,348	69.20%

Source: ACS 2012.

Data on the precise nature of a disability is very limited. However, it appears that disabilities are typically grouped as follows:

- ❖ **Disabilities.** The housing needs and arrangements for persons with disabilities vary widely. For the non-institutional population living with disabilities, the majority live within their own home or with family members. For those requiring specialized care, however, many will live in community care facilities or assisted living. Yet it is noteworthy that most people with even more moderate disabilities live in their own home. Approximately 33% of the persons with disabilities were 65 years and older.
- ❖ **Developmental Disability.** The housing needs and arrangements for developmentally disabled people depend on the age and severity of the condition. For minors, most live in a family home. Adults with developmental disabilities may live in a family home with independent or semi-independent life style, a community care facility, an independent or supportive living, or an immediate care facility.

SB 812, which took effect January 2011, amended State Housing Element law to require the analysis of persons with disabilities to include an evaluation of the special housing needs of persons with developmental disabilities. A “developmental disability” is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and





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constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism. The U.S. Census does not have specific information regarding persons with developmental disabilities. However, each nonprofit regional center contracted with the California Department of Developmental Services maintains an accounting of the number of persons served.

The Inland Regional Center serves persons in the City of Riverside, as well as other cities in the Inland Empire. The Inland Regional Center currently serves 2,741 persons with developmental disabilities in Riverside.

Persons with disabilities have unique challenges to accessibility and availability of housing options. Key considerations include:

- ❖ **Proximity to Services.** Onsite and offsite services such as transit, medical facilities, community facilities, shopping, etc.
- ❖ **Access to Transportation.** Persons with disabilities depend on transit for much of their needs, especially those who cannot or choose not to drive.
- ❖ **Housing Costs.** Typically on fixed incomes, persons with disabilities may have limited income for housing expenses.
- ❖ **Accessibility.** Accessible design allows for ease of access for persons with disabilities by providing one ground floor entrance and one ground floor restroom that is accessible.
- ❖ **Supportive Housing.** Supportive housing provides services and/or modifications to allow people with disabilities to live in independent settings. Cities should provide the zoning, development standards, and reasonable modification process necessary to facilitate the provision of housing best suited to the needs of people with disabilities.

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.

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For people with disabilities who require more specialized care offered in a group quarters setting, Riverside has facilities that provide more than 2,100 units for people with disabilities.

- ❖ **Children’s Facilities.** These include small family homes and group homes for disabled children and youth. This includes children with a developmental disability.
- ❖ **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-19
RIVERSIDE CARE FACILITIES

Type of Facility	Clientele	Facilities with six or fewer residents		Large Facilities serving 7 or more	
		No.	Capacity	No.	Capacity
Family/Group Home	Children	13	56	1	17
Adult Day Care	Adults	0	0	13	760
Adult Residential	Adults	74	406	4	164
Elderly Residential	Adults	43	240	18	1,047
Alcohol/Drug Rehab	All ages	9	36	6	146
Total		139	738	42	2,134

Source: California Community Care Licensing Division; California Office of Alcohol and Drug Programs; varied other sources, Second Quarter 2013.



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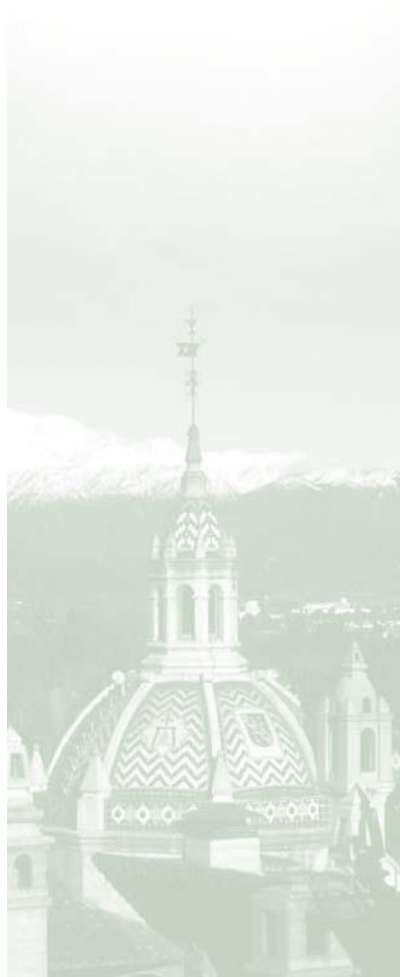
Available Services for Persons with Disabilities

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 3 homes that house 12 adults with developmental disabilities in the City of Riverside, and 39 homes in the Inland Empire that house over 150 adults with developmental disabilities.



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- ❖ **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 services and community organizations funded each year.
- ❖ **City of Riverside and Riverside Transit Agency (RTA).** Both the Parks, Recreation and Community Services Department and the Riverside Transit Agency provide transportation services for persons with disabilities and seniors. The City provides the minibus. A citywide, Dial-A-Ride service, available to persons with disabilities and seniors unable to use the RTA route buses. It is available during the same hours as the fixed routes in the area

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 and large families with five or more members. This Housing Element also analyzes the needs of single-parent households. 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.

The Census reported 21,465 female-headed households in Riverside in 2010, a large increase from the 12,090 in 2000. Of that total, the largest component was single-parent, female-headed families with related children living with them (8,924 households), whose median income was \$29,832, less than half that of two-parent households.

The 2007-2011 ACS reported 17,662 large households, of which 38% rent and 62% own a home. Large families with moderate and above moderate incomes have few housing problems, but lower income families (in particular, renters) experience the greatest severity of housing problems. The 2006-2010 Comprehensive Housing Affordability Strategy (CHAS) reports that 91% of lower income large renter families and 54% of lower income large owner families experience overpayment.

The City of Riverside offers a number of deed-restricted affordable housing projects for families. Table H-20 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



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.





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not include market rates units that may be affordable as the decline in the housing market has made numerous other non-assisted apartments affordable to lower income households.

TABLE H-20
FAMILY HOUSING IN RIVERSIDE

Housing	Number of Projects	Total Units Affordable to Lower Income
Apartments	31	1,712
Market Rate Mobile homes	15	2,040
Housing Vouchers	—	1,961
Projects/Units Available	39	5,713

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 the well-being, education, and health of families and in particular their children. And it is these conditions that predispose children to more challenges later in life. To improve the economic and social well-being of residents, the following ideas have shown to be particularly effective:

- ❖ **Create Affordable Rental Housing.** The City provides approximately 1,700 units of deed restricted units affordable to very low and low income families. This includes those listed on Table H-27. While homeownership opportunities are not immediately feasible or affordable for many low and moderate income households, 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 to improve housing conditions.
- ❖ **Promote Homeownership.** Homeownership is believed to improve physical, emotional, and financial security of families and strengthen neighborhoods. Many lower income families

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cannot afford to buy a home. Those who have managed to purchase a home may be at risk of foreclosure with market forces that have depressed home values.

- ❖ **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 to be active and learn to live healthy lives. Even income support and rental assistance, such as vouchers, are important ways to support families in Riverside.

Homeless Persons

As with 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 2017, the Riverside County Homeless Count and Subpopulation Survey found that 389 individuals were identified as homeless in the City, which was an increase of 50.8% from the 2016 count. The County of Riverside had a total homeless count of 1,638, which was a 21.2% increase from the previous count.

The 2017 Riverside County Homeless Count and Subpopulation Survey indicated that the majority of homeless adults in the City of Riverside are male (69%). The majority (57%) of the unsheltered homeless population either identified or were observed as White. The 2017 Count indicated a decrease in the percent of persons in families with children. Unaccompanied youth made up 0.29 percent of the homeless count. Approximately 27% of homeless people reported that they were currently experiencing mental illness. Moreover, approximately 26% reported experiencing alcohol and drug abuse. Approximately 34% of those surveyed reported a physical disability and 12% reported a developmental disability that significantly limits a person's ability to speak, hear, see, walk, learn, etc. Many homeless people have had difficult life experiences - 8% were veterans and 25% experienced domestic violence.

Many of these persons can become homeless because of social structural issues such as increases in rent, loss of a job, and rising health care costs. In addition, personal situations such as domestic violence, physical disabilities, mental illness, and substance abuse can cause members of a low income household or an entire household to





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become homeless. Often one or more of these experiences factor into a household's homeless experience.

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.

On October 11, 2016, the City of Riverside City Council held a workshop to discuss the current conditions contributing to homelessness, the programs and services available, and an introduction to new options for policies and programs with the goal to improve the quality of life for all residents by:

- 1) Maintaining clean and sanitary streets, parks and public areas;
- 2) Mitigating impacts to businesses and residents;
- 3) Educating the community about effective ways to assist individuals and families experiencing homelessness through a connection to volunteer opportunities with effective service providers; and
- 4) Connecting residents, especially those most vulnerable and living without shelter and with a large number of barriers, to sustainable homeless services, employment and housing opportunities.

On June 20, 2017, the City of Riverside City Council received an update on City efforts to address Riverside's homeless issues that include action items for new initiatives and receive an update on previously authorized action items that include the following:

- 1) Continue efforts to establish a full service campus
- 2) The Housing First Model of Service Delivery (creation of permanent supportive housing units accompanied with supportive services onsite)
- 3) The Community Response Team (Supportive services team)
- 4) The Riverside at Work Program

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,

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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 that provide basic, temporary overnight sleeping accommodations along with meals, showers, and supportive service linkage for people who are homeless.
- ❖ **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.
- ❖ **Homeless Services Campus.** The City’s Homeless Services campus for homeless people is modeled after the nationally acclaimed “PATH Mall” concept. The Campus features an innovative services-to-housing approach that offers temporary shelter and a mix of supportive services in one centralized campus.

Table H-21 summarizes the type, number, and capacity of housing facilities available for homeless people in the City of Riverside.

TABLE H-21
HOMELESS SHELTER RESOURCES

Facility	Facility Sites	Clientele			
		Individuals	Persons in Families	Youth	Total
Emergency Shelter	3	414	193	172	779
Transitional Housing	8	180	0	25	205
Permanent Supportive Housing	3	38	3	6	47
Total	14	632	196	203	1,031

Source: City of Riverside, 2017.

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





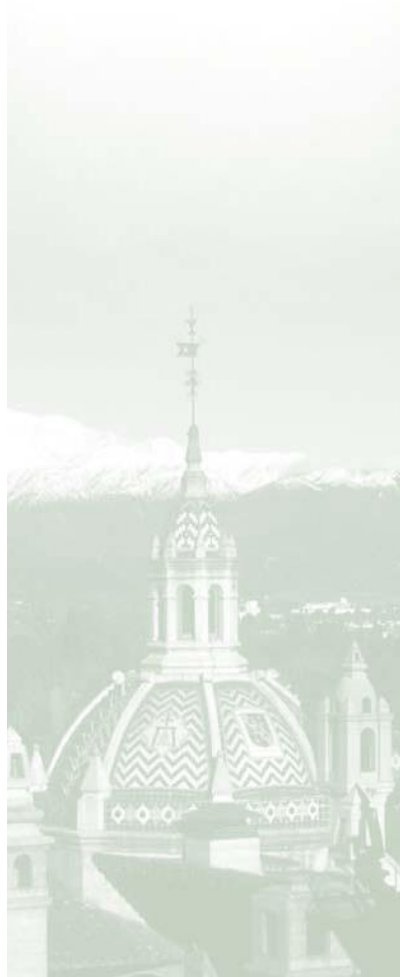
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around the country, the City is working with its community service partners to develop a comprehensive plan to shift the emphasis of the local continuum of care from managing homelessness through shelter and emergency services to fostering housing stability through homeless prevention and rapid-rehousing initiatives.

Riverside offers a wide range of emergency shelter, transitional housing, and permanent supportive housing services. However, Riverside is the only city that provides year-round emergency shelter serving the general homeless population in western Inland Empire. The County supports the City's year-round emergency shelter during the cold weather season and 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 2016–2017, only half the guests in the City's year-round emergency shelter originally became homeless while residing in the City of Riverside. The remainder (45%) came from outside the City.

Table H-22 shows that as of the January 2017 homeless count there is an unmet need of 49 beds in the current inventory of shelter and transitional housing beds within the City of Riverside as identified in the 2017 Homeless Count and Subpopulation Survey. During 2016–17, the emergency shelter was able to assist 431 individuals and an additional 599 individuals during the cold weather season (December to April). The family shelter was also able to assist 179 unduplicated individuals.



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TABLE H-22
HOMELESS SHELTER GAP ANALYSIS

Homeless Housing Resources	Persons
Need for Housing	389
Number of Shelter Beds	135 (These beds serve approximately 600 unduplicated individuals)
Number of Transitional Beds	205
Unmet Need/Gap	49

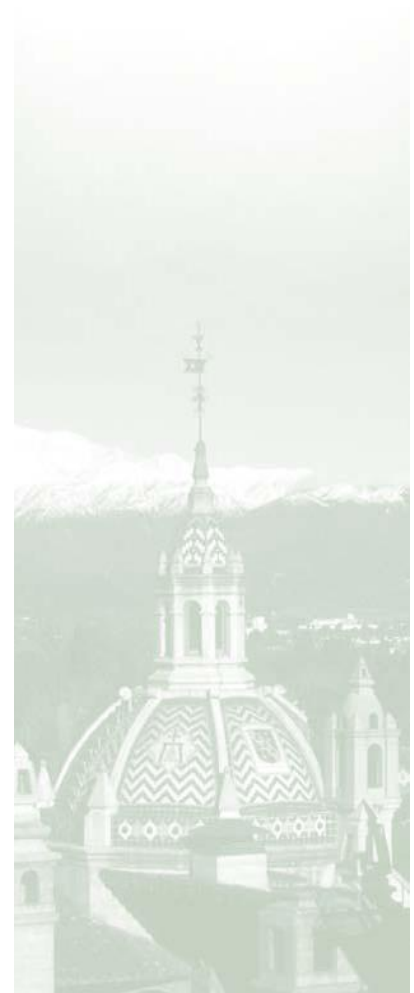
Note: Does not include seasonal beds or permanent supportive housing beds.

Source: City of Riverside, 2017

Hulen Place Campus

Hulen Place, the centerpiece of Riverside’s Continuum of Care, is a one-stop multiservice campus environment for homeless residents. This unique campus facility allows the City of Riverside and various service organizations to provide a range of services needed by homeless people—from initial intake to emergency shelter to transitional housing—all at one site. The City has acquired and developed four sites at Hulen Place and is working in partnership with organizations to provide services for residents of the campus. Currently, the facility uses are:

- ❖ **Building A: Riverside Access Center.** The Center offers street outreach, housing placement, job development, benefits enrollment, health care, veterans’ services, life skills training, transportation assistance, and homeless prevention. Services are coordinated through centralized data management and a collaborative team case management approach. During this planning period Riverside Access Center services with the exception of the healthcare clinic will be relocated to 2881 Hulen Place recently acquired by the City. Following relocation of a portion of the services to Building F, Building A will be remodeled to install a shower and laundry facility for homeless individuals seeking services and will continue to include the existing health care services.





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- ❖ **Building B: Pet Kennel.** A unique component of the project is the Homeless Pet Kennel. The Pet Kennel provides a safe place for Community Shelter and Access Center guests to house their companion animals/pets during their stay, allowing guests to access supportive services while knowing their pets are safe and secure.
- ❖ **Building C: Riverside Community Shelter.** Operated by Path of Life Ministries in partnership with the City, this facility provides year-round emergency shelter services connected with case management services and 64 beds for single men and women for 30 to 60 days. An additional 72 emergency shelter beds are provided each night under the federal cold weather shelter initiative. Approximately 758 individuals are served annually at the Community Shelter.
- ❖ **Building D: “The Place” Safe Haven Supportive Housing and Drop-in Center.** Operated by the Jefferson Transitional Programs in partnership with the County of Riverside Department of Mental Health, this facility provides 25 permanent supportive housing beds and a 12-hour drop-in center for chronically homeless individuals who have severe mental illnesses, substance addictions, or dual diagnosis conditions. Supportive services are also available at this site.
- ❖ **Building E: Smart Riverside Digital Inclusion Program.** Recognizing the importance of employment as a key to long-term housing stability, Hulen Place also offers job training. Operated by the City of Riverside, the Digital Inclusion Program provides skills and jobs for at-risk youth in computer technologies and provides basic computer skills training classes along with a free refurbished personal computer for home use to low-income households in the City of Riverside.
- ❖ **Building F: Relocated Riverside Access Center.** The City has recently acquired an additional building at 2881 Hulen Place where Access Center staff and services will be relocated from Building A.

In June 2010, the City applied an emergency shelter overlay zone to 1.8 acres land covering the existing Hulen Place. The City selected the location of the emergency services overlay zone due to its excellent access to transit, proximity to downtown Riverside, proximity to nearby lighter industrial employment areas, and the campus’ ability to provide the full range of services at one site for homeless people. The overlay zone allows emergency shelters, transitional housing, and permanent supportive housing as a by-right use in this area.

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The Overlay Zone permits emergency shelters, transitional housing, and permanent supportive housing shelters as a matter of right. The Overlay Zone can be applied to any property within the City. Moreover, the City also permits emergency shelters within the RR – Rural Residential Zone, RE – Residential Estate Zone, R-1 – Single Family Residential Zone, O – Office Zone, CR – Commercial Retail Zone, and CG – Commercial General Zone with a minor conditional use permit (which is an administrative approval).

The Hulen Place Campus has ample capacity to meet the City’s existing and future needs for housing for homeless people. With the reconfiguration of the City-owned buildings (A, B, C, and D), the campus could house up to 500 homeless people. The other two sites, if acquired, could accommodate 200 homeless people. Therefore, this facility alone (the area where the overlay is applied) has the ability to house 700 residents, which exceeds projected housing demand for the foreseeable future.

The following Figure (H-3) displays the layout, building types, general uses, and other details of the Hulen Place Campus.





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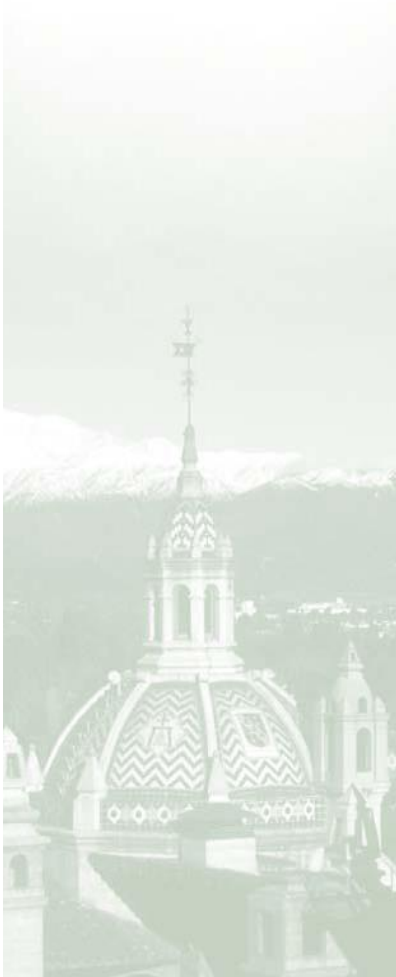
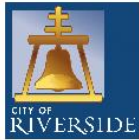




FIGURE H-3 HOMELESS CAMPUS AT HULEN PLACE

Riverside Homeless Service Campus Master Plan



The Campus provides a variety of social services including housing placement, employment development benefits assistance, substance abuse recovery, Veterans' services, basic needs assistance, and other services

Building D - 2801 Hulen Place
City Owned
Existing Tenant: SmartRiverside
Existing Use: Refurbish Computers
- to be given to low income families at no cost.
Building: 5,000 Sq. Ft.

Building E - 2841 Hulen Place
Privately Owned
Building: 4,750 Sq. Ft.

Building F - 2881 Hulen Place
City Owned
Proposed use: Riverside Access Center
Building: 5,900 Sq. Ft.

Building C - 2800 Hulen Place
City Owned
Existing Tenant: Department of Mental Health
Existing Use: "The Place"
- 24 Hour Safe Haven Supportive Housing Service Center for homeless mentally ill
- 25 Permanent Supportive Housing Beds for Chronically Homeless/Mentally Ill
- Drop-In Center with Supportive Services (Mental Illness)
- Additional space available for service development
Building: 8,760 Sq. Ft.

Building B - 2840 Hulen Place
Current Owner: Path of Life Ministries / City of Riverside
Existing Use: Riverside Emergency Shelter
- Year-Round Emergency Shelter, 64 beds (up to 30 days)
- Cold Weather Shelter, additional 72 beds (night-by-night basis)
Building: 6,661 Sq. Ft.

Building A - 2880 Hulen Place
City Owned
Proposed Use: Health to Hope
Shower and Laundry Facilities
- Will provide health care services, shower and laundry facilities for homeless persons
Building: 6,194 Sq. Ft.

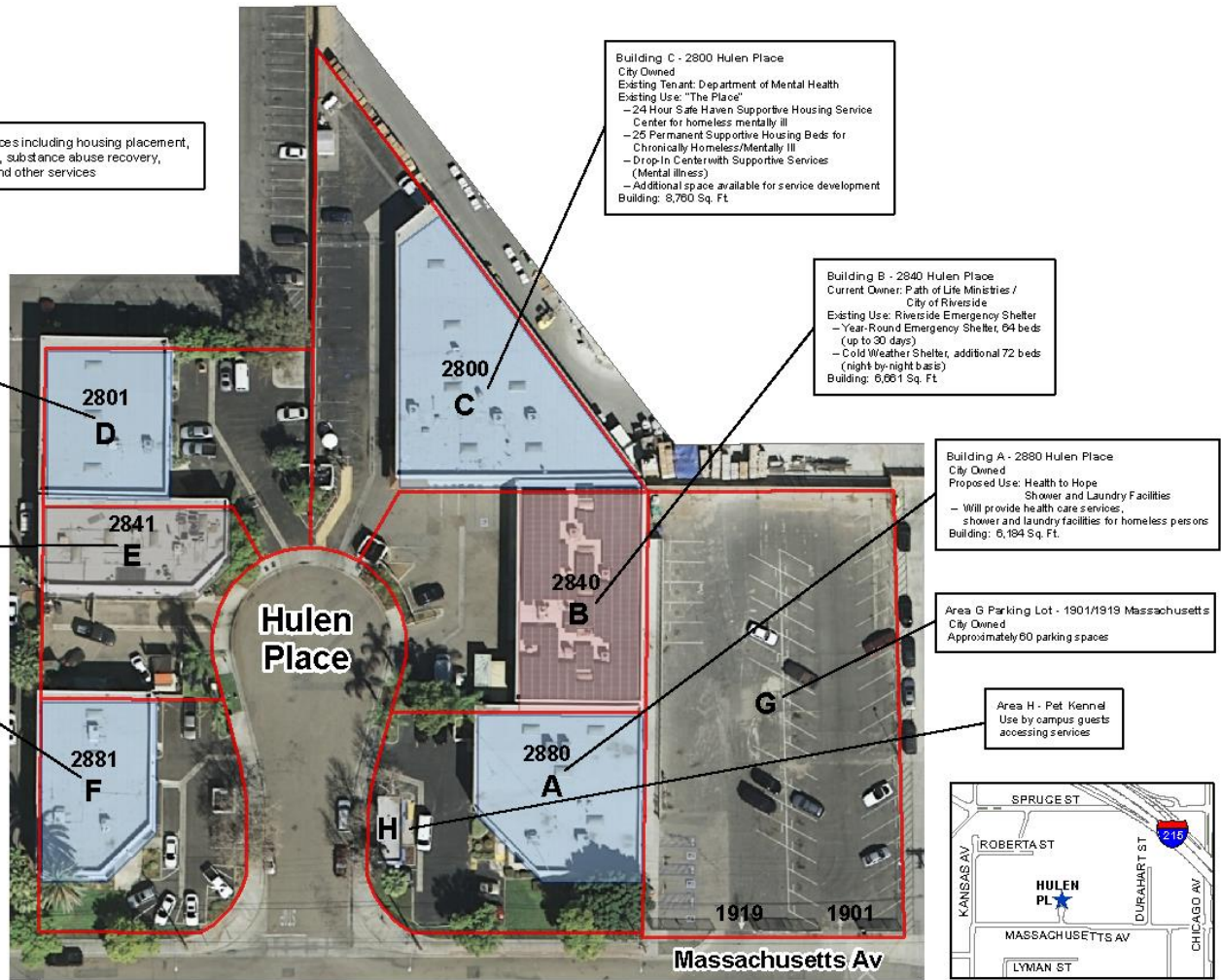
Area G Parking Lot - 1901/1919 Massachusetts
City Owned
Approximately 60 parking spaces

Area H - Pet Kennel
Use by campus guests accessing services

Legend

- City Owned Building
- Public/Private Partnership
- Privately Owned Building
- Parcel Boundary

DATE: January 2014



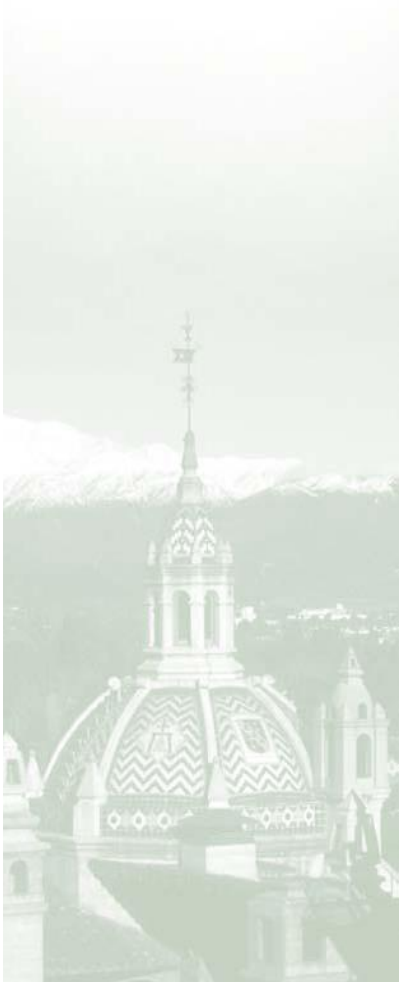


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Available Services for Homeless People

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. In September 2009 the City was allocated \$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. From October 2009 through June 2013, the funds assisted 478 households.
- ❖ **Street Outreach.** The City's Homeless Street Outreach Team conducts daily mobile outreach and client engagement, focusing on the most service-resistant homeless people. In addition to identifying housing opportunities for homeless people, 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 stable employment is the key to long-term self-sufficiency, the City of Riverside Community Development Department staff is working in coordination with the Riverside County Workforce Development Center and other community partners to provide free employment training and job placement services for homeless, low-income, and displaced workers in Riverside.
- ❖ **Service Provider Funding.** The Riverside City Council appropriates approximately \$1 million in federal funds on an annual basis to various nonprofit service organizations that help homeless individuals and families. These funds are used 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.



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College Students & Other Educational Institutions

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 (the 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 over 18,000 full- and part-time students as of Fall 2011. 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 pre-professional education. Enrollment is at a record high of 2,478 students as of Fall 2013. 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





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point. La Sierra University is planning to address the housing needs of future students by constructing an additional 600 dormitory units by 2014.

California Baptist University

Founded in 1950, California Baptist University provides a liberal arts education with an enrollment at a record high of 7,144 as of Fall 2013. Several other campuses are located in the Inland Empire, including Beaumont, Hesperia, and San Bernardino, among others. In March of 2013, the City adopted the Cal Baptist University Specific Plan, a campus master plan which projects enrollment on campus to be up to 9,300 students by 2025. CBU's buildout will depend on demographic trends and market conditions.

University of California at Riverside

The University of California at Riverside (UCR) enrolled 21,297 students in Fall 2013. 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 for the Deaf provides student housing on its campus.

The City of Riverside is also home to the only off-reservation Indian high school in California, Sherman High. This high school has dorm-style campus housing.



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Unmet Need

Although Riverside educational institutions are building student housing, there has been a significant shortage. In recent years, for-profit developers have built the University Village Apartments, the 500-bed Grandmarc Apartments, the 160-unit (635-bed) Sterling University Palms Apartments, and the 216-unit (598-bed) Sterling Highlander Apartments. In 2007, UCR built the 142-unit (508-bed) GlenMor 1 Apartments, which was fully leased within one day of opening, and in 2015 UCR's 232-unit (810-bed) GlenMor 2 Apartments were completed. Student housing continues to be developed to accommodate the unmet need for student housing.

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 2007-2011 ACS reports 683 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 1,700 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.





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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-23 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, overcrowding rates declined among renters (falling from 21% to 15%) and among homeowners (falling from 10% to 7%).



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TABLE H-23
HOUSING OVERCROWDING

Number of Households	2000			2007-2011 ACS		
	Owner Hhlds	Renter Hhlds	Total Hhlds	Owner Hhlds	Renter Hhlds	Total Hhlds
< 1 person/room	41,767	28,100	69,867	49,541	31,719	81,260
1.0 to 1.50 ppr	2,241	3,269	5,510	2,718	3,934	6,652
1.51+ ppr	2,506	4,196	6,702	915	1,419	2,334
Total Households	46,514	35,565	82,079	53,174	37,072	90,246
Overcrowding						
None	90%	79%	85%	93%	86%	90%
Moderate	5%	9%	7%	5%	11%	7%
Severe	5%	12%	8%	2%	4%	3%

Source: US Census 2000; ACS 2007-2011.

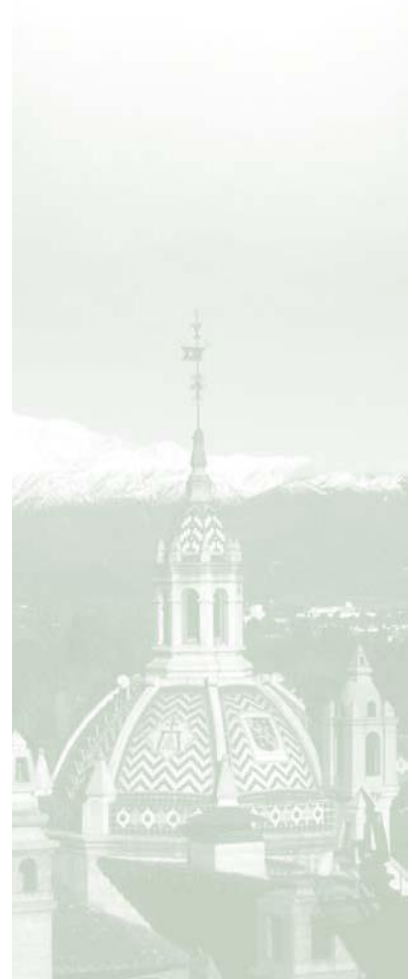
Note: Percentages are rounded.

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 cities across California, the market downturn increased the percentage of households overpaying for housing. In Riverside, households overpaying rose from 41% in 2000 to 49% by 2011. Homeowners overpaying for housing increased from 33% in 2000 to 44% by 2011. In contrast, the percentage of overpaying renter households increased from 48% in 2000 to 56% in 2011.

Housing overpayment is more pronounced among certain groups. Approximately 60% of senior renter households and 32% of senior owner households experienced overpayment as well as 91% of lower income large family renter households and 54% of lower income large family owner households. Table H-24 displays current overpayment statistics for Riverside households according to the 2007-2011 ACS.





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TABLE H-24
HOUSEHOLDS BY COST BURDEN

Cost Burden	2000			2007-2011 ACS		
	Owner Hhlds	Renter Hhlds	Total Hhlds	Owner Hhlds	Renter Hhlds	Total Hhlds
<30% of income	23,271	17,424	40,695	29,930	16,226	46,156
30-50% of income	7,927	7,883	15,810	23,244	20,846	44,090
50%+ of income	3,501	8,506	12,007			
Total Households	34,699	33,813	68,512	53,174	37,072	90,246
Overpayment						
None	67%	52%	59%	56%	44%	51%
Moderate	23%	23%	23%	44%	56%	49%
Severe	10%	25%	18%			
Total Experiencing Overpayment	33%	48%	41%	44%	56%	49%

Source: US Census 2000; ACS 2007-2011.
Note: Percentages are rounded.

Extremely Low and Very Low Income

Although housing overpayment and overcrowding are issues in all communities, including Riverside, these issues are more severe among certain income groups; in particular, households earning extremely low and very low incomes. These household income groups are the most vulnerable group to displacement and have the greatest need for affordable housing and other supportive services.

Lower income households are defined as earning no more than 80% of the MFI of households living in the County of Riverside. Extremely low income refers to those earning at 30% or less of the MFI, and very low income earn 31-50% of the MFI. According to the 2006-2011 CHAS, the City of Riverside had 9,995 extremely low and 10,585 very low income households.



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Table H-25 displays the distribution of households earning extremely low, very low, and low income in Riverside.

TABLE H-25
LOWER INCOME HOUSEHOLD HOUSING NEEDS

Household Type	Seniors	Small Families	Large Families	All Others	Total
<i>Number of Hhlds</i>					
Extremely Low	2,540	2,930	1,495	3,030	9,995
Very Low	3,225	3,720	2,085	1,555	10,585
<i>Overpayment</i>					
Extremely Low	1,570	2,585	1,400	2,655	8,210
Very Low	1,880	3,395	1,900	1,945	9,120

Source: Comprehensive Affordability Housing Strategy, 2006-2010.

Note: Percentages are rounded.

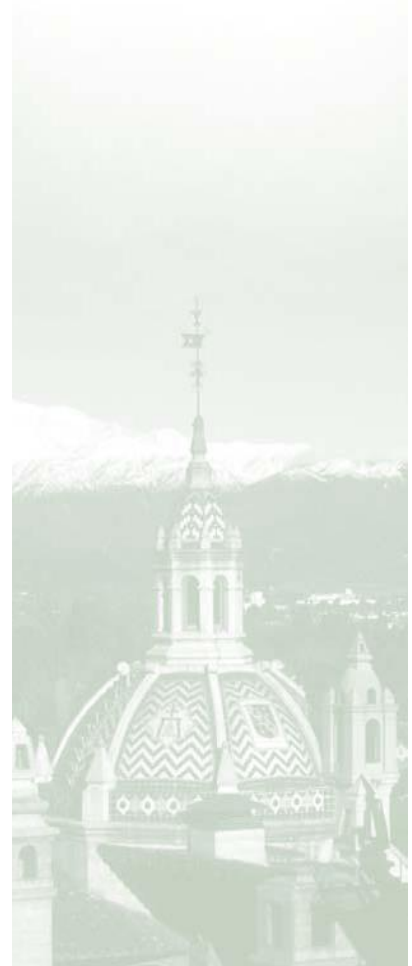
To help meet this housing need, the City of Riverside offers more than 3,000 publicly assisted units and thousands of mobile homes affordable to extremely low and very low income households. Moreover, the City offers many housing supportive services targeted for this group, including subsidized transit, child care, and rental support. To help address the City's new construction need for extremely low income units for the period of 2014-2021, the City has a track record of approving second units and guest quarters.

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; and





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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 2012-2035 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS).

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.

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. 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.

Table H-26 indicates the City’s allocation by income category for the housing element planning period.

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



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TABLE H-26
RIVERSIDE 2014-2021 RHNA

Income Level	Income as a Percent of Median Family Income (MFI)	Allocation	
		Units	Percent
Very Low	0 to 50% of MFI	2,002	24%
Low	51% to 80% of MFI	1,336	16%
Moderate	81% to 120% of MFI	1,503	18%
Above Moderate	Above 120% of MFI	3,442	42%
Total		8,283	100%

Source: SCAG 2012

State law requires communities to estimate the amount of new housing needed to accommodate extremely low income households. To estimate new construction needs for extremely low income households, state law allows cities to assume that one half (50%) of the very low income allocation is for extremely low income. According to the City's 2014-2021 RHNA, the need for new very low income housing is 2,002 units and so the extremely low income need would be 50% or 1,001 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 nearly 3,300 publicly-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 2023. 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 2023, 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.





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- ❖ 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-27 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 the next ten years (through 2023). 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, six projects are at risk of conversion during the next 10 years (through 2023) - Sierra Woods, Whispering Fountains, Tyler Springs, Mount Rubidoux, Cambridge Gardens and Canyon Shadows-totaling 188 family units and 696 senior units.

The affordability requirement for Sierra Woods expired in 2013, but the property owners will be keeping the apartments affordable indefinitely. Because the apartments are not required to remain affordable, they are considered at-risk for this analysis.



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TABLE H-27
INVENTORY OF PUBLICLY ASSISTED MULTI-FAMILY HOUSING

Project Name and Address	Tenant Type	Type of Public Assistance	Total Units	Total Affordable Units	Date of Potential Conversion
Autumn Ridge Apartments 8911 Indiana Avenue	Family	RDA/HOME	77	77	2056
Breezewood Apartments 1365-71 Main Street	Family	RDA/HOME	156	156	2028
Coco Palms Apartments 1740 Loma Vista	Family	NSP	28	27	2066
Cypress Springs Apartments 7850 Cypress Avenue	Family	RDA/HOME LIHTC	101	99	2062
Dwight Avenue Apartments 3556-3558, 3580 and 3675-3681 Dwight Ave	Family	NSP	8	8	2066
El Dorado Apartments 4675 Jackson Avenue	Family	Public Housing	68	68	Perpetuity
Emerald Pointe Apartments 1863 12 th Street	Family	RDA	144	79	2024
Fairmount Boulevard Apartments 3065-3067 Fairmount Boulevard	Family	NSP	2	2	2064
Home Front at Camp Anza	Family	RDA/HOME	30	29	2068
Oaktree Apartments 1946 7 th Street	Family	HOME	51	25	2026
Linden Manor/Riverside Gardens 1245 Linden Street	Family	LIHTC	192	191	2028
Linden Square 3552 Lou Ella Lane	Family	HOME/NSP	16	16	2067
Lou Ella Lane Apartments 3553 Lou Ella Lane	Family	HOME/NSP	28	28	2067
Phoenix Gardens 6930 Phoenix Avenue	Family	RDA	89	87	2050
Mission Pointe 2750 Topaz Avenue	Family	RDA/HOME/ LIHTC	64	63	2051
Ohio Street Apartments 1824 Ohio Street	Family	NSP	4	4	2066
Victoria Heights 7650 Lincoln Avenue	Family	Sec. 27/LIHTC	150	150	2050
Sandra Apartments 1789 7 th Street	Family	RDA	25	8	2025
Sierra Pines Apartments 3900 Fir Tree Drive	Family	MRB	120	24	—



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Project Name and Address	Tenant Type	Type of Public Assistance	Total Units	Total Affordable Units	Date of Potential Conversion
Sierra Woods 4655 Minier Avenue	Family	Section 231(j)(1)	190	188	2013
Las Colinas (formerly Ridgecrest) 3250 Panorama Rd	Family	County Bond; LIHTC	148	147	2054
La Sierra Manor 10560-10590 Burton St.	Family Family	RDA/HOME	16	10	2027
Seventh Street Apartments 1833 7 th Street	Family	NSP/SHP	3	3	2066
2350 University Apartments 2350 University Avenue	Family	RDA	2	2	2063
Silvercrest Senior Apts. 3003 Orange Street	Senior	RDA Section 202	75	75	2024
Brandon Place Apts. 3941 Polk Street	Senior	LIHTC	196	196	2045
Tyler Springs 10406 Indiana Avenue	Senior	MRB	273	55	2016
10594 and 10661 Burton	Family	RDA	8	8	2046
4171, 4205, 4221 Lively St	Family	HOME	12	12	2029
10680 Collette Ave.	Family	RDA	4	4	2046
10640, 10662, 10670 Collette.	Family	RDA	12	3	2025
10628, 10640, 10652 Burton St.	Family	RDA	12	3	2025
10680 Burton St.	Family	RDA	4	1	2025
TELACU Las Fuentes 1807 11 th Street	Senior	RDA/HOME Section 202	75	74	2052
TELACU El Paseo 4030 Harrison Street	Senior	RDA/HOME Section 202	75	74	2056
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	268	2013
Mount Rubidoux 3993 Tenth Street	Senior	Section 8	186	186	Annual
Vintage at Snowberry 8202 Colorado Avenue	Senior	HOME; RDA	224	222	2067

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Project Name and Address	Tenant Type	Type of Public Assistance	Total Units	Total Affordable Units	Date of Potential Conversion
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
J. E. Wall Victoria Manor 4660 Victoria Avenue	Seniors	RDA/HOME /LIHTC	112	112	2062
Plymouth Towers 3401 Lemon Street	Senior	Section 231	128	N/A	Closed 2009
Highlander Pointe Apartments 1055 W. Blaine Street	Family	501C3 Bonds	132	27	2026
San Carlos Apartments 3622 Adams Street	Family	207/223(f)	192	192	6/1/2040
Cedar Glen Apartments 9886 County Farm Road	Family	County RDA/LIHTC	51	50	2069
Geel Place 3990 Reynolds Road	Special Needs	LIHTC	45	44	2034

Source: City of Riverside, 2018.

Notes:

RDA: Redevelopment Housing Set-Aside funds Section 202: Federal funds for senior projects

LIHTC: Low Income Housing Tax Credit Section 221: Federal funds (program expired)

Section 8: Federal Housing Choice Vouchers Section 231: Federal funds (program expired)

Home: HOME Investment Partnership Program funds

Evaluation of Preservation Options

Table H-27 shows that 884 units are at risk of conversion within 10 years of the planning period, 2013 to 2023. 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-28, replacing the rental subsidies for senior housing - assuming all of the units are occupied by very low income households





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- would cost approximately \$62.5 million over 25 years. For the family housing, the subsidy (assuming all units are occupied by low income households) would be approximately \$24.6 million. Numerous permutations are possible depending on the actual income level of the residents.

TABLE H-28
PRESERVATION BY REPLACING SUBSIDIES

Project Details	Project per Unit Cost Estimate	
	Senior Project	Family Project
Number of At-Risk Units	696	188
Affordable Rent for Very Low to Low Income Household	2 person \$670-\$1,073/mo.	4 person \$838-\$1,340/mo.
Affordable Rent with \$50/ Person Utility Allowance	\$570 (VLI) to \$973 (LOW)	\$638 (VLI) to \$1,140 (LOW)
Fair Market Rent for an Apartment Project	\$873 (1-bdr unit)	\$1,116-\$1,577 (2 & 3 bdr unit)
Total Subsidy over 25 Years	\$62.5 million	\$24.6 million

Source: City of Riverside, 2013.

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 \$180 per square foot. Land costs varied by zone and when the project was built (given the run-up in land values). However, land costs are assumed to be \$5 per square foot. Density is assumed at 30 units per acre, the maximum allowed



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in the R-3 zone. Additional costs of 15% are assumed for other contingencies.

Table H-29 summarizes the estimated cost of replacing the 884 affordable housing units that could expire by 2023. The costs would range from \$69.9–\$120.9 million for the 696 senior units and \$27.5–\$48.2 million for the 188 family units, for a total of \$99.4–\$171.1 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-29
PRESERVATION BY REPLACING UNITS

Project Details	Project Cost Estimates		
	Senior Project	Family Project	Total
Number of At-Risk Affordable Units	696 units 800 sf/unit	188 units 1,200 sf/unit	884 units
Average Construction Cost (\$100 to \$180/sf)	\$55.7 million \$100 million	\$22.6 million \$40.6 million	\$78.3 million \$140.6 million
Land Costs at 30/du at \$5 per square foot	\$5.1 million	\$1.3 million	\$8.4 million
Incidental Costs at 15% of Hard Costs	\$9.1 million \$15.8 million	\$3.6 million \$6.3 million	\$12.7 million \$22.1 million
Total	\$69.9 million \$120.9 million	\$27.5 million \$48.2 million	\$99.4 million \$171.1 million

Notes: These cost estimates are intended 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.





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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.

Based on recent projects, the average acquisition cost is \$60,000 per unit and the average rehabilitation cost is \$24,000 per unit. 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-30 summarizes the cost of acquiring and/or rehabilitating affordable housing projects and deed restricting them as affordable. Total costs for preserving the 696 senior and 188 family projects housing units in Riverside range from \$53 to \$74.2 million depending on whether the units require rehabilitation, acquisition, or both.

TABLE H-30
PRESERVATION BY ACQUISITION AND REHABILITATION

Project Details	Project Per Unit Cost Estimate
	Total
Number of At-Risk Affordable Units	884
Average Per Unit Rehabilitation Cost	\$24,000
Average Per Unit Acquisition Cost	\$60,000
Total Rehabilitation	\$21.2 million
Total Acquisition	\$53.0 million
Total Costs	\$74.2 million

Source: City of Riverside, 2013.



Program Efforts to Preserve At-Risk Units

The following housing programs have been developed to address the preservation of assisted units. The Housing Authority 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.





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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:

- ❖ **Non-governmental factors:** such as land costs, construction and rehabilitation costs, and the availability of financing, request to build below allowed densities, and length of time between project approval and submission of building permits.
- ❖ **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, Housing Authority Plans, and other housing and redevelopment planning documents to analyze policies and governmental regulations

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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

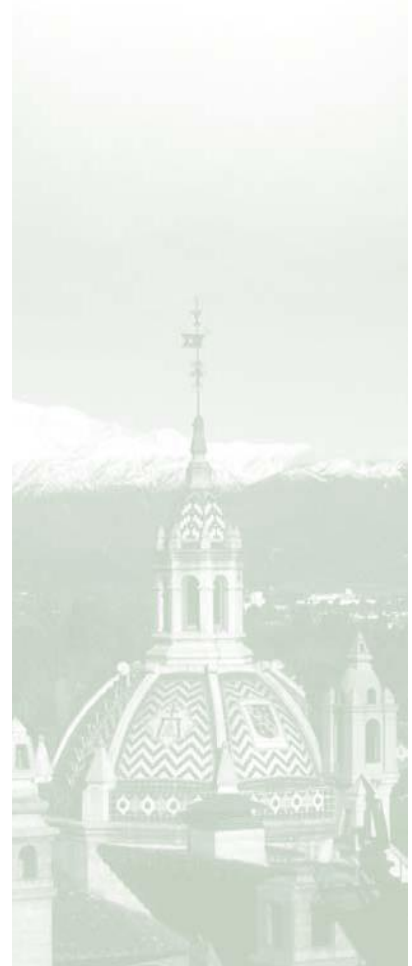
Land costs and the cost of assembling parcels are among the largest components of the total cost of building new housing. With the significant downturn in the housing market, land prices are volatile, with many property owners holding onto their land to avoid a loss. Review of Loopnet listings in October 2013 shows that residential land prices average \$5 per square foot in Riverside, but there are listings as low as less than \$1 per square foot and as high as \$12 per square foot.

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. Region-wide numbers, however, tend to be diluted by lower cost areas and may not accurately reflect the actual costs of building in Riverside.

Construction costs range from \$100 to \$180 per square foot, which translates to approximately \$100,000 to \$160,000 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 \$24,000 per unit and acquisition averages around \$60,000 per unit. However, projects involving acquisition, rehabilitation, and reconfiguration (to





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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 also affects the feasibility of building new housing. 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 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 significantly declined and apartment rents were also showing a decline. Loan underwriting grew more conservative, with maximum leveraging topping out at 75%. Equity requirements also changed dramatically, rising 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.

Affordable Housing Financing

The economic downturn also impacted the financing for affordable housing. One example is the Low Income Housing Tax Credit Program (LIHTC), which is an affordable housing source available for developers wishing to build affordable units in Riverside. LIHTCs provide affordable housing developers an allocation of tax credits, which they sell to investors to raise equity for projects. Investors that purchase tax credits are able to reduce their federal tax liability dollar-for-dollar, so that the purchase of \$1,000 in tax credits reduces tax

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liability by \$1,000. As a result of the equity made available through the sale of tax credits, a developer can complete projects with less debt and pass cost savings in the form of lower rent.

Historically, Fannie Mae and Freddie Mac provided 40% of LIHTC investments, and banks motivated by the Community Reinvestment Act (CRA) provided 40%. The LIHTC program is now facing significant challenges. Fannie Mae and Freddie Mac no longer make new investments. In addition, the substantial losses that many financial institutions continue to incur have eliminated or reduced their ability to use tax credits.

Foreclosures

Beginning in the mid-2000's, the rising home foreclosure rates throughout southern California 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.

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 (NSP) funds to purchase, rehabilitate, and have reoccupied foreclosure properties. Up until January 31, 2012, NSP funds were also leveraged with \$808,260 million in Redevelopment Agency (RDA) Housing funds and a \$2,236,099 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 was able to address market constraints.

Request to Build Below Allowed Densities

While affordable family and senior housing projects have been built at maximum densities, market-rate apartments are being built at 90% of the maximum allowable density. The development community is developing at densities less than allowed by the underlying zoning designation. Market trends tend to have an influence on proposed densities that may be lower than the maximum allowed. At times, community opposition to high density housing may lead to lower densities than initially proposed; however, it appears a primary cause are stringent development standards that make maximum densities unachievable.

Based on recent development requests, residential housing trends in the City of Riverside reflect an increase in high density multi-family





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residential housing from pre-recession periods which have historically favored medium to low density residential housing over high density housing. Yet, the City has, and continues to experience significant community opposition to high density, multi-family, and affordable housing.

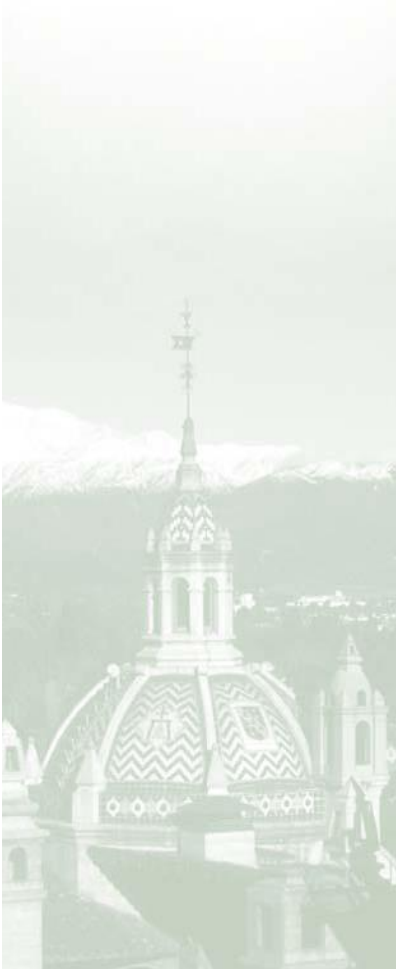
Finally, a review of the multi-family development standards such as parking, open space and amenity requirements, along with any potential site constraints, reveals that it has been very difficult, if not impossible, to achieve the maximum densities allowed by the multi-family zoning districts.

Local governments are not required by law to remove non-governmental constraints, which are outside of their control. However, the City of Riverside has been proactive in identifying efforts to further reduce governmental constraints to affordable housing. For instance, the City's multi-family residential development standards made it very difficult, if not impossible for development to achieve maximum densities for multi-family residential zones. With the adoption of recent Zoning Code amendments as part of the 5th Cycle Housing Element Implementation Program, maximum densities are more achievable. The Zoning Code amendments included making multi-family residential by-right, reducing minimum setback, minimum lot size, minimum common and private open space requirements, and required level of recreational amenities for multiple-family residential development. In addition, less restrictive parking requirements for accessory dwelling units were adopted in compliance with State law, and the Downtown Specific Plan was amended to allow buildings to exceed established height limits with the granting of a Conditional Use Permit.

Length of Time between Approval and Building Permit Submission

The length of time between when a project receives approval and the submission of building permit application, creates a gap between local planning for housing and construction of housing. There are a variety of contributing factors which can affect the delay of construction.

During the housing crisis and subsequent foreclosures, many properties transferred ownership without a complete knowledge of



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existing entitlements. Also many entitlements expire if not exercised within permitted time limits.

In addition, property owners seeking to increase land sale prices often apply for entitlements prior to sale. This can lead to buyers requesting new entitlements to make modifications to the project.

In an attempt to lessen the gap between entitlement approval and actual construction, the City has introduced three new processes: conceptual design review, expedited plan check, and substantial conformance.

The Conceptual Design Review process allows applicants to introduce their desired concept for feedback from the Design Review Committee prior to submitting for a full Design Review Permit. Expedited Plan Check allows applicants to pay a fee for expedited building plan review. Finally a Substantial Conformance determination allows applicants to administratively modify an existing entitlement without going through a full entitlement review process.

GOVERNMENTAL 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 and exactions are used to finance public facilities, roadways, water and sewer infrastructure, schools, and other community services. Failure to adequately plan for residential development is a key reason why jurisdictions are so financially constrained today.

For new residential projects, developers in Riverside may be required to pay one or more of the following fees depending on the location, type, and size of the project:

- ❖ **Planning, Building, and Environmental Fees.** The City of Riverside charges developers standard plan check fees, fees for processing applications, building permits, tentative tract maps, environmental initial study, variance, conditional use permit, or other permits to pay for the cost of processing applications and conducting inspections for specific projects. This does not include additional fees paid by the developer for project-specific environmental impact reports.
- ❖ **City Impact Fees.** The City charges impact fees to finance new or expanded infrastructure (water, sewer, library, parks, and





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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 residential projects. The City charges a local park fee, water supply and distribution fee, sewer capacity and treatment fee, local transportation fee, storm drain fees, and other impact fees. Other fees and credits may apply depending on the location.

- ❖ **Regional Impact Fees.** Certain impact fees are paid to fund transportation, habitat conservation, 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 the region’s Multiple Species Habitat Conservation Plan (MSHCP). The Riverside Unified School Districts (RUSD), Moreno Valley Unified School District (MVUSD) and Alvorad Unified School Districts (AUSD) charge fees to finance the construction and expansion of schools to accommodate student enrollment.

Table H-31 provides typical planning services and development fees for housing projects.

TABLE H-31
TYPICAL HOUSING DEVELOPMENT FEES

Fee Category	Fee			
	Single-Family home on Un-Developed Infill Lot (per unit) ²	Single-Family 20-lot Subdivision (per unit) ²	Multi-family (per unit) ³	Senior Multi-family Housing (Reduced Fee) ³
Service Fees				
Planning Entitlements ⁴	\$0	\$834.01	\$252.21	\$430.16
Environmental Initial Study with Grading	\$0	\$107.55 (\$2,151/20 units)	\$0	\$43.05 (\$861/20 units)
Building Permit Fee ⁵	\$955.92	\$955.92	\$634.15	\$634.15
Building Plan Check Fee ⁶	\$955.92	\$1345.92	\$634.15	\$634.15
Building Permit Issuance Fee	\$30	\$30	\$30	\$30
Development Fees – Public Works, Public Utilities and Parks (per unit)				
Storm Drain Fee ⁷	\$536	\$536	\$135.36	\$135.36
Sewer Capacity	\$4,143	\$4,143	\$3,741	\$3,741

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Fee Category	Fee			
	Single-Family home on Un-Developed Infill Lot (per unit) ²	Single-Family 20-lot Subdivision (per unit) ²	Multi-family (per unit) ³	Senior Multi-family Housing (Reduced Fee) ³
Sewer Benefit	\$105	\$105	\$105	\$105
Utilities – Backup Facility Capacity Charge ⁸	\$2,250	\$2,250	\$2,250	\$2,250
Utilities – Water Distribution Fee ⁹	\$2,940	\$2,940	\$367.50	\$367.50
Utilities – Water ¹⁰ Elevation Fee	\$1212	\$1212	\$1212	\$1212
Utilities – Electric	Actual costs vary significantly per project	Actual costs vary significantly per project	Actual costs vary significantly per project	Actual costs vary significantly per project
Permit to Connect	\$42.60	\$42.60	\$42.60	\$42.60
Traffic and Railroad Signal Mitigation	\$190	\$190	\$125	\$125
Transportation	\$525	\$525	\$420	\$420
Local Park Fees ¹¹	\$5,159	\$5,159	\$4,071	\$4,071
Regional Impact Fees(per unit)				
TUMF Fee ^{12,15}	\$8,873	\$8,873	\$6,134	\$6,134
Regional Reserve Park Fee ¹³	\$5,489	\$274.45	\$274.45	\$274.45
MSHCP Habitat Conservation	\$2,031	\$2,031	1,056	1,056
School Fees (RUSD) ¹⁴	\$8,020	\$8,020	\$4,010	\$4,010
Typical Total Fees Per Unit ¹	\$43,457.44	\$39,574.45	\$25,591.42	\$25,812.42

Source: City of Riverside 2018

Notes:

1. Typical fees assume that the parcel has the appropriate General Plan and zoning designation for the proposed residential development, such that a General Plan Amendment of rezone is not necessary. In addition, it assumes that the project design meets Zoning Code requirements and a variance is not necessary.
2. The single-family estimate is based on a 3 to 4 bedroom, 2 bath, 2,000 square-foot single-family residence on a 7,200 sq. ft. undeveloped parcel (6 units per acre).
3. The multiple-family and senior multiple-family estimates are based on a 20 unit multi-family project on 1 acre (density of 20 units per acre) with average unit sizes of 1,000 square feet.
4. Entitlement fees for a single-family subdivision are based on Tentative Tract Map Application fee for 10 or more lots: \$15,196 plus WQMP fee of \$1,484.28; entitlement fees for multiple-family are based on Administrative Design Review fee of \$3,560 plus WQMP fee of \$1,484.28 divided by 20 units plus and the entitlement fee for senior-housing is based on Conditional Use Permit fee of \$3,559.00 plus WQMP fee of \$1,484.28 divided by 20 units. Generally, a single home on a single undeveloped lot is not subject any entitlement fees.
5. Single-family residential building permit fee based on valuation @ \$93.06/sf = \$186,120. Fee for valuation between \$100,001 to \$500,000: \$654.50 for first \$100,000 plus \$35 for each additional



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Fee Category	Fee			
	Single-Family home on Un-Developed Infill Lot (per unit) ²	Single-Family 20-lot Subdivision (per unit) ²	Multi-family (per unit) ³	Senior Multi-family Housing (Reduced Fee) ³

- \$10,000 or fraction thereof, to and including \$500,000; multiple-family residential building permit fee based on Valuation @ \$95.70/sf = \$95,700. Fee for valuation between \$50,000 and \$100,000: \$428.50 for first \$50,000 plus \$45 for each additional \$10,000 or fraction thereof, to and including \$100,000.
6. Building plan check fee is the same as the building permit fee, except that for tracts the fee is \$600 per model plus \$300 per lot. Assuming 3 models for a 20 lot tract, the average cost per lot for a 20 lot tract is: \$434.98.
 7. Storm drain fee for single-family based on 2000 sq. ft. home at \$186 plus \$28/ 100 sq. ft. for the roof area in excess of 750 sq. ft. (\$186 + 350 = \$536); multiple-family and senior housing based on 20,000 sq. ft. building with \$186 plus \$28 / 100 sq. ft. for the roof area in excess of 750 sq. ft. but less than 3,000 sq. ft. plus \$.02 per sq. ft. of roof area (\$186 + \$630 + \$1020 + \$871.20 = \$2707.20/20).
 8. For water meter service, the fee for multiple-family and senior assumes 1 meter for all units.
 9. For water distribution, the fee for single-family is \$49 per lineal foot of lot frontage based on 60-foot wide SFR. For multiple family and senior \$49 per lineal foot of lot frontage based on 150 feet of lot frontage for a one-acre lot.
 10. Elevation fees are based on pressure zones. There are 12 pressure zones identified in the City with the associated fees ranging from \$0 to \$1750. An average of the fees per pressure zone was used to determine fee costs.
 11. Includes local park development, aquatic facilities and trail fee (\$78/gross acre).
 12. TUMF fee is transportation uniform mitigation fee for regional projects. For publicly subsidized affordable housing projects, TUMF fees are waived.
 13. The Regional Reserve fee is \$5,489/gross acre and fee indicated above is based on single-family at 6 units per acre and multiple-family at 20 units per acre.
 14. Fees for the City's three school districts are: RUSD @ \$3.48 - \$8.02/sq. ft.; AUSD @ \$3.48/ sq. ft.; and MVUSD @ \$3.48 - \$4.50/sq. ft. Approximately two thirds of the City is within the RUSD district boundaries; therefore, the current RUSD school fee of \$4.01/square-foot was utilized for this calculation. Single-family fee is based on \$4.01 x 2000 s.f., multiple-family is based on \$4.01 x 1,000 sq. ft. and senior is based on \$4.01 x 1,000 s.f.
 15. The TUMF fee for eligible active senior living is calculated by multiplying the standard multi-family residential TUMF obligation by the automobile trip reduction factor (0.53) using the methodology outlined in Worksheet A.1.23 of the TUMF Fee Calculation Handbook.

Assessment of Fees

The City of Riverside is authorized under state law to charge fees to recover the full cost of services provided by City staff. Cities can also charge fees to recover the full costs of constructing and improving roads, parks, sewer, water lines, and other infrastructure to serve residential development. Despite this authority, the City and regional entities have taken proactive steps to reduce the following fees:

- ❖ **City Fees.** The City of Riverside continues to subsidize development fees (30%) with its general fund monies. In 2008, the City adopted a policy of deferring certain development fees until final inspection or certificate of occupancy, totaling \$10,000 in short-term savings. Senior housing projects also receive substantial fee reductions.

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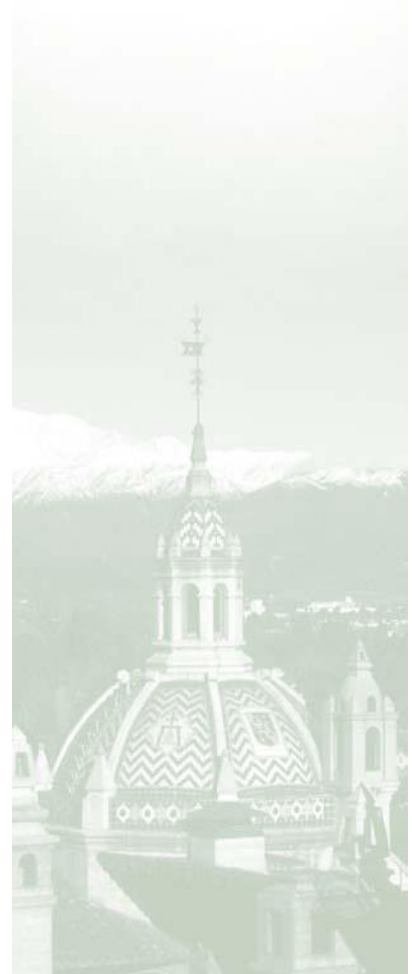


- ❖ **Impact Fees.** TUMF and School Mitigation fees are the two largest impact fees, comprising 50% of development fees. Per City Council Ordinance No. 7067, publicly subsidized affordable projects are exempt from TUMF fees. The TUMF fee exemption is a significant incentive to encourage development of affordable housing. For example, the total fees for a market rate multiple-family housing development, \$25,591.42 would be reduced by \$6,231 (a 24 percent reduction of total fees) to \$19,360.42, a substantial reduction for a publicly subsidized affordable multiple-family housing development. Similarly, when the project is a publicly subsidized affordable senior multiple-family housing development, the total fees are reduced even further, from \$25,812.42 to \$19,581.42 (a 24 percent reduction of the total fees). Given the combination of TUMF fee waiver and subsidies for affordable housing, development fees are not viewed as a constraint to affordable housing developments and in fact promote and encourage affordable housing developments in the City of Riverside. This is demonstrated through entitled and in-the pipeline affordable housing units within this Planning Period.

- ❖ **Density Bonus.** Finally, developers proposing apartments or PRDs that contain units affordable to lower income residents can receive higher densities (and thereby project revenues) plus concessions for qualified projects. This provision improves the financial feasibility of projects and creates a third layer of financial benefits for developers. In 2007, with the update of the Zoning Code as part of the General Plan 2025 Program, Riverside updated its density bonus provisions to comply with state law and allow for these financial benefits.

- ❖ **Development Fees Compared to Total Development Costs.** Residential per square-foot development costs can vary greatly depending on the region, quality of materials, and extent of amenities and upgrades. A modest estimate of development costs for a basic tract home within the Southern California region can be expected to be around \$150 per square-foot.² Utilizing this per square-foot cost, the total development costs

² This per square-foot development cost was derived from February, 2011 International Code Council Building Valuation Data providing square foot construction costs for Type V multiple-family and single-family residential construction. The 2011 nationwide average per square-foot development costs for Type VA construction are approximately \$109/s.f. for single-family and approximately \$97/s.f. for multiple-family residential. For the purposes of this analysis these development costs were increased as indicated above to reflect higher development costs for the Southern California region compared to the nation as a whole and rising construction costs since 2011.





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for a 2,000 square-foot single-family home would be approximately \$300,000. Based on the development fees shown in the table above, the development fees of approximately \$41,000 for a 2,000 s.f. single-family tract home (20-lot subdivision) would represent approximately 13.6 percent of the total development costs. Since the development fees represent a small portion (about one eighth) of total development costs for a single-family detached unit, these fees are not considered to be a constraint to development.

- ❖ Utilizing a \$135 per square-foot construction cost for a 1,000 square-foot multiple-family unit (10 percent less than for single-family detached) the total per unit construction cost for a multiple-family unit would be approximately \$135,000. The multiple-family per unit fees of roughly \$22,000 represents approximately 16 percent of the total development cost. While multiple-family fees represent a higher percentage of total development cost than for single-family, the fees still represent a small portion of the total development costs. Moreover, the total development costs for a multiple family unit is 55 percent lower than for the single-family unit. For senior units, the development fees are even lower at around 13.8 percent. If the units are publicly subsidized multiple-family residential, the fees represent about 11.8 percent and for publicly subsidized senior, they are 9.2 percent of total development costs. Given these fees represent a small portion of total development costs and even smaller percentage due to incentives such as the TUMF fee exemption, and further incentives such as density bonuses for senior and affordable housing, these fees are not considered to be a constraint to development.

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 set forth land use designations that guide the location, type, and intensity or density of permitted uses of land in the City of Riverside. The Zoning

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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-32 shows residential land uses, the corresponding zoning designation, and permitted densities allowed for housing.

TABLE H-32
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 (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 (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
General Plan Land Use Designation			
GP Symbol			
Zone Symbol			
Zoning Designation			
Medium Density (Max. 8.0 du/acre)	MDR	RE R-1-1/2 acre R-1-13000 R-1-10500 R-1-8500 R-1-7000 CS MH	Residential Estate R-1-1/2 acre–Single Family R-1-13000–Single Family R-1-10500–Single Family R-1-8500–Single Family R-1-7000–Single Family Commercial Storage Overlay Mobile Home Park Overlay
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 R-3-3000–Multi-family Commercial Storage Overlay





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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 Sp. 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, and 1.0 FAR/acre)	MU-N	MU-N	Mixed Use– Neighborhood
Mixed-Use – Village (Max. 30/40 ¹ du/acre, and 2.5 FAR/acre)	MU-V	MU-V	Mixed Use–Village
Mixed Use – Urban (Max. 40/60 ¹ du/acre, and 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

Note: 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-33 and H-34, the Zoning Code permits a wide variety of conventional and special needs housing.



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TABLE H-33
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
Accessory Dwelling Unit	x	x	x	P	P	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	PR D	x	PR D	PRD	PRD	x	x
Special Needs Housing							
Assisted Living (Residential Care Facility)	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 & Commercial Storage	x	x	x	x	x	x	x
Temp. during Construction	TU P	TUP	TU P	TUP	TUP	TUP	TUP
Group Homes (6 or less)	P	P	P	P	P	SP	SP
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
Single Room Occupancy (SRO)	x	x	x	x	x	x	x
Sober Living Homes	P	P	P	P	P	SP	SP
Student Housing	x	x	x	x	x	C	C
Supportive Housing (fewer than 6 clients)	P	P	P	P	P	P	P
Supportive Housing (more than 6 clients)	P	P	P	P	P	P	P
Tiny Home Community ⁵	x	x	C	C	C	C	x
Temporary Emergency Shelter ⁵	x	x	TUP	TUP	TUP	TUP	x
Transitional Housing (fewer than 6 clients)	P	P	P	P	P	P	P
Transitional Housing (more than 6 clients)	P	P	P	P	P	P	P

Source: City of Riverside Zoning Code, 2018

P = Permitted by Right
PRD = Planned Residential

C = Conditional Use Permit
SP = Site Plan Review Required



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MC = Minor Conditional Use
 TUP = Temporary Use Permit

X = Prohibited Use

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.
5. Permitted as an incidental use to Assemblies of People- Non Entertainment

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-34
 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
Accessory Dwelling Unit	x	x	x	x	x	x	x
Multiple-Family (2 or more du's)	x	x	x	x	x	P	P
Live Work	x	x	x	x	P	SP	SP
Planned Residential	x	x	x	x	x	x	x
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 & Commercial 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
Single Room Occupancy (SRO)	x	x	x	x	x	x	C
Sober Living Homes	x	x	x	x	P	SP	SP

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Residential Uses	Commercial				Mixed Use ¹		
	O	CR	CG	CRC	MU-N	MU-V	MU-U
Student Housing	x	C	C	x	x	C	C
Supportive Housing (fewer than 6 clients)	MC	MC	MC	x	P	P	P
Supportive Housing (more than 6 clients)	C	C	C	x	P	P	P
Tiny Home Community ³	C	C	C	C	C	C	C
Temporary Emergency Shelter ^{3,4}	TUP	TU P	TU P	TU P	TUP	TUP	TU P
Transitional Housing (fewer than 6 clients)	MC	MC	MC	x	P	P	P
Transitional Housing (more than 6 clients)	C	C	C	x	P	P	P

Source: City of Riverside Zoning Code, 2018

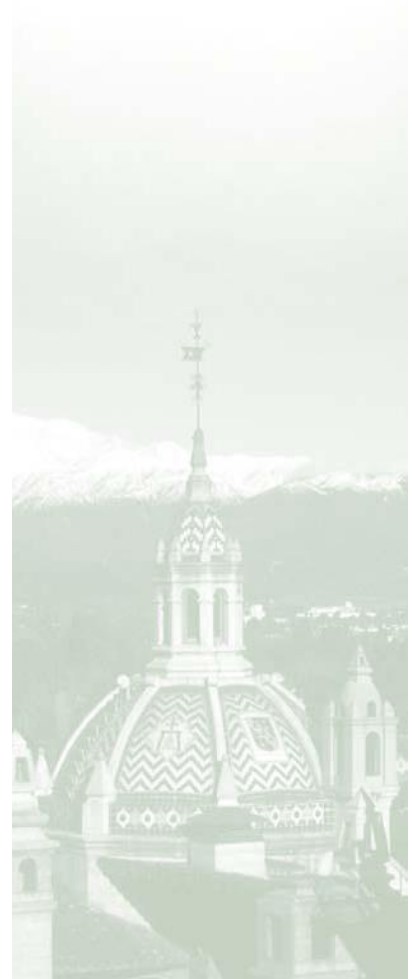
P = Permitted by right
 PRD = Planned Residential
 MC = Minor Conditional Use
 TUP = Temporary Use Permit
 C = Conditional Use Permit
 SP = Site Plan Review Required
 X = Prohibited Use

1. Mixed-use is also allowed in the Downtown Specific Plan.
2. Shelters are also conditionally permitted in the Industrial Zone.
3. Permitted with Assemblies of People – Non- Entertainment.
4. Temporary shelters are also temporarily permitted with a Temporary Use Permit in the Industrial and BMP Zones (only with Assemblies of People – Non- Entertainment).

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.** 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. Mobile home parks were permitted in the RR, RE, and R-1 zones with a Mobile





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Home Park Overlay Zone. 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.

- ❖ **Planned Residential Development (PRD).** PRD regulations are a unique and flexible development incentive that is intended to: assist in producing a diversity of single-family housing, incentivize clustered development of environmentally and topographically constrained land, allow the development of small-lot infill subdivisions, encourage more creative and imaginative project design by allowing increased densities in return for enhanced amenities; provide increased opportunities for home ownership; and assist in the preservation and enhancement of valuable natural areas, where appropriate and especially in the RC Zone. A PRD is permitted in any single-family residential zone (except RA-5), subject to a Planned Residential Development Permit.

Accessory Dwellings and Caretaker Quarters

Accessory dwellings and caretaker quarters can provide a significant source of affordable housing to students, extended family, seniors, housekeepers/caretakers, and other individuals living and working in Riverside.

The Zoning Code provides for the following uses.

- ❖ **Accessory Dwelling Units.** The Zoning Code defines an accessory dwelling unit as an attached or detached dwelling unit which provides complete independent living facilities for one or more persons which is located on the same lot as a permitted primary use. An accessory dwelling unit may include an efficiency unit or manufactured home as defined by the California Health and Safety Code. Accessory dwelling units are permitted by right in the RE and R-1 zones, except that they are not permitted on lots with existing duplexes. An accessory dwelling unit shall not exceed 1,200 square feet. Development standards include one parking space in addition to those required for the primary dwelling. However, parking standards shall not apply if located within one-half mile of public transit, located within an historic district, part of existing primary residence or an existing accessory structure, when on-street parking permits are required but not offered to the

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occupant of the accessory dwelling unit, or when there is a car share vehicle located within one block of the accessory dwelling unit.

- ❖ **Caretakers Quarters.** The Zoning Code defines a caretaker's quarter as a single-family dwelling unit as an accessory to an agricultural, professional, commercial or industrial use for occupancy by the owner/caretaker. Caretaker's quarters are permitted in three industrial zones (I, AI, and AIR), one commercial zone (CS Overlay) pursuant to a Minor Conditional Use Permit where 24-hour on-site management is required, and in the RA-5 - Single-family Residential Zone subject to a Conditional Use Permit. Within the industrial and commercial zones, the unit is limited to 650-square-feet, and 2 bedrooms and is covenant restricted to be occupied by the owner or employee of the business where the unit is located.

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.

- ❖ **By-Right.** In January, 2018, the City amended the Zoning Code to allow multi-family residential uses by-right throughout the City. A new Administrative Design Review process was created in order to facilitate this non-discretionary process. In addition, Site Plan Review, which is a discretionary process, is no longer required for multi-family developments.
- ❖ **Mixed-Use.** The Zoning Code has 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





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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.

Housing for People with Disabilities

The Welfare and Institutions Code (Lanterman-Petris Act) and the Health and Safety Code (Community Care Facilities Act) declare 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. Ten types of facilities are covered under this Act including:

- ❖ 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

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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 permits the above uses (including single-room occupancy) primarily under the term “group homes.” As required by state law, such uses serving six or fewer persons are permitted 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).

Assisted Living

Riverside permits assisted living/residential care facilities in the community. Assisted living is defined as a special combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of persons who need help with activities of daily living. A facility with a central or private kitchen, dining, recreational, and other facilities with separate bedrooms or living quarters, where the emphasis of the facility remains residential. This definition may include residential care facilities for the elderly.

Assisted living facilities are permitted with a conditional use permit in the R-1 zone (much like other group quarters) and in the R-3 zone. Assisted living facilities are conditionally permitted to ensure compatibility with surrounding properties and to avoid any impacts associated with such uses. Assisted living facilities are subject to the development standards of other residential uses in the same zone; however, they are only required to have one parking space per two beds, compared to two spaces for a two-bedroom apartment.

The City of Riverside’s policy of allowing residential care facilities and assisted living facilities larger than seven or more persons pursuant to a conditional use permit is not considered a constraint. Group homes and assisted living facilities are allowed in all residential zones, except RC (which requires voter approval), a rural zone, and R-4. These uses





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are also permitted conditionally in all commercial zones. Large facilities account for 70% of all beds for disabled residents. Moreover, City staff cannot recall a conditional use permit for a new group home with seven or more residents that was denied.

The City of Riverside has a greater number of group-quarter beds available for people with a disability (on a per capita basis) than many other communities. The City currently has 2,134 beds available within residential care facilities.

Taken together, the conditional use permit process is not considered a constraint to the development of housing for people with disabilities because: the City has a larger percentage of care facilities than the national average, larger facilities are allowed in virtually every compatible residential and commercial zone, and large facilities currently provide the majority of beds in Riverside.

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 care housing options for people who are homeless:

- ❖ **Emergency Shelter.** This includes short-term facilities that provide basic temporary overnight sleeping accommodations along with meals, showers, and supportive service linkages.
- ❖ **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.
- ❖ **Temporary Emergency Shelter.** This is a temporary use that may be permitted in conjunction with an Assemblies of People-Non-Entertainment use with a Major Temporary Use

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Permit. The placement of beds are temporary and limited to a maximum of 180 days per calendar year.

- ❖ **Single Room Occupancies (SRO's).** This is a multi-unit housing development for very low income persons that typically consists of a single room and shared bath, also may include a shared common kitchen and common activity area.

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 2006-2014 Housing Element, the City processed 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 Municipal Code defines "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 distinguish such uses, from similar land uses or community case facilities 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 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 governments from enacting regulations of group homes. Thus, the Municipal Code permits sober





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living facilities by right in all residential zones. As of August 2013, Riverside has an estimated 22 sober living facilities in the City.

Alcohol and Drug Treatment Facilities

The Riverside Municipal Code defines an alcohol and drug treatment facility as any facility, building or group of buildings which maintained and operated to provide 24-hour residential nonmedical alcoholism or drug abuse recovery or treatment services. This facility is distinguished from a sober living facility in that a state license is required in order to operate an alcohol and drug treatment facility.

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, emergency shelter, supportive housing, transitional housing and transitional housing development, except that the separation requirement shall be increased to 1,000 where the other use is a parolee/probationer home.

Tiny Home Communities

In January 2018, the City adopted new regulations to allow Tiny Home Communities as an incidental use to an Assemblies of People - Non-Entertainment use. A Tiny Home Community is defined as a group of Tiny Homes, typically smaller than 1,200 square feet per unit, that are arranged in common relationship to one another, usually surrounding a shared landscaped area. Also known as a “pocket neighborhood.”

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

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Table H-35 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-35
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 s.f.	2	30%	30/20/100
RE	1.0	43,560s.f.	2	30%	30/25/30
R-1-½ ac	2.0	21,780 s.f.	2	30%	30/20/35
R-1 ¹	3.4–6.2 ¹	7,000-13,000 s.f.	2	30–40%	varies
R-3-4000	10.9	30,000 s.f.	2 ³	–	25/10/20
R-3-3000	14.5	30,000 s.f.	2 ³	–	
R-3-2500	17.4	30,000 s.f.	2 ³	–	
R-3-2000	21.8	30,000 s.f.	2 ³	–	15/7.5-10/15
R-3-1500	29	30,000 s.f.	2 ³	–	
R-4	40	30,000 s.f.	4	–	
MU-N	10	7,000 s.f.	35'	1.0 FAR	15/0/15
MU-V ²	30	20,000 s.f.	45'	2.5 FAR	0/0/15
MU-U ²	40	20,000 s.f.	60'	4.0 FAR	0/0/15

Source: Zoning Code, 2018

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 in buildings that are three stories in height pursuant to Planning Commission approval.

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% 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.





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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 to 200 square feet per unit, and private open space ranging from 120 to 50 square feet per unit. 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 allowed for in state law and the amount charged is tied to the marginal cost of facilities needed to serve new housing.

Parking Requirement

Parking is an important development regulation in communities. Adequate parking for residential projects contributes to the value of a project, the safety of residents, its appearance, and livability. However, excessive parking standards can pose a significant constraint to the development of housing because it reduces the land and financing availability for project amenities or additional units. The following analyzes whether Riverside's parking standards are a constraint to the production and affordability of housing.

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The Municipal Code, Chapter 19.580, establishes residential parking requirements for different types of residential uses. These requirements are summarized below in Table H-36.

TABLE H-36
PARKING STANDARDS FOR HOUSING

Residential Use	Parking Standard
Single-Family Residential	Two parking spaces within a private garage per dwelling unit
Accessory Dwelling Units ^{1,2,3,4}	One space in addition to spaces required for the primary dwelling.
Multiple-Family Residential	1.5 parking 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. At least 75% of the total spaces must be within an enclosed garage or a carport.
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 parking spaces per bed
Supportive Housing Transitional Housing Emergency Shelter	Based upon demonstrated need, provided that the standards do not require more parking than that for other residential or commercial uses within same zone.
Mobile Home Park	1 parking space per mobile home site plus 1 off-street guest parking space for every 5 mobile home sites
Senior Housing	1.1 parking spaces/unit, of which 50% must be covered either in a carport or a garage
Student Housing	1.1 parking spaces per bed provided on same or adjoining lot.
Studio Unit	1 parking space per unit.

Source: Zoning Code, 2018

Note: Qualified mixed use and transit-oriented projects also receive a 15% reduction in required parking spaces.

1. Parking for accessory dwelling units may be provided as tandem parking on an existing driveway.

2. Off-street parking shall be permitted in setback areas in locations determined by the City or through tandem parking, unless specific findings are made that parking in setback areas or





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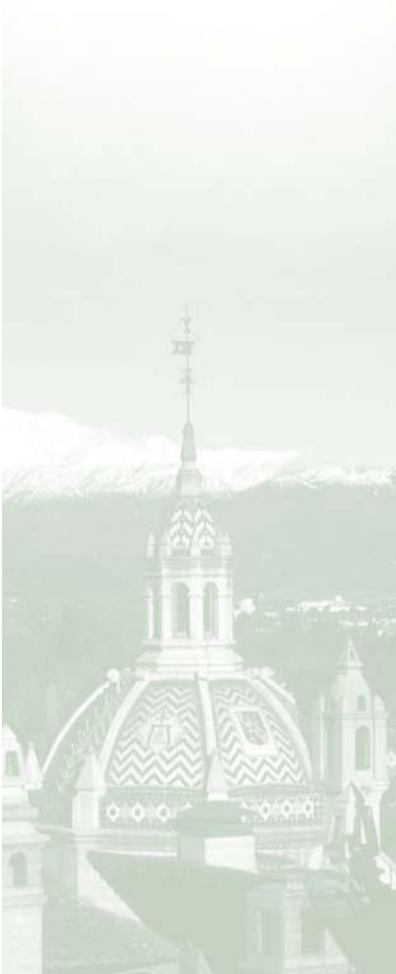
tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the jurisdiction.

3. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, replacement spaces as required, may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts.

4. Parking standards shall not apply for accessory dwelling units in any of the following instances: a. The accessory dwelling unit is located within one-half mile of public transit; b. The accessory dwelling unit is located within an architecturally and historically significant historic district; c. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure; d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or e. When there is a car share vehicle located within one block of the accessory dwelling unit.

The following analyzes the impact of the City's 40% covered parking space requirements on the construction cost, affordability, density, and supply of multiple-family housing in the community.

- ❖ **Development Costs.** Parking spaces cost between \$5,000 for a carport and \$20,000 for a stand-alone two-car garage. Using a recent apartment project built in Riverside, the additional cost of a covered garage is \$15,000 per unit-totaling 5% of the project value or 10% of structural value. The City offsets this impact by allowing for greater heights of three stories and therefore a greater achievable density. If an additional 10% of units rented at \$1,500 per month are built, the rents pay off the garage spaces in only four years.
- ❖ **Housing Affordability.** Market-rate apartments are affordable to moderate income households, and senior projects are affordable to low and moderate income households. Developers typically desire an additional \$50 to \$100 per month in rent for units with covered garages. This increment does not affect the affordability of market-rate apartments for moderate income households. Seniors are also not affected because their projects often receive density bonuses.
- ❖ **Achievable Density.** Riverside has approved apartment projects at near maximum densities. The 55-unit Blaine Street Apartments had a density of 27.5 units per acre, and the 315-unit Magnolia Village Square Apartments achieved a density of 26.3 units per acre. Affordable family and senior projects (e.g., TELACU and Cypress Springs) were approved at maximum densities. The fact that market-rate apartments are approved at over 90% of the maximum allowable density demonstrates that parking has a minimal impact on density.



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- ❖ **Supply of Housing.** The City of Riverside has experienced a tremendous construction boom during the early 2000's. Moreover, additional apartment units (senior, family, and mixed-use developments) are currently under construction. Given the magnitude of apartments under construction, the City's parking requirements do not appear to constrain the development of multiple-family projects in the community.

In conclusion, Riverside's parking standards have a modest impact on the cost, affordability and density of multiple-family housing. Moreover, thousands of units were built or are under construction. The City's parking requirements are thus not a constraint to the supply or construction of apartments in the community.

Flexibility in Development Standards

Development standards affect the financials of a residential project, both from the revenue side (through achievable density) and through the costs of accommodating specific development standards. However, there is no specific threshold that determines whether a particular standard or combination constrains the affordability or supply of housing. Many factors determine project feasibility. Moreover, during the building boom of the early 2000s, few development standards or fees appeared to be a constraint.

While prior sections discussed how to reduce development costs, the following describes ways that offer flexibility in development standards and generate more revenue in a project.

- ❖ **State Density Bonus Law.** The City's Zoning Code has incorporated the State density bonus. Under this law, the City offers developers a density bonus and at least one additional concession or incentive for proposed projects that will contain: 1) units affordable to very low, low or moderate income residents consistent with state law; 2) units restricted to qualified seniors; or 3) condominiums that meet certain state affordability thresholds. Conditions and affordability covenants required by state law will apply.
- ❖ **Transit-Oriented Project.** The City permits higher residential densities 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





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of 4.0. This provision is permissible, not mandatory, and subject to discretion as part of the Site Plan Review process.

- ❖ **Planned Residential Development.** The PRD designation 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, RE and R-1 zones can secure a 10% density bonus if the project exhibits exemplary design. Additionally, a project can receive a 25% density bonus in the RC Zone with an approved PRD permit. The City has successfully used the PRD process to approve thousands of smaller lot and affordable single-family projects in the City.

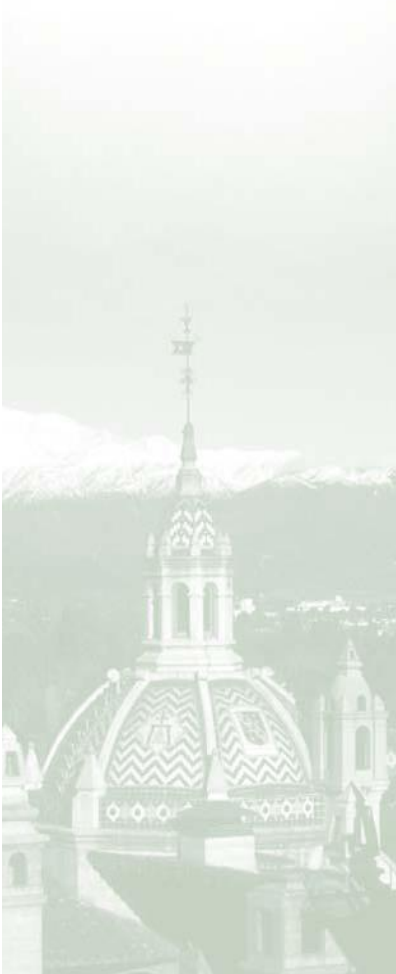
DEVELOPMENT PERMIT PROCESS

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-37 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 mixed use, conditionally permitted uses, projects in certain areas, etc.) require design review to ensure the quality of the project and consistency with Citywide Design and Sign Guidelines. In January of 2018, the City amended the Zoning Ordinance to allow multi-family residential uses by-right throughout the City. A new Administrative Design Review process was created in order to facilitate this non-discretionary process.



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- ❖ **Site Plan Review.** 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.
- ❖ **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-37, 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.





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TABLE H-37
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	Not Required ²	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	Not required	Not Required	Required (3-4 mos.)
Environmental Review	Assumes Negative Declaration or Mitigated Negative Declaration prepared concurrently with permit review. ³			
Building Plan Check	Required (6-8 wks.)	Required (6-8 wks.)	Required (6-8 wks.)	Required (6-8 wks.)
Cumulative Totals	10-12 weeks	10-12 weeks	5.5-7 months	5.5-7 months

Source: City of Riverside

1. Concurrent time review (time indicated for permit with longest review time).
2. Non-discretionary Administrative Design Review is required.
3. Single Family and Multiple-Family are not subject to CEQA.

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 Residential Conservation, Commercial, Office, Mixed-Use, Industrial, and Downtown Specific Plan and Orangecrest Specific Plan Zones. Although single-family residential infill projects are not subject to design review, plans submitted to the Planning Division are 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.

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The City of Riverside adopted the Citywide Design and Sign Guidelines in 2007 to assist developers in designing and building residential, 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 procedures, City staff reviews the application for completeness and the proposed project for compliance with the Guidelines. City staff makes a recommendation to the Community and Economic Development Director, who has approving authority or can refer that authority to the Planning Commission. The Director, or Planning Commission, can approve in full or in part, conditionally approve in full or in part, modify, or deny the application. 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.

Administrative Design Review

To facilitate the development of affordable housing throughout the City, consistent with California Government Code Section 65580, the City amended the Zoning Code in January of 2018 to allow multi-family by-right throughout the City. A new Administrative Design Review process was created in order to facilitate this non-discretionary process. An administrative Design Review application for standalone multi-family residential building(s) are reviewed by the Community and Economic Development Director or his/her designee when the proposed development complies with identified objective criteria.

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.





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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 Community and Economic Development Director 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 Community and Economic Development Director is responsible to review, modify, deny, or approve the application. However, the Community and Economic Development Director 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 Community and Economic Development Director 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

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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 a new building in the 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





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codified in the Municipal Building Code, the Subdivision Code (Title 18), and administrative regulations.

Building Codes and Enforcement

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 2010 edition of the CBC, the California Residential Code and the California Green Building Standards Code.

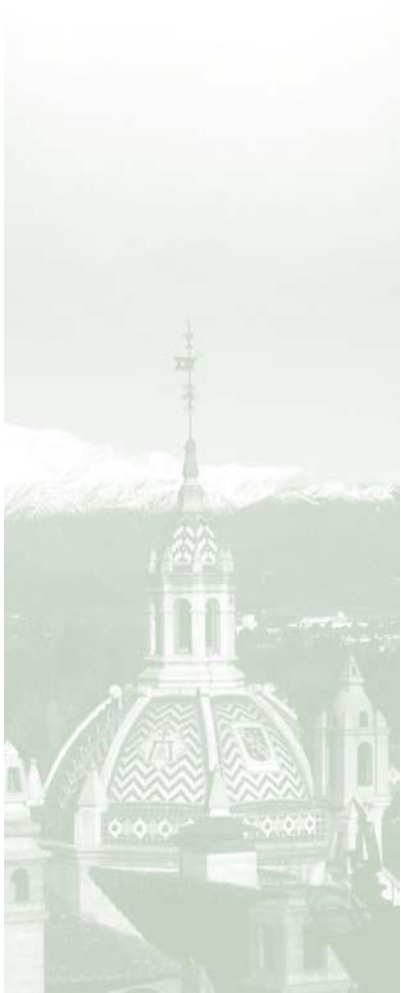
As part of the adoption of the California Building Code, a city may adopt additional codes if it makes an express finding that such modification is reasonably necessary because of local climatic, geological, or topographical conditions (Health and Safety Code Section 17958.7). The City Council has adopted 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.

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.

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



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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 requirements for on- and off-site improvements for new residential development. In summary, the developer is responsible for the following:

- A. Grading and filling to approved grade, and construction of all necessary grade crossings, culverts, bridges and other related works;
- B. Construction and installation of all drains, drainage facilities, channel improvements and other drainage works required to provide adequate drainage for every lot and to protect from flood or overflow by storm waters or floodwaters in accordance with City plans;
- C. Construction and installation of concrete curbs and gutters on both sides of every street and on the proximate side of each existing or dedicated street bordering the subdivision;
- D. Installation or provision for the installation of all sewer mains, including dry sewers when required by the Public Works Department, and all laterals required to serve each lot;
- E. Installation of all utilities, utility lines and appurtenances, including water mains, fire hydrants, gas mains, telephone and electric lines, and all laterals and appurtenant equipment required to serve each lot;
- F. Required utility lines, including but not limited to electrical, telephone, cable television, and street light service lines, providing service to all new property developments;
- G. Relocation or provision for the relocation of any underground or overhead utility, including irrigation lines, the relocation of which is necessitated by development of the subdivision;
- H. Installation of asphalt concrete pavement, base material, and seal coat in all existing or dedicated streets and alleys or portions thereof;
- I. Installation of concrete sidewalks adjacent to the curblines, concrete driveway approaches; and concrete pavement for pedestrian ways;
- J. Planting or providing for the planting of trees of the variety, size and condition in accordance with the approved plans and specifications;
- K. Installation or provision for the installation of street lights of approved design and illumination intensity;





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- L. Installation of all required street signs, including street name signs, warning signs, and regulatory signs where required;
- M. Construction and installation of street barricades where required;
- N. Where any boundary line of a subdivision is adjacent to or across a public street, alley or pedestrian way from an open and unfenced canal, storm channel, railroad, quarry, airport, or other hazardous facility, or adjacent to unimproved land capable of division or development, or productive agricultural land, construction of appropriate separations; and
- O. Construction of such acceleration and deceleration lanes and traffic channelization devices in streets necessary to control traffic.

TABLE H-38
STREET RIGHT OF WAY IMPROVEMENTS

Street Type	Type of Improvement				
	Right of Way	Median	Pavement Width	Curb & Gutter	Park-way
Arterial	144	12	56	Yes	10
Arterial	120	12	44	Yes	10
Arterial	110	18	34	Yes	12
Arterial	100	21	34	Yes	10
Arterial	88	N/A	64	Yes	12
Collector	80	N/A	40	Yes	20
Collector – Local Street or Multiple-family area	66	N/A	40	Yes	13
Local Street Single-Family Area	66	N/A	36	Yes	15
Local cul-de-sac street	60	N/A	36	Yes	12
Frontage road	42	N/A	32	Yes	10
Alley	20	N/A	20	N/A	N/A
Half streets	43	N/A	28	Yes	15

Source: Riverside Subdivision Code, 2013

Chapter 18.230 of the Municipal Code allows for the modification of public improvement requirements of the Subdivision Code pursuant to the Approving/Appeal Authority making specific findings to ensure the health, safety, and public welfare and consistency with the General Plan and other implementing plans and specifications.



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.

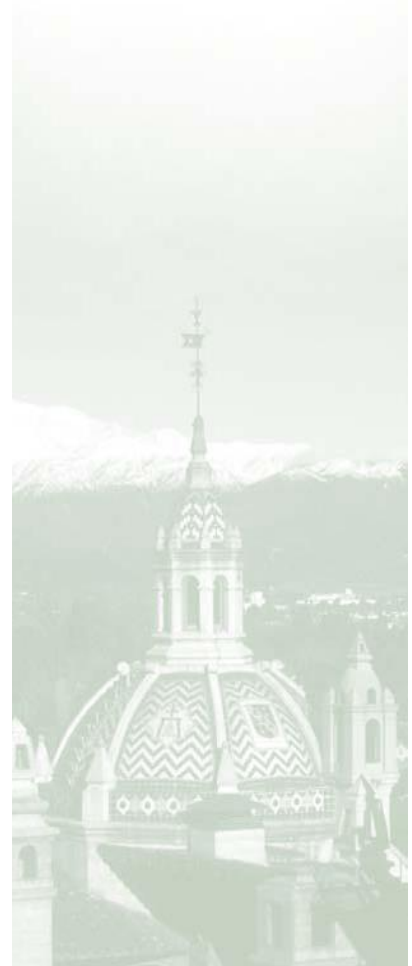
Land Use and Zoning

City Zoning Codes allow for land uses required by fair housing law. Small group homes 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. The City currently uses a minor conditional use permit process approved by the Community Development Director to address smaller emergency shelters serving six or fewer people, reserving the full conditional use permit and Planning Commission approval for larger facilities. In January of 2018, the Zoning Code was amended to permit transitional and supportive housing by right consistent with SB 2.

The City implements its Zoning Code according to fair housing law. The City amended its Zoning Code definition of family by removing a clause pertaining to single housekeeping unit based on personal relationships to comply with state fair housing law. The Zoning Code now defines a family as any individual or group of individuals living together in a dwelling unit as a single housekeeping unit. Family does not include larger institutional group living situation, such as in a boarding house or hotel/motel/long-term stay. The Zoning Code makes no reference to the number of occupants in a family. Residential care facility definitions are consistent with state law and cite the relevant code sections to ensure continued consistency. Definitions for emergency shelters, transitional housing, and permanent supportive housing are also consistent with state law.

Building Codes

The City has adopted the 2010 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





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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 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.

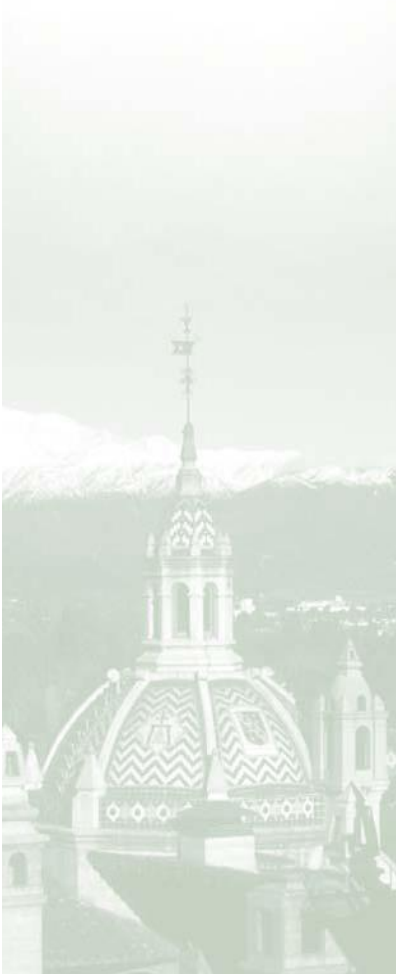
Development Standards and Permitting Processes

The City examined its 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 was recently amended for consistency with fair housing law.

To avoid overconcentration, the City requires certain uses to be spaced at various distances from one another or sensitive land uses. A 300-foot separation is required between group quarters (e.g., assisted living facility, group home, and emergency shelters). A parolee/probationer home cannot 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 emergency 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.



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An application for a reasonable accommodation follows the same timeline as a 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; and
- ❖ 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, former Mayor Loveridge 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





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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.



John North Water Treatment Plant

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. As of 2010, RPU provided water service to about 63,500 customers.

The City of Riverside has prepared updates to its Water Supply Plan and Urban Water Management Plan that identifies anticipated water facility improvements needed over the next 20-year period. RPU's service area encompasses approximately 75 square miles, of which approximately 70 square miles are within City limits and 5 square miles are outside. RPU operates approximately 940 miles of pipelines ranging from 2 to 72 inches in diameter, 62 active wells, 16 reservoirs with an approximate total volume of 108 million gallons, 22-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



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diameter pipeline in a fee-property right-of-way. Metropolitan also owns the Box Springs Feeder right-of-way property in the City limits.

Water supply and treatment capacity needs do not constrain the development of housing needed to address the RHNA in Riverside.

Sewer Infrastructure

Wastewater service within the Planning Area is provided by Riverside Public Works. 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 87.4 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 of the community south of Van Buren Boulevard, which is served by WMWD-through its Riverside Regional Water Quality Treatment Plant (RRWQCP). Primary, secondary, and tertiary treatment of wastewater from the Jurupa, Rubidoux and Edgemont Community Services Districts is also provided. The City of Riverside 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 800 miles of gravity sewers ranging in size from 6 to 48 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. The City has prepared a Wastewater Master Plan to address capacity through 2025.

According to the 2010 Urban Water Management Plan, the RRWQCP treats approximately 34 million gallons per day (mgd) of wastewater for over 287,000 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 2010, the plant had a capacity of 40 mgd. According to the 2010 Urban Water Management Plan, capacity can be expanded to up to 52 mgd in concert with population growth. Wastewater capacity and treatment





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needs thus do not constrain the development of housing needed to address the RHNA in Riverside.

Dry Utilities

The City of Riverside is the primary electricity provider, responsible for the generation, transmission, and distribution of electric power within the City. Riverside Public Utilities (RPU) 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 approximately 90 miles of transmission lines and 1,200 miles of distribution lines.



RERC Electric Generation Units

As of 2013, RPU had over 107,500 electrical meter connections. All of RPU's energy from external sources comes through SCE's Vista Substation, which is in Grand Terrace.

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.

Implementation of the General Plan 2025 will 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.

One of RPU's most notable achievement is the commitment to an aggressive Renewable Portfolio Standard, providing 20% of its retail needs with renewable energy in 2012 and meeting all mandatory compliance obligations. Also noteworthy is the completion of the Casa Blanca Power Project, a primary component of the Electric System Master Plan, which was placed in service in early 2013.

The proposed Riverside Transmission Reliability Project (RTRP) is the largest capital project in the history of Riverside Public Utilities and will provide needed energy resources to the city while improving reliability to all customers. The City Council certified the Environmental Impact Report for RTRP in February 2013.

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

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California and nationwide to improve energy management and resource conservation strategies.

In 2006, Riverside’s former Mayor 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.

Building Design

California’s Title 24 and CalGreen 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

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.



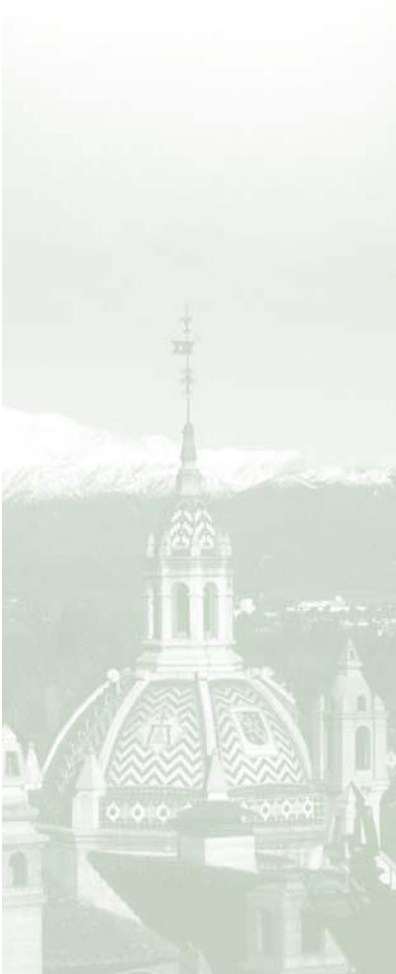


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totality, meet specified energy conservation targets. In addition to California's Title 24 standards, all residential projects are subject to meeting the state building codes, which also include energy conservation standards. Riverside also offers the following energy conservation programs.

- ❖ 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 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 PRODUCTION

This section discusses how the City addresses its share of the Regional Housing Needs Assessment (RHNA) through the production of housing affordable to all income levels. The subsequent section provides an inventory of sites that will accommodate the remaining unmet housing need through 2021.

OVERVIEW

Riverside is committed to preserving its distinctive qualities while continuing to accommodate its diverse housing needs. As discussed earlier, 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. SCAG also sets goals for achieving different affordability levels of new housing. Riverside’s RHNA allocation between 2014-2021 is 8,283 units: 2,002 very low income units; 1,336 low income units; 1,503 moderate income units; and 3,442 above moderate income units.

State Housing Element Law mandates that each city show it has adequate sites available through appropriate zoning and development standards and with the required public services and facilities for a variety of housing types and incomes. This evaluation of adequate sites represents planning goals and not a requirement for actual production of housing within the planning period. The City must demonstrate that it has capacity or adequate sites to accommodate the projected need for housing. The City’s share of the region’s housing needs for 2014-2021, as determined by SCAG, is the projected housing need used in this evaluation. The analysis of adequate sites represents planning goals, not a goal for actual production of housing within the Planning Period.

During the 2006-2014 planning period, the City had a RHNA need of 11,381 housing units. The City identified candidate sites that would be rezoned to address the RHNA need by allowing additional mixed use and residential development. These identified areas were not rezoned within the planning period, but there were a number of units constructed in each of the income categories. Based on the provisions of AB 1233, the City must identify sites that are appropriately zoned, or will be appropriately zoned within the first year of the new planning period to accommodate the unaccommodated lower-income need from the 2006-2014 planning period. This requirement is in addition to the requirement to identify other sites to accommodate the RHNA need for the 2014-2021 Planning Period. The City may not count





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capacity on the same sites for both planning periods. Refer to the sections below for discussion of capacity to accommodate the current and previous RHNA need.

In addressing the City's housing needs, the City Council recognizes the importance of deliberative planning, and therefore the General Plan 2025 incorporates smart growth principles. In Riverside, a major tenet of smart growth includes directing new development opportunities to undeveloped and underutilized developed sites within already urbanized parts of the City, rather than to the urban fringe. A complementary component of smart growth is also to emphasize transit- and pedestrian-oriented opportunities in the community. As such, the City's housing strategy focuses new housing opportunities along its major "L" corridor and preserves open spaces in the City.

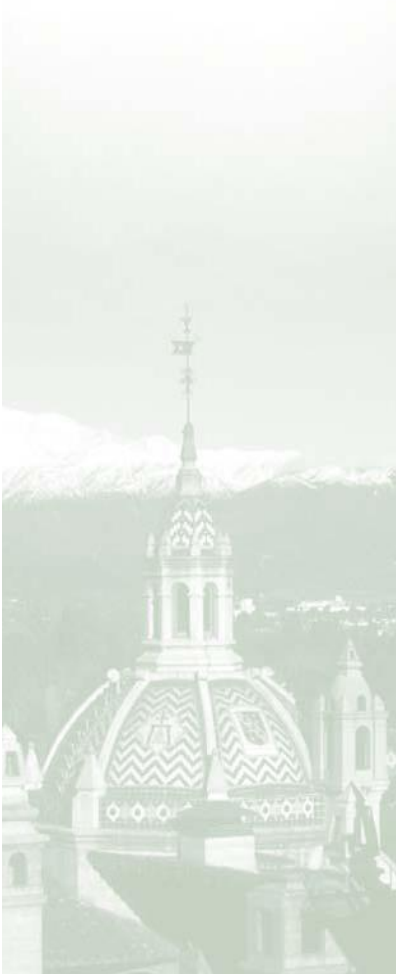
Seizing Our Destiny

The provision of housing is critical to the City's future. In the spring of 2009, former Mayor Loveridge charged a group of community leaders to develop a bold and ambitious economic strategic vision for Riverside. This strategic vision "Seizing Our Destiny" defines "Where We Are" and describes how Riverside is poised for greatness. Then it defines the desired destination of Seizing Our Destiny as follows:

- ❖ Outstanding Quality of Life
- ❖ Catalyst for Innovation
- ❖ Location of Choice
- ❖ Unified City for Common Good

To arrive at the City of Riverside's desired destination the City will pursue 11 Strategic Routes. For each of the 11 Strategic Routes there are several specific initiatives. The specific initiatives that reinforce the goals of the Housing Element are:

- ❖ SOD Initiative 7.4 – Integrate housing components that add critical mass and compliment the character of the area. Milestones set to accomplish this initiative include:
 - Complete the construction of the Home Front at Camp Anza.
 - Complete the construction of apartment units at the northwest corner of 7th Street and Chicago Avenue.
 - Complete the construction of three single-family houses at 11th & Ottawa.



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- Complete the construction of two homes at 2570 Sunnyside and 10820 Sunnyslope.
- ❖ SOD Initiative 10.1 – Promote development of affordable housing through public private partnership opportunities. Milestones set to accomplish this initiative include:
 - In partnership with the Housing Authority and Wakeland Housing & Development Corporation to complete the renovation of the Camp Anza Officer’s Club and develop 30 affordable apartment units for disabled veterans to be completed by 2016
 - In partnership with the Housing Authority and RHDC, complete the construction of two single family affordable homes by 2015.
 - In partnership with the Housing Authority and Habitat for Humanity to complete the construction of three single family affordable homes by 2015.

Moreover, the City recognizes that an effective strategy to address its housing needs must address other factors in addition to affordability. Clearly, the housing needs of students differ from those 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 the expected population.

The following chapter builds on the City’s strategy for achieving the RHNA by identifying adequate sites for residential development that can accommodate the type and prices of housing needed to address the unmet housing needs of Riverside’s future residents.

2006-2014 UNACCOMMODATED NEED

During the 2006-2014 Planning Period, over 6,121 new housing units were constructed in the City. Based on initial sales prices, rents or affordability covenants, 406 units are affordable to very-low income households, 629 units to low income households, 1,525 units to moderate income households, and 3,561 units to above moderate income households. Projects constructed during the 2006-2014 planning period are described in Appendix A.





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In addition, the City identified capacity for 779 lower income units within the Downtown Specific Plan, Orangecrest Specific Plan, and areas outside of Specific Plans.

Table H-39 summarizes the City’s unaccommodated RHNA need.

TABLE H-39
2006-2014 UNACCOMMODATED RHNA NEED

	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod	
2006-2014 RHNA	2,687	1,866	2,099	4,729	11,381
Units Constructed	406	629	1,525	3,561	6,121
Sites Identified with Residential Zoning ¹	779				779
2006-2014 Unaccommodated Need	2,739		574	1,168	4,481

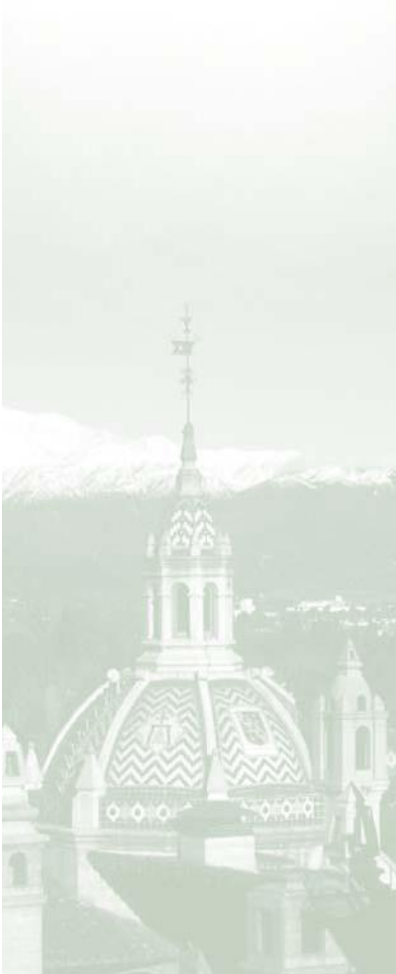
Source: City Planning Division, 2013.

Notes:

¹ Sites identified in Table H-51 of the 2006-2014 Housing Element already zoned for high density residential or mixed use in the Downtown, and Orangecrest Specific Plans, and infill sites outside of specific plan areas.

CAPACITY TO MEET COMBINED RHNA NEED

The City had an unaccommodated RHNA need of 4,481 units for the 2006-2014 planning period. Based on the provisions of AB 1233, the City must identify sites that are appropriately zoned, or will be appropriately zoned within the first year of the new planning period to accommodate the unaccommodated need from the 2006-2014 planning period. This requirement is in addition to the requirement to identify other sites to accommodate the RHNA allocation for the 2014-2021 planning period of 8,283 units. Table H-40 summarizes the City’s total RHNA need (2006-2014 unaccommodated need plus 2014-2021 need).



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TABLE H-40
TOTAL RHNA NEED

	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod	
2006-2014 Unaccommodated Need	2,739		574	1,168	4,481
2014-2021 RHNA Need	2,002	1,336	1,503	3,442	8,283
Total RHNA Need	6,077		2,077	4,610	12,764

Source: City Planning Division, 2013.

CAPACITY TO MEET TOTAL RHNA NEED

The following sections describe the City's capacity to meet its total RHNA need (2006-2014 unaccommodated RHNA need plus 2014-2021 RHNA need).

PROJECTS IN THE PIPELINE

There are currently a number of residential units that are entitled or under construction. These projects in the pipeline are described in Appendix B. There are 311 lower income housing units. The remaining 3,557 units are assumed to be affordable to moderate and above moderate income households.

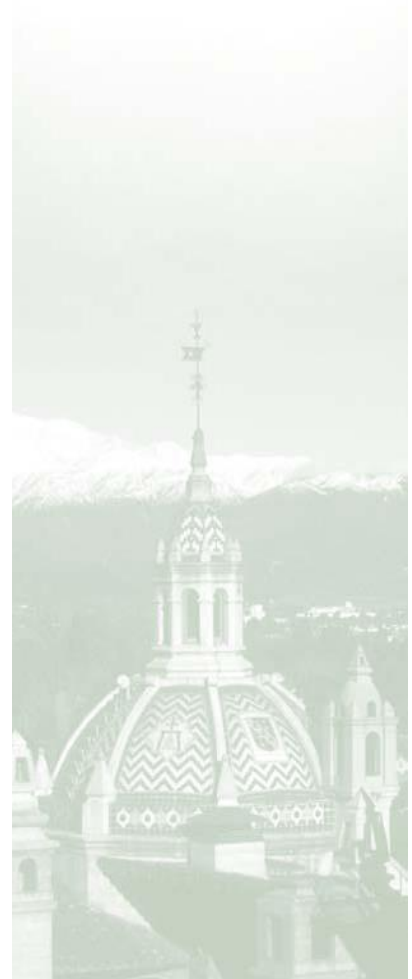
TABLE H-41
PROJECTS IN THE PIPELINE

	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod	
Entitled/Planned Units Not Yet Constructed	311		3,557		3,868

Source: City Planning Division, 2017.

SITES ZONED FOR RESIDENTIAL DEVELOPMENT

Prior to 2017, there were a number of sites zoned for residential or mixed use development that could accommodate a portion of the City's RHNA need. Table H-42 summarizes these parcels. Appendix C provides detailed information about these parcels.





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TABLE H-42
SITES ZONED FOR RESIDENTIAL DEVELOPMENT

	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod	
Downtown Specific Plan	241		0	0	241
Orangecrest Specific Plan	342		0		342
Areas Outside of Specific Plans	416		0		416
Total	999		0		999

Source: City of Riverside, 2013.

ACCOMMODATING THE RHNA

Table H-43 summarizes the City’s RHNA need and the City’s strategy to accommodate that need prior to adoption of an ordinance for rezoning of sites in January of 2018.

TABLE H-43
RHNA SUMMARY PRIOR TO REZONING ADOPTION

	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod	
Total RHNA Need (2006-2014 Unaccommodated Need + 2014-2021 RHNA Need)	6,077		2,077	4,610	12,764
Projects in the Pipeline	311		3,557		3,868
Sites Zoned for Residential Development prior to Rezoning adoption in January 2018	999		0		999
Remaining RHNA Need	4,767		3,130		7,897

Source: City Planning Division, 2017.

2017 REZONE PROGRAM

After accounting for projects-in-the-pipeline and available sites zoned for residential development, in 2017 the City still had a remaining RHNA need of 4,767 units for lower-income households. To accommodate the housing need for the remaining 4,767 units affordable to lower-income households, the City identified at least 191 acres of undeveloped or underutilized developed land that was either currently zoned or would be rezoned for residential achieving at least an average density of 25 units per acre. Sites identified were large

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enough to accommodate at least 16 units per site. State law required that at least half of the remaining lower income units be accommodated on sites exclusively for residential uses. Of the remaining 4,767 units, a minimum of 2,384 units needed to be accommodated on sites zoned for residential-only.

In 2017, the City initiated multiple rezoning and planning efforts to accommodate this additional housing need as follows:

- ❖ General Plan/Zoning Consistency Program - To facilitate quality planning and deliberate policies, and create consistency for selected candidate sites that are undeveloped/developed but underutilized and considered viable for development/redevelopment, the City proposed a rezoning effort. Groups 1 through 3 below principally included sites that were designated correctly in the General Plan, and only required rezoning for consistency with the General Plan. Group 4 was proposed to meet the requirement for 50 percent of the sites to allow residential uses only.
 - Group 1 - Magnolia Avenue Specific Plan: Within the Magnolia Avenue Specific Plan, 12 sites (locations) totaling approximately 74 acres were rezoned to the MU-V and MU-U Zones.
 - Group 2 - University Avenue Specific Plan: Within the University Avenue Specific Plan, 5 sites (locations) totaling approximately 10 acres were rezoned to the MU-V and MU-U Zones.
 - Group 3 - Sites not within a Specific Plan Rezoned to Mixed Use: For areas not within the two specific plan areas mentioned above, 8 sites (locations) totaling approximately 78 acres were rezoned to the MU-V and MU-U Zones.
 - Group 4 - Sites Rezoned to Multi-Family Residential: 32 sites (locations) totaling approximately 146 acres were rezoned to the R-3-1500 Multiple-Family Residential or R-4 Multiple-Family Residential Zones.

Further, the Rezoning Program provided a minimum of 16 dwelling units per site. The Rezoning Program identified sites, which permit owner-occupied and rental multi-family residential uses by right pursuant to California Government Code Section 65583.2(h). At least 50 percent of the remaining 4,767 DU (2,384 DU) were





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accommodated on sites zoned exclusively for residential uses.

- ❖ Elimination of Downtown Zoning Barriers – Underutilized Downtown commercial, office, and industrial properties that could be adaptively reused or demolished have been and continue to be identified. None of sites proposed for rezoning are located in the Downtown Specific Plan. The Downtown Specific Plan currently allows for high-density residential and mixed-use in the Downtown Specific Plan Raincross District.

TABLE H-44
RHNA SUMMARY AFTER REZONE PROGRAM SITE REZONING

	Affordability Levels	
	Very Low	LOW
Total Remaining RHNA Need	4,767	
Sites Zoned for Residential Development in 2017 Rezone Program	6,598	
Surplus RHNA	1,831	

RIVERSIDE RENAISSANCE

The City has completed a \$1.48 billion investment called Riverside Renaissance, the most ambitious public investment program in Riverside’s history. This aggressive program has completed more projects in five years than were completed over the last thirty years. Although the housing market and economy have receded since 2006, the Riverside Renaissance program is an integral strategy for the City to “prime the market” and position Riverside for a robust recovery in its economy, employment base, and housing market.

Riverside Renaissance was funded through the capital improvement program (CIP) and the strategic investment plan (SIP). The CIP relied on \$235 million in new utility bonds, plus existing, local, regional, state, and federal funds. The SIP bridged the gap of “unfunded” CIP projects by generating additional funds toward Riverside’s capital needs. This included \$105 million in general fund bonds, \$186 million in RDA bonds, surplus land sale proceeds, and additional federal, state, and regional public funds.

In summary, funds were spent as follows:

- ❖ **Public Facilities.** Included new and upgraded parks, libraries, museums, fire stations, convention center, police station, and



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parking garages. A total of \$334 million was spent on projects during the 2006–2011 timeframe.

- ❖ **Transportation.** Included railroad grade separations, freeway interchanges, street reconstruction, medians, and other supporting improvements. A total of \$480 million was spent on projects during the 2006–2011 timeframe.
- ❖ **Infrastructure.** Included the upgrade of electric plants, water treatment facilities, several reservoirs, and other infrastructure projects. A total of \$666 million was spent on projects during the 2006–2011 timeframe.

Taken together, the massive public investments made through the Riverside Renaissance program were intended to stimulate private investment in the City, its housing, and neighborhoods as well as bolster and incentivize reinvestment in economic development. As the economy continues to improve, the City of Riverside will be in the strongest position to compete for new residential development.

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—Community Development Block Grants (CDBG), Home Investment Partnerships Program (HOME), and Housing Opportunities for People with AIDS (HOPWA).

HOME Investment Partnerships Program

Riverside receives an annual federal entitlement under the HOME program to promote the construction of affordable rental housing, first-time homebuyer assistance, moderate or substantial rehabilitation, and tenant-based assistance. Federal regulations require the City provide a 25% match with nonfederal resources. From 2006 to 2011, Riverside received \$1.6 million in HOME funds annually that were spent primarily on down payment assistance loans for low income first-time homebuyers. The City also used HOME funds to provide





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rehabilitation loans and grants to help lower income homeowners address health and safety issues and eliminate code violations. The federal government cut the City's HOME allocation in fiscal year 2012/2013 by 48% reducing the City's annual HOME allocation to \$780,000.

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 million annually in CDBG funds.

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.** Until 2012, the City's Redevelopment Agency was been active in the rehabilitation and development of low and moderate income housing, funding many of the assisted housing projects in the City. The Redevelopment Agency was dissolved in 2012 consistent with the dissolution of redevelopment agencies statewide. The City's Housing Authority is the successor agency for housing activities of the Redevelopment Agency. The successor agency is charged with closeout of the projects that were already committed through the Redevelopment Agency, but new activities are not permitted. 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.

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- ❖ **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, and businesses provide most of the labor; public agencies or individuals donate land. Habitat Riverside built five homes in the last several years.
- ❖ **Wakeland Housing & Development Corporation.** Wakeland Housing & Development Corporation owns and manages more than 6,000 residential units throughout California. They have highly qualified staff that has expertise in both affordable housing and on-site resident service programs that offer unique opportunities for families and individuals to enhance their job marketability and enrich their lives.
- ❖ **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

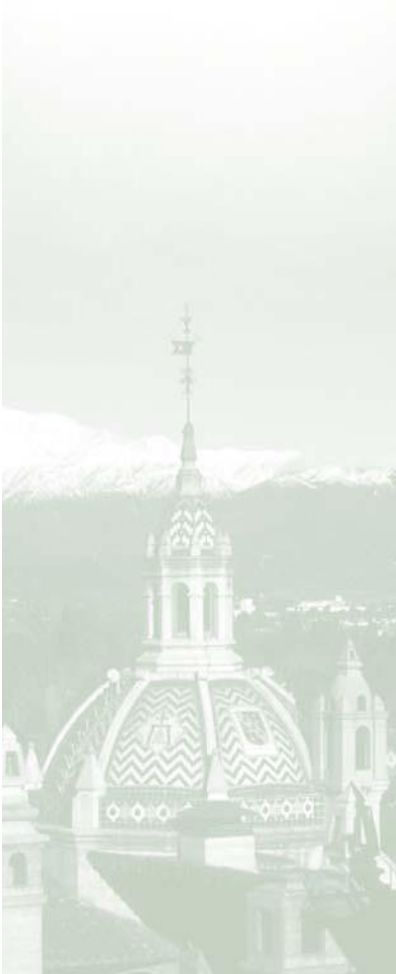




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the needs of persons recovering from substance abuse as well as mental illness. Whiteside Manor operates programs for men, women and children, and families in group settings.

- ❖ **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 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 2014-2021 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 objectives for the 2008-2014 planning period:

- ❖ 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.

Appendix E, Review of Past Performance, details the progress in implementing the 2008-2014 Housing Element.





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COMMUNITY OUTREACH FOR 5TH CYCLE HOUSING ELEMENT, ADOPTED OCTOBER, 2017

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 2014-2021 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 two major series of forums to solicit input for the Housing Element.

- ❖ **Farmers' Market.** The City solicited input from residents at the Kaiser Permanente Farmers' Market on July 19, 2013. The City provided information about the Housing Element and community members shared their thoughts on housing challenges and opportunities.
- ❖ **Neighborhood Conference.** The City also had an information booth at the Neighborhood Conference on October 19, 2013. The City provided information about the Housing Element and asked for input on housing challenges and opportunities.
- ❖ **Citizen's Advisory Committee.** The City Council appointed a Citizens Advisory Committee (CAC) composed of representatives from the development industry, special needs groups, City commissions, fair housing representatives, and other parties. The City formed a CAC to discuss housing needs, the role of the Housing Element, and potential policy and programmatic responses to addressing Riverside's needs.

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.

FARMERS MARKET

On July 19, 2013, the City hosted a Housing Element information and outreach booth at the Kaiser Permanente Farmers' Market. At the booth, community members had the opportunity to pick up



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informational flyers about the Housing Element update, ask questions of the project team, and provide comments on housing opportunities and challenges.

The following are comments provided by the community in response to the two topics. All comments are provided verbatim.

Challenges

- ❖ Arlanza – the Single Family Residential is impacted by the low income apartments. Bad parking issue. Speed of cars
- ❖ Neighborhood quality. Policing. Deferred maintenance.
- ❖ La Sierra congestion
- ❖ Quality of housing
- ❖ Reduce impacts to neighborhoods from air traffic from Moreno Valley free trade zone and truck traffic, pollution, and quality of life.
- ❖ Left turn to La Sierra needs a signal.
- ❖ County calling “do not call list” for upgrading windows = upset residents
- ❖ I hate foreign investors buying up the whole neighborhood with cash.
- ❖ Too many investors turning neighborhoods into rental neighborhoods over ownership
- ❖ Noise from traffic in neighborhoods
- ❖ Quality of housing
- ❖ Affordability
- ❖ Lots of homeless waiting for SSI checks
- ❖ Affordability of ownership – investors driving up prices, credit repair needed.
- ❖ Hendrick Area – noisy kids at night (teens and college age). Lots of people moving in and out of neighborhood. Quality changed.





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Opportunities

- ❖ Look at what Corona is doing with boarding housing – smaller units P.E. Article a month ago
- ❖ Look at train station and mixed use
- ❖ Create housing with kitchens separate from living area with outdoor access (wok kitchen) it's a cultural desire due to smells from cooking.
- ❖ Cultural specific amenities (e.g. Kitchen) – closed kitchen
- ❖ Make houses smaller – you don't need 2,000 sf
- ❖ Arlanza – make empty lot for parking by low income housing. There are too many cars. Add stop signs and speed bumps
- ❖ Arlanza – Add YMCA instead of Weed Clinic near low income housing for young kids.
- ❖ Seniors need to downsize *helping them
- ❖ Community Policing
- ❖ New shopping centers needed

NEIGHBORHOOD CONFERENCE

On October 13, 2013, the City hosted a Housing Element information and outreach booth at the annual Neighborhood Conference held at Riverside Community College. At the booth, community members provided comments on housing opportunities and challenges. The following are the comments that were written. The comments are provided verbatim.

Challenges

- ❖ Cost of housing, going to lose young people
- ❖ Safety
- ❖ Quit building
- ❖ Ward 3 group homes popping up
- ❖ Halfway houses - want notice
- ❖ Need low cost no frills modular student housing
- ❖ Houses at freeways, don't feel safe in these areas especially at night

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Opportunities

- ❖ Need low income family housing
- ❖ Youth club on Mission Inn
- ❖ More mixed-use complexes
- ❖ Another homeless shelter
- ❖ 115 homes for Cox trade on golf course
- ❖ Tyler and Van Buren for 95 homes, Tyler needs 4 lanes

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 2014-2021 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. During the Housing Element update, the City of Riverside held one forum with the Citizens Advisory Committee. The forum was publicly noticed and open to participation by residents, stakeholders, and other interested parties. The forum and the general content discussed at each are summarized below. A second forum will be held for the CAC to review the draft Housing Element. The minutes from the CAC meeting are provided in Appendix F.

PLANNING COMMISSION WORKSHOP # 1

The City presented to the Planning Commission on May 18, 2017 at the City Council Chambers to discuss the revisions to the draft version of the 2013-2021 Housing Element update and to receive any initial input. The following summarizes the discussion and comments into challenges and opportunities.

Challenges

- ❖ Close proximity of these candidate site parcels La Sierra High School and St. Colette Church site will cause too much traffic with increased density.





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- ❖ Felt property owners were not notified properly of these zone changes.
- ❖ City should fight the State on legal requirements that are causing the requirements in this document.
- ❖ The term "rezone" creates fear when discussing the future of parcels, but this requirement is bigger than the City and must be done.
- ❖ An overlay zone would not be allowed to satisfy this state rezoning requirement. Mixed use zoning does allow for flexibility.
- ❖ Because of the lawsuit against the City all development could be stopped if the Housing Element is not certified in a timely manner, and therefore should not be fought but work to comply with State law.
- ❖ A property owner could not request a variance to prevent a site from changing from commercial to residential under these new restrictions. However, they could request a rezone or a General Plan Amendment at a later date.
- ❖ RA-5 zoned sites were not considered for rezoning in this update because they require a vote of the people to change.
- ❖ This process is to simply identify and rezone current land uses in the City without physical work or construction.

Opportunities

- ❖ Property with a CUP runs with the land even if rezoned.
- ❖ City will continue to allow pre-existing nonconforming uses on rezoned sites.
- ❖ The housing created will not just be Section 8 Housing but workforce housing as well.
- ❖ Staff will also investigate nonconformity requirements to ensure they are compliant with the rezoning program and will not wrongfully penalize anyone.

PUBLIC WORKSHOP

On May 18, 2017 a public workshop was held by City staff from 6 to 8 p.m. in the City Council Chambers to discuss the 2013–2021 Housing Element and rezoning program. The public was invited to provide feedback and ask questions about the housing element update process and the required rezoning the City is conducting as

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part of that process.

Approximately 20 people attended the meeting, and voiced their concerns via open discussion and comment cards. The following summarizes the discussion and comments into challenges and opportunities.

Challenges

- ❖ Felt letter of notice to property owners that termed businesses “underutilized” was upsetting and believes this will discourage businesses from locating to the region.
- ❖ Restrictions on residential development because of airports and the Airport Land Use Commission (ALUC) create challenges due to their large presence in the City.
- ❖ Feels rezoning is a scourge on property owners and lowers property values due to new uncertainty for potential buyers.
- ❖ Concerned about increased traffic, homeless people, and drugs with the changes.
- ❖ RA-5 zoned sites were not considered for rezoning in this update because they require a vote of the people to change.

Opportunities

- ❖ The City will be sending notices before the public hearings starting in August to alert property owners and surrounding neighbors of the proposed rezoning changes.
- ❖ Underutilized (or underdeveloped) properties were identified by city staff by examining existing appropriate General Plan designations and other factors.
- ❖ A real estate broker commented that a property he had for sale was part of the candidate list, and the offer on the property increased drastically under the terms of the site changing from an R-1 to an R-3 or R-4 zone.
- ❖ City staff anticipates some zoning amendments to address residential uses by right, nonconformity issues, and MU-V permitted uses.

This meeting and the evening workshop initiated the public engagement process for the rezoning effort. City staff emphasized that they are available to answer questions at any time and are happy to meet with property owners.



APPENDIX A: 2006-2014 HOUSING PRODUCTION



APPENDIX A: 2006-2014 HOUSING PRODUCTION

This appendix summarizes the construction of new units in Riverside during the 2006-2014 planning period. These units are subtracted from the City's 2006-2014 RHNA allocation to obtain the City's unaccommodated 2006-2014 RHNA need.

SENIOR HOUSING

The following senior housing projects were constructed during the 2006-2014 planning period.

- ❖ **TELACU Las Fuentes.** TELACU built this 75-unit senior apartment project, located at 1807 11th Street, in 2008. The project is built on a 2.1 acre site at about 35 units per acre. To facilitate the project, the City approved a conditional use permit and variances to increase the allowable building height as well as to allow a different parking arrangement. The project was funded with the HUD Section 202 program, City Redevelopment Agency, and Home funds. The project contains 74 units affordable to very low income seniors (plus one unit affordable to a moderate income household).
- ❖ **TELACU El Paseo.** TELACU built this 75-unit senior apartment project, located at 4030 Harrison Street, in 2009. The project is built on a 2.1 acre site at about 35 units per acre. To facilitate the project, the City approved a conditional use permit and variances to increase the allowable building height as well as to allow a different parking arrangement. The project was funded by the HUD Section 202 program, City Redevelopment Agency, and Home funds. The project contains 74 units affordable to very low income seniors (plus one unit affordable to a moderate income household).
- ❖ **Raincross Senior Housing.** The 168-unit Raincross Senior Housing, located at 5200 Central Avenue, was built in 2007. The site is zoned R-1-7000, encompasses 5.3 acres, and the density of the residential project is about 52 units per acre. This project is privately financed and not rent restricted. To facilitate the entire project, the City approved a conditional use permit as part of the project approval. Raincross Senior offers one and two bedroom units for \$735-\$1,200 a month. Assuming a two person senior household can afford \$1,040



TELACU Las Fuentes





APPENDIX A: 2006-2014 HOUSING PRODUCTION

per month (\$940 rent plus \$100 utilities), this project is affordable to low and moderate income households.



Raincross Cottages

- ❖ **Raincross Cottages.** This project includes 22 craftsman cottages restricted to seniors 55 years and older. The two-bedroom and two bath units range in size from 900 to 1,000 square feet, and contain a kitchen, a laundry room, and attached garage. Although initially intended as for-sale condominiums, the owner is renting the cottages at market rents due to the economy. Units rent for \$1,150 per month. Assuming a two person low income household can afford a total of \$1,040 per month (\$940 rent plus \$100 utilities), this project rents are above the low income threshold and are affordable to moderate income households.

- ❖ **Orangeville Senior.** The 23-unit Orangeville Apartments, located at 1054 N. Orange Street, was completed in 2010. The present site encompasses about 0.77 acres and the density of the residential project is about 30 units per acre. The two-bedroom units rent for \$895 per month. Listed by the Riverside County Housing Authority, the project solicits Section 8 vouchers. According to the rental housing affordability analysis, a two-person low income household can afford rent of \$1,040 per month. This project is master metered, so a portion of the utilities is included in the rent. However, even adding a \$100 maximum utility allowance, this project would be affordable to lower income households.



JE Wall Victoria Manor

- ❖ **JE Wall Victoria Manor.** The 112-unit JE Wall Victoria Manor is a senior project at 4660 Victoria Avenue. Built in 1993, the project's 15-year affordability covenant had expired, and the project was at imminent risk of converting to market rates. Workforce Homebuilders, in partnership with Portrait Homes and St. James Church, purchased and rehabilitated the property in 2007 and 2008. The project received \$3.5 million in RDA funds and annual federal tax credits of \$400,000. Upon completion, 23 units are affordable at or below 50% of the MFI and 88 units are affordable at or below 60% of MFI. The affordability covenants were also extended 55 years.

- ❖ **Cambria (Riverwalk III).** This 204-unit senior housing project, located at 4725 Sierra Vista Avenue, was built in 2011. Approved as part of the La Sierra Specific Plan, this project offers highly amenitized housing near La Sierra University. This project has 132 one-bedroom and 72 two bedroom units, ranging in size from 650 to 950 square feet. Rents are \$950 to \$1,050 for one-bedroom units and \$1,200 to \$1,350

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for two-bedroom units. Based on the maximum affordable rental payment for a two person and low income household (\$1,040) and additional standard utility allowance, the project is affordable to moderate income households.

- ❖ **Vintage at Snowberry.** The 224-unit Snowberry Senior project, located at 8202 Colorado, was completed in 2012. Pursuant to a developer agreement, 222 units are required to be affordable to lower income households; the remaining two units are manager's units that are not income restricted. Project costs total \$33.5 million. Major funding sources include \$16 million in Tax Exempt Bonds, \$9 million in Tax Credits, \$3 million in Redevelopment Funds, \$1.6 million in MHSA funds, and \$1.5 million in HOME funds.
- ❖ **Villa Magnolia Mobile Homes.** The Villa Magnolia Park, located at 3500 Buchanan, is a senior mobile home park. It consists of 193 original spaces and 52 spaces were added in the 2006 – 2014 housing production period. The project has two and three-bedroom units for asking prices of \$69,900 to \$90,000 with \$600 space rents. The space lease translates into an additional price of \$90,000. According to the affordability matrix, a two person, and low income household can afford a home priced at \$186,700. Although the lease adds up to \$90,000 in equivalent house costs, the total is less than the maximum affordable price of \$186,700 that is affordable to low income households.





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Table A-1 lists each senior project built during the Housing Element period. The affordability was based on actual rents, affordability covenants, and discussions with developers.

TABLE A-1
SENIOR HOUSING PROJECTS SINCE 2006

Senior Housing Projects	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod	
Built Since 2006¹					
TELACU Las Fuentes (P04-1023)	74	0	1	0	75
TELACU El Paseo (P07-0900)	74	0	1	0	75
Raincross Senior (P03-1514)	0	122	45	1	168
Raincross Cottages (P04-0206)	0	0	22	0	22
Orangeville Senior (P08-0201)	0	23	0	0	23
J.E. Wall Victoria Manor (P07-1341)	23	88	1	0	112
Cambria Riverwalk (P06-0557/PM-34744)	0	0	204	0	204
Vintage at Snowberry (P04-0075)		222	2	0	224
Villa Magnolia Mobilehomes (P03-0261)	0	52	0	0	52
Total	171	507	276	1	955
Source: City Planning Division, 2013.					
Notes: 1. Built and finalized residential projects. Affordability based on actual rents charged. Projects that have pulled building permits or are under construction are included in this category. Except otherwise noted, all projects are completed.					

APARTMENTS

The following text describe project and Table A-2 summarize multiple family projects credited toward the 2006–2014 RHNA.

- ❖ **Cypress Springs Apartments.** In 2007, the Riverside Housing Development Corporation built this 101-unit apartment project at 7850 Cypress Avenue. This project was built on a 3.9-acre site at a density of 26 units per acre. The project offers three- and four-bedroom units for very low income, large households. On-site amenities include childcare, computer learning center, recreational amenities, and the Blindness Support Training Center. The City facilitated the project by re-designating the site, approving variances, and approving a density bonus. The project was funded by RDA funds, HOME funds, and a low income housing tax credit.

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- ❖ **Diamond Garden Apartments.** This 16-unit apartment project, located at 3715 Jefferson Street, was built in 2008. This project offers two-bedroom units for \$1,150 per month. This project is located close to shopping, entertainment, and Cal Baptist University. It is a market-rate project and does not receive public subsidies. According to the rental housing affordability analysis, a four-person low income household can afford rent of \$1,300 per month. This project is master metered, so a portion of the utilities is included in the rent. However, even adding a \$100 maximum utility allowance, this project would be affordable to lower income households.

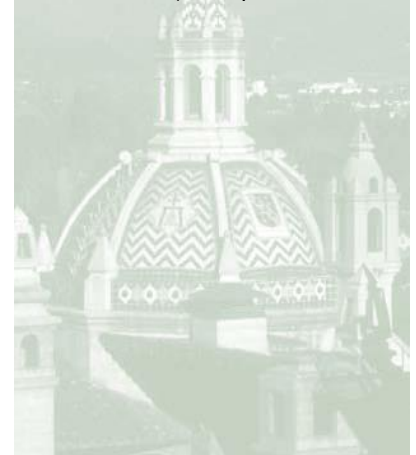
- ❖ **Sierra Vista Hills Apartments.** This 8-unit apartment project, located at 4981 Sierra Vista Lane, was built in 2008. This project offers two bedroom apartments for \$900 per month. The project is located close to shopping, entertainment, and La Sierra University. It is a market-rate project and does not receive public subsidies. According to the rental housing analysis, a four-person low income household can afford rent of \$1,300 per month. This project is master metered, so part of the utilities is included in the monthly rent. However, even adding the full \$100 maximum utility allowance, this project would still be affordable to lower income households.

- ❖ **Stone Canyon Apartments.** This project, located on Quail Run Road, was built in 2006/2007 and reported to the Department of Finance in 2006/2007. This 220-unit apartment project was built on an 18-acre site zoned R-3-3000 at a density of 11 units per acre. Half of the parcel on which the project sits is designated as open space. This project offers one- and two-bedroom units that rent from \$1,010 to \$1,435 per month, respectively. Built to condo standards, a full \$100 utility allowance should be added to the rent. Based on affordable limits and the utility allowance, this project is affordable to moderate income households.

- ❖ **Madison Villa Apartments.** The 20-unit Madison Villas, located at 7510 Magnolia Avenue, was built in 2009. This project was built on a 0.55-acre parcel at a density of 36 units per acre. According to rental sites, the rents are \$825 for a one-bedroom unit and \$1,150 for a two-bedroom unit. The property accepts HUD housing vouchers. According to the affordability analysis, a four-person low income household can afford rent of \$1,300 per month. As master-metered project, the rent covers part of the utilities. However, even adding a \$100 maximum utility allowance, this project is affordable to lower income households.



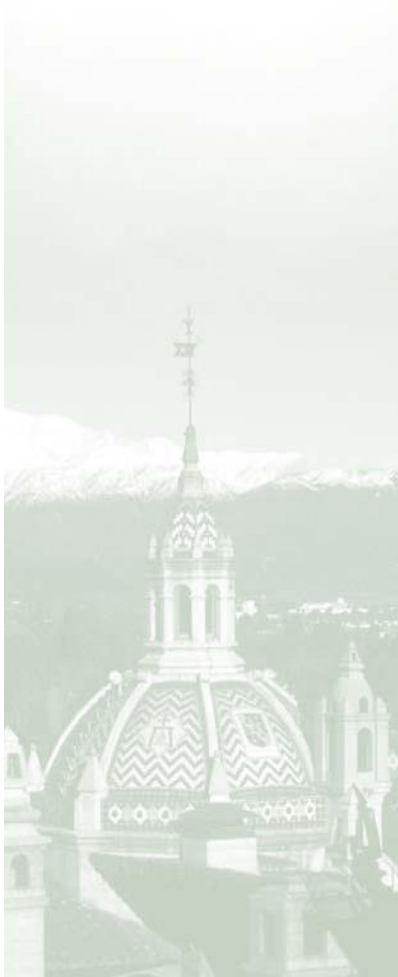
Stone Canyon Apartments





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- ❖ **Nye Avenue Apartments.** This 16-unit project at 3613 Nye Avenue, built in 2007, offers two bedroom units with two-car garages. The project is close to shopping, entertainment, Kaiser Hospital and La Sierra University. Initially built as townhomes, the project was converted to apartments. As a market-rate project, rents are \$1,100 to \$1,350 a month, respectively. According to the rental analysis, a four-person low income household can afford \$1,300 per month. Built to condo standards, a full \$100 utility allowance should be added to the rent. Taken together, this project is affordable to low and moderate income households.
- ❖ **Indiana Avenue Apartments.** The City of Riverside, RDA, and RHDC partnered to gradually acquire and rehabilitate market-rate, substandard fourplexes at the Indiana Avenue Apartments and buy down the affordability of the project. In 2009, the RDA acquired an additional 32 units in the project. The City of Riverside dedicated \$1.5 million in HOME funds, \$225,000 in SHP funds, and \$710,000 in RDA funds to the project. SHP funds provided for eight supportive housing units and HOME funds financed an additional 11 units. Completed in 2010, the project has 8 extremely low income, 9 very low income, and 15 moderate income units.
- ❖ **Paseos@Magnolia.** The 168-unit project is located in the La Sierra neighborhood. The project contains 55 one-bedroom, 102 two-bedroom, and 11 three-bedroom units. Built in the R-3 Multi-family Residential Zone, the project density is 22 units per acre. The project features open space, tuck under parking, and 2 parking spaces per unit. According to the Hutton Company, prices at opening were: \$1,500 to 1,600/month for a one bedroom unit (moderate income), \$1,700-\$1,800 for a two bedroom unit (moderate income), and \$2,200 to \$2,400 for a three bedroom unit (above moderate income).



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TABLE A-2
APARTMENT PROJECTS SINCE 2006

Apartment Projects	Affordability Levels				Total
	Very Low	Low	Mod	Above Mod	
Built Since 2006¹					
Cypress Springs Apts (P04-0664)	99	0	2	0	101
Diamond Garden Apts (P03-1295)	0	16	0	0	16
Sierra Vista Hills Apts (P03-0585)	0	8	0	0	8
Stone Canyon Apts (P03-0959)	0	0	220	0	220
Madison Villa Apts (P03-0110)	0	20	0	0	20
Nye Avenue Apts (P03-1542)	0	8	8	0	16
Indiana Avenue Apartments	8	9	15	0	32
Paseos@Magnolia Apts (P10-0406)	0	0	157	11	168
Canyon Crest (formerly Canyon Crest Condos - P04-0120/PM-35643)	0	0	20	0	20
Total	107	61	422	11	601
Source: City Planning Division, 2013.					
Notes: 1. Built and finalized residential projects. The affordability of the housing is based on actual rents charged and the applicable utility allowance. For those listed above, all projects were completed as of November 2013.					

CONDOMINIUMS

The following text describes and Table A-3 summarizes condominium projects credited toward the 2006–2014 RHNA.

- ❖ **Villas@Magnolia Place.** This 35-unit project at 11547 Magnolia Avenue was built in 2008/2009. The project is built on a 1.88-acre site at a density of 19 units per acre. Each condo has two bedrooms and covers 1,170 square feet. To facilitate the project, the City rezoned the site from the R-1-7000-Single-Family Residential Zone to the R-3-1500 Multiple-Family Residential Zone. The project is rented due to the downturn in the housing market. Asking rents are \$1,400 to \$1,500 (utilities are extra), which are still well within the affordable rent limits for moderate income households.
- ❖ **Raincross Promenade.** This 141-unit condo project in downtown Riverside was built in 2010. Built on a 2.5-acre site, this project was built at a density of 56 units per acre. The project is noted for its exceptional quality and amenities. Due to the downturn in the market, the project is being





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rented as apartments for \$1,250 to \$1,950 per month. Shown earlier, a two- and four-person moderate income household can afford \$1,560 to \$1,950 in housing costs. Even after adding in the maximum utility allowance of \$100, this project is still affordable to moderate income households.

- ❖ **Georgetown Townhomes.** This 93-unit townhome project, located at 3874–3980 Polk Street, was built in phases between 2006 and 2008. The project is built on a 5.9-acre site, and the density of development is 17 units per acre. This project features two and three–bedroom units, 1,500 square feet of living area, covered parking, and site amenities. As shown earlier, for determining affordability, two-bedroom units are assumed to accommodate four residents and three-bedroom units are assumed to accommodate five residents. The HOA fee for this project is \$300 per month, which translates into \$45,000 in equivalent sales price.

According to first-time sales prices recorded by the Redfin and Riverside Blockshopper websites, this project offers 18 low income units. Of the aforementioned low income units, 9 two-bedroom units sold for less than \$184,000 and 9 three-bedroom units sold for less than \$207,000. As shown in Table H-14, the low income thresholds are higher than the above sales price figures. In addition, the project contained 60 moderate and 15 above moderate income units.

- ❖ **Magnolia Gardens.** This 62-unit condo project, located at 3901 Dawes Avenue, was started in 2007 and completed within the last year. This project includes 34 one-bedroom and 28-two bedroom units. The project was initially foreclosed on and repossessed by a bank. After its subsequent sale, Sustainable Design Inc. submitted the project with revised elevation plans. The developer anticipated to rent the project as follows: \$1,200/month for a one-bedroom unit, \$1,400/month for a two-bedroom unit, and \$1,570 for a three-bedroom unit (all moderate income units).



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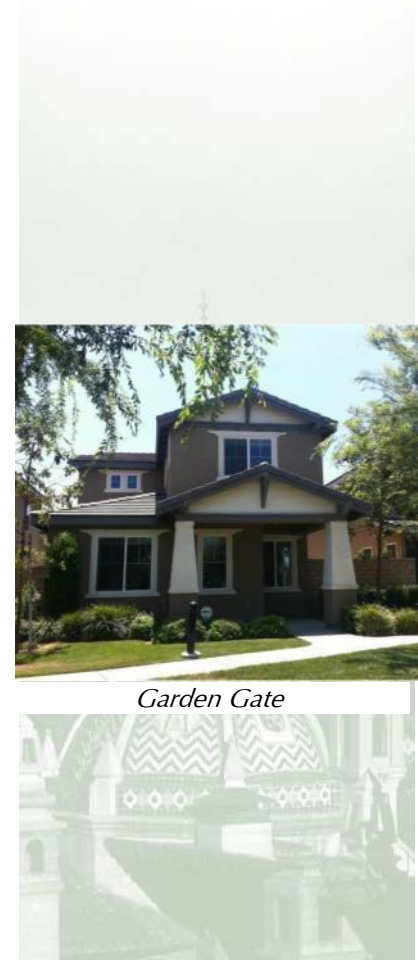
TABLE A-3
CONDOMINIUM PROJECTS SINCE 2006

Condominium Projects	Affordability Levels				Total
	Very Low	Low	Mod	Above Mod	
Built since 2006¹					
Villas@Magnolia Place (P03-1008/TM-31132)	0	0	35	0	35
Raincross Promenade (P05-1502/TM-34679)	0	0	141	0	141
Georgetown Twnhms (P04-1007/TM-32533)	0	18	60	15	93
Magnolia Garden Condos (P10-0438)	0	0	62	0	62
M'Sole Condos (P06-0109/P06-0109/TM-34738)	0	0	0	10	10
Total	0	18	298	25	341
Source: City Planning Division, 2013.					
Notes:					
1. Built and finalized residential projects.. All prices are first sales price to the original homebuyers.					

PLANNED RESIDENTIAL DEVELOPMENTS

Planned residential development (PRD) regulations provide a unique and flexible incentive to facilitate small-lot infill subdivisions, clustered development, encourage more creative and imaginative project design by allowing increased densities in return for enhanced amenities; and assist in the preservation and enhancement of valuable natural areas, especially in the RC Zone. The following is a sample of PRDs based on actual sales prices according to Redfin in 2011.

- ❖ **Garden Gate.** Garden Gate is a 62-unit PRD project, located in the Arlanza neighborhood, that was completed in 2006. To facilitate the project, the City rezoned a 7-acre site from R-1-7000 and C-2 to R-3-4000 to allow a PRD. The project features 1,500 to 2,500 square feet homes, compact residential lots, ample open space and recreational amenities. According to Redfin, HOA fees are \$200 per month. Pre-recession, homes sold for an average of \$392,000, including one home that sold for \$191,000. Since 2008, however, 60% of the homes were short sales and resale prices averaged \$184,000 which is affordable to lower income households.
- ❖ **La Rivera Villas.** La Rivera Villas is a 263-unit PRD located in the Northside neighborhood that was completed in 2006. The project is located on a site in the R-1-7000 Zone, which allows for up to 8 units per acre with a PRD density bonus. This project consists of homes of 1,500–2,500 square feet on





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compact residential lots of approximately 3,500 square feet. HOA fees are \$100 per month. Pre-recession, homes sold for an average of \$396,000, including 10 three-bedroom homes that sold for \$215,000 or less. Since 2008, however, 50% of the homes were short-sales and resale prices averaged \$208,000, which is affordable to low income households.

- ❖ **Prestige Homes.** Prestige Homes is a 44-unit PRD, located at the corner of Main and Columbia, that was built in 2006. To facilitate the project, the City approved a General Plan amendment to re-designate the entire site from Commercial Business and Office (CBO) to Residential Medium Density (RMD) general plan and a zoning designation of R-1-7000. Homes range from 1,500–2,500 square feet on compact lots. HOA fees are \$100 per month. Pre-recession, homes sold for an average of \$387,000, which is affordable to above moderate income households. Since 2008, however, 75% of the homes were short-sales and resale prices averaged \$171,000, which is affordable to low income households.



Glenwood

- ❖ **Glenwood Village.** Glenwood Village is a 84-unit PRD in the Northside neighborhood that was built from 2007 to 2009. This project offers 3 and 4-bedroom homes of 1,500 to 2,500 square feet on small residential lots. The project site is located in the R-1-7000 Zone, which allows a density of 8 units per acre using the PRD density bonus. The project covers 11 acres and is built at a density of 8 units per acre like other PRDs with a density bonus. HOA fees are \$150 per month. Using Redfin to establish the initial price, 3 are low income units (priced at \$230,000 or less), 40 are moderate income, and 38 homes are above moderate income units.



- ❖ **Liberty Square.** Liberty Square is a 55-unit PRD, located in the Magnolia Center neighborhood, that was built in 2007. This project offers 3-bedroom units from 1,525–2,111 square feet, with attached two-car garages, and includes four common open space areas with amenities. Like other PRDs, this project is built at a density of 8 dwelling units per acre. HOA fees are \$166 per month. Pre-recession, these homes sold for an average of \$366,000, which is affordable to above moderate income households. Since 2008, however, 50% of the homes were short sales and resale prices averaged \$184,000, which is affordable to lower income households.

- ❖ **Steven Walker Homes.** Steven Walker Homes built this 31-PRD, located in the La Sierra Hills neighborhood, in 2007. The project offers three and four-bedroom homes ranging in

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size from 1,596 to 1,930 square feet that front onto a large common open space with many amenities. Pre-recession, these homes sold for an average of \$391,000, including one home that sold for \$229,000. The other homes sold for moderate and above moderate income prices. Since 2008, however, 10% were short sales and resold at an average of \$215,000, which is affordable to lower income households.

- ❖ **North Trademark.** North Trademark is a 101-unit PRD, in the Hunter Industrial Park neighborhood, that was built in 2007. This project consists of 3-bedroom units of 2,376–2,640 square feet with garages and common open areas. HOA fees are \$140 per month. Pre-recession, these homes sold for an average of \$383,000, including one home that sold for \$169,000. Since 2008, however, 50% of the homes were short sold at an average sales price of \$186,500—which is affordable to lower income households. According to first-sale prices, 13 units are moderate income units and 96 units sold for higher above moderate income prices.
- ❖ **Elsinore Homes.** Elsinore Homes is a 114-unit PRD, located in the Grand Neighborhood, that was completed in 2007. The project consists of 114, three and four bedroom units of 1,900–2,300 square feet. Amenities include a club house, patio areas, and other. HOA fees are \$125 per month. According to Redfin, 56 homes sold for first-time prices affordable to moderate income households and the remainder are above moderate income homes. To date, only 71 units are built. The remaining lots are assumed to be moderate income units because the prevailing prices for PRDs currently on the market (see Riverwalk Vista later in the project list) are affordable to moderate income households.
- ❖ **Redington.** DR Horton completed this 134-unit PRD of neo-traditional design and cottage style homes in 2007. This project offers homes ranging from 1,416 - 2,100 square feet. Recreational amenities include a pool, play areas, and others. Pre-recession, these homes sold for an average of \$417,000, which is affordable to above moderate income households. Since 2008, 40% of the homes were short sold and resold at an average of \$247,000, which is affordable to low and moderate income households depending on the sales price. An additional 8 units were purchased by UCR and are offered as affordable to moderate income households.
- ❖ **Enterak.** Enterak is a 98-unit PRD, located in the Northside neighborhood, that was completed in 2006. This project



Elsinore Homes



Redington





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offers 2, 3, and 4 bedroom homes ranging in size from 1,200 to 1,500 square feet with two-car garages included. Common open space includes a pool, play areas, and landscaped amenities. Pre-recession, these homes sold for an average of \$381,000, which is affordable to above moderate income households. Since 2008, however, 60% were short sales and resold at an average of \$183,000, which is affordable to low income households depending on the sales price.

❖ **Creekside Terrace.** Creekside Terrace is a 78-unit PRD located in the Canyon Crest neighborhood near UCR. This project consists of patio and courtyard style single-family residences ranging in size from 1,500 to 2,900 square feet. In 2009, UC Riverside purchased the project and intends to offer subsidized housing as an incentive for recruiting new faculty to work at the university. This project offers 29 moderate income and 49 above moderate income units.

❖ **Villa De Rosa.** The Villa De Rosa project is a 22-unit PRD, located at 10146 Gould Street, however, is partially completed with only 8 homes built. The site is zoned R-3-1500 and allows for 29 units per acre. The project encompasses 2.15 acres and is built at a density of 10 units per acre. Each unit includes 3 bedrooms (can accommodate 5 people), 1,630 square feet unit, and attached garage. HOA fees are only \$88 per month. According to Redfin.com, 8 homes sold for under \$230,000, which is affordable to lower income households. The additional HOA fee translates into \$10,000 in sales price.



Riverwalk Park

❖ **Sierra Park.** Turnberry at Sierra Park is a 62-unit PRD, located in the La Sierra neighborhood. The project is located in the R-1-7000 Zone, which allows for up to 8 units per acre using the PRD density bonus provision. The project covers 7.9 acres and is built at 8 units per acre. The project offers 3 and 4 bedroom homes ranging in size from 1,500 to 2,500 square feet. New homes sell for \$241,000 to \$268,000. The HOA fee is \$160 per month. Based on the housing affordability thresholds, the project offers housing affordable to moderate income households.

❖ **Riverwalk Vista Project.** Riverwalk Vista, currently under construction, blends single-family detached homes into a setting of villages with varying lot sizes and open space amenities. There have been 185 units built thus far – 79 units in a portion of Village 1, 47 units in Village 2, and 59 units in



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Village 3. These units are assumed to be affordable to moderate income households.





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Table H-42 lists all of the projects credited toward the 2006-2014 RHNA.

TABLE A-4
PRD CONSTRUCTED SINCE 2006

Built PRD Projects ¹	Affordability Levels				Total
	Very Low	Low	Mod.	Above	
Garden Gate (TM-31553)	0	1	0	61	62
La Rivera Villas (TM-30922)	0	10	37	226	273
Prestige Homes (TM-31512)	0	0	4	39	43
Glenwood Village (TM-32293)	0	3	39	38	80
Liberty Square (TM-32046)	0	0	17	37	54
Steven Walker (TM-31014)	0	1	8	22	31
North Trademark (TM-30907)	0	1	20	87	108
Elsinore Homes (TM-31755)	0	0	56	58	114
Redington (TM-31801)	0	0	9	115	124
Enterak (TM-31415)	0	0	16	76	92
Creekside Terrace (TM-31671)	0	0	29	49	78
Villa de Rosa (TM-32391)	0	8	0	0	8
Sierra Park (TM-33403)	0	0	62	0	62
Riverwalk Vista SP (TM-32772)	0	0	0	185	185
Griffin Industries (TM-29087)	0	0	0	31	31
Centex (TM-32470)	0	0	6	16	22
Various Builders (TM-29628)	0	0	35	0	35
KB Homes (TM-33051)	0	0	0	15	15
Amberhill Custom Estates	0	0	0	46	46
Total	0	24	338	1101	1,463

Source: City Planning Division, 2013.

Notes:

1. Built and finalized residential projects. The affordability of the housing is based on first time sales prices to the original homebuyers. Projects that have pulled building permits or are under construction are also included.

ACCESSORY UNITS

The Census Bureau defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room occupied as separate living quarters. Separate living quarters are those in which occupants live separately from other people in the building and have direct access from outside the building or through a common hall. If any of the occupants live separately from others in the building and

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have direct access (including staff personnel within any group quarters, their quarters are also considered to be housing units.

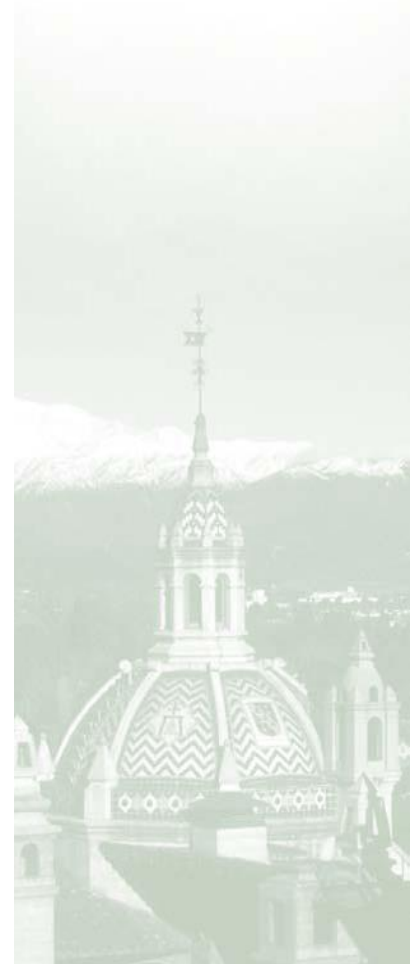
In addition to conventional standard single- and multiple-family homes, the City permits two types of accessory dwelling units. As described in the Constraint Analysis, these are second units, and caretaker units. The two choices allow the owner to charge rent. The Census Bureau was asked whether such living quarters were housing units or group quarters. The Census Bureau was informed regarding the occupant and whether the unit had a kitchen or bathroom.

Since 1990, the Census Bureau has made two primary changes to the definition of a housing unit. The first change eliminated the “eating separately” criterion to be more in keeping with the United Nations’ definition of a housing unit that stresses the entire concept of separateness rather than a specific “eating” element. The second change eliminated the “number of nonrelatives” criterion.’ Based on the above, the Census Bureau confirmed that the definition of second units and caretaker quarters in Riverside match the Census definition of a housing unit.

The following analysis discusses each type of unit, the number of units built during the planning period, and its affordability.

- ❖ **Second Units.** From January 2006 through December 2011, a total of 36 granny flats and second units have been built and finalized. No further granny flats are projected due to changes in state law. Although the City contacted property owners and asked for rents, none responded. Therefore, they are assumed to be affordable to moderate income households given the rents charged for market-rate apartments.
- ❖ **Accessory Dwelling (Guest Quarters & Casitas).** The Zoning Code permits guest quarters as a by-right use in all of the City’s residential zones. Unlike a second unit, kitchens are not allowed to be installed in accessory dwellings. Upon approval, a covenant is recorded on the property that occupants cannot be charged rent for accommodations. Since rent cannot be charged, these type of units would thus be affordable to very low income households in Riverside.

From January 2006 through December 2011, the City received applications for a total of 144 guest quarters and casitas. Of that total, 124 (86%) were built during that period.





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- ❖ **Caretaker's Quarters.** The Municipal Code allows the siting of caretaker quarters in three industrial zones, one commercial overlay zone pursuant to an approved minor conditional use permit, and one residential agricultural zone pursuant to a conditional use permit. Given the limited size allowed (650 square feet), these units are assumed affordable to low income households. These units are associated with agricultural uses, storage facilities, motels, etc.

From January 2006 through December 2011, a total of 3 applications were submitted for 3 caretaker quarters in Riverside and all were built during this planning period. However, difficulty in tracking these units precludes further counting of the full magnitude of production of these units.

SINGLE-FAMILY HOUSING

The City of Riverside also approved several thousand single-family residential projects during the 2006–2014 planning period to date. Moreover, several thousand are entitled and not yet built to date. Since the City has had so much single family production since 2006, it would be a monumental task to prepare a write-up on every project. Instead write-ups were focused on a sampling of projects that cover the typical types of development in Riverside as well as those known to provide low and very low income units.

The following single-family housing projects credited during the Housing Element planning period based on the affordability thresholds established earlier in this report.

- ❖ **Habitat for Humanity.** The City of Riverside works with Habitat to provide homeownership opportunities to lower income households in Riverside. During the planning period, Habitat for Humanity constructed 4 homes in Riverside- three on 11th Street and Ottawa and one on Arapaho.
- ❖ **Mission Grove.** Standard Pacific bought this subdivided tract from an investor (formerly owned by Centex), which is located near Alta Cresta Avenue. This 116-unit residential development will feature single-family homes ranging in size from three to five bedroom homes (totaling 2,500 to 3,500 square feet) on larger 10,000-square foot residential lots. According to Redfin and developer website, the homes are for sale in the middle \$300,000s. Approximately half the homes are for prices affordable to moderate income

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households and half are affordable to above moderate income households in Riverside.

- ❖ **Infinity/Highlands.** Infinity built the 63-unit Highlands project, located in the La Sierra neighborhood, in 2006-2011. This project contains three, four, and five bedroom residences ranging from 3,000 to 4,000 square feet in size. Initially, the homes built in 2006 sold in the high \$500,000s. By 2011, however, new models sold for less than \$350,000. Based on the earlier affordability analysis and maximum price of \$335,000 for moderate income, 13 homes were affordable to moderate income households and 50 homes were affordable to above moderate income households.
- ❖ **Mary Erickson Homes.** Mary Erickson Homes (MECH) built seven affordable homes in partnership with the City's Redevelopment Agency. The single-family homes are 3 and 4 bedroom units on 12th Street. According to City records, the prices were \$209,500 for the homes at 1744 and 1764 12th Street and \$197,000 for the home at 1784 12th Street. Homes at 1754, 1774, and 1794 12th Street sold for \$237,000. MECH also is building one unit on 2325 11th Street for lower income households. Taken together, these will provide 7 low income units – all with 55 year covenants.
- ❖ **Pacific Coast.** Pacific Coast built 8 new single-family homes on 1.84 acres at 4420–4490 Gabriella Place in 2009. The project consisted of 4 or 5 bedroom homes of 2,750 square feet or larger on standard 7,200 square foot lots. The project eventually went bankrupt and was foreclosed on. When the site was resold, the new developer built and sold 7 homes for \$228,000 and 1 home for \$270,000. There are no HOA fees. Based on the affordability matrix, first time home prices, and a low income price ceiling of \$252,000 for a 5-person household, 7 homes are affordable to lower income and one home is affordable to moderate income households.
- ❖ **Georgia Place.** The City entered into an affordable housing development agreement with the Riverside Housing Development Corporation to build three single-family homes. These homes are located at 2355, 2371, and 2373 Georgia Street. To help finance the project, the City committed \$270,000 in HOME CHDO funds to the project. The homes are deed restricted and sold at prices affordable to lower income households. This project fulfills objectives of the City's Seizing the Destiny Initiative. Further information is





APPENDIX A: 2006-2014 HOUSING PRODUCTION

found in the City's 2011 Consolidated Annual Performance Evaluation Report (CAPER).

- ❖ **Precision Builders.** Precision Builders built 16 single-family homes, located on Dharma Place and Metta Circle in the La Sierra neighborhood, between the years of 2007 and 2010. The La Sierra neighborhood consists of many 1950s vintage homes that are generally more affordable in price. This project includes 4 bedroom homes of about 2,000 square foot homes on standard residential lots of 7,200 square feet. According to Redfin, the first-time sale prices of these homes ranged from \$250,000 to \$280,000 each, which is slightly above the maximum affordable to lower income households.

TABLE A-5
SINGLE-FAMILY HOMES SINCE 2006

Single-family Projects	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod.	
Built Since 2006¹					
Andaya (PM-34385)	0	0	0	1	1
Artigiano Construction (TM-32139)	0	0	0	15	15
Beazer Homes (TM-31362)	0	0	0	122	122
Bernardy Const. (TM-34077)	0	0	0	9	9
Bernardy Const. (TM-32268)	0	0	0	6	6
Bonanni at Alamo (TM-33253)	0	0	0	78	78
Bowlus-Pacific (TM-27824)	0	0	0	17	17
CA Construction (TM-31214)	0	0	0	8	8
Centex (TM-29222)	0	0	2	134	136
Centex - Oliphant (TM-31236)	0	0	0	240	240
Centex (TM-31360)	0	0	0	111	111
Centex (TM-31237)	0	0	0	140	140
Centex (TM-31238)	0	0	0	153	153
Empire Homes (TM-28907)	0	0	0	2	2
Empire Homes (TM-32205)	0	0	0	12	12
Fisher Associates (TM-31067)	0	0	0	6	6
Flores (PM-30874)	0	0	0	1	1
Gallery Estates (TM-31927)	0	0	0	36	36
Grand Vista (TM-31506)	0	0	0	6	6
Guaranteed Quality (PM-30663)	0	0	0	3	3
Guthrie (TM-30627)	0	0	0	3	3
Guthrie (TM-28170)	0	0	0	2	2

APPENDIX A: 2006-2014 HOUSING PRODUCTION



TABLE A-5
SINGLE-FAMILY HOMES SINCE 2006

Single-family Projects	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod.	
Hernandez/Pacific (TM-31866)	0	8	0	0	8
Highlands-Infinity (TM-31147)	0	0	13	50	63
Ike Gehad (PM-33259)	0	0	0	2	2
Intrepid Homes (TM-32165)	0	0	0	23	23
Mary Erickson (individual lots)	0	7	0	0	7
MBK Homes (TM-30741)	0	0	0	62	62
Mission Grove			58	58	116
Murguia (PM-34656)	0	0	0	4	4
Nicolaisen & Sons (TM-29296)	0	0	0	8	8
NL Tavaglione (TM-31584)	0	0	0	18	18
NL Tavaglione (TM-32713)					
Olimia Lusca (PM-33187)	0	0	0	2	2
Perkins (TM-18212)	0	0	3	8	11
Precision Builders (TM-31786)	0	0	8	0	8
Precision Builders (TM-33731)	0	0	8	0	8
Prestige Communities (TM-31849)	0	0	0	10	10
Prestige Homes (TM-31511)	0	0	0	1	1
Primrose Cottages (TM-33404)	0	1	2	5	8
Richmond American (TM-31361)	0	0	0	84	84
Royal Ridge Ct. (PM-15370)	0	0	0	5	5
Said Homes (PM-32393)	0	0	0	3	3
Santa Rosa Dev. (TM-27322)	0	0	0	8	8
Schock Inc. (TM-32665)	0	0	0	10	10
Sheffield Homes (TM-31945)	0	0	0	28	28
Stellan Ridge/Pulte (TM-29515)	0	0	0	104	104
Shroukani (PM-31285)	0	0	0	4	4
Steven Walker (TM-32140)	0	0	0	5	5
Tripointe (TM-33402)	0	0	0	28	28
Van Daele (TM-32820)	0	0	0	46	46
Georgia Street	0	3	0	0	3
Habitat for Humanity (PM-36208)	4	0	0	0	4
Standard Pacific (TM-29596)	0	0	58	58	116
Total	4	19	152	1,739	1,914

Source: City Planning Division, 2011.

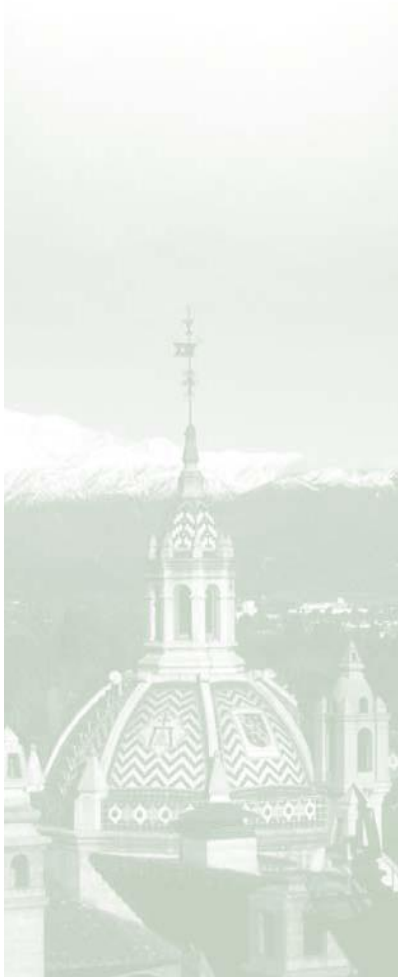




APPENDIX A: 2006-2014 HOUSING PRODUCTION

TABLE A-5
SINGLE-FAMILY HOMES SINCE 2006

Single-family Projects	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod.	
Notes:					
1. Built and finalized residential projects reported in the 2006-2014 Housing Element. The affordability of the housing is based on actual sales prices from Redfin, Zillow, or Riverside Blockshopper. All prices are first sales price to the original buyers.					



APPENDIX A: 2006-2014 HOUSING PRODUCTION



STUDENT HOUSING

The City of Riverside is known for its four major universities. The UC Riverside, Cal Baptist University, La Sierra University, and Riverside Community College are the largest educational institutions. These institutions also employ thousands of employees as well. As such, providing housing for this growing segment is a key goal of the City.

The presence of a university has a direct impact on a city's housing need. Although universities often seek to produce some level of housing to accommodate their students, few universities offer enough on-campus housing to serve their entire student body. As a result, students seek housing throughout the community, competing with families, seniors, and other non-student residents. Although the demand for off-campus housing may fluctuate based on a variety of factors, in most university communities it will likely always be high.

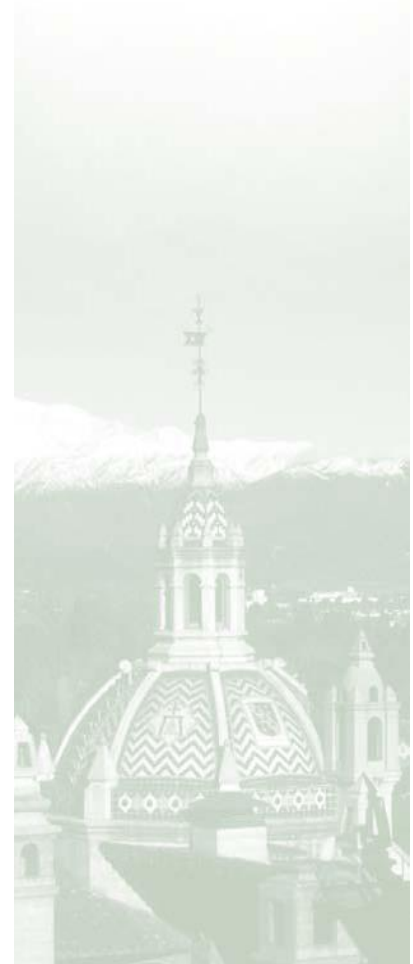
In 2006, the State Legislature recognized that the current regional housing needs process did not account for the impact of universities in a community and therefore unanimously approved AB 2572. This bill requires council of governments (COG) to include the housing needs generated by a university to the list of factors that must be considered in developing a regional housing need allocation. In compliance with this law, SCAG incorporated student housing needs as part of its RHNA process as required by AB 2572.

Given the sheer size of the student population in Riverside, students have a significant impact on the availability and affordability of rental housing in the community. To the extent that a community can facilitate the production of student housing (as is the case with several projects), additional housing will be available for other residents and workforce living in Riverside.

The student housing projects are considered housing units as they are configured as apartments with kitchen facilities (as opposed to dormitories with common dining facilities).

Privately Owned Student Apartments

Many of the student housing units produced since 2006 are privately built units. Privately built student housing serves to alleviate the impact of the student population occupying affordable housing that would otherwise be occupied by other segments of the population including low income families. In spite of college campus efforts to develop on-campus housing to meet the housing needs of its student



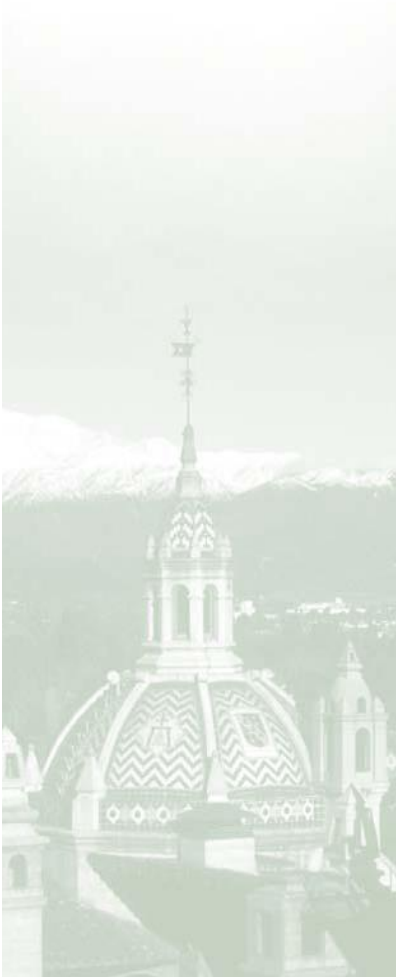


APPENDIX A: 2006-2014 HOUSING PRODUCTION

population, on campus housing falls short of meeting the need. Off-campus private student housing serves to bridge this gap.

The following projects privately-owned apartments were constructed during the 2006-2014 planning period.

- ❖ **Sterling University Palms.** Sterling University Palms is a privately owned student apartment project, located near UCR, that was completed in 2007. This 160-unit complex features 42 two bedroom, 4 three bedroom and 114 four bedroom living quarters. A subsequent conditional use permit allows for up to 15% of the bedrooms to double up with two beds for a total of 635 beds. Each living quarter consists of single-occupancy bed except for 15 percent of the living quarters, which are double occupancy bed and bath units accessed through a common entrance. Rooms are located along a double loaded corridor with secure access. Rooms are leased out separately to each individual. Occupants have individual locked bedrooms and bathrooms and share a common kitchen, dining room, living room, and balcony. Initial rents are \$725 to \$825 per person. Assuming 4 persons in a unit, the initial rents were \$2,900 to \$3,300 per unit and are assumed to be affordable for above-moderate income households.
- ❖ **University Village.** University Village is a privately-owned student apartment project located near UCR. Construction was completed in 2006. This 166-unit complex features 21 singles, 29 duals, 18 trios, and 98 quad living quarters. Rooms are secure access on a double loaded corridor. Rooms are leased out separately to individuals. Occupants have individual locked bedrooms and bathrooms, but share a common kitchen, dining room, living room, and balcony. The initial rents were \$1,200 for a one-bedroom unit, \$800/person for a two-bedroom unit, \$800/person for a three-bedroom unit, and \$700-750/person for a four-bedroom unit. This is equivalent to rents of \$1,200 to \$3,000 per unit. The units are considered assumed to be for above-moderate income households.
- ❖ **Sterling Iowa Apartments.** Sterling Iowa is a 598-bed privately-owned and financed student housing complex near UCR. The site encompasses 8.14 acres, is zoned R-1-7000, and has a general plan designation of HDR. This 216-unit project contains 45 singles, 63 duals, 5 trios, and 103 quad living quarters. These quarters are designed for single occupancy-each bedroom has its own bathroom, but share a



APPENDIX A: 2006-2014 HOUSING PRODUCTION



common kitchen, dining room, and living room. The were \$1,200 for a one-bedroom unit, \$800/person for a two-bedroom unit, \$800/person for a three-bedroom unit, and \$700-\$750/person for a four-bedroom unit. This is equivalent to rents of \$1,200 to 3,000 per unit. The units are assumed to be affordable to above-moderate income households.

University of California, Riverside

The University of California at Riverside is pursuing an aggressive campaign to increase its inventory of housing. During the 2006-2014 Planning Period, the following student apartment complex was constructed on-campus:

- ❖ **Glen Mor 1.** UCR built the 142-unit Glen Mor 1 student apartment project in 2007. Each unit has single-occupancy rooms, one to two bathrooms, a living room and kitchen/dining room. The complex includes 114 4-bedroom units, 20 2-bedroom units, 4 1-bedroom units, and 4 2-bedroom units for staff. Current rents are \$1,170 to \$1,599 per person. This is equivalent to rents of \$1,170 to \$6,396 per unit. The units are assumed to be affordable to above-moderate income households.



GlenMor1, UCR

Table A-6 is a summary of each student apartment development constructed during the 2006-2014 planning period. The affordability of each unit is based on actual rents, HCD household income limits, and discussions with university staff.

TABLE A-6
STUDENT HOUSING PRODUCTION

Projects	Affordability Levels for Students				Total
	Very Low	Low	Mod	Above Mod	
Built Projects					
Sterling University Palms	0	0	0	160	160
University Village Towers	0	0	0	166	166
Sterling Iowa	0	0	0	216	216
UCR: GlenMor1	0	0	0	142	142
Total	0	0	0	684	684

Source: City records, 2014; UCR





APPENDIX A: 2006-2014 HOUSING PRODUCTION

SUMMARY OF HOUSING PRODUCTION

The City has aggressively pursued all options to facilitate and encourage the production of a range of housing opportunities at all affordability levels for its residents. Through grants, RDA financing, and other means, or through the development approval process, over 6,000 housing units were constructed in the 2006-2014 planning period.

Table A-7 summarizes all the housing production totals that are credited by income and affordability level to the 2006–2014 RHNA.

TABLE A-7
RHNA PRODUCTION CREDIT SUMMARY

Housing Category	Affordability Levels				Total
	Very Low	Low	Mod	Above Mod	
Senior Housing	171	507	276	1	955
Apartments	107	61	422	11	601
Condominiums	0	18	298	25	341
Planned Residential Development	0	24	338	1,101	1,463
2 nd Units/Guest Quarters	124	0	39	0	163
Single Family	4	19	152	1,739	1,914
Student Housing	0	0	0	684	684
Total Housing Credits	406	629	1,525	3,561	6,121
Source: City of Riverside, 2013.					



APPENDIX B: PROJECTS ENTITLED OR PENDING ENTITLEMENT



APPENDIX B: PROJECTS ENTITLED OR PENDING ENTITLEMENT

This appendix summarizes the entitled or planned projects that are currently in the pipeline, but have not been constructed yet.

Riverwalk Vista Specific Plan - Planning C Nos. P10-0577 (Specific Plan Amendment), P10-0671 (TM-35932), P10-0672 (TM-36323), P10-0798 (Design Review). Riverwalk Vista Specific Plan – 402 Units. Entitled in January of 2011 (Original SP entitled in March of 2005).

Approximately 94 percent of the Specific Plan has been completed. The 402-unit Specific Plan comprises five separate villages (five separate tracts). Of these, Villages 4 and 5 have approximately 24 units that remain to be completed.

This Specific Plan blends single-family detached homes into a setting of villages with varying lot sizes and open space amenities. These units are assumed to be affordable to above moderate income households.

LLC Apartments - Planning Case Nos. P09-0808, P09-0809. Senior Housing – 108 Units. Entitled in June of 2011. Three one-year time extensions have been granted for these entitlements, with the last extension expiring on June 14, 2018.

A Community of Friends - Oasis Senior Villas. The project site is located at 2340 Fourteenth Street situated on the northeasterly side of Fourteenth Street, southeasterly of Sedgwick Avenue and southerly of Georgia Street in the R-1-7000 – Single Family Residential Zone. Based on the pending application to make this an affordable project, it is anticipated that the project will be affordable to low income households. Half of the units will be set aside for those homeless and living with mental illness.

Cedar Glen - Planning Case Nos. P12-0021, P12-0022, P12-0072, P12-0073, P12-0074. Affordable Apartments – 102 Units. Entitled in June of 2012. As of April 2017, the first phase of the project consisting of 51 units is complete; the second phase is yet to be completed.

A 102-unit affordable apartment complex on an approximately 9.7 acre site located at the southwest corner of Harrison Street and County Farm Road, in Ward 6. The 102-unit apartment complex will include eight two-story buildings, a community center, various recreational amenities and 197 parking spaces. The entire (two-phased) project is restricted by an affordability covenant through





APPENDIX B: PROJECTS ENTITLED OR PENDING ENTITLEMENT

Riverside County. All units, except for two manager units, will be affordable to low income households. Affordability levels are as follows:

- 51 units (50 are affordable to low income)
- 30% AMI: 5 units
- 40% AMI: 5 units
- 45% AMI: 5 units
- 50% AMI: 22 units
- 60% AMI: 13 units
 - o 1 manager's unit

The developer is currently seeking gap financing for the second phase.

Grand Villas Senior Apartments - Planning Case Nos. P12-0266, P12-0267. Senior Apartments – 37 Units. Entitled in October of 2012 and project completed in 2016.

The two-story 37-unit facility includes 19 two-bedroom, 18 one-bedroom rental units and associated parking and amenities, on two contiguous vacant parcels totaling approximately 1.4 acres, located at 5938 and 5944 Grand Avenue, situated on the southerly side of Grand Avenue between Jurupa and Carlingford Avenues, in the R-1-7000 – Single Family Residential Zone. These apartments are affordable to moderate and above moderate income households.

Mission Square by Frontier Communities - Planning Case Nos. P13-0723 (PD), P13-0724 (TM), P13-0725. Single-Family PRD Tract Map – 62 lots. Entitled in February 2014. The project is complete, with home prices starting at \$430,000 for a 1,961-square-foot, 3-bedroom plan, which is are affordable to above moderate income households.

Subdivision of approximately 7.76 acres into 62 single-family residential lots, located at 4325 through 4385 Adams Street on the easterly side of Adams Street between Camelia Drive and Acapulco Place, in the R-1-7000 – Single Family Residential Zone.

Christiansen and Company - Planning Case Nos. P11-0675, P11-0676. Single-Family PRD Tract - 10 Units. Entitled in June of 2013.

Subdivision of approximately 13.9 acres of vacant land into 10 single family residential lots and establish a planned residential development with common open space and shared amenities, situated on the southerly side of Arlington Avenue, between Royale Place and Sunset Ranch Drive, in the R-1-1/2 Acre – Single Family Residential and the RC – Residential Conservation Zones. As a single family PRD, these

APPENDIX B: PROJECTS ENTITLED OR PENDING ENTITLEMENT



units are considered to be affordable to above moderate- income households.

Home Front at Camp Anza, Wakeland Housing & Development Corporation - Planning Case Nos. P13-0198 (GPA), P13-0199 (Rezone), P13-0200 (Certificate of Appropriateness), P13-0201 (Site Plan Review). Veteran's Affordable Housing – 30 Units. Entitled in November 2013 and completed in May 2016.

A 30-unit affordable housing complex, which includes the rehabilitation of the former World War II-era Camp Anza Officer's Club, for adaptive reuse as a community center. The complex is intended for military veterans and their families and involved a General Plan Amendment from the MDR- Medium Density Residential to the High Density Residential land use designation and a Rezone from the R-1-7000 Single-Family Residential Zone to the R-3-2500 Multiple-Family Residential Zone on 2.14 acres, located at 5797 Picker Street. One unit will be reserved for the residence of the property manager. Eight units will be made available to qualified low-income service-disabled veteran households and 21 units will be made available to very low- income service-disabled veteran households. (APNs 151-123-008, 151-123-007, 151-123-006, 151-123-005 & 151-123-013). The project was completed in May 2016, and includes City of Riverside affordability covenants subsidized with HOME and former redevelopment funds. Affordability levels are as follows:

- 30 units (29 are affordable to low income)
- 50% AMI: 21 units
- 80% AMI: 8 units
- 1 manager's unit

Steven Walker Communities - Planning Case Nos. P13-0324 (Site Plan), P13-0325 (Rezone), P13-0326 (SPA), P13-0327 (DR). Transit Oriented Development/Apartments –187 Units. The project is operational with minimal remaining construction and nearing completion. This 187-unit TOD apartment complex is located on approximately 4 acres at the southeasterly corner of La Sierra Avenue and Indiana Avenue and adjacent to the La Sierra Metrolink Station. The project involved a Specific Plan Amendment to allow transit-oriented residential development adjacent to the La Sierra Metrolink Station where only commercial use was allowed, and rezoning from R-1-7000 to the MU-U Mixed Use Urban Zone. As a market-rate project, the rents are anticipated to be affordable to moderate- and above moderate-income households due to the level of project amenities included and prevailing market rents for projects of this type.





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Emri-Newkirk Properties LLC - Planning Case No. P13-0553 (GPA), P13-0554 (SPA). Apartments – 275 Units. Entitled December 15, 2014. Building permits have been issued and the project is under construction. The project included a General Plan Amendment to change GP land use from Commercial to Very High Density Residential, SPA & rezone to R-4 for 10.2 net acres located at 5900 & 6030 Sycamore Canyon Drive. As a market-rate project, the rents are anticipated to be affordable to moderate- and above moderate-income households due to the level of project amenities included and prevailing market rents for projects of this type.

Van Owen Holdings – Planning Case No. P13-0087 (Conditional Use Permit), P13-0262 (Design Review). Senior Housing – 77 units. The project was entitled in May 2015 and building permits issued in December 2016 and the project is under construction.

This 77-unit senior housing project involves re-use of previously abandoned and vacant senior assisted living facility and will be located within an existing approximately 51,300 square-foot three-story, building located on 1.7-acres at 2450 Market Street in the DSP-MSG – Downtown Specific Plan - Market Street Gateway District. The units are anticipated to be affordable to moderate and above moderate income households.

Turtle Creek Apartments (previously Cinnamon Creek) – Planning Case Nos. P13-0318, P13-0319 (Original Case Nos. P04-1476 (Rezone) P04-1477 (PRD) P04-1478 (Design Review). Apartments – 98 Units. Building permits have been issued, and the project is under construction.

A 98-unit apartment project located in the Arlanza neighborhood (4826 Van Buren Blvd). The project is slated to contain a mix of one- and two-bedroom units. Planned and entitled to be built on a site in the R-3-1500 Multiple-Family Residential Zone, the project was approved at a density of 22 units per acre. As a market rate project, the rents are anticipated to be affordable to moderate income households due to the level of project amenities included and prevailing market rents for projects of this type.

807 West Apartments – Planning Case Nos. P09-0717, P09-0718. Apartments – 55 Units. Entitled April 2010. The project was completed/building permits finalized in August 2015.

This 55-unit project is located at 807 Blaine Street in the University neighborhood. Its approved density of 28 units per acre is higher than recently built apartments in the neighborhood. The project includes 44 two bedroom/2 bath units and 11 one bedroom/1 bath units. The

APPENDIX B: PROJECTS ENTITLED OR PENDING ENTITLEMENT



units are affordable to moderate and above moderate income households with rents ranging from \$1,316 per month for a one-bedroom unit up to \$1,625 per month for the largest two-bedroom unit.

Villa De Rosa – TM-32391. The Villa De Rosa project is a 22-unit PRD, located at 10146 Gould Street. Eight units were completed and occupied in the prior planning period. Construction of the remaining 14 units is nearing completion with these units soon to receive building permit finals and ready to occupy. The site is zoned R-3-1500 and allows for 29 units per acre. The project encompasses 2.15 acres and was approved at a density of 10 units per acre. Each unit includes 3 bedrooms (can accommodate 5 people), 1,630 square feet unit, and attached garage. HOA fees are only \$88 per month. According to Redfin.com, 8 homes sold for under \$230,000, which is affordable to lower income households. The additional HOA fee translates into \$10,000 in sales price. Recent asking sale prices were approximately \$269,000, which are affordable to moderate income households.

Ridge Crest Cardinal - Riverside, LLP – Planning Case No. P14-0472, P14-0473, P15-0322, P15-0321. Single-Family Planned Residential Development – 85 units. Entitled June 2015.

This project (TTM 39534) consists of an 85-unit planned residential development on approximately 13.5 acres in the R-1-8500 Single-Family Residential Zone. The development consists of small-lot, single-family detached residential units at a density of approximately 6.25 du/acre. House plans range in size from 2,640 to 2,960 square feet. The project is under construction. As a single-family PRD these units are considered to be affordable to above moderate-income households.

Avalon Luxury Apartments/Heritage Square/Riverwalk Phase III – Planning Case No. P06-0555/PM-34744. Apartments – 264 units. Project completed between January 2014 and April 2017.

This 264-unit apartment project contains 84 one-bedroom, 168 two-bedroom, and 12 three-bedroom units. Three acres in the project are common open space connected by walkways. Built in the R-3 Multi-family Residential Zone, the project has a density of 19 units per acre. As a market rate project, the rents are considered to be affordable to moderate income households due to the level of amenities included and market rents.

Glen Mor 2 (UCR). Student Apartments - 232 units. Completed fall of 2014. Glen Mor 2 is a student apartment complex on the UCR





APPENDIX B: PROJECTS ENTITLED OR PENDING ENTITLEMENT

campus. The complex includes 810 beds. Each unit has its own living room/dining room and kitchen. As of April 2017, rents are \$1,230 to \$1,700 per person depending on dining/meal plan. This is equivalent to \$1,230 to \$3,400 per unit. These units are considered affordable to above moderate-income households.

Zion Enterprises, LLC. Three low income housing units located at the southwest corner of Market Street and Houghton Avenue in the Downtown Specific Plan Area. On December 16, 2014, the City Council approved a Disposition and Development Agreement, Successor Disposition and Development Agreement (DDA) with Zion Enterprises, LLC, for sale of Housing Authority-owned vacant land located at 3836 Second Street, APN 213-071-003, to facilitate development of a commercial project and construction of two affordable housing units within the multiple-family residential project located at the Successor Agency Property at 3011, 3027, 3043, and 3071 Market Street. This project consists of two historic homes being relocated to the successor agency property and provided as low-income units.

Fair Housing Council of Riverside County/Civil Rights Institute Mixed Use Development – Planning Case No. P17-0030. Mixed Use – 72 multi-family units. Entitled October 2017. The City's Housing Authority has received from the Fair Housing Council of Riverside/Civil Rights Institute, a financing proposal to utilize Low Income Housing Tax Credits and other subordinate gap financing such as HOME, CDBG, etc. for the project. The project is a mixed use development consisting of one 5-story and one 3-story building for 71 affordable rental units and one manager unit on approximately 0.71 acres located at the northwest corner of Fairmont Blvd. and Mission Inn Ave. in the Downtown Specific Plan. Eleven units will be reserved for homeless veterans. Below is a breakdown of the affordability levels.

- 11 extremely low-income units for homeless veterans (0 – 30% AMI):
- 60 low-income units
- 1 manager's unit

On October 17, 2017, the City Council approved an agreement with the Fair Housing Council of Riverside and Mission Heritage LP to provide for a \$3 million dollar residual receipts loan from Housing Authority affordable housing restricted funds to finance the acquisition of land and construction of the development.

APPENDIX B: PROJECTS ENTITLED OR PENDING ENTITLEMENT



Bowlus-Pacific Venture Corp. – Planning Case Nos. P14-0076, P14-0077, P14-0078, P14-007, P14-0148. Multi-Family Residential – 88 units. Entitled May 2015. This multi-family residential development on approximately 3.5 acres is located at 739 and 788 Monte Vista Drive. The project includes 39 one-bedroom units, 39 two-bedroom units, and 10 three-bedroom units. As multi-family, these units are considered affordable to moderate- and above moderate-income households.

Rengel and Co. Architects – Planning Case Nos. P13-0885 (CUP), P13-0886 (Design Review). Conversion of 212 existing independent senior housing units to 226 senior units (116 assisted and 110 independent units). Net increase of 14 senior units. Entitled April 2014 and now complete. This existing senior housing complex is located at 7858 & 7898 California Avenue, southeast corner of California Avenue and Jefferson Street. These units are affordable to moderate and above moderate income households.

Steven Walker Communities – Planning Case Nos. P12-0799 (TTM), P12-0800 (Design Review). Single-Family Tract – 7 units. Entitled April 2014. This single-family residential subdivision of 1.26 acres is located on the westerly side of Palm Avenue between Beechwood and Highland Places. As single-family, these units are considered affordable to above moderate-income households.

Christopher R. Bowen of GF Services – Planning Case No. P13-0665 (TTM) Tentative Tract Map 3664. Single-Family – 8 units. Entitled April 2014. This subdivision of 5.16 acres into eight single-family residential lots is located at 18875 Moss Road, situated on the southwesterly corner of Moss and Wood Roads, in the R-1-1/2 Acre (Single Family Residential) Zone. As single-family, these units are considered affordable to above moderate-income households.

EGL Associates, Inc. Planning Case Nos. P12-0698, P12-0697, P12-0601. Single-Family – 10 units. Entitled September 2016. A General Plan Amendment from VLDR - Very Low Density Residential to HR - Hillside Residential; 2) a rezone from the R-1-1/2 Acre – to the RC Residential Conservation Zone and subdivision of 9 acres into 10 lots, located at 14601 Dauchy Avenue. As single-family, these units are considered affordable to above moderate-income households.

Parcel Map 36458 – Planning Case Nos. P12-0393, P12-0394, P14-0640. Single-Family – 2 to 3 parcels, 1 net unit. Entitled March 2015. A parcel map to subdivide an approximately 14.63 acre, two-parcel site into three parcels. Project located at 6240 and 6260 Hawarden Drive. As single-family, this is considered affordable to above-moderate income households.





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Tentative Tract Map No. 36713 - Planning Case No. P14-0176. Single-Family – 14 units. Entitled January 2015. A subdivision of an 8.8-acre parcel into 14 single-family residential lots located at the southwesterly corner of La Sierra and Victoria Avenues. As single-family, these units are considered affordable to above moderate-income households.

Tentative Parcel Map Number 36604 – Planning Case Nos. P13-0905 and P13-0906. A Planned Residential Development (PRD) Permit and parcel map to subdivide 12.41 acres into seven single-family lots, plus a 5.20-acre open space lot, four lettered lots, and a public cul-de-sac street; resulting in a density of 0.56 dwellings per acre; generally situated on the northerly side of Arlington Avenue, between Royale Place. As single-family, these units are considered affordable to above moderate-income households.

Imperial Lofts, Ratkovich Properties - Planning Case Nos. P15-0247, P15-0248, P15-0250, P15-0251, P15-0252, P15-0363. Mixed Use – 91 multi-family units. Entitled June 2015. A mixed-use project, consisting of 91 residential units, approximately 8,841 square feet of commercial space and a 115-stall parking garage, on three parcels totaling 0.62 acres, partially developed with an existing commercial building (Imperial Hardware) and a surface parking lot, located at 3744, 3768 and 3776 Main Street, situated on the northeasterly corner of the intersection of University Avenue and Main Street in DSP-RC – Downtown Specific Plan – Raincross District. These multi-family units are considered affordable to moderate and above moderate-income families. Expected completion May 2018.

Lincoln Walk - Steve Sommers – SDH & Associates, Homes by Ayers, Tentative Tract Map 36806 - Planning Case Nos. P14-0805, P15-0004. Single-Family – 18 units. Entitled August 2015 and currently under construction. A subdivision of a 3.72 acre, three-parcel vacant site, into 18 single-family residential lots. The project is located at the northeasterly corner of the intersection of Gibson Street and Lincoln Avenue. As single-family, these units are considered affordable to above moderate-income households.

Steven Walker Communities, Tentative Tract Map No. 36703 - Planning Case Nos. P14-0244, P15-0086, P15-0092. Single-Family – 6 units. Entitled August 2015. A subdivision of approximately 2.21 acres into 6 single-family residential lots, located on the northeasterly corner of the intersection of Central and Fairview Avenues. As single-family, these units are considered affordable to above-moderate income households.

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Quail Run Apartments – SDH & Associates, Planning Case Nos. P14-0683 (GPA), P14-0684 (RZ), P14-0685 (PPE), P15-1080 (VR), P15-1081 (VR), P15-1082 (GE). Multi-Family – 220 units. Entitled July 2016 and under construction. A 220-unit multi-family residential project located on the northwesterly corner of the intersection of Quail Run Road and Central Avenue. These multi-family units are considered affordable to moderate and above moderate-income families.

Mission Lofts, LLC Mixed Use Development – Planning Case Nos. P14-0045, P14-0048, P15-0953, P15-0954. Mixed-Use – 212 multi-family units. Entitled June 2016 and under construction. A mixed-use development consisting of 212 residential units, 1,221 square feet of commercial space, and 315 surface parking spaces on 4.69 vacant acres, located at 3008-3052 Mission Inn Avenue, 3770 Commerce Street, 2981 University Avenue, and 3025-3035 Ninth Street. These multi-family units are considered affordable to moderate and above moderate-income families.

WB Allen Development, LLC., Senior Housing – Planning Case Nos. P16-0184 (CUP), P16-0185 (DR). Senior Apartments – 12 units. Entitled October 2016. A Conditional Use Permit and Design Review for 12 two-bedroom independent senior units within a 9,712-square-foot two-story senior housing complex on 0.62 acres, located at 3628 Madison Street. These multi-family senior units are considered affordable to moderate and above moderate-income families.

RC Hobbs Company, Inc. - Planning Case Nos. P15-0862 (GPA), P15-0863 (RZ), P15-0864 (TTM), P15-0865 (PPE), P15-0866 (DR), P16-0647 (VR). Multi-Family - 36 units. Entitled December 2016 and under construction. A 36-unit multi-family residential development including a Tentative Tract Map (TTM-36994) for one lot condominium parcel on a 2.96-acre site, with an existing single-family residence, located at 4105 Jefferson Avenue. These multi-family senior units are considered affordable to moderate and above moderate-income families.

Ramcam Group, Tentative Tract Map 37013 - Planning Case No. P16-0314. Single-Family – 5 units. Entitled March 2017. A subdivision of a 12.5-acre parcel into five parcels for five single-family residences located north of Cook Avenue, south of Eddystone Street, and west of Bolton Avenue. As single-family, these units are considered affordable to above moderate-income households.

Main & 9th Lofts, Ratkovich Properties - Planning Case Nos. P16-0727 (CUP), P16-0728 (VR), P16-0729 (VR). Mixed-Use – 36 multi-family units. Entitled March 2017 and under construction. A five-story,





APPENDIX B: PROJECTS ENTITLED OR PENDING ENTITLEMENT

42,244-square-foot mixed-use project with 36 dwelling units, a 6,794-square-foot multi-tenant commercial area, and 45 parking stalls on a 0.36-acre parcel located at 3870 Main Street on the northeast corner of Main and 9th Streets, in the DSP-RC-CR – Downtown Specific Plan – Raincross District – Cultural Resources (Mission Inn Historic District) Overlay Zones. These multi-family for lease units are considered affordable to moderate and above moderate-income families.

William B. Allen Senior Housing Project - Planning Case Nos. P16-0425 (CUP), P16-0426 (DR). Senior Apartments - 39 units. Entitled March 2017. A Conditional Use Permit and Design Review for the construction of a 30,190-square-foot, two-story senior housing complex on 1.52 acres located at 8389 Mount Hood Road. The project includes 13 one-bedroom, and 26 two-bedroom units. These multi-family senior units are considered affordable to moderate and above moderate-income families.

Stalder Plaza, Regional Properties, Inc. - Planning Case Nos. P16-0321 (CUP), P16-0324 (VR), P17-0196 (VR). Mixed-Use – 165 multi-family units. Entitled April 2017 and under construction. The project is a 234,758-square-foot, mixed-use development containing 165 dwelling units, 22,000-square-foot multi-tenant commercial area, and 339 parking stalls on three parcels, totaling 1.20 acres located at 3777 Mission Inn Avenue, on the northeast corner of Market Street and Mission Inn Avenue, in the DSP-RC-CR – Downtown Specific Plan – Raincross District – Cultural Resources (Mission Inn and Seventh Street Historic Districts) Overlay Zones. These multi-family senior units are considered affordable to moderate and above moderate-income families.

Canyon Springs Healthcare Campus, TDA Investment Group – Planning Case Nos. P16-0497 (GPA), P14-0294 (SP), P14-0297 (RZ), AND P14-0295 (EIR). A phased Healthcare Campus development on 50.85 vacant acres, consisting of the following uses: 1) a 280-bed, 5-story with penthouse hospital; 2) five, 2 to 4-story medical office buildings, ranging in size from 40,000 to 100,000 square feet; 3) a 234-unit, 3-story senior housing facility; 4) a 290-bed, 3-story independent living/memory care, assisted living, and skilled nursing facility; and 5) two 4-level parking structures. Entitled September 2017. The project is generally located north of Eucalyptus Avenue, west of Day Street, east of Valley Springs Parkway, and south of Corporate Centre Place. The 234 senior housing units are anticipated to be affordable to moderate and above moderate income households.

Steven Walker Communities, Inc. – Planning Case Nos. P16-0112 (GPA), P16-0113 (RZ), P16-0114 (TM), P16-0111 (PRD and DR) and P16-0883 (RZ). A Planned Residential Development on 6.85 acres for

APPENDIX B: PROJECTS ENTITLED OR PENDING ENTITLEMENT



a 54- single family detached residences. Entitled November 2017. The property is located at 9170 Indiana Avenue, situated on the south side of Indiana Avenue between Gibson Street and Jackson Street. As a single family PRD, these units are expected to be affordable to moderate and above moderate income households.

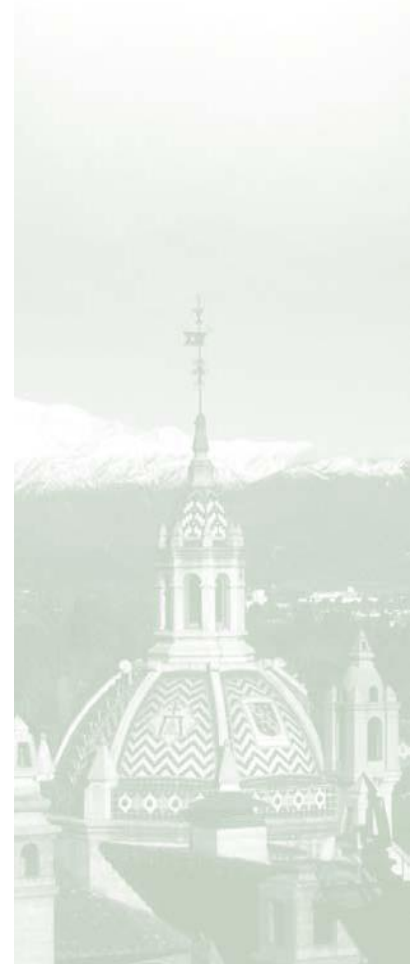
Coastal Commercial Properties – Planning Cases Nos. P16-0885 (TM), P16-0886 (PRD), P16-0506 (DR), and P17-0874 (VR). A Planned Residential Development Permit for 63 single family detached residences. Entitled December 2017. The property is located west of Myers Street, north of Primrose Drive and bisected by Muir Avenue. These units are anticipated to be affordable to moderate and above moderate income.

NL Tavaglione Development – Planning Case No. P17-0065 (RZ). A rezone of a vacant .49 acre parcel from PF - Public Facilities Zone to R-1-7000 – Single Family Residence Zone. Entitled July 2017. Located on the south side of Field Lane, west of Bubbling Well Road. As single-family, this unit is considered affordable to above moderate-income households.

Steve Berzansky of Lot 13, LLP – Planning Case Nos. P17-0216 (AMD to TM) and P17-0539 (AMD to PRD). An amendment to the conditions of approval for a previous Tract map 31859 and associated Planned Residential Development Permit to allow the future development of a single family residence on a lot that was previously approved and developed as a common recreational lot. Entitled September 2017. The lot is located south of Overlook Parkway and west of Bodewin Court. As single-family, this unit is considered affordable to above moderate-income households.

Riverside Meadows, LTD – Planning Case Nos. P17-0513 (RZ) and P17-0512 (RCUP). A rezone and revision to an existing conditional use permit to add six additional mobile home lease spaces within an existing mobile home park. Entitled January 2018. Located at 4000 Pierce Street, on the west side of Pierce Street north of State Route 91 and west of Riverwalk Parkway. The lease spaces in combination with cost of a mobile home purchase are anticipated to be affordable to moderate and above moderate income.

Bowlus Pacific Venture Corporation – Planning Case Nos. P14-0225 (CU), P14-0226 (SV), P14-0227 (DR), P16-0063 (VR), P17-0530 (VR), P17-0531 (VR), and P17-0532 (VR). A 117 unit three-story senior apartment complex on 3.75 vacant acres. The application is under review and not yet entitled. The property is located between McMahan Street and Division Avenue and includes the Dominion Avenue right-of-way, in the R-1-8,500 - Single-family Residential Zone,





APPENDIX B: PROJECTS ENTITLED OR PENDING ENTITLEMENT

in Ward 3. These units are anticipated to be affordable to moderate and above moderate income.

Centerpointe, Zion Enterprises – Planning Case No. P14-0183. A five-story, 125-unit apartment complex with a 233-space multi-level parking structure. Entitled in January, 2015. The project consists of 42 one-bedroom units, 76 two-bedroom units, and 7 three-bedroom units. The 2.51-acre project site, is located between 1st and 2nd Streets and between Market Street and Fairmount Blvd. in the Downtown Specific Plan Raincross District. These units are anticipated to be affordable to moderate and above moderate income households.

Nadim Ariqat – Planning Case Nos. P16-0454, P17-0266, P17-0267 (Tentative Tract Map No. 37394). A tentative tract map to subdivide 1.72 acre parcel located at 4663 Hedrick Avenue into eight single-family residential lots. Entitled January 2018. These units are anticipated to be affordable to above-moderate income households.

Merrill Avenue Brownstones, Pelican Merrill Avenue, LLC - Planning Case Nos. P17-0467, P17-0466, P17-0468, P17-0469, P17-0470, P17-0471, P17-0472. A three-story, 98,608 square-foot mixed-use development, consisting of 108 residential units and 1,200 square feet of commercial space. The Planning Commission recommended City Council approval of the entitlements in March, 2018. As of April 2018, final approval by City Council is pending. Entitlements include a General Plan Amendment and Rezoning of the project site from Commercial to the Mixed-Use Urban General Plan land use and Zone. The 3.14-acre project site is located at the north side of Merrill Avenue between Riverside and De Anza Avenues. These units are anticipated to be affordable to moderate and above moderate income households.



APPENDIX B: PROJECTS ENTITLED OR PENDING ENTITLEMENT



SUMMARY OF PROJECTS ENTITLED OR PENDING ENTITLEMENT

Table B-1 summarizes the projects in the pipeline by anticipated affordability levels.

TABLE B-1
PROJECTS ENTITLED OR PENDING ENTITLEMENT

Planning Case No.	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod	
Riverwalk Vista SP, P10-577, P10-0671/TM-35932, P10-0672/TM-36323), P10-0798	0		402		402
LLC Apartments P09-0808, P09-0809, P09-0810	108		0		108
Cedar Glenn P12-0021, P12-0022, P12-0072, P12-0073, P12-0074	100		2		102
Grand Villas Senior Apartments P12-0266, P12-0267	0		37		37
Christiansen and Company P11-0675, P11-0676	0		10		10
Home Front at Camp Anza, Wakeland Housing & Development Corp. P13-0198, P13-0199, P13-0200, P13-0201	29		1		30
807 West Apartments P09-0717, P09-0718	0		55		55
Villa De Rosa TM-32391	0		14		14
Avalon Luxury Apartments, P06-0555/PM-34744	0		264		264
Glen Mor 2 (UCR)	0		232		232
<i>Subtotal (Projects approved in the 4th Cycle Housing Element period before Oct. 15, 2013)</i>	<i>237</i>		<i>1,017</i>		<i>1,254</i>
Zion Enterprises, LLC	2		0		2
Mission Square, Frontier Communities P13-0723, P13-0724, P13-0725	0		62		62
Steven Walker Communities P13-0324, P13-0325, P13-0326, P13-0327	0		187		187
Van Owen Holdings P13-0087, P13-0262	0		77		77
Emri-Newkirk Properties P13-0553, P13-0544	0		275		275
Ridge Crest Cardinal - Riverside, LLP P14-0472, P14-0473, P15-0322 and P15-0321	0		85		85
Fair Housing Council of Riverside County/Civil Rights Institute Mixed Use Development, P17-0030	71		1		72
+					
Bowlus-Pacific Venture Corp. P14-0076, P14-0077, P14-0078, P14-0079, P14-0148	0		88		88
Rengel and Co. Architects P13-0885, P13-0886	0		14		14
Steven Walker Communities P12-0799, P12-0800	0		7		7



APPENDIX B: PROJECTS ENTITLED OR PENDING ENTITLEMENT

Planning Case No.	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod	
GF Services P13-0665	0		8		8
EGL Associates P12-0698, P12-0697, P12-0601	0		10		10
P12-0393, P12-0394, P14-0640	0		1		1
P14-0176, TM 36713	0		14		14
P13-0905 and P13-0906, TM 36604	0		7		7
Imperial Lofts, Ratkovich Properties P15-0247, P15-0248, P15-0250, P15-0251, P15-0252, P15-0363	0		91		91
Lincoln Walk – Steve Sommers - SDH & Associates, Homes by Ayers P14-0805, P15-0004, TM 36806	0		18		18
Steven Walker Communities P14-0244, P15-0086, P15-0092, TM 36703	0		6		6
Quail Run Apartments - SDH & Associates P14-0683, P14-0684, P14-0685, P15-1080, P15-1081, P15-1082	0		220		220
Mission Lofts, LLC P14-0045, P14-0048, P15-0953, P15-0954	0		212		212
WB Allen Development P16-0184, P16-0185	0		12		12
RC Hobbs Company, Inc. P15-0862, P15-0863, P15-0864, P15-0865, P15-0866, P16-0647	0		36		36
Ramcam Group P16-0314, TM 37013	0		5		5
Ratkovich Properties P16-0727, P16-0728, P16-0729	0		36		36
William B. Allen Senior Housing Project P16-0425, P16-0426	0		39		39
Stalder Plaza, Regional Properties, Inc. P16-0321, P16-0324, P17-0196	0		165		165
Canyon Springs Healthcare, TDA Investment Group P16-0497, P14-0294, P14-0297, P14-0295	0		234		234
Steven Walker Communities, Inc. P16-0112, P16-0113, P16-0114, P16-0111 and P16-0883	0		54		54
Coastal Commercial Properties P16-0885, P16-0886, P16-0506, and P17-0874	0		63		63
NL Tavaglione Development P17-0065.	0		1		1
Steve Berzansky of Lot 13, LLP -P17-0216 and P17-0539	0		1		1
Riverside Meadows, LTD P17-0513 and P17-0512	0		6		6
Bowlus Pacific Venture Corporation P14-0225, P14-0226, P14-0227, P16-0063, P17-0530, P17-0531, and P17-0532	0		117		117
Centerpointe, Zion Enterprises P14-0183	0		125		125
Nadim Ariqat, P16-0454, P17-0266, P17-0267	0		8		8

APPENDIX B: PROJECTS ENTITLED OR PENDING ENTITLEMENT



Planning Case No.	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod	
Merrill Avenue Brownstones, Pelican Merrill Avenue, LLC, P17-0467, P17-0466, P17-0468, P17-0469, P17-0470, P17-0471, P17-0472	0		108		108
Subtotal (Projects approved after the beginning of the 5 th Cycle Housing Element period – Oct. 15, 2013)	73		2,393		2,466
Total All Units	310		3,410		3,720
Source: City of Riverside, 2018					



APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT



APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT

This appendix summarizes the sites with current zoning that accommodates residential development.

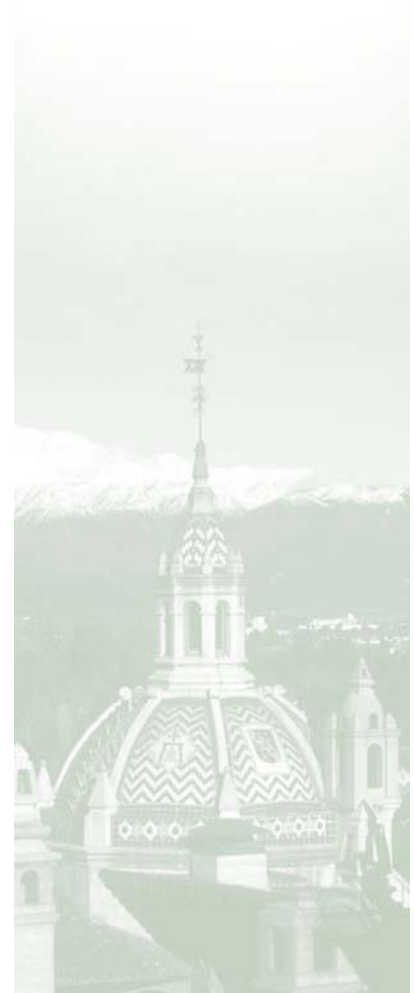
DOWNTOWN SPECIFIC PLAN

The Downtown Specific Plan consists of approximately 640 acres in the northern portion of the City of Riverside. The Specific Plan covers the historic core of the City and embodies the history and cultural heritage of Riverside. The Specific Plan embraces and seeks to capitalize upon the area's urban character, enlivening Downtown with new high-density residential, office, and commercial/ entertainment uses in districts that are an active and lively destination for residents, workers, and visitors.

The General Plan 2025 policies encourage a variety of housing opportunities in and around the Downtown that include apartments and condominiums, live-work loft spaces, and very high density residential and mixed uses surrounded by historic residential neighborhoods. The City of Riverside recognizes the exceptional potential for additional housing and mixed-use developments to be built in the downtown during the planning period.

The Downtown Specific Plan contains nine different districts, each envisioned to play a complementary role. Some districts allow for additional housing and mixed-use developments.

- ❖ **Raincross District.** The Raincross District is the cultural, historic, and social center of both Riverside and the region. Key standards include a minimum lot size of 11,000 square feet, a maximum density of 60 units per acre, floor area ratio of 3.5–4.5, and maximum height of 100 feet. Mixed use is allowed as a by-right use in this district.
- ❖ **Market Street Gateway.** Market Street is the major gateway into Downtown, reinforced by high quality development, streetscape enhancements, and open space. Key standards include a 20,000-square-foot minimum lot size, 30-unit-per-acre density, 2.0 FAR, and maximum height of 40 feet. Mixed use is also allowed in this district as a by-right use. Within these districts, the City selected sites that could be suitable for housing and/or mixed-use development projects. Preference was given to sites adjacent to other residential uses, where





APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT

multiple undeveloped or underutilized developed sites could be assembled, and places where housing fit the urban design framework for the respective district. Figure C-1 maps the location of housing sites.

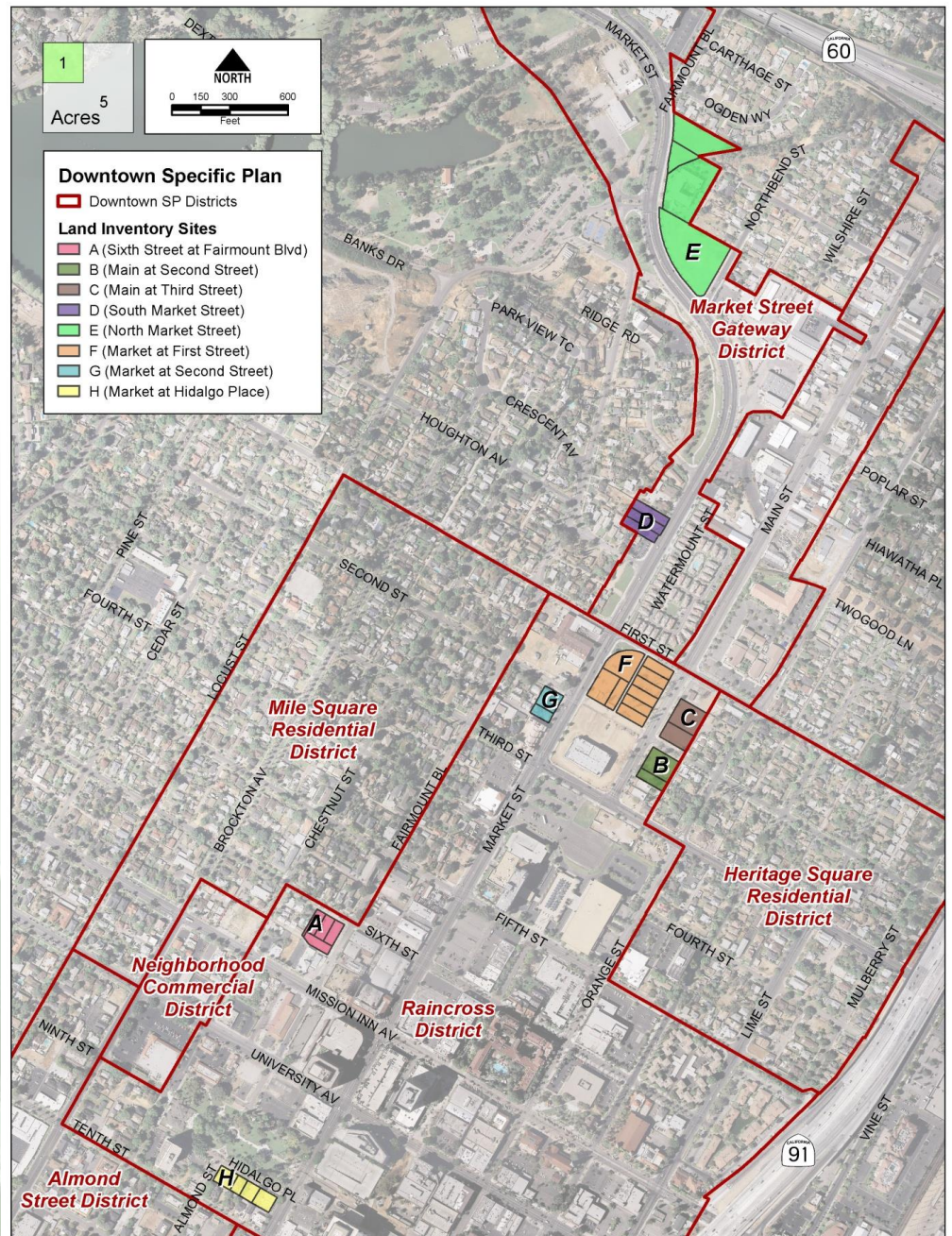


FIGURE C-1 DOWNTOWN SPECIFIC PLAN HOUSING OPPORTUNITY SITES

APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT



Site Adequacy Analysis

The 30 parcels vary in size and could accommodate 241 units. The parcels are categorized into seven groups based on location of the site, adjacency, streets, and property owners.

- ❖ **Group A.** This consists of four parcels totaling 0.65 acres. Three of the four sites are owned by one individual. All of the sites are undeveloped and ready for immediate development. These sites could accommodate up to 18 units.
- ❖ **Group B.** This consists of two parcels totaling 0.63 acres. All of the sites are owned by the Riverside RDA. Both sites are undeveloped and ready for immediate development. These sites could accommodate up to 18 units.
- ❖ **Group C.** This consists of three parcels totaling 0.76 acres. All of the sites are owned by the Riverside RDA. The sites are undeveloped and ready for immediate development. These sites could accommodate up to 21 units.
- ❖ **Group D.** This consists of three parcels totaling 0.68 acres. All of the sites are owned by one individual. The sites are undeveloped and ready for immediate development. These sites could accommodate up to 12 units.
- ❖ **Group E.** This consists of four undeveloped parcels totaling 4.6 acres. All the sites are individually owned; however, several sites are large enough for single projects. These undeveloped sites in totality could accommodate 80 units.
- ❖ **Group F.** This consists of nine parcels (six are owned by the RDA) totaling 2.3 acres. All the sites are undeveloped and ready for development of up to 64 units in a mixed unit project. This is a very conservative estimate, since the 141-unit Raincross Promenade condo project was developed on approximately the same area of land immediately south of Group F.
- ❖ **Group G.** These two parcels, owned by the RDA, total 0.39 acres. One site is undeveloped; the other has a small convenience store. This site could accommodate up to 15 units. Immediately south of this site is the recently built M-Sole 10-unit live-work project occupying the same sized parcel.





APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT

- ❖ **Group H.** This consists of six parcels totaling 1.1 acres. The RDA owns two sites; two other owners own the remainder. Five sites are undeveloped and the one developed site, a home that has been converted to several units, appears to be a nonconforming use. This site could accommodate 28 units.



APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT



TABLE C-1
DOWNTOWN SPECIFIC PLAN SITES

Site ID	Assessor's Parcel No.	General Plan/Zoning		Owner -ship	Existing Use	RDA ¹	Acres	Assumed Density ²	Potential Units
		Existing	Proposed						
Group A (6th Street)									
1	214212011	DSP-RC	No Change	I	Undeveloped	D	0.16	40	4.5
2	214212013	DSP-RC	No Change	I	Undeveloped	D	0.16	40	4.5
3	214212012	DSP-RC	No Change	I	Undeveloped	D	0.16	40	4.5
4	214212014	DSP-RC	No Change	J	Undeveloped	D	0.17	40	4.8
Group B (Main @ 2nd) and Group C (Main @ 3rd)									
5	213081002	DSP-RC	No Change	RDA	Undeveloped	D	0.18	40	5.0
6	213081001	DSP-RC	No Change	RDA	Undeveloped	D	0.45	40	12.6
7	213031005	DSP-RC	No Change	RDA	Undeveloped	D	0.27	40	7.6
8	213031004	DSP-RC	No Change	RDA	Undeveloped	D	0.49	40	13.7
Group D (South Market)									
9	209193015	DSP-MSG	No Change	F	Undeveloped	D	0.23	25	4.0
10	209193003	DSP-MSG	No Change	F	Undeveloped	D	0.23	25	4.0
11	209193014	DSP-MSG	No Change	F	Undeveloped	D	0.22	25	4.0
Group E (North Market)									
12	209161009	DSP-MSG	No Change	E	Undeveloped	D	2.00	25	35
13	209101001	DSP-MSG	No Change	B	Undeveloped	D	1.42	25	25
14	209101040	DSP-MSG	No Change	D	Undeveloped	D	0.31	25	5
15	209101034	DSP-MSG	No Change	C	Undeveloped	D	0.85	25	15
Group F (Market @ 1st & Main) and Group G (Market @ 2nd)									
16	213022009	DSP-RC	No Change	RDA	Undeveloped	D	0.50	40	14.0
17	213022001	DSP-RC	No Change	RDA	Undeveloped	D	0.20	40	5.6
18	213022011	DSP-RC	No Change	H	Undeveloped	D	0.19	40	5.3
19	213022012	DSP-RC	No Change	RDA	Undeveloped	D	0.40	40	11.2



APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT

Site ID	Assessor's Parcel No.	General Plan/Zoning		Owner -ship	Existing Use	RDA ¹	Acres	Assumed Density ²	Potential Units
		Existing	Proposed						
20	213022002	DSP-RC	No Change	H	Undeveloped	D	0.20	40	5.6
21	213022003	DSP-RC	No Change	H	Undeveloped	D	0.20	40	5.6
22	213022004	DSP-RC	No Change	RDA	Undeveloped	D	0.20	40	5.6
23	213022005	DSP-RC	No Change	RDA	Undeveloped	D	0.20	40	5.6
24	213022010	DSP-RC	No Change	RDA	Undeveloped	D	0.20	40	5.6
25	213071001	DSP-RC	No Change	RDA	Market	D	0.26	40	7.3
26	213071002	DSP-RC	No Change	RDA	Undeveloped lot	D	0.13	40	3.6
Group H (Market @ Hidalgo Place)									
27	215031007	DSP-RC	No Change	I	Vacant bld	D	0.206	40	5.8
28	215031008	DSP-RC	No Change	I	Parking Lot	D	0.157	40	4.4
29	215031009	DSP-RC	No Change	J	SFR	E	0.115	40	1.2
30	215031010	DSP-RC	No Change	J	Parking Lot	E	0.207	40	5.8
Total Potential within Downtown Specific Plan							9.3	--	241
<small>Source: City of Riverside and The Planning Center, 2012. 1. Located in a RDA until January 31, 2012. 2. Although these sites could support 30 to 60 units per acre, this analysis assumes a more conservative estimate of 40 units per acre and only a 70% ratio of residential to nonresidential uses is assumed. This is consistent with recently approved projects in the Downtown.</small>									



Feasibility of Development

Downtown Riverside remains one of the most attractive places to build in Riverside due to its many defining characteristics, strong market, and development incentives, described below.

- ❖ **Strong Market.** Downtown projects have been built in recent years, including the Fox Theatre renovation, M'Sole Mixed Use project, 141-unit Raincross Promenade, and others. The Riverside Renaissance program also funded completion of the Downtown Fire Station, Mall Water Main Replacement, Raincross Pedestrian Lighting, Sewer Main Replacement, Traffic Signal Modification Project, Performing Arts Center Rehabilitation, and Mission Inn Avenue improvements.
- ❖ **Redevelopment Project Area.** Up until January 31, 2012, the Downtown was located in an RDA project area, that provided the RDA with the ability to dedicate and leverage tax

APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT



increment funds for infrastructure and housing. Moreover, the City RDA could have required that a portion be set aside as affordable housing units to meet inclusionary requirements in state law.

- ❖ **Lot Size/Consolidation.** The majority of sites in the land inventory (organized by ownership) are large enough to accommodate residential and/or mixed-use projects without the need for consolidation. Moreover, since the City RDA owns more than one-third of all the potential sites, it has a substantially greater ability to acquire adjacent sites desired for a particular development project. Therefore, the minimum lot size requirement is not a constraint to development.
- ❖ **Allowable Density and Intensity.** In accordance with Section 65583.2(c)(3)(B) of the Government Code, if the City adopts density standards that allow at least 30 units per acre, state law presumes that zoning is appropriate for accommodating the regional housing need for lower income households. These sites allow densities of 60 units per acre and 3.5 FAR, and greater density and intensity is conditionally allowed.
- ❖ **Zoning and Permitting.** The Downtown Specific Plan allows for multiple-family residential and mixed use as a by-right use in the Raincross District. No other discretionary action beyond design review is required. Multiple-family projects proposed in the Market Gateway will require a conditional use permit. However, the sites selected for inclusion in the Housing Element already have been approved for mixed use.

ORANGECREST SPECIFIC PLAN

Two undeveloped parcels that comprise 13.7 acres are designated for high density residential. Density for the R-3-1500 zone is 20–29 units per acre, so a midpoint was selected to calculate realistic development capacity. These sites could yield 342 new housing units at densities sufficient to accommodate the lower income RHNA. Each site could accommodate more than 50 units.



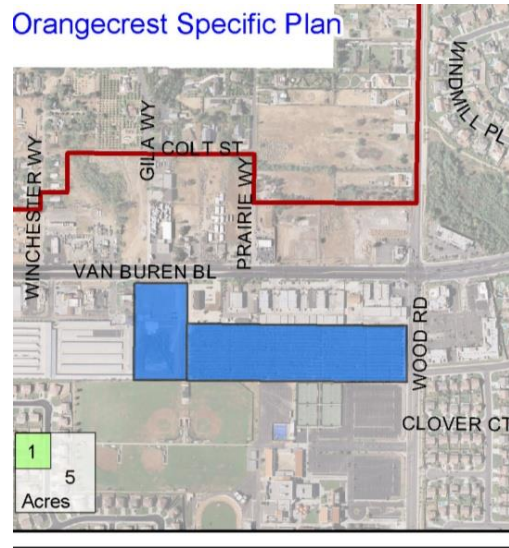
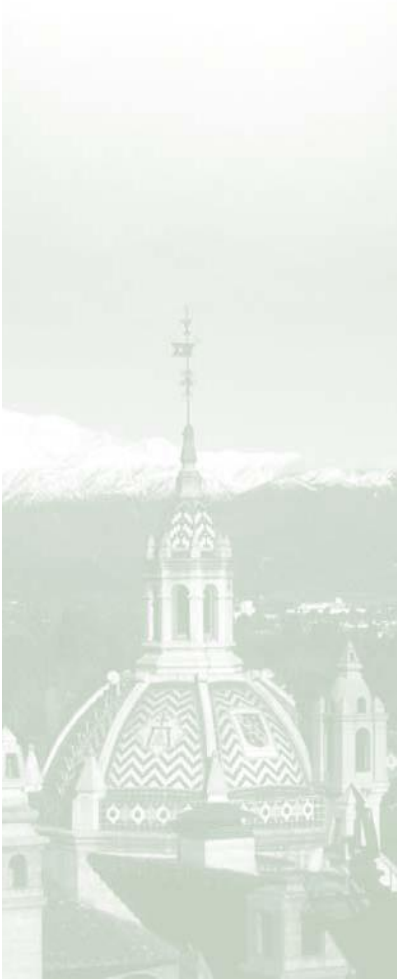


APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT

TABLE C-2
ORANGECREST SPECIFIC PLAN SITES

Site ID	APN	Existing		Existing Use	RDA	Acres	Assumed Density	Potential Units
		GP	Zoning					
1	266040050	HDR	R-3-1500	Undeveloped	—	9.7	25	242.5
2	266040034	HDR	R-3-1500	Undeveloped	—	4.0	25	100.0
Total Potential within Orangecrest Specific Plan						13.7	—	342.5

Source: City of Riverside and The Planning Center, 2012.



Legend

- Specific Plan Boundaries
- Land Inventory Sites

APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT



AREAS OUTSIDE OF SPECIFIC PLANS

On October 22, 2013, the City Council approved a General Plan Amendment and Rezoning for three sites identified in the 2006-2014 Housing Element. In addition, the 2006-2014 Housing Element identified four undeveloped sites currently zoned R-3-1500 that have the capacity to provide for lower income housing units. These sites are assumed to provide for 416 lower income units. Table C-3 summarizes these sites.

TABLE C-3
SITES OUTSIDE OF SPECIFIC PLANS

Site ID	APN	Existing		Existing Use	Acres	Assumed Density	Potential Units
		GP	Zoning				
1	217093001	HDR	R-3-1500	Undeveloped	2.8	25	70
9	221070010 221070011	MU-U	MU-U-SP	Undeveloped	3.5	40	140
11	191221016 191221017 191221019 191221024 191221018 191221020 191221021 191221022 191221023	HDR & C	R-3-1500	Undeveloped	5.6	25	140
75	253210051	HDR	R-3-1500	Undeveloped	0.63	25	15
76	253210052	HDR	R-3-1500	Undeveloped	0.82	25	20
77	253210055	HDR	R-3-1500	Undeveloped	0.96	25	24
78	253210054	HDR	R-3-1500	Undeveloped	0.30	25	7
Total Potential Outside of Specific Plans					14.61	--	416
Source: City of Riverside, 2013							



APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT

ADDED SITES – FIFTH CYCLE HOUSING ELEMENT SITES REZONED

On December 12, 2017, City Council rezoned 57 sites comprised of 228 parcels to meet the City’s remaining RHNA requirement for lower income households.

The sites are divided into four groups:

Group 1 – Magnolia Avenue Specific Plan

Magnolia Avenue connects the western portion of the City to Downtown and is part of the larger ‘L-Corridor’, which also includes University Avenue. The L-Corridor is defined as a High Quality Transit Corridor in the City’s General Plan and by the Southern California Association of Governments (SCAG). Adopted in 2009, the Magnolia Avenue Specific Plan facilitates and encourages development along the corridor. Within the Magnolia Avenue Specific Plan, there are 12 sites totaling approximately 74 acres. These sites were rezoned to either Mixed Use-Village (MU-V) or Mixed Use-Urban (MU-U). The sites are developed, with varying degree of development, ranging from sites nearly undeveloped (e.g., W6G1S01 located at Magnolia Ave. & Cochran Ave.) to sites that are largely developed (e.g., W5G1S19 at the intersection of Van Buren Blvd. and Magnolia Avenue). All 12 sites are located within the High Quality Transit Corridor and 1/4 mile of a transit stop. These sites are also in proximity to a wide variety of services and amenities, including two hospitals along Magnolia Avenue, (Kaiser Hospital and Parkview Community Hospital/Medical Center), and two private universities (California Baptist University and La Sierra University).

Magnolia Avenue Specific Plan

The Magnolia Avenue Specific Plan (MASP), adopted in 2009, is an implementation plan and component of the General Plan 2025 Program.

Excerpt from Community Context Chapter of the MASP

Land Use - “Existing land uses along Magnolia Avenue are diverse, ranging from light industrial uses at the southwestern end near the City limits, to historic residential homes at the northeastern end in the Wood Streets District. Piecemeal development has occurred along Magnolia Avenue, weakening the role and function that each district and neighborhood plays in the City and region. While the

APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT



framework still exists for identifiable districts along the corridor, the current land use pattern has blurred the distinction. In some locations, the corridor has been over-zoned for general commercial uses, resulting in under-utilized retail uses.”

Community Facilities – “Several community facilities are also located along Magnolia Avenue, including the Arlington Branch Library mentioned above, Sherman Indian School, Ramona High School, California Baptist University and the Riverside Unified School District’s Community Education Program (housed in the historic Palm Elementary School building). In addition, Magnolia Avenue and University Avenue serve as links between the City’s four higher education institutions (La Sierra University, California Baptist University, Riverside Community College and University of California at Riverside), as well as two major streets that link the community with Downtown.”

The Magnolia Avenue Specific Plan is divided into six sub-districts. The sites zoned for Mixed Use are located in the La Sierra and Arlington Subdistricts. The MASP sub-district context descriptions and applicable Specific Plan policies for these sub-districts are described below:

Arlington District - District Context

The Arlington District is characterized by a concentration of one and two-story, pre-1950’s retail buildings surrounded by a stable single-family neighborhood. The land use mix consists of retail commercial and office uses, the historic Arlington Branch Public Library and a small amount of multi-family housing. There are many outdated and marginalized uses, price-sensitive tenants on small parcels, and under-utilized retail buildings.

- Policy 1.3: Aggressively pursue economic revitalization, while preserving and restoring Arlington’s historic village like character and pedestrian scale. (General Plan Policy LU-37.1)
- Policy 1.6: Encourage lot consolidation, driveway consolidation, shared parking, and frontage on Magnolia Avenue for meaningful, coordinated mixed-use and commercial projects that contribute to an attractive streetscape. (General Plan Policy LU-36.3)





APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT

La Sierra District - District Context

La Sierra District is the westernmost district of Magnolia Avenue. It consists of the area at the westernmost City limits to Banbury Drive. This district includes portions of the La Sierra and La Sierra South Neighborhoods.

This District is characterized by a mix of land uses, including older commercial centers, residential development including mobile home parks, business park and light industrial uses, medical uses, motels, and large undeveloped parcels with frontage onto the 91 Freeway. Many of the older retail centers are underutilized, especially around La Sierra Avenue.

The General Plan 2025 and the Magnolia Avenue Specific Plan include the following Policies:

- Policy 1.2: Provide opportunities for transit-oriented, mixed use projects providing medical support office/employment, restaurants, and high-density residential near Kaiser Permanente. Emphasize ownership housing, as feasible, in this area. (General Plan Policy LU-58.3)
- Policy 1.3: Allow for increased residential and commercial densities to bring more people to the District, support transit, and complement the scale of the Kaiser facility. (General Plan Policy LU-58.6)

Group 2 – University Avenue Specific Plan

University Avenue connects UCR to Downtown. University Avenue is the eastern part of the larger ‘L Corridor’, which also includes Magnolia Avenue. The L-Corridor is defined as a High Quality Transit Corridor in the City’s General Plan and by the Southern California Association of Governments (SCAG). The area will encourage mixed-use development and capitalize upon transit-oriented development opportunities. In recent years redevelopment along University Avenue has been encouraged by major public improvements along the corridor, such as streetscape enhancements and renovations to Bobby Bonds Park. Within the University Avenue Specific Plan, there are five (5) sites totaling approximately 10 acres that were rezoned to either the MU-V or the MU-U Zones. All five (5) sites are located within the High Quality Transit Corridor, and within ¼ mile of a transit stop. These sites are all in proximity to a wide variety of services and amenities between Downtown Riverside and the University of California, Riverside.



APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT



Group 3 –Mixed Use Sites not within a Specific Plan

For areas not within the two specific plan areas mentioned above, there are eight (8) sites totaling approximately 78 acres. These sites were rezoned to either the MU-V or the MU-U Zones.

Group 4 –Multi-Family Residential Sites

The sites within Group 4 satisfy the section of housing-element law that requires at least 50 percent of the needed housing units to be accommodated on sites zoned for residential uses, and for which nonresidential uses or mixed-uses are not permitted. There are 32 sites in this group, totaling approximately 146 acres, and they were rezoned to either the R-3-1500 Multiple-Family Residential or the R-4 Multiple-Family Residential Zones.

Table C-4 below summarizes the sites rezoned to meet the City’s remaining RHNA requirement for housing units affordable to lower income households.

TABLE C-4
SITES ZONED FOR UNMET RHNA FOR LOW INCOME HOUSEHOLDS

Site ID Number	Assessor Parcel Numbers	Location	Zone	Assumed Density Du/Acre	Units
W1G3S11	250080002, 250080006, 250080007, 250080009, 250080013, 250080014, 250080016, 250080017, 250080018, 250080019	Northwest of the intersection of Iowa Avenue and Blaine Street	MU-V - Mixed Use- Village	30	336
W1G4S01	250281001	Southeast of the intersection of Massachusetts Ave. & Iowa Ave.	R-4 – Multiple-Family Residential	35	32
W1G4S02	219102002, 219102003, 219102004, 219102005, 219102006, 219102007, 219102009, 219102010, 219102011, 219102012,	Northeast corner of Brooks St. & Olivewood Ave.	R-3-1500 – Multiple-Family Residential	25	30



APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT

Site ID Number	Assessor Parcel Numbers	Location	Zone	Assumed Density Du/Acre	Units
	219102013, 219102016				
W1G4S03	219163002	Southeast of the intersection of City College Dr. & Ramona Dr.	R-3-1500-CR – Multiple-Family Residential & Cultural Resources Overlay	25	23
W1G4S04	219175015	East side of Olivewood Ave. northerly of Panorama Rd.	R-3-1500 – Multiple-Family Residential	25	30
W1G4S08	219102001	Southeast of the intersection of Cridge St. & Olivewood Ave.	R-3-1500 – Multiple-Family Residential	25	16
W1G4S43	217040013, 217040014, 217050015, 217100002	Southeast of the intersection of Pine Street and Tequesquite Avenue	R-4 – Multiple-Family Residential	35	111
W1G4S44	251070007, 251070008	North side of Blain St. & westerly of Watkins Drive	MU-U - Mixed Use-Urban	40	101
W2G2S01	250190006, 250190008, 250190036, 250190038, 250190040, 250190042	Northwest corner of University Ave. & Iowa Ave.	MU-U-SP - Mixed Use-Urban & Specific Plan (University Avenue) Overlay	40	103
W2G2S02	253020012	South side of University Ave. westerly of Cranford Ave.	MU-U-SP - Mixed Use-Urban & Specific Plan (University Avenue) Overlay	40	29
W2G2S04	250170005, 250170040	Northwest corner of University Ave. & Cranford Ave.	MU-U-SP - Mixed Use-Urban and Specific Plan (University Avenue) Overlay	40	56
W2G2S06	250170011	East of Chicago Ave. & north of University Ave.	MU-U-SP - Mixed Use-Urban & Specific Plan (University Avenue) Overlay	40	16

APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT



Site ID Number	Assessor Parcel Numbers	Location	Zone	Assumed Density Du/Acre	Units
W2G2S07	253050002, 253050012, 253050018, 253050022, 253050023	Southeast corner of Iowa Ave. & University Ave.	MU-U-SP - Mixed Use-Urban & Specific Plan (University Avenue) Overlay	40	77
W2G4S30	211111037, 211111040, 211111041, 211111053, 211111054, 211111055, 211111060	North side of Linden St. west of Dwight Ave.	R-3-1500 - Multiple-Family Residential	25	87
W3G4S05	219182004	North side of Panorama Rd. west of 91 FWY	R-4 - Multiple-family Residential	35	88
W3G4S15	225052008, 225052009, 225052010, 225052019, 225052021	East side of Magnolia Ave. north of Merrill Ave.	R-4-SP - Multiple-family Residential and Specific Plan (Magnolia Avenue) Overlay	35	75
W3G4S27	190022044, 190022045	South side of Jurupa Ave. between Essex St. & Chester St.	R-3-1500 - Multiple-Family Residential	25	22
W4G4S16	230351016, 230360001, 230360004, 230360005, 230360006, 230360010	Northeast of intersection at Lincoln Ave. & Bunker St.	R-3-1500 - Multiple-Family Residential	25	280
W4G4S42	266020061	Southeast corner of Van Buren Blvd. & Chicago Ave.	R-3-1500-SP - Multiple-Family Residential & Specific Plan (Orangecrest) Overlay	25	344
W5G1S02	234080005, 234080033, 234080034, 234080035	South side of Magnolia Avenue between Harrison St. & Muir Ave.	MU-V-SP - Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay	30	114
W5G1S12	234150039, 234150040, 234150041, 234150046,	North side of the 91 Freeway between Myers St. & Van Buren Blvd.	MU-V-SP - Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay	30	162



APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT

Site ID Number	Assessor Parcel Numbers	Location	Zone	Assumed Density Du/Acre	Units
	234140019		MU-V - Mixed Use-Village		
W5G1S13	191232016, 191232017, 191232034, 191232037	North side of Magnolia Ave. between Donald Ave. & Jackson St.	MU-V-SP - Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay	30	88
W5G1S14	191331031	North side of Magnolia Ave. between Stotts St. & Donald Ave.	MU-V-SP - Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay	30	41
W5G1S15	191332021, 191332049	North side of Magnolia Ave. between Everest Ave. & Stotts St.	MU-V-SP - Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay	30	19
W5G1S16	233040022, 233040023, 233040024	South side of Magnolia Ave. west of Donald St.	MU-V-SP - Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay	30	38
W5G1S17	233031001, 233031003, 233031004, 233031005, 233031007, 233031008, 233031009, 233031010, 233031012, 233031013, 233031014, 233031051	South side of Magnolia Ave. between McKenzie St. & Everest Ave.	MU-V-SP - Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay	30	25
W5G1S18	191312002, 191312010, 191312020, 191312021	East side of Van Buren Blvd. between Hayes St. & Miller St.	MU-V-SP - Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay	30	59
W5G3S01	138030024, 138030009, 138030025, 138030028	Northeasterly of La Sierra Ave. & Indiana Ave.	MU-U-SP - Mixed Use- Urban & Specific Plan (Riverwalk Vista) Overlay	40	417

APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT



Site ID Number	Assessor Parcel Numbers	Location	Zone	Assumed Density Du/Acre	Units
W5G3S08	193261027, 193261029	Southwest corner of California Ave. & Monroe St.	MU-V - Mixed Use- Village	30	166
W5G3S12	233190001, 233160022, 233150017, 233190004	East side of Van Buren Blvd. south of Indiana Avenue (Van Buren Drive-In)	MU-V - Mixed Use- Village	30	435
W5G4S06	227223006	Northwest corner of Magnolia Ave. & Jefferson St.	R-4-SP – Multiple-Family Residential & Specific Plan (Magnolia Avenue) Overlay	35	26
W5G4S10	191200010, 191200011, 191200012, 191200013, 191200017, 191200024, 191200027, 191200028	Northeast of Intersection at Duncan Ave. & Van Buren Blvd.	R-3-1500 – Multiple-Family Residential	25	38
W5G4S12	233170002, 233170003	Vacant land at the southeast corner of Indiana Ave. & Gibson St.	R-3-1500 – Multiple-Family Residential	25	35
W5G4S13	233180001, 233180002, 233180003, 233180004, 233180005, 233180006, 233180008, 233180009, 233180010	Southwest of Intersection at Indiana Ave. & Jackson St.	R-3-1500 – Multiple-Family Residential	25	26
W5G4S14	233180014, 233180015, 233180016, 233180017, 233180018, 233180019	West of Jackson St. & south of the Railroad	R-3-1500 – Multiple-Family Residential	25	93
W5G4S23	233160012, 233160013, 233160014, 233160015, 233160018, 233160019, 233160025,	West of Gibson St. & adjacent to & northerly of the Van Buren Drive-In theater	R-4 – Multiple-Family Residential	35	155



APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT

Site ID Number	Assessor Parcel Numbers	Location	Zone	Assumed Density Du/Acre	Units
	233160026, 233160028				
W5G4S29	233170005	East side of Gibson Street, southerly of the railroad & northerly of Maywood Way	R-3-1500 – Multiple-Family Residential	25	56
W5G4S37	234270020	West side of Van Buren Blvd. north of Lincoln Ave.	R-4 – Multiple-Family Residential	35	165
W5G4S38	233150012, 233190007, 233190017	East side of Van Buren Blvd. northwesterly of the Van Buren Drive-in	R-4 – Multiple-Family Residential	35	105
W6G1S01	143180005, 143180028, 143180031, 143180032	North side of Magnolia Avenue westerly of Tyler Street	MU-V-SP-WC - Mixed Use-Village & Specific Plan (Magnolia Avenue) Overlay, & Watercourse Overlay; and MU-V-SP - Mixed Use-Village & Specific Plan (Magnolia Avenue) Overlay	30	336
W6G1S05	142292007, 142292008, 142293023, 142293024, 142293028	North side of Magnolia Ave. between Burge St. & Jones Ave.	MU-V-SP - Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay	30	116
W6G1S07	143290004, 143290006, 143290007, 143290008, 143290010, 143290011, 143290015, 143290017, 143290018, 143290019	North side of Magnolia Ave. easterly of Polk St.	MU-V-SP - Mixed Use-Village & Specific Plan (Magnolia Avenue) Overlay	30	71
W6G1S10	138470020, 138470023, 138470024, 138470029,	South side of Magnolia Ave. easterly of La Sierra Ave.	MU-U-SP – Mixed Use-Urban & Specific Plan	40	467

APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT



Site ID Number	Assessor Parcel Numbers	Location	Zone	Assumed Density Du/Acre	Units
	138470031, 138470035		(Magnolia Avenue) Overlay		
W6G3S02	146261001, 146261006, 146261014, 146261019	Southeast of intersection of Whitford Ave. & La Sierra Ave.	MU-V – Mixed Use-Village	30	80
W6G3S03	142040001	East side of La Sierra Ave. south of Miner Ave.	MU-V – Mixed Use-Village	30	60
W6G4S17	143040012	Northerly of Hole Avenue west side of Jones Ave. at Cook Ave.	R-3-1500 – Multiple-Family Residential	25	44
W6G4S18	143051001	Northeast of intersection of Hole Ave. & Mitchell Ave.	R-3-1500 – Multiple-Family Residential	25	61
W6G4S19	143020004, 143020007, 143020010	Southeast of intersection at Wells Ave. and Mitchell Ave.	R-3-1500 – Multiple-Family Residential	25	78
W6G4S20	143080019, 143080020, 143080021, 143080022, 143080024, 143080029, 143080030, 143080032, 143080033, 143080034, 143332002	Intersection of Hole Ave. & California Ave.	R-3-1500 – Multiple-Family Residential	25	200
W6G4S22	147282011, 147282014, 147282015, 147282016, 147282018, 147282021, 147282022	Southeast of intersection of Mull Ave. & Tyler St.	R-3-1500 – Multiple-Family Residential	25	59
W6G4S32	151111034 151111046	Janet Ave. between Challen Ave. & Picker St.	R-3-1500 – Multiple-Family Residential	25	65
W6G4S41	145082037, 145082038, 145082035	West side of Van Buren Blvd.	R-3-1500 – Multiple-Family Residential	25	51



APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT

Site ID Number	Assessor Parcel Numbers	Location	Zone	Assumed Density Du/Acre	Units
		northerly of Challen Ave.			
W6G4S46	135220035	South side of Magnolia Ave. easterly of Buchanan St.	R-4-SP – Multiple-Family Residential & Specific Plan (Magnolia Avenue) Overlay	35	172
W7G3S14	146210022, 146220025, 146220035, 146220036, 146220041, 146220040	Southwest corner of Pierce St. & La Sierra Ave.	MU-V – Mixed Use-Village	30	221
			MU-V-SP – Mixed Use-Village & Specific Plan (La Sierra University) Overlay	30	
W7G4S07	142231006 142231007	North side of Magnolia Ave. westerly of Golden Ave.	R-4-SP – Multiple-Family Residential & Specific Plan (Magnolia Avenue) Overlay	35	28
W7G4S28	141221006 141221007 141221009 141221011 141221026 141221031 141221032 141221033	South side of Raley Drive westerly of Ambs Drive	R-3-1500 – Multiple-Family Residential	25	74
W7G4S35	155290012, 155290013, 155290014, 155290015, 155290016, 155290017, 155290019	Northwest of the intersection of Arlington Ave. & Van Buren Blvd.	R-4-AP-D – Multiple-Family Residential & Airport Protection (Compatibility Zone D) Overlay	35	197
	155290018		R-4 – Multiple-Family Residential		
W7G4S45	146210024	Southeast of intersection at Pierce St. & Riverwalk Parkway	R-3-1500-SP – Multiple-Family Residential & Specific Plan (La	25	99

APPENDIX C: SITES ZONED FOR RESIDENTIAL DEVELOPMENT



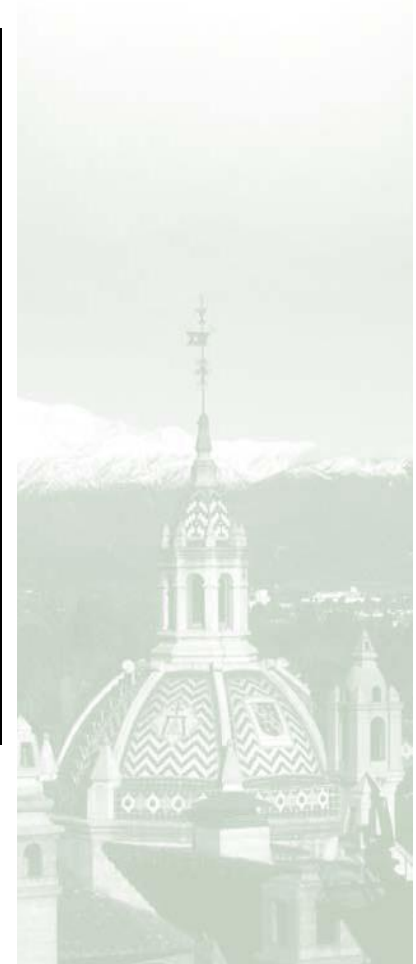
Site ID Number	Assessor Parcel Numbers	Location	Zone	Assumed Density Du/Acre	Units
			Sierra University) Overlay		
Sites Zoned for Mixed Use (MU-V/MU-U)					3,633
Sites Zoned Exclusively for Residential (R-3-1500/R-4)					2,965
TOTAL of ALL UNITS:					6,598

SUMMARY OF SITES ZONED FOR RESIDENTIAL DEVELOPMENT

Table C-5 summarizes the sites current zoned to accommodate residential development at densities that can provide for lower income housing units.

TABLE C-5
SITES ZONED FOR RESIDENTIAL DEVELOPMENT

	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod	
<i>Sites Zoned Prior to 2017</i>					
Downtown Specific Plan	241		0	0	241
Orangetrest Specific Plan	342			0	342
Areas Outside of Specific Plans	416			0	416
<i>Subtotal</i>	<i>999</i>			<i>0</i>	<i>999</i>
<i>Sites Zoned in 2017</i>					
Magnolia Avenue Specific Plan	1536			0	1536
University Avenue Specific Plan	281			0	281
Mixed Use not in Specific Plan	1816			0	1816
Multi-Family Residential	2891			0	2891
Multi-Family Residential GP Land Use Amendment Only	74			0	74
<i>Subtotal</i>	<i>6598</i>			<i>0</i>	<i>6598</i>
Total	7597			0	7597
Source: City of Riverside, 2018.					



APPENDIX D: REZONING PROGRAM



APPENDIX D: REZONING PROGRAM

The City of Riverside has seen continued growth and land development for more than 50 years, and considering habitat and regulatory constraints, is anticipated to be “essentially” built-out in the next 15 to 20 years. Most of the City’s future growth must occur, and has been occurring, on sites with existing uses or undeveloped infill sites. Recycling land with existing uses is a viable strategy to develop housing in the City. The re-use of numerous sites with pre-existing development has occurred throughout the City in recent years, and the existence of another use does not necessarily impede the development of housing in Riverside. Re-use of existing developed sites is primarily occurring along the major corridors of the City, such as Magnolia and University Avenues, and Van Buren Boulevard.

SITE SELECTION APPROACH

The City identified five criterion for selecting the 66 candidate sites. The City prioritized sites, which met three of the five established thresholds. In addition, the City included sites that met two out of the five established thresholds when other factors such as property owner or neighborhood support, proximity to existing multi-family development, and other locational factors.

The City included completely undeveloped sites, as well as developed sites that meet the factors of sufficiency for developed sites under Government Code §65583.2(a)(3) and §65583.2(g). The following summarizes the criteria for the selection of sites for the City’s Rezoning Program:

- *Percent of Overall Site Undeveloped.* Large undeveloped sites consisting of undeveloped land with generally flat topography were prioritized for selection. There are 91 parcels on 22 sites that are completely undeveloped. All undeveloped sites were automatically added to this list even if none of the other 4 criteria were met, since they have the greatest opportunity and likelihood of being developed with housing within the planning period.

In addition, due to limited availability of undeveloped land within the City, sites that had an overall percent of vacancy of at least 60% were identified for inclusion, if two additional criteria were satisfactorily met.





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- *Average Age of Building.* Given the limited supply of undeveloped land in areas that are not constrained by a host of other factors (described below), the city identified developed or partially developed sites with a higher potential for redevelopment. These sites may have older or unmaintained building(s) and improvements, have numerous vacant tenant spaces, or are only partially developed. Staff consideration was based on the likelihood of existing uses being discontinued and replaced with housing during the planning period.

To establish criteria for this determination, the City prioritized sites where the average age of the buildings on the site exceeding 20 years. Of the 46 developed sites, 39 have an average building age of 20 to 70 years. Of the seven sites that do not meet the 20 year threshold, it is important to note other factors relevant to their inclusion as candidate sites, such as the nature of surrounding development, expressed support from property owners, and proximity to essential services and amenities.

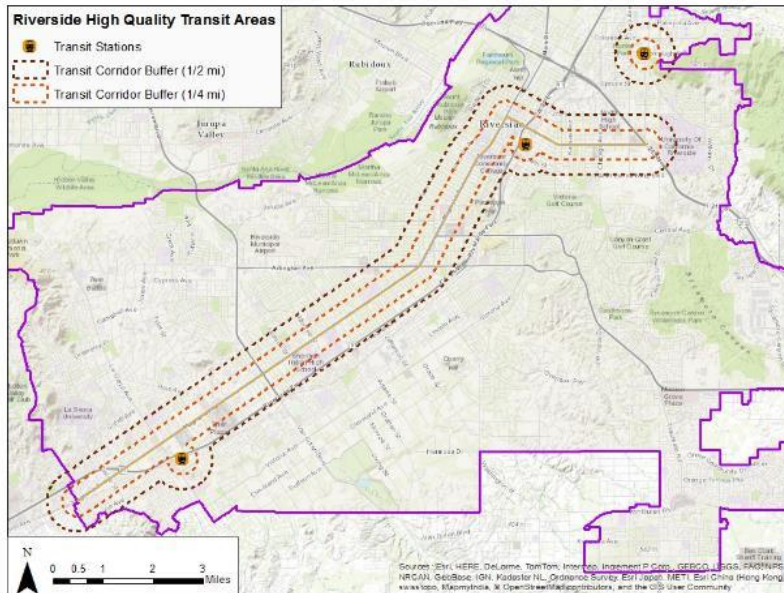
- *General Plan Consistency Zoning.* Sites that currently have General Plan land use designations of Mixed Use, High Density Residential, or Very High Density Residential were prioritized. Because the General Plan land use designations envision higher density residential, a rezoning that brings the sites into consistency with the General Plan would meet the State's rezoning criteria and be supported by adopted City policy. There are 32 sites for which the rezoning would bring the properties into consistency with the General Plan land use designations. Of these, 19 are within the University Avenue and Magnolia Avenue Specific Plans.
- *Proximity to Major Collector Roads.* Sites located along major corridors (e.g., Magnolia, and University Avenues, and Van Buren Boulevard) were prioritized because of their proximity to existing transit and services. Infill sites in urbanized areas of the City with existing infrastructure were also prioritized (i.e., where there are fully improved streets, curbs gutters and sidewalks, storm drains, and sewer). Of the sites identified for inclusion, 44 are located along major collector roads.
- *Proximity to High Quality Transit Corridor.* Sites within a half mile of high quality transit with service every 15 minutes or less were prioritized for inclusion. There are 36 candidate sites comprised of 100 parcels totaling 152 acres located within the



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High Quality Transit Corridor (see figure below), as defined by the Southern California Association of Governments (SCAG). 43 of the parcels within the High Quality Transit Corridor are developed, totaling 75 acres; and 57 parcels are undeveloped, totaling 77 acres.



Justification for Other Sites Selected :

Three of the candidate sites which met two out of the five criterion were selected for the reasons described below:

W5G4S37 - Is a 6.74 acre site that is mostly undeveloped (contains one single family dwelling) and the property owner has expressed support of the proposed rezoning. The site is proposed for the R-4 Multi-Family Residential zoning, and will yield 235 units. The site is located along a major collector road, within a half mile distance of seven other candidate sites, and is less than a quarter mile from the High Quality Transit Corridor.

W7G4S28 - This 2.83 acre site is currently zoned as R-3-1500 Multiple-Family Residential. To establish consistency between the General Plan land use designation and the current zoning, the City proposes to change the General Plan land use designation from Medium-High Density Residential to High Density Residential, which is appropriate for the existing zoning. The site is comprised of eight smaller parcels, which have contiguous ownership (owner is La Sierra





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University). The property is located immediately across the street from La Sierra University, and is an opportunity for the University to build multiple-family residential workforce and student housing. In addition, we have received support from a surrounding neighbor. As currently zoned, the site will yield 65 units. The site is also within half a mile of the High Quality Transit Corridor and a major collector road

W1G4S44 - This site was included because its 3.71 acres is an aging and underutilized strip commercial development with vacancies, and an underutilized anchor tenant (formerly a supermarket). The site is 68.43% undeveloped. It also has a Mixed Use-Urban (MU-U) General Plan land use designation. Instead of proposing the Mixed Use-Urban Zone for the property (consistency zoning), the property is proposed for a General Plan Amendment to the "Very High Density Residential" land use designation, and rezoning to the R-4 Multi-Family Residential Zone. The proposed zone would yield 88 units. In addition, the site is located on a major collector road and within a half mile of the High Quality Transit Corridor.

Constraints

The 66 candidate sites identified as part of the Rezoning Program are the result of a thorough review of undeveloped and underutilized developed sites throughout the City. Numerous sites that were considered met the criteria above, but were eliminated due to other regulations, clearly incompatible adjacencies, or environmental issues. Some of these specific constraints included open space areas, (e.g., arroyos, hills, & flood hazard areas, designated agricultural areas (including Agricultural Greenbelt subject to voter initiatives Proposition R and Measure C), inconsistencies with airport land use compatibility plans, areas that are undergoing separate rezoning efforts that could not be completed by December, 2017 (e.g., the Northside Specific Plan), and areas where higher density residential would be in direct conflict with industrial activities, such as the industrial area known as Hunter Business Park, or predominately single-family residential neighborhoods. The following exhibit titled *City of Riverside 2014-2021 Housing Element Rezoning Constraints* depicts areas of the City where multiple-family and mixed use zoning can occur.

Small Sites

As is typical of older urbanized cities, there are very few large undeveloped parcels remaining in Riverside. Of the parcels included in the Housing Element Rezoning Program, 64 parcels do not individually yield the State's minimum requirement of 16 units. However, these parcels were added to the Rezoning Program because

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they have contiguous ownership, such that if the parcels under common ownership were consolidated (merged), they would yield 16 units or more. Furthermore, in an effort to create additional opportunities for affordable housing, Implementation Tool H-52 facilitates the consolidation of small residential lots into larger parcels yielding at least 16 dwelling units. Eligible lots must be contiguous with other lots, and have common ownership with one or more of the other parcels, such that there is likelihood for development of at least 16 units (all combined parcels). The City will allow lot consolidation without discretionary review on the eligible sites, and will waive fees for lot consolidation. Table D-2 shows small sites eligible for application of these regulations bolded, in italics, and with a note indicating common ownership.

SUMMARY

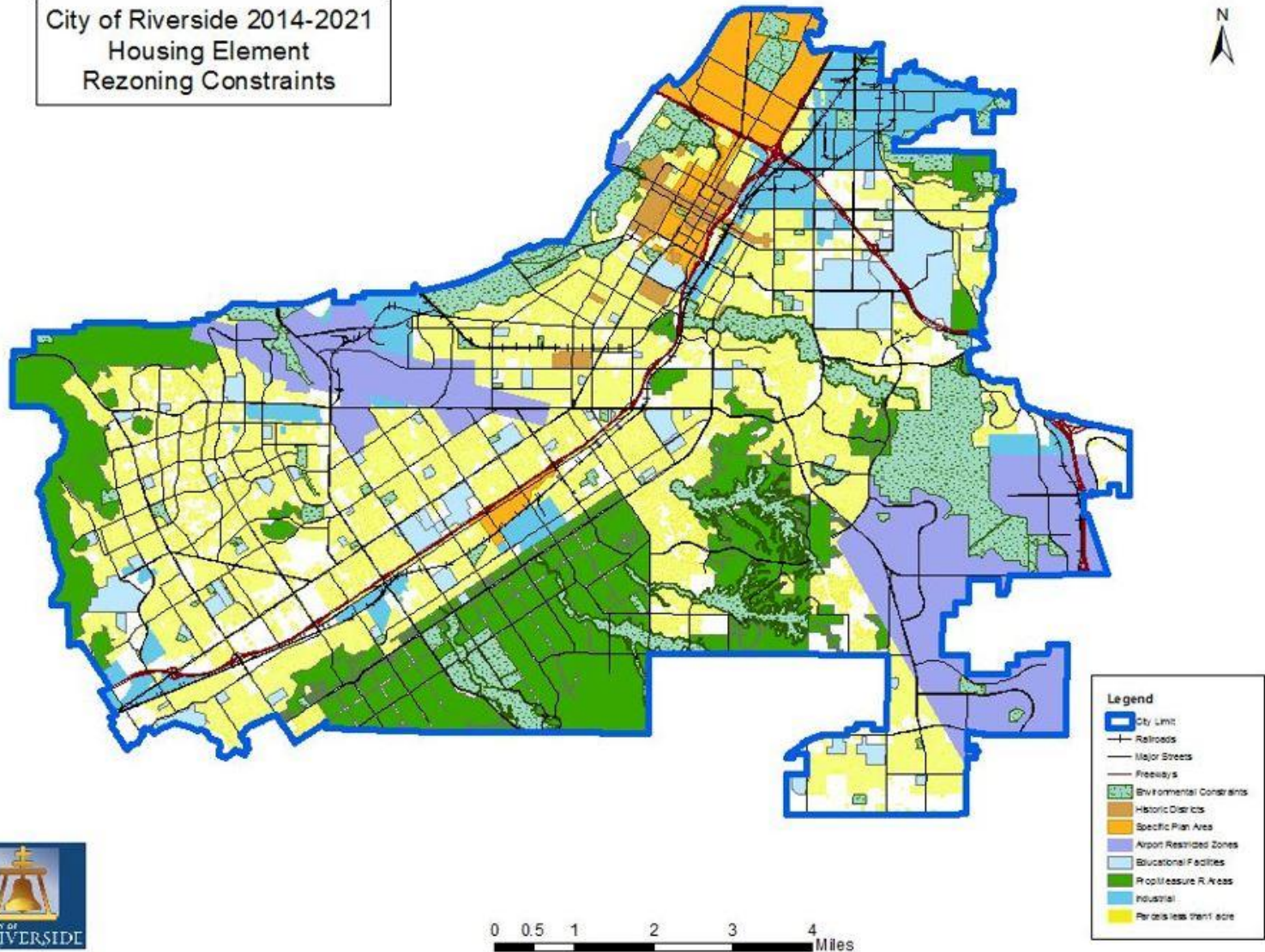
In conclusion, there are 22 sites that are completely undeveloped, which would accommodate 2,021 units. Of the 22 sites, 15 are proposed for Multi-Family Residential zoning, which could produce up to 1,296 units. The other 44 sites are made of a combination of developed and undeveloped parcels. These sites would accommodate 5,489 units, of which 26 sites units will be proposed for Multi-Family Residential, which could produce up to 2,604 units.





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City of Riverside 2014-2021
Housing Element
Rezoning Constraints



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CANDIDATE SITES

This appendix summarizes the sites that are proposed for rezoning to implement Tool H-21. The sites are divided into four groups:

Group 1 – Magnolia Avenue Specific Plan

Magnolia Avenue connects the western portion of the City to Downtown and is part of the larger ‘L-Corridor’, which also includes University Avenue. The L-Corridor is defined as a High Quality Transit Corridor in the City’s General Plan and by the Southern California Association of Governments (SCAG). Adopted in 2009, the Magnolia Avenue Specific Plan facilitates and encourages development along the corridor. Within the Magnolia Avenue Specific Plan, there are 13 sites totaling approximately 76 acres. These sites are identified as candidates for rezoning to the Mixed Use-Village (MU-V) and Mixed Use-Urban (MU-U) Zones. All but one of the candidate sites would be changed to a zone that is consistent with their existing MU-V and MU-U General Plan land use designations. The exception is a 3.37-acre parcel contained within site W5G1S12, that is currently designated in the General Plan as Medium Density Residential (MDR). One site is undeveloped and the other 12 sites are developed, with varying degree of development, ranging from sites nearly undeveloped (e.g., W6G1S01 located at Magnolia Ave. & Cochran Ave.) to sites that are largely developed (e.g., W5G1S19 at the intersection of Van Buren Blvd. and Magnolia Avenue). All 13 sites are located within the High Quality Transit Corridor and 1/4 mile of a transit stop. These sites are also in proximity to a wide variety of services and amenities, including two hospitals along Magnolia Avenue, (Kaiser Hospital and Parkview Community Hospital/Medical Center), and two private universities (California Baptist University and La Sierra University).

Magnolia Avenue Specific Plan

The Magnolia Avenue Specific Plan (MASP), adopted in 2009, is an implementation plan and component of the General Plan 2025 Program.

Excerpt from Community Context Chapter of the MASP

Land Use – “Existing land uses along Magnolia Avenue are diverse, ranging from light industrial uses at the southwestern end near the City limits, to historic residential homes at the northeastern end in the Wood Streets District. Piecemeal development has occurred along Magnolia Avenue, weakening the role and function that each district and





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neighborhood plays in the City and region. While the framework still exists for identifiable districts along the corridor, the current land use pattern has blurred the distinction. In some locations, the corridor has been over-zoned for general commercial uses, resulting in under-utilized retail uses.”

Community Facilities – “Several community facilities are also located along Magnolia Avenue, including the Arlington Branch Library mentioned above, Sherman Indian School, Ramona High School, California Baptist University and the Riverside Unified School District’s Community Education Program (housed in the historic Palm Elementary School building). In addition, Magnolia Avenue and University Avenue serve as links between the City’s four higher education institutions (La Sierra University, California Baptist University, Riverside Community College and University of California at Riverside), as well as two major streets that link the community with Downtown.”

The Magnolia Avenue Specific Plan is divided into six sub-districts. The candidate sites proposed for Mixed Use zoning are located in the La Sierra and Arlington Subdistricts. The MASP sub-district context descriptions and applicable Specific Plan policies for these sub-districts are described below:

Arlington District - District Context

The Arlington District is characterized by a concentration of one and two-story, pre-1950’s retail buildings surrounded by a stable single-family neighborhood. The land use mix consists of retail commercial and office uses, the historic Arlington Branch Public Library and a small amount of multi-family housing. There are many outdated and marginalized uses, price-sensitive tenants on small parcels, and under-utilized retail buildings.

- Policy 1.3: Aggressively pursue economic revitalization, while preserving and restoring Arlington’s historic village like character and pedestrian scale. (General Plan Policy LU-37.1)
- Policy 1.6: Encourage lot consolidation, driveway consolidation, shared parking, and frontage on Magnolia Avenue for meaningful, coordinated mixed-use and commercial projects that contribute to an attractive streetscape. (General Plan Policy LU-36.3)



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La Sierra District - District Context

La Sierra District is the westernmost district of Magnolia Avenue. It consists of the area at the westernmost City limits to Banbury Drive. This district includes portions of the La Sierra and La Sierra South Neighborhoods.

This District is characterized by a mix of land uses, including older commercial centers, residential development including mobile home parks, business park and light industrial uses, medical uses, motels, and large undeveloped parcels with frontage onto the 91 Freeway. Many of the older retail centers are underutilized, especially around La Sierra Avenue.

The General Plan 2025 and the Magnolia Avenue Specific Plan include the following Policies:

- Policy 1.2: Provide opportunities for transit-oriented, mixed use projects providing medical support office/employment, restaurants, and high-density residential near Kaiser Permanente. Emphasize ownership housing, as feasible, in this area. (General Plan Policy LU-58.3)
- Policy 1.3: Allow for increased residential and commercial densities to bring more people to the District, support transit, and complement the scale of the Kaiser facility. (General Plan Policy LU-58.6)

The following selected sites are examples of high potential developed candidate sites in Group 1.





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North of Magnolia Ave. westerly of Tyler Street (W6G1S01)

Total Acreage:

16.11 Acres

Existing Zoning:

R-1-7000, CR, CR-SP, CR-S-2-SP, CR-S-1-X-20-SP

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

MU-V

APNs:

143180028, 143180031, 143180032



This site is located on Magnolia Avenue within the Magnolia Avenue Specific Plan and Riverside’s High Quality Transit Corridor. The proposed MU-V Zoning will be consistent with the existing General Plan MU-V General Plan land use designation. The site is near a multitude of amenities, including major regional shopping areas such as the “The Galleria at Tyler” mall, numerous County services/offices, and Kaiser Hospital. The site is 90 percent undeveloped (undeveloped land & paved parking area serving no uses). The small developed portion has a 30 year old commercial building (circa 1987). This is an ideal site for future mixed use development, and as of

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2015/2016, the site was entitled for a mixed use project that recently expired, and was a project identified in initial drafts of in Housing Element “Appendix B – Projects Entitled or Pending Entitlement” but since removed from Appendix B.



View of Site looking north from Magnolia Avenue





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Southeast of Intersection at Magnolia Ave. & La Sierra Ave. (W6G1S10)



<p>Total Acreage: 16.81 Acres</p> <p>Existing Zoning: CR-SP, CG-SP, CG X-SP</p> <p>Proposed Zoning: MU-U</p> <p>Existing General Plan: MU-U</p> <p>Proposed General Plan: MU-U</p>
<p>APNs: 138470020, 138470023, 138470024, 138470029, 138470031, 138470035</p>



This site is located on Magnolia Avenue within the Magnolia Avenue Specific Plan, and within Riverside’s High Quality Transit Corridor. The proposed MU-U Zoning will be consistent with the existing General Plan MU-U land use designation. The site is near the La Sierra Metrolink Station and a multitude of other amenities, such as a regional commercial located immediately east of the site, which includes a newly constructed Walgreen’s pharmacy and LA Fitness (map above shows early construction of LA Fitness foundation). These parcels to the east were not included as part of the site because they included new commercial development. While much of this site is developed, with the largest use/building being the Riverside County Department of Social Services, the site consists of large expanses of underutilized parking, partially undeveloped land and retail/restaurant uses with outdated commercial buildings. On average the buildings are 24 years old (1974-2014). Furthermore, the potential unit count the City has provided to meet the RHNA allocation only considers the undeveloped portions of the property (or 70% of site area, whichever

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is less) (reference Table D-2). This is a conservative approach to calculating unit yield, as it does not count units that would be created should existing underutilized buildings be demolished or converted to housing.



View of Site looking south from Magnolia Avenue



View of Site looking north from Diana Avenue near 91 Freeway/La Sierra offramp

Group 2 – University Avenue Specific Plan

University Avenue connects UCR to Downtown. University Avenue is the eastern part of the larger ‘L Corridor’, which also includes Magnolia Avenue. The L-Corridor is defined as a High Quality Transit Corridor in the City’s General Plan and by the Southern California Association of Governments (SCAG). The area will encourage mixed-use development and capitalize upon transit-oriented development opportunities. In recent years redevelopment along University Avenue has been encouraged by major public improvements along the

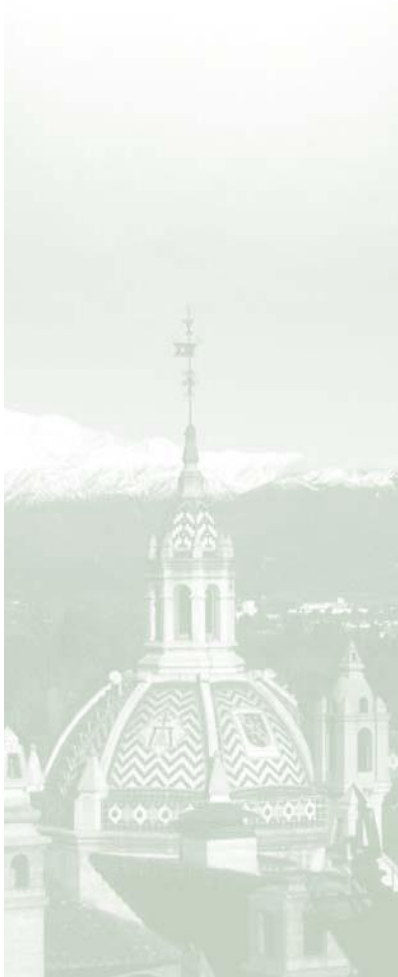




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corridor, such as streetscape enhancements and renovations to Bobby Bonds Park. Within the University Avenue Specific Plan, there are 6 sites totaling approximately 11 acres. These sites are identified as candidates for rezoning to the MU-V and MU-U Zones. The proposed rezoning of these candidate sites is consistent with their existing MU-U and MU-V General Plan land use designations; therefore no General Plan Amendments are necessary for the sites in this group. All 6 sites are located within the High Quality Transit Corridor, and within ¼ mile of a transit stop. These sites are all in proximity to a wide variety of services and amenities between Downtown Riverside and the University of California, Riverside.

The following selected sites are examples of high potential developed candidate sites in Group 2.



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Northwest of Intersection at University Ave. & Iowa Ave. (W2G2S01)



<p>Total Acreage: 3.75 Acres</p> <p>Existing Zoning: CR-SP</p> <p>Proposed Zoning: MU-U</p> <p>Existing General Plan: MU-U</p> <p>Proposed General Plan: MU-U</p>
<p>APNs: 250190036, 250190040, 250190042</p>

This aging and underutilized commercial site is located at the intersection of two major collector roadways within Riverside’s High Quality Transit Corridor. The site size and location provides an ideal opportunity for mixed use development. The site is occupied by existing restaurants with a substantial area of the site consisting of underutilized surface parking (approximately 70 percent of site undeveloped/surface parking). On average, the age of the buildings is 31 years (1963-2002). The site is located very close to the University of California Riverside, within an area that has seen new development in recent years, including the University Palms mixed-use student housing project, which is located across the street from the site on the south side of University Avenue. Two other student housing complexes are the Grand Marc and University Village Apartments located to the north and east of this site, respectively. The proposed MU-U Zone will be consistent with the existing MU-U General Plan land use designation, and is a prime opportunity for mixed use in the





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future. As with the previously described Magnolia Avenue Specific Plan site (W6G1S10), the potential unit count the City has provided to meet the RHNA allocation only considers the undeveloped portions of the property (reference Table D-2); which is a conservative approach to calculating unit yield since it does not account for units that could be attributed to the demolition of existing buildings.



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View of Site looking north from University Avenue



View of Site looking west from Iowa Avenue





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Northwest of Intersection at Cranford Ave. & University Ave. (W2G2S04)

Total Acreage:
2.05 Acres
Existing Zoning:
CR-SP
Proposed Zoning:
MU-V
Existing General Plan:
MU-U
Proposed General Plan:
MU-U

APNs:
250170005, 250170040



This commercial site is located along University Avenue, a major collector road within Riverside’s High Quality Transit Corridor. The site is occupied by two auto related uses, including an Avis Rent-A-Car business and a tire shop. This is located close to the University of California Riverside, within an area that has seen new development in recent years, including the University Palms mixed-use student housing project on University Avenue, as well as other nearby student housing developments. The proposed Mixed Use Village (MU-V) Zone is consistent with the existing MU-V General Plan land use designation, and is prime opportunity for mixed commercial and residential uses in the future. The average age of the buildings on this site is 24 years (1992-1995).

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View of Site looking west from Cranford Avenue



View of Site looking north from University Avenue





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Group 3 – Candidate Sites not within a Specific Plan Proposed for Rezoning to Mixed Use

For areas not within the two specific plan areas mentioned above, there are seven sites totaling approximately 74 acres. These sites are identified as candidates for rezoning to the MU-V and MU-U Zones. Five sites within this group would become consistent with their existing MU-U or MU-V General Plan land use designations.

The following selected sites are examples of high potential, developed candidate sites in Group 3.



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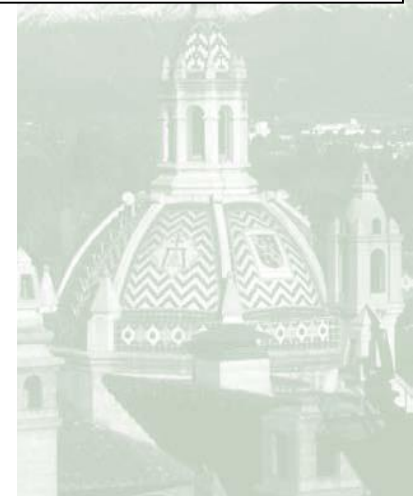


Kmart Site - Northwest of Intersection at Iowa Ave. & Blaine St. (W1G3S11)



<p>Total Acreage: 16.14 Acres</p> <p>Existing Zoning: CR</p> <p>Proposed Zoning: MU-V</p> <p>Existing General Plan: C</p> <p>Proposed General Plan: MU-V</p>
<p>APNs: 250080002, 250080006, 250080009, 250080018, 250080019</p>

This site is an older underutilized commercial center located along a major collector roadway, which provides an ideal opportunity for mixed use development. K-Mart, the largest anchor tenant of the center, closed within the last year, which has created a substantial vacancy in an outdated building (note the “store closing banner in the photo below). This site is located close to the University of California Riverside, within an area that has seen new development in recent years. In particular, the “Sterling Iowa” student apartments was built on the east side of Iowa Avenue, immediately across the street from this site. The average age of the buildings on this site is 26 years (1972-2002). Existing structures exhibit discoloration of paint as a result of





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painted over graffiti, neglected landscaping maintenance, barred windows, poor signage, and exposed electrical conduit. The owners of the K-mart property have expressed interest in mixed use zoning, multi-family housing, and the redevelopment of the property.



View of Site looking southwest from Iowa Avenue



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West of La Sierra Ave. & North of Indiana Ave. (W5G3S01)



Total Acreage:
12.44 Acres
Existing Zoning:
R-1-7000
Proposed Zoning:
MU-U
Existing General Plan:
MU-U
Proposed General Plan
MU-U

APNs:
138030024, 138030028

While the La Sierra Metrolink Station site is not located in the Magnolia Avenue Specific Plan, the Magnolia Avenue Specific Plan La Sierra District Context Statement describes the site (located on the south side of the freeway at La Sierra Avenue) as “an opportunity to support the major commercial and institutional uses along Magnolia Avenue. While there is currently no pedestrian connection over the freeway from Magnolia Avenue to the Metrolink Station, nor is there any shuttle service (transit connection), the Station would be greatly complimented by mixed use development at the La Sierra/Magnolia intersection, as its design elements can help promote a pedestrian friendly environment and alleviate traffic congestion.”

Multi-Family Residential TOD development is currently being developed on the property immediately adjacent to the La Sierra Station site. The existing surface parking lot that serves the La Sierra





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Station is a prime opportunity for a transit oriented podium style mixed-use project, with a shared-use parking structure(s) that can serve the needs of future residents and Metrolink commuters.



View of Site from Indiana Avenue/east end of site looking northwest



View of Site from Indiana Avenue/east end of site looking northwest



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View of Site from corner of La Sierra and Indiana Avenues looking northeast





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Southeast Intersection at California Ave. and Monroe St. (W5G3S08)

<p>Total Acreage: 7.70 Acres</p> <p>Existing Zoning: CR</p> <p>Proposed Zoning: MU-V</p> <p>Existing General Plan: MU-V</p> <p>Proposed General Plan: MU-V</p>
<p>APNs: 193261027, 193261029</p>



This site is located along a collector roadway (California Avenue) within Riverside’s High Quality Transit Corridor, not far from Magnolia Avenue. The site is partially developed (approximately 70 percent undeveloped). The proposed MU-V Zone is consistent with the existing MU-V General Plan land use designation. The existing developed portion of the site has been updated with recent façade renovations, and includes a Maxi-Foods grocery store (anchor tenant) along with other small retail uses. However, the remaining undeveloped portions of the site along with the existing MU-V General Plan land use make this site a prime opportunity for future mixed use development that could be integrated with the existing commercial.

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View of Site looking southeast from the intersection of California Avenue and Monroe Street





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Group 4 – Candidate Sites Proposed for Rezoning to Multi-Family Residential

The sites within Group 4 satisfy the section of housing-element law that requires at least 50 percent of the needed housing units to be accommodated on sites zoned for residential uses, and for which nonresidential uses or mixed-uses are not permitted. There are 40 sites in this group, totaling approximately 150 acres, and they are identified as candidates for rezoning to the R-3-1500 Multiple-Family Residential or R-4 Multiple-Family Residential Zones. All but four (4) sites within this group will require a General Plan Amendment to the High Density Residential (HDR) or Very High Density Residential (VHDR) land use designations. Potential units included for partially developed parcels in the *Multi-Family Residential* group of sites in Table D-2 were calculated based on the percent of the site that is developable. As a result, the identified unit yield is a conservative number, as it does not account for units that could be constructed if an existing outdated building was demolished or converted to housing.

The following selected sites are examples of high potential partially developed candidate sites in Group 4.



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Southeast of Intersection at Pine St. & Tesquesquite Ave. (W1G4S43)



<p>Total Acreage: 4.10</p> <p>Existing Zoning: CR</p> <p>Proposed Zoning: R-4</p> <p>Existing General Plan: MU-V</p> <p>Proposed General Plan: VHDR</p>
<p>APNs: 217040013, 217050015, 217100002</p>

This aging and underutilized commercial center is located within Riverside’s High Quality Transit Corridor, and is near the recently expanded Riverside Community Hospital, other medical facilities, retail and services on Market Street/Magnolia Avenue, and Ryan Bonaminio Park, which is a major recreation facility (i.e., it contains ball fields, a community garden, and connections to the Santa Ana River and Mount Rubidoux trails). The site is walking distance from Downtown Riverside and Riverside Community College. The anchor tenant space within this center was formerly occupied by a supermarket. The photos below, taken mid-day, illustrate the lack of afternoon activity, with few cars occupying the large surface lot area. The older paved area located at the westerly portion of the property is virtually unutilized.

The average age of buildings on the site is 25 years (1992-1993). Existing structures exhibit discoloration of paint as a result of painted





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over graffiti, neglected landscaping maintenance, barred windows, poor signage, and exposed electrical conduit.



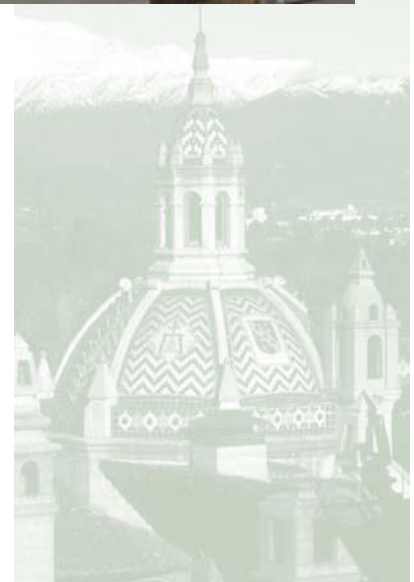
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View of Site looking southwest near the intersection of Pine St. & Tequesquite Ave.



View of Site looking east from Pine Street/westerly corner of sites





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Northwest of Intersection at Arlington Ave. & Van Buren Blvd. (W7G4S35)



<p>Total Acreage: 5.42 Acres</p> <p>Existing Zoning: CR, CG, CR-AP</p> <p>Proposed Zoning: R-4</p> <p>Existing General Plan: C</p> <p>Proposed General Plan VHDR</p>
<p>APNs: 155290012, 155290013, 155290016, 155290017</p>



This site is located at the intersection of two major collectors (Van Buren Boulevard and Arlington Avenue), where there are many nearby shopping opportunities, primarily along Van Buren Blvd. The site consists of a few small businesses that have developed in a piece-meal manner. The site (as shown) excludes small adjacent parcels consisting of a restaurant, flower shop and an automotive use. If consolidated with the larger parcels, these could contribute to a more meaningful development. The parcels that were included in the site are substantially underutilized, and only small portions of property are developed. The buildings, on average, are 42 years old (1957-1994). The existing buildings are outdated, and the street frontage lacks improvements and amenities, such as sidewalks and landscaping. This is a prime opportunity for a new multi-family development project.

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View of Site looking northeast from location near the intersection of Arlington Ave. & Van Buren Blvd.



View of Site looking north from Arlington Ave. - westerly portion of site





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SITE TABLES

Table D-1 summarizes the sites by ward. Figures D-1 to D-26, D-28 to D-59 and D-61 to D-68 show the locations of these areas. Table D-2 is a list of the parcels to be included in the proposed candidate sites, along with the parcel sizes and the realistic (conservative) potential yield of residential units.

TABLE D-1
REZONE PROGRAM SITES SUMMARY

	MASP (units)	UASP (units)	MU (units)	MFR (units)	Total
Ward 1			316	227	543
Ward 2		298		67	365
Ward 3				259	259
Ward 4				624	624
Ward 5	614		917	659	2,190
Ward 6	944		140	1,384	2,468
Ward 7			193	399	592
Total	1,558	298	1,566	3,619	7,041
Small lots (all wards)	129		58	281	468
Total with small lots	1,687	298	1,624	3,900	7,509

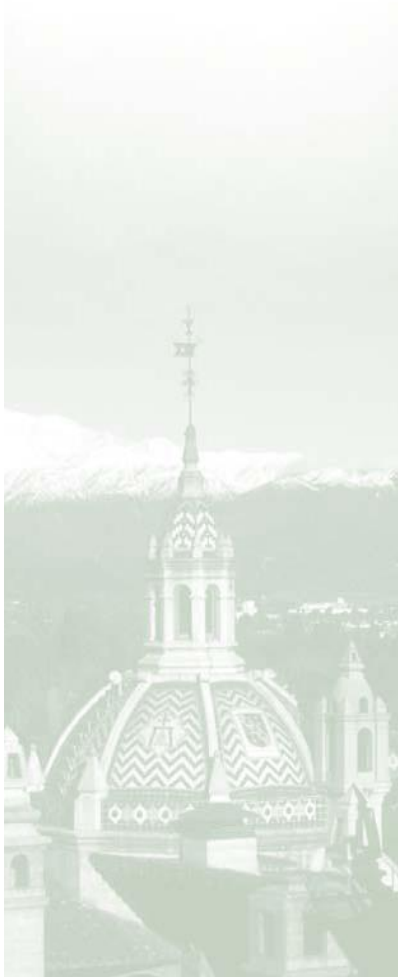




TABLE D-2
REZONING CANDIDATE SITES

Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
Magnolia Avenue Specific Plan (MASP) Sites																					
Ward 5 Sites																					
W5G1S02 - Entire Block S. Side of Mag. Ave. Bet. Harrison & Muir - dozens of small parcels many of which are occupied by SFR's & numerous small non-conforming older commercial establishments fronting Mag. Ave.	234080035 ⁴	2.94	MU-V	CR SP & R-1-700 SP	MU-V	MU-V	30	61	Undeveloped land and marginal urban agriculture	5	95.98%	Undeveloped	No	Yes at the very front of site	High Liquefaction	No			Yes	Yes	Yes
	234080033 ⁴	1.60	MU-V	R-1-7000	MU-V	MU-V	30	33	Mostly Undeveloped land with a structure	5	96.84%	Undeveloped	No	No	—	No	Only structure is a shed				
	234080032 ⁴	2.35	MU-V	R-1-7000	MU-V	MU-V	30	49	Mostly Undeveloped land & a single-family dwelling	5	97.86%	Developed	No	No	—	No	2001	Good			
	234091012	1.10	MU-V	R-1-7000	MU-V	MU-V	30	23	Undeveloped land	5	100.00%	Undeveloped	No	No	High Liquefaction	No					
	234091013	1.03	MU-V	R-1-7000	MU-V	MU-V	30	21	Single-family dwelling and accessory structures on large underutilized lot	5	89.35%	Developed	No	No	—	No	2002	Good			
	<i>234080034⁴</i>	<i>0.69</i>	<i>MU-V</i>	<i>R-1-7000</i>	<i>MU-V</i>	<i>MU-V</i>	<i>30</i>	<i>14</i>	<i>Several structures - use unknown but presumed to be associated with urban ag. on adjacent parcel</i>	<i>5</i>	<i>56.88%</i>	<i>Undeveloped</i>	<i>No</i>	<i>No</i>	<i>High Liquefaction</i>	<i>No</i>					
	<i>234080031⁴</i>	<i>0.61</i>	<i>MU-V</i>	<i>R-1-7000</i>	<i>MU-V</i>	<i>MU-V</i>	<i>30</i>	<i>12</i>	<i>Undeveloped land - portions occupied by vehicles</i>	<i>5</i>	<i>100.00%</i>	<i>Undeveloped</i>	<i>No</i>	<i>No</i>	<i>High Liquefaction</i>	<i>No</i>					
Units greater than 16		9.02						187													
Units less than 16		1.30						26													
TOTAL - W5G1S02		10.32						213			Percent of Overall Site Developable : 70%						Average Age of Buildings on Site: >15 years				
W5G1S11 - East Side of Van Buren Ave. north side of 60 FWY	233062040	3.53	MU-V	CR SP	MU-V	MU-V	30	74	Undeveloped land	5	100.00%	Undeveloped	No	No	Very High Liquefaction	No			Yes	Yes	Yes
Units greater than 16		3.53						74													
Units less than 16		0.00						0													



APPENDIX D: REZONING PROGRAM

Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
TOTAL - W5G1S11		3.53						74			Percent of Overall Site Developable : 70%										
W5G1S12 - West Side of Van Buren Ave. north side of 60 FWY	234150046	2.78	MU-V	CR SP	MU-V	MU-V	30	58	Underutilized residential structure with Undeveloped land	5	96.85%	Developed	No	No	—	No	2011	Good	Yes	Yes	Yes
	234150041	0.81	MU-V	CR SP / R-1-7000	MU-V	MU-V	30	17	Underutilized commercial	5	89.11%	Developed	No	No	—	No	2001	Good			
	234140019	3.37	MDR	R-1-7000	MU-V	MU-V	30	70	Undeveloped Land	5	100.00%	Undeveloped	No	No	Very High Liquefaction	No					
	234150040^d	0.53	MU-V	CR SP	MU-V	MU-V	30	11	Underutilized Commercial parking	5	89.97%	Undeveloped	No	No	—	No					
	234150039^d	0.33	MU-V	CR SP	MU-V	MU-V	30	6	Underutilized commercial building	5	73.69%	Developed	No	No	—	No					
Units greater than 16		6.96						145													
Units less than 16		0.86						17													
TOTAL - W5G1S12		7.82						162			Percent of Overall Site Developable : 70%						Average Age of Buildings on Site: >15 years				
W5G1S13 - North side of Magnolia between Donald & Jackson	191232034	1.77	MU-V	CR SP / R-1-7000	MU-V	MU-V	30	37	Offices	5	72.55%	Developed	No	No	—	No	1996	Good	Yes	Yes	Yes
	191232037	2.46	MU-V	CR SP	MU-V	MU-V	30	51	Commercial - Dollar Tree Store some Undeveloped commercial space	5	68.15%	Developed	No	No	—	No	1965	Poor			
Units greater than 16		4.23						88													
Units less than 16		0.00						0													
TOTAL - W5G1S13		4.23						88			Percent of Overall Site Developable : 70%						Average Age of Buildings on Site: 37 years				
W5G1S14 - North side of Magnolia Ave. between Stotts St. & Donald Ave.	191331031	1.97	MU-V	CR SP	MU-V	MU-V	30	41	Commercial - Grocery Store	5	67.68%	Developed	No	No	—	No	2000	Good	Yes	Yes	Yes
Units greater than 16		1.97						41													
Units less than 16		0.00						0													

APPENDIX D: REZONING PROGRAM



Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
TOTAL - W5G1S14		1.97						41			Percent of Overall Site Developable : 70%						Average Age of Buildings on Site: 17 years				
W5G1S15 - North side of Magnolia Ave. between Everest Ave. & Stotts St.	191332049	0.93	MU-V	CR SP	MU-V	MU-V	30	19	Aging strip commercial	5	65.47%	Developed	No	No	—	No	1959	Poor	Yes	Yes	Yes
Units greater than 16		0.93						19													
Units less than 16		0.00						0													
TOTAL - W5G1S15		0.93						19			Percent of Overall Site Developable : 70%						Average Age of Buildings on Site: 58 years				
W5G1S16 - S. side of Magnolia between Everest Ave. & Stotts St.	233040023 ^d	1.50	MU-V	CR SP	MU-V	MU-V	30	31	Aging underutilized strip commercial	5	64.92%	Developed	No	No	—	No	Circa 1957	Fair	Yes	Yes	Yes
	233040024 ^d	0.34	MU-V	CR SP	MU-V	MU-V	30	7	Undeveloped commercial building & parking	5	63.92%	Developed	No	No	—	No	Circa 1957	Fair			
Units greater than 16		1.50						31													
Units less than 16		0.34						7													
TOTAL - W5G1S16		1.84						38			Percent of Overall Site Developable : 70%						Average Age of Buildings on Site: 60 years				
W5G1S17 - S. side of Magnolia between McKenzie & Everest Ave.	233031001 ^d	0.27	MU-V	CR SP	MU-V	MU-V	30	5	Strip commercial center parking	5	100.00%	Undeveloped	No	No	—	No			Yes	Yes	Yes
	233031003 ^d	0.31	MU-V	CR SP	MU-V	MU-V	30	6	Aging strip commercial	5	21.06%	Developed	No	No	—	No	Circa 1957	Fair			
	233031013 ^d	0.14	MU-V	CR NC-SP	MU-V	MU-V	30	2	Parking lot	5	100.00%	Undeveloped	No	No	—	No					
	233031014 ^d	0.13	MU-V	CR NC-SP	MU-V	MU-V	30	2	Parking lot	5	100.00%	Undeveloped	No	No	—	No					
	233031012 ^d	0.19	MU-V	CR NC-SP	MU-V	MU-V	30	3	Parking lot	5	100.00%	Undeveloped	No	No	—	No					
	233031004 ^d	0.24	MU-V	CR SP	MU-V	MU-V	30	5	Commercial building	5	9.40%	Developed	No	No	—	No	Circa 1981	Fair			
	233031005 ^d	0.12	MU-V	CR SP	MU-V	MU-V	30	2	Parking lot	5	37.00%	Undeveloped	No	No	—	No					
Units greater than 16		0.00						0													
Units less than 16		1.40						25													
TOTAL - W5G1S17		1.40						25			Percent of Overall Site						Average Age of				



APPENDIX D: REZONING PROGRAM

Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
											Developable : 70%						Buildings on Site: 40 years				
W5G1S18 - East side of Van Buren northerly of Magnolia	191312021	1.40	MU-V	CR SP	MU-V	MU-V	30	29	Underutilized Commercial - RV Rental/storage	5	58.79%	Developed	No	No	—	No	Circa 1948	Good	Yes	Yes	Yes
	191312020 ^d	0.71	MU-V	CR SP	MU-V	MU-V	30	14	Underutilized Commercial - RV Rental/storage	5	52.01%	Developed	No	No	—	No	Circa 1956	Fair			
	191312010 ^d	0.42	MU-V	CR SP	MU-V	MU-V	30	8	Underutilized Commercial - RV Rental/storage	5	100.00%	Undeveloped	No	No	—	No					
	191312002 ^d	0.42	MU-V	CR SP	MU-V	MU-V	30	8	Underutilized Commercial - RV Rental/storage	5	100.00%	Undeveloped	No	No	—	No					
Units greater than 16		1.40						29													
Units less than 16		1.55						30													
TOTAL - W5G1S18		2.95						59			Percent of Overall Site Developable : 70%						Average Age of Buildings on Site: 65 years				
TOTAL - WARD 5 (Excluding parcels too small to yield 16 units)		29.54						614													
TOTAL - WARD 5 (All parcels)		34.99						719													
Ward 6 Sites																					
W6G1S01 - Magnolia Square	143180032 ^d	3.65	MU-V	CR SP	MU-V	MU-V	30	76	Undeveloped & underutilized parking lot	6	100.00%	Undeveloped	No	No	Very High Liquefaction	No			Yes	Yes	Yes
	143180028 ^d	11.85	MU-V	CR S-2-SP	MU-V	MU-V	30	248	Undeveloped & underutilized parking lot	6	100.00%	Undeveloped	No	No	Very High Liquefaction	No					
	143180031 ^d	0.61	MU-V	CR S-1-X-20-SP	MU-V	MU-V	30	12	Commercial - nonconforming/underutilized	6	56.04%	Developed	No	No	—	No	Circa 1987	Good			
Units greater than 16		15.45						324													
Units less than 16		0.61						12													
TOTAL - W6G1S01		16.11						336			Percent of Overall Site Developable : 70%						Average Age of Buildings on Site: 30 years				
W6G1S05 - North side of Magnolia entire	142293028	1.35	MU-V	CR SP	MU-V	MU-V	30	28	Undeveloped land	6	100.00%	Undeveloped	No	No	—	No			Yes	Yes	Yes

APPENDIX D: REZONING PROGRAM



Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
Block between Burge & Jones	142292007	1.94	MU-V	CR SP	MU-V	MU-V	30	40	Underutilized Commercial	6	62.27%	Developed	No	No	—	No	Circa 1974	Fair			
	142293024	1.15	MU-V	CR SP	MU-V	MU-V	30	24	Underutilized Commercial	6	66.41%	Developed	No	No	—	No	1984	Good			
	142293023	1.15	MU-V	CR SP	MU-V	MU-V	30	24	Underutilized Commercial	6	66.58%	Developed	No	No	—	No	1984	Fair			
Units greater than 16		5.59						116													
Units less than 16		0.00						0													
TOTAL - W6G1S05		5.59						116			Percent of Overall Site Developable : 70%						Average Age of Buildings on Site: 37 years				
W6G1S07 - North side of Magnolia east of Polk St.	143290007⁴	0.33	MU-V	CR SP	MU-V	MU-V	30	6	Underutilized Commercial	6	81.20%	Developed	No	No	—	No	Pre 1948	Fair	Yes	Yes	Yes
	143290008⁴	0.33	MU-V	CR SP	MU-V	MU-V	30	6	Underutilized Commercial	6	72.31%	Developed	No	No	—	No	Pre 1948	Poor			
	143290006 ⁴	0.83	MU-V	CR SP	MU-V	MU-V	30	17	Underutilized Commercial	6	86.86%	Developed	No	No	—	No	1967	Fair			
	143290015	0.96	MU-V	CR SP	MU-V	MU-V	30	20	Underutilized Commercial	6	78.65%	Developed	No	No	—	No	1986	Fair			
Units greater than 16		1.79						37													
Units less than 16		0.66						12													
TOTAL - W6G1S07		2.45						49			Percent of Overall Site Developable : 70%						Average Age of Buildings on Site: 55 years				
W6G1S10 - Southeast corner of La Sierra & Magnolia	138470031	1.71	MU-U	CG X-SP	MU-U	MU-U	40	47	Underutilized Commercial – Vacant building	6	87.94%	Developed	No	No	—	No	2014	Good	Yes	Yes	Yes
	138470029	8.53	MU-U	CG X-SP	MU-U	MU-U	40	238	Underutilized Commercial - County Dept. of Social Services & underutilized surface parking	6	60.87%	Developed	No	No	—	No	Circa 1974	Good			
	138470035	3.56	MU-U	CR SP	MU-U	MU-U	40	99	Parking lot	6	100.00%	Undeveloped	No	No	—	No					
	138470020	1.15	MU-U	CR SP	MU-U	MU-U	40	32	Vacant commercial building	6	87.56%	Developed	No	No	—	No		Good			
	138470024	0.55	MU-U	CG-SP	MU-U	MU-U	40	15	Undeveloped land	6	100.00%	Undeveloped	No	No	High Liquefaction	No					
	138470023	1.35	MU-U	CG-SP	MU-U	MU-U	40	36	Undeveloped land	6	100.00%	Undeveloped	No	No	High Liquefaction	No					
Units greater than 16		16.81						467													
Units less than 16		0.00						0													



APPENDIX D: REZONING PROGRAM

Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
TOTAL - W6G1S10		16.81						467			Percent of Overall Site Developable : 70%						Average Age of Buildings on Site: 24 years				
TOTAL - WARD 6 (Excluding parcels too small to yield 16 units)		39.69						944													
TOTAL - WARD 6 (All parcels)		40.96						968													
TOTAL MASP Sites (Excluding parcels too small to yield 16 units)		69.23						1,558													
TOTAL MASP Sites		75.95						1,687													
University Avenue Specific Plan (UASP) Sites																					
Ward 2 Sites																					
W2G2S01 - Cask-N-Cleaver	250190040	0.89	MU-U	CR SP	MU-U	MU-U	40	24	Underutilized Commercial/restaurant	2	83.03%	Developed	No	No	—	No	1993	Good	Yes	Yes	Yes
	250190036	0.60	MU-U	CR SP	MU-U	MU-U	40	16	Underutilized Commercial/restaurant	2	77.67%	Developed	No	No	—	No	1963	Good			
	250190042	2.26	MU-U	CR SP	MU-U	MU-U	40	63	Underutilized Commercial/restaurant parking	2	78.75%	Undeveloped	No	No	—	No					
Units greater than 16		3.75						103													
Units less than 16		0.00						0.00													
TOTAL - W2G2S01		3.75						103			Percent of Overall Site Developable : 70%						Average Age of Buildings on Site: 31 years				
W2G2S02	253020012	1.04	MU-U	CR SP	MU-U	MU-U	40	29	Undeveloped land	2	100.00%	Undeveloped	No	No	No	No			Yes	Yes	Yes
Units greater than 16		1.04						29													
Units less than 16		0.00						0													
TOTAL - W2G2S02		1.04						29			Percent of Overall Site Developable : 100%										
W2G2S03 - N/E corner of Ottawa & University	211182026	0.82	MU-V	CR SP	MU-V	MU-V	30	17	Undeveloped land	2	94.49%	Undeveloped	No	No	No	No			Yes	Yes	Yes
Units greater than 16		0.82						17													
Units less than 16		0.00						0													
TOTAL - W2G2S03		0.82						17			Percent of Overall Site										

APPENDIX D: REZONING PROGRAM



Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
											Developable : 100%										
W2G2S04 - N/W corner of Cranford & University	250170040	1.02	MU-U	CR SP	MU-U	MU-U	40	28	Underutilized commercial - car rental	2	80.27%	Developed	No	No	—	No	1992	Fair	Yes	Yes	Yes
	250170005	1.03	MU-U	CR SP	MU-U	MU-U	40	28	Underutilized commercial - automotive	2	70.81%	Developed	No	No	—	No	1995	Good			
Units greater than 16		2.05						56													
Units less than 16		0.00						0													
TOTAL - W2G2S04		2.05						56			Percent of Overall Site Developable : 70%						Average Age of Buildings on Site: 24 years				
W2G2S06 - E side of Chicago north of University	250170011	0.58	MU-U	CG SP	MU-U	MU-U	40	16	Undeveloped land	2	85.00%	Undeveloped	No	No	No	No			Yes	Yes	Yes
Units greater than 16		0.58						16													
Units less than 16		0.00						0													
TOTAL - W2G2S06		0.58						16			Percent of Overall Site Developable : 70%										
W2G2S07 - S/E corner of Iowa & University	253050002	0.86	MU-U	CR SP	MU-U	MU-U	40	24	Underutilized Commercial - Motel	2	73.75%	Developed	No	No	—	No	1992	Good	Yes	Yes	Yes
	253050012	0.96	MU-U	CR SP	MU-U	MU-U	40	26	Underutilized Commercial	2	89.86%	Developed	No	No	—	No	1992	Good			
	253050023	0.99	MU-U	CR SP	MU-U	MU-U	40	27	Strip commercial	2	73.43%	Developed	No	No	—	No	1997	Good			
Units greater than 16		2.81						77													
Units less than 16		0						0													
TOTAL - W2G2S07		2.81						77			Percent of Overall Site Developable : 70%						Average Age of Buildings on Site: 24 years				
TOTAL - WARD 2 (Excluding parcels too small to yield 16 units)		11.05						298													
TOTAL - WARD 2		11.05						298													
TOTAL UASP Sites (Excluding parcels too small to yield 16 units)		11.05						298													
TOTAL UASP Sites		11.05						298													



APPENDIX D: REZONING PROGRAM

Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
Other Mixed Use Sites (non MASP or UASP)																					
Ward 1 Sites																					
W1G3S11 - K-Mart Site Intersection of Iowa & Blaine	250080018	13.20	C	CR	MU-V	MU-V	30	277	Kmart site	1	97.52%	Developed	No	No	—	No	2002		No	Yes	No
	250080009 ^d	0.51	C	CR	MU-V	MU-V	30	10	Parking lot	1	100.00%	Undeveloped	No	No	—	No					
	250080019 ^d	0.51	C	CR	MU-V	MU-V	30	10	Underutilized comm. bldg.	1	84.10%	Developed	No	No	—	No	1997	Good			
	250080006	0.84	C	CR	MU-V	MU-V	30	17	Restaurant	1	87.72%	Developed	No	No	—	No	1994	Good			
	250080002	1.08	C	CR	MU-V	MU-V	30	22	Store, retail outlet	1	92.45%	Developed	No	No	—	No	1972	Fair			
Units greater than 16		15.12						316													
Units less than 16		1.02						20													
TOTAL - W1G3S11		16.14						336			Percent of Overall Site Developable : 70%										Average Age of Buildings on Site: 26 years
TOTAL - WARD 1 (Excluding parcels too small to yield 16 units)		15.12						316													
TOTAL - WARD 1 (All parcels)		16.14						336													
Ward 5 Sites																					
W5G3S01 - La Sierra Metrolink Station - La Sierra & Indiana within the Riverwalk Vista SP	138030024	4.69	MU-U	R-1-7000	MU-U	MU-U	40	131	Undeveloped Land	5	100.00%	Undeveloped	No	No	No	No			Yes	Yes	Yes
	138030028	7.75	MU-U	R-1-7000	MU-U	MU-U	40	216	Surface parking	5	100.00%	Undeveloped	No	No	—	No					
Units greater than 16		12.44						347													
Units less than 16		0.00						0													
TOTAL - W5G3S01		12.44						347			Percent of Overall Site Developable : 70%										
W5G3S08 - Intersection of California and Monroe	193261027	3.08	MU-V	CR	MU-V	MU-V	30	64	Underutilized parking area	5	100.00%	Undeveloped	No	No	—	Airport Compatibility D			Yes	Yes	Yes
	193261029	4.62	MU-V	CR	MU-V	MU-V	30	97	Underutilized/ mostly Undeveloped	5	86.89%	Undeveloped	No	No	High Liquefaction	Airport Compatibility D					
Units greater than 16		7.70						161													
Units less than 16		0.00						0													
TOTAL - W5G3S08		7.70						161			Percent of Overall Site Developable : 70%										

APPENDIX D: REZONING PROGRAM



Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
W5G3S12 - Van Buren Drive-In Site	233190001 ⁴	19.49	HDR	R-1-7000	MU-V	MU-V	30	409	Drive-in movie theater	5	80.00%	Developed	No	No	—	no	1964	Poor	No	Yes	No
	233190004 ⁴	0.46	C	R-1-7000	MU-V	MU-V	30	9	Drive-in movie theater	5	80.00%	Developed	No	No	—	no	2000	Vacant Building			
	233150017 ⁴	0.30	C	R-1-7000	MU-V	MU-V	30	6	Drive-in movie theater	5	80.00%	Developed	No	No	—	no	2000	Vacant Building			
	233160022 ⁴	0.55	C	R-1-7000	MU-V	MU-V	30	11	Drive-in movie theater	5	80.00%	Developed	No	No	—	no	2000	Vacant Building			
Units greater than 16		19.49						409													
Units less than 16		1.31						26													
TOTAL - W5G3S12		20.80						435			Percent of Overall Site Developable : 70%						Average Age of Buildings on Site: 26 years				
TOTAL - WARD 5 (Excluding parcels too small to yield 16 units)		39.63						917													
TOTAL - WARD 5 (All parcels)		40.94						943													
Ward 6 Sites																					
W6G3S02 - Five Points - La Sierra & Hole Ave.	146261019	3.84	MU-V	CR-S1	MU-V	MU-V	30	80	Underutilized commercial & mostly Undeveloped land	6	95.59%	Undeveloped	No	No	High Liquefaction	No			No	Yes	Yes
Units greater than 16		3.84						80													
Units less than 16		0.00						0													
TOTAL - W6G3S02		3.84						80			Percent of Overall Site Developable : 70%										
W6G3S03 - Five Points - E. Side of La Sierra south of Miner	142040001	2.89	MU-V	CR S-1-X	MU-V	MU-V	30	60	Underutilized strip commercial	6	63.95%	Developed	No	No	—	No	1987	Good	No	Yes	Yes
Units greater than 16		2.89						60													
Units less than 16		0.00						0													
TOTAL - W6G3S03		2.89						60			Percent of Overall Site Developable : 70%						Average Age of Buildings on Site: 30 years				
TOTAL - WARD 6 (Excluding parcels too small to yield 16 units)		6.73						140													



APPENDIX D: REZONING PROGRAM

Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
TOTAL - WARD 6 (All parcels)		6.73						140													
Ward 7 Sites																					
W7G3S14 - Five Points - West side of La Sierra south of Pierce	146220035 ^d	0.35	MU-V	RE	MU-V	MU-V	30	7	Underutilized strip commercial	7	77.59%	Developed	No	No	—	No	1996	Good	Yes	Yes	Yes
	146220025 ^d	0.24	MU-V	CG	MU-V	MU-V	30	5	Underutilized strip commercial	7	73.49%	Developed	No	No	—	No	1997	Good			
	146220008	1.58	MU-V	CG	MU-V	MU-V	30	33	Underutilized/ mostly Undeveloped	7	96.29%	Developed	No	No	—	No	Pre 1998	Good			
	146220036 ^d	5.78	MU-V	CG	MU-V	MU-V	30	121	Underutilized strip commercial	7	96.20%	Developed	No	No	—	No	Circa 1987	Good			
	146210022	1.89	MU-V	CR&CF	MU-V	MU-V	30	39	Underutilized strip commercial	7	95.28%	Developed	No	No	—	No	Circa 1987	Good			
Units greater than 16		9.25						193													
Units less than 16		0.59						12													
TOTAL - W7G3S14		9.84						205			Percent of Overall Site Developable : 70%						Average Age of Buildings on Site: 37 years				
TOTAL - WARD 7 (Excluding parcels too small to yield 16 units)		9.25						193													
TOTAL - WARD 7 (All parcels)		9.84						205													
TOTAL MU Sites (Excluding parcels too small to yield 16 units)		70.73						1,566													
TOTAL MU Sites (All parcels)		73.65						1,624													
Multi-Family Residential (MFR) Sites																					
WARD 1 Sites																					
W1G4S01 - Southeast corner of Massachusetts & Iowa	250281001	0.92	HDR	R-1-7000	VHDR	R-4	35	32	Undeveloped land	1	100.00%	Undeveloped	No	No	No	No			No	No	No
Units greater than 16		0.92						32													
Units less than 16		0.00						0													
TOTAL - W1G4S01		0.92						32			Percent of Overall Site Developable : 100%										
W1G4S02 - NE corner of Brooks & Olivewood	219102002 ^d	0.13	HDR	R-1-7000	HDR	R-3-1500	25	2	Parking lot	1	75.00%	Undeveloped	No	significant slope along front	—	No			Yes	No	Yes

APPENDIX D: REZONING PROGRAM



Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
	219102003 ^d	0.17	HDR	R-1-7000	HDR	R-3-1500	25	3	Parking lot	1	75.00%	Undeveloped	No	significant slope along front	—	No					
	219102005 ^d	0.16	HDR	R-1-7000	HDR	R-3-1500	25	3	Parking lot	1	75.00%	Undeveloped	No	significant slope along front	—	No					
	219102006 ^d	0.17	HDR	R-1-7000	HDR	R-3-1500	25	3	Parking lot	1	75.00%	Undeveloped	No	significant slope along front	—	No					
	219102010 ^d	0.17	HDR	R-1-7000	HDR	R-3-1500	25	3	Parking lot	1	75.00%	Undeveloped	No	significant slope along front	—	No					
	219102012 ^d	0.13	HDR	R-1-7000	HDR	R-3-1500	25	2	Parking lot	1	100.00%	Undeveloped	No	significant slope along front	—	No					
	219102013 ^d	0.12	HDR	R-1-7000	HDR	R-3-1500	25	2	Parking lot	1	75.00%	Undeveloped	No	significant slope along front	—	No					
	219102011 ^d	0.09	HDR	R-1-7000	HDR	R-3-1500	25	1	Parking lot	1	75.00%	Undeveloped	No	significant slope along front	—	No					
	219102009 ^d	0.15	HDR	R-1-7000	HDR	R-3-1500	25	2	Parking lot	1	75.00%	Undeveloped	No	significant slope along front	—	No					
	219102016 ^d	0.23	HDR	R-1-7000	HDR	R-3-1500	25	4	Parking lot	1	75.00%	Undeveloped	No	significant slope along front	—	No					
	219102007 ^d	0.11	HDR	R-1-7000	HDR	R-3-1500	25	2	Parking lot	1	75.00%	Undeveloped	No	significant slope along front	—	No					
	219102004 ^d	0.18	HDR	R-1-7000	HDR	R-3-1500	25	3	Parking lot	1	75.00%	Undeveloped	No	significant slope along front	—	No					
Units greater than 16		0.00						0													
Units less than 16		1.81						30													
TOTAL - W1G4S02		1.81						30			Percent of Overall Site Developable : 75%										



APPENDIX D: REZONING PROGRAM

Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
W1G4S03 - S/E corner of City College Dr. & Ramona	219163002	1.11	HDR	PF & R-1-7000	HDR	R-3-1500	25	23	Parking lot	1	85.00%	Undeveloped	No	24% slope	—	No			Yes	No	Yes
Units greater than 16		1.11						23													
Units less than 16		0.00						0													
TOTAL - W1G4S03		1.11						23			Percent of Overall Site Developable : 85%										
W1G4S04 - Olivewood & Panorama	219175015	1.31	HDR	R-1-7000	HDR	R-3-1500	25	30	Single-family dwelling on underutilized parcel	1	94.03%	Developed	No	17% slope	—	No	1991	Fair	Yes	No	Yes
	219224002	0.73	HDR	R-3-1500	HDR	R-3-1500	25	15	Undeveloped land	1	85.00%	Undeveloped	No	17% slope	Moderate Liquefaction	Appears to long skinny parcel that provides access to back parcel. Would not otherwise be useful for anything.					
Units greater than 16		2.04						45													
Units less than 16		0.00						0													
TOTAL - W1G4S04		2.04						45			Percent of Overall Site Developable : 90%						Average Age of Buildings on Site: 26 years				
W1G4S08 - SE corner of Cridge & Olivewood	219102001	0.79	PF	R-1-7000	HDR	R-3-1500	25	16	Parking lot	1	85.00%	Undeveloped	No	15% slope	—	No			Yes	No	Yes
Units greater than 16		0.79						16													
Units less than 16		0.00						0													
TOTAL - W1G4S08		0.79						16			Percent of Overall Site Developable : 85%										
W1G4S43 - Pine & Tesquequite	217040013	1.80	MU-V	CR	VHDR	R-4	35	44	Underutilized strip commercial	1	70.95%	Developed	No	No	—	No	1992	Good	Yes	No	No
	217050015	1.34	MU-V	CR	VHDR	R-4	35	38	Underutilized strip commercial	1	81.17%	Developed	No	No	—	No	1992	Good			
	217100002	1.06	MU-V	CR	VHDR	R-4	35	29	Underutilized strip commercial	1	78.28%	Developed	No	No	—	No	1993	Good			
Units greater than 16		4.10						111													
Units less than 16		0.00						0													

APPENDIX D: REZONING PROGRAM



Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning	
TOTAL - W1G4S43		4.10						111			Percent of Overall Site Developable : 77%						Average Age of Buildings on Site: 25 years					
TOTAL - WARD 1 (Excluding parcels too small to yield 16 units)		9						227														
TOTAL - WARD 1 (All parcels)		10.87						237														
WARD 2 Sites																						
W2G4S30 - North Side of Linden St. between Dwight & Kansas Aves.	211111040	1.01	MDR	R-1-7000	HDR	R-3-1500	25	23	Single-family dwelling on underutilized lot	2	93.34%	Developed	No	No	—	No	Circa 1979	Poor	Yes	No	No	
	211111060	0.89	MDR	R-1-7000	HDR	R-3-1500	25	22	Undeveloped land	2	100.00%	Undeveloped	No	No	No	No						
	211111037 ⁴	0.91	MDR	R-1-7000	HDR	R-3-1500	25	22	Undeveloped land	2	100.00%	Undeveloped	No	No	No	No						
	211111054⁴	0.40	MDR	R-1-7000	HDR	R-3-1500	25	10	Undeveloped land	2	100.00%	Undeveloped	No	No	No	No	No					
	211111053⁴	0.40	MDR	R-1-7000	HDR	R-3-1500	25	10	Undeveloped land	2	100.00%	Undeveloped	No	No	No	No	No					
Units greater than 16		2.81						67														
Units less than 16		0.80						20														
TOTAL - W2G4S30		3.61						87			Percent of Overall Site Developable : 99%						Average Age of Buildings on Site: 38 years					
TOTAL - WARD 2 (Excluding parcels too small to yield 16 units)		2.81						67														
TOTAL - WARD 2 (All parcels)		3.61						87														
WARD 3 Sites																						
W3G4S05 - Panorama & 91 FWY	219182004	2.54	HDR	R-1-7000	VHDR	R-4	35	88	Undeveloped land	3	100.00%	Undeveloped	No	25% slope	Moderate Liquefaction	Considerable easement			Yes	No	No	
Units greater than 16		2.54						88														
Units less than 16		0.00						0														
TOTAL - W3G4S05		2.54						88			Percent of Overall Site Developable : 100%											
	230020017	0.80	MDR	R-1-7000	VHDR	R-4	35	24	Single-family dwelling on underutilized lot	3	85.77%	Developed	No	No	—	No	1993	Fair	Yes	Yes	No	



APPENDIX D: REZONING PROGRAM

Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
W3G4S09 - East Side of Jefferson S. of Magnolia Ave.	230020018	0.80	MDR	R-1-7000	VHDR	R-4	35	28	Undeveloped land	3	100.00%	Undeveloped	No	No	Moderate Liquefaction	Airport Compatibility D					
Units greater than 16		1.60						52													
Units less than 16		0.00						0													
TOTAL - W3G4S09		1.60						52			Percent of Overall Site Developable : 93%						Average Age of Buildings on Site: 24 years				
W3G4S11 - E side of Jefferson St. S of California Ave.	227130025	2.96	MDR	R-3-3000	HDR	R-3-1500	25	71	Residential structure on primarily undeveloped lot	3	95.53%	Developed	No flood hazard area but in Inundation area of two dams	No	—	None	2008		Yes	No	No
Units greater than 16		2.96						71													
Units less than 16		0.00						0													
TOTAL - W3G4S11		2.96						71			Percent of Overall Site Developable : 96%							Age of Building on Site: 9 years			
W3G4S15 - East Side of Magnolia Ave. N. of Merrill	225052010	0.87	C	CG-SP & CR-SP	VHDR	R-4	35	30	Undeveloped land	3	100.00%	Undeveloped	No flood hazard	Western portion of site (approx. 5% of site) is a 2:1 landscaped slope along Magnolia Avenue for all parcels. Remainder is flat	Low liquefaction area	Airport ALUCP Zone E			Yes	No	No
	225052009 ^d	0.22	C	CG-SP & CG-SP	VHDR	R-4	35	7	Undeveloped land	3	100.00%	Undeveloped	—	—	—	—					
	225052008 ^d	0.33	C	CG-SP & CG-SP	VHDR	R-4	35	11	Undeveloped land	3	100.00%	Undeveloped	—	—	—	—					
	225052021 ^d	0.33	C	CG-SP & CG-SP	VHDR	R-4	35	11	Undeveloped land	3	100.00%	Undeveloped	—	—	—	—					
	225052019 ^d	0.47	C	CG-SP & CG-SP	VHDR	R-4	35	16	Undeveloped land	3	100.00%	Undeveloped	—	—	—	—					
Units greater than 16		0.87						30													
Units less than 16		1.35						45													
TOTAL - W3G4S15		2.22						75			Percent of Overall Site										

APPENDIX D: REZONING PROGRAM



Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
											Developable : 100%										
W3G4S27 - S. side of Jurupa between Essex & Chester streets	190022045 ^d	0.79	MDR	R-1-7000	HDR	R-3-1500	25	19	Undeveloped land	3	100.00%	Undeveloped	None	No	High liquefaction area	Airport ALUCP Zone D			No	No	No
	190022044 ^d	0.15	MDR	R-1-7000	HDR	R-3-1500	25	3	Undeveloped land	3	100.00%	Undeveloped	—	—	—	—					
Units greater than 16		0.79						19													
Units less than 16		0.15						3													
TOTAL - W3G4S27		0.94						22			Percent of Overall Site Developable : 100%										
TOTAL - WARD 3 (Excluding parcels too small to yield 16 units)		8.87						259													
TOTAL - WARD 3 (All parcels)		10.26						307													
WARD 4 Sites																					
W4G4S16 - 7351 Lincoln - Casa Blanca neighborhood	230360001	9.84	MDR	R-1-7000	HDR	R-3-1500	25	244	Mostly Undeveloped land w/ small local radio station and towers	4	99.59%	Undeveloped	No flood hazard area. Within Mary Street Dam Inundation Area	No	—	Airport ALUCP March Zone E	1956	Fair	No	Yes	No
	230351016	1.45	PF	PF	HDR	R-3-1500	25	36	Undeveloped land	4	100.00%	Undeveloped	—	—	—	—					
Units greater than 16		11.29						280													
Units less than 16		0.00						0													
TOTAL - W4G4S16		11.29						280			Percent of Overall Site Developable : 99%						Average Age of Buildings on Site: 61 years				
W4G4S42	266020061	13.77	C	CR S-2-X-SP	HDR	R-3-1500	25	344		4	100.00%	Undeveloped	No	12% slope	No	No			No	Yes	No
Units greater than 16		13.77						344													
Units less than 16		0.00						0													
TOTAL - W4G4S42		13.77						344			Percent of Overall Site Developable : 100%										
TOTAL - WARD 4 (Excluding parcels too small to yield 16 units)		25.06						624													
TOTAL - WARD 4 (All parcels)		25.06						624													



APPENDIX D: REZONING PROGRAM

Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
WARD 5 Sites																					
W5G4S06 - N/W corner of Jefferson & Magnolia	227223006	0.96	VHDR	R-1-7000	VHDR	R-4	35	26	Undeveloped Land	5	80.00%	Undeveloped	No flood hazard area. Within Prenda Dam inundation area	No	Moderate Liquefaction potential	ALUCP Airport Compatibility Zone D for Riverside Municipal Airport			Yes	Yes	Yes
Units greater than 16		0.96						26													
Units less than 16		0.00						0													
TOTAL - W5G4S06		0.96						26			Percent of Overall Site Developable : 80%										
W5G4S10 - S/E corner of Van Buren & Colorado	191200024	0.92	MHDR	R-1-7000	HDR	R-3-1500	25	18	Undeveloped land	5	80.00%	Undeveloped	No	No	Small western portion of site is High Liquefaction potential	ALUCP Airport Compatibility Zone E for Riverside Municipal Airport			No	Yes	No
	191200010	1.00	MDR	R-1-7000	HDR	R-3-1500	25	20	Single-family dwelling	5	80.00%	Developed	—	—	—	—	2003	Good			
Units greater than 16		1.92						38													
Units less than 16		0.00						0													
TOTAL - W5G4S10		1.92						38			Percent of Overall Site Developable : 80%						Average Age of Buildings on Site: 14 years				
W5G4S12 - S/E Corner of Indiana Ave. & Gibson St.	233170002⁴	0.50	PF	R-1-7000	HDR	R-3-1500	25	12	Undeveloped land	5	100.00%	Undeveloped	No flood hazard area. Within Mocking-bird Canyon Dam inundation area	No	High liquefaction area	None			No	No	No
	233170003 ⁴	1.02	PF	R-1-7000	HDR	R-3-1500	25	23	Undeveloped land	5	94.00%	Undeveloped	—	—	—	—					
Units greater than 16		1.02						23													
Units less than 16		0.50						12													
TOTAL - W5G4S12		1.52						35			Percent of Overall Site										

APPENDIX D: REZONING PROGRAM



Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
											Developable : 96%										
W5G4S13 - S/W Corner of Indiana Ave. & Jackson St.	233180010	1.12	B/OP	R-1-7000	HDR	R-3-1500	25	26	Single-family dwelling	5	94.96%	Developed	No	No	—	—	Circa 1957	Fair	No	Yes	No
Units greater than 16		1.12						26													
Units less than 16		0.00						0													
TOTAL - W5G4S13		1.12						26			Percent of Overall Site Developable : 95%						Average Age of Buildings on Site: 60 years				
W5G4S14 - W. side of Jackson S. of the railroad	233180014 ⁴	2.23	MDR	R-1-7000	HDR	R-3-1500	25	53	Dwelling & underutilized	5	96.49%	Developed	No	No	—	None	Circa 1980	Fair	No	Yes	No
	233180017 ⁴	1.23	MDR	R-1-7000	HDR	R-3-1500	25	29	Residential structure on primarily undeveloped lot	5	96.97%	Developed	No	—	—	—	Circa 1980	Fair			
	233180015⁴	0.48	MDR	R-1-7000	HDR	R-3-1500	25	11	Dwelling & underutilized	5	92.57%	Developed	No	—	—	—	Circa 1957	Fair			
Units greater than 16		3.46						82													
Units less than 16		0.48						11													
TOTAL - W5G4S14		3.94						93			Percent of Overall Site Developable : 95%						Average Age of Buildings on Site: 45 years				
W5G4S23 - Adjacent to Van Buren Drive-In along Gibson St.	233160025 ⁴	1.97	B/OP	R-1-7000	VHDR	R-4	35	68	Undeveloped land	5	100.00%	Undeveloped	No flood hazard area. Within Mockingbird Canyon Dam inundation area	No	Moderate Liquefaction potential	Adjacent to Riverside Canal & drive-in theater site with potential historic significance			No	Yes	No
	233160028	2.01	B/OP	BMP	VHDR	R-4	35	70	Truck parking	5	100.00%	Undeveloped	—	—	—	—					
	233160018⁴	0.17	B/OP	R-1-7000	VHDR	R-4	35	5	Undeveloped land	5	100.00%	Undeveloped	—	—	Moderate Liquefaction potential	—					
	233160019⁴	0.36	B/OP	R-1-7000	VHDR	R-4	35	12	Residential Dwelling	5	100.00%	Developed	—	—	—	—	1994				



APPENDIX D: REZONING PROGRAM

Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
Units greater than 16		3.98						138													
Units less than 16		0.53						17													
TOTAL - W5G4S23		4.51						155			Percent of Overall Site Developable : 100%						Age of Vacant Building on Site: 22 years				
W5G4S29 - North of Gibson St and Maywood Way	233170005	3.77*	B/OP	PF	HDR	R-3-1500	25	56	*Undeveloped portion is 2.26 acres. Remainder of 3.77-acre parcel is an electrical substation & will not accommodate units. Capacity based on only the underdeveloped portion of the site.	5	100.00%	Undeveloped	No flood hazard area. Within Mocking-bird Canyon Dam inundation area	No	—	Potential EMF impact due to adjacency to RPU's, utility electrical substation Noise - adjacent to rail & proximity to 91 FWY	Circa 1998	Fair	No	No	No
Units greater than 16		3.77						56													
Units less than 16		0.00						0													
TOTAL - W5G4S29		3.77						56			Percent of Overall Site Developable : 100%						Age of Vacant Building on Site: 19 years				
W5G4S37 - Intersection of Lincoln and Van Buren	234270020	4.74*	MDR	RE	VHDR	R-4	35	165	4.47 acres was used of the 6.74 acre parcel because an applicant has indicated he would like to subdivide 2 acres and rezone to commercial. The applicant is in favor of rezoning the 4.74 portion to VHDR; Dwelling & underutilized	5	99.75%	Developed	No	No	—	None	Circa 1998	Fair	No	Yes	No
Units greater than 16		4.74						165													
Units less than 16		0.00						0													
TOTAL - W5G4S37		4.74						165			Percent of Overall Site Developable : 99%						Age of Vacant Building				

APPENDIX D: REZONING PROGRAM



Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
																	on Site: 19 years				
W5G4S38 - Adjacent to Van Buren Drive-In along Van Buren Blvd.	233150012	0.87	C	R-1-7000	HDR	R-3-1500	35	28	Underutilized & mostly Undeveloped land	5	93.23%	Developed	No	No	—	Adjacent to drive-in site with potential historic significance	Circa 1980	Good	No	Yes	No
	233190007	0.93	C	R-1-7000	HDR	R-3-1500	35	31	Residential dwelling	5	95.53%	Developed	—	—	—	—	Circa 1980	Fair			
	233190017	1.34	C	BMP	HDR	R-3-1500	35	46	Underutilized & mostly Undeveloped land	5	100.00%	Developed	—	—	—	—	Circa 1980				
Units greater than 16		3.14						105													
<i>Units less than 16</i>		<i>0.00</i>						<i>0</i>													
TOTAL - W5G4S38		3.14						105			Percent of Overall Site Developable : 96%						Average Age of Buildings on Site: 37 years				
TOTAL - WARD 5 (Excluding parcels too small to yield 16 units)		24.11						659													
TOTAL - WARD 5 (All parcels)		25.62						699													
WARD 6 Sites																					
W6G4S17 - Northerly of Hole Ave. Ave between Hendrick Ave. & Jones Ave.	143040012	1.84	MDR	R-1-7000	HDR	R-3-1500	25	44	Single-family dwelling	6	97.77%	Developed	No	Moderate slope - approx. 6.7% AES for entire Site 17	—	High liquefaction potential	Circa 1957	Good	No	Yes	No
	143040011	1.72	MDR	R-1-7000	HDR	R-3-1500	25	41	Single-family dwelling	6	95.82%	Developed	—	—	—	—	Circa 1957	Good			
Units greater than 16		3.56						85													
<i>Units less than 16</i>		<i>0.00</i>						<i>0</i>													
TOTAL - W6G4S17		3.56						85			Percent of Overall Site Developable : 97%						Average Age of Buildings on Site: 60 years				
W6G4S18 - North side of Hole Ave. easterly side of Mitchell Ave.	143051001	2.45	C	R-1-7000 & CG	HDR	R-3-1500	25	61	Undeveloped land	6	100.00%	Undeveloped	No	No	High liquefaction potential	None			No	No	No
Units greater than 16		2.45						61													
<i>Units less than 16</i>		<i>0.00</i>						<i>0</i>													
TOTAL - W6G4S18		2.45						61			Percent of Overall Site										



APPENDIX D: REZONING PROGRAM

Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
											Developable : 100%										
W6G4S19 - E. of Mitchell Ave. southerly of Wells Ave.	143020004	1.62	MHDR	R-1-7000	HDR	R-3-1500	25	39	Single-family dwelling & Undeveloped land	6	97.47%	Developed	No	Yes - approx. 9% AES	—	None	Before 1948	Fair	No	No	No
	143020007	0.84	MHDR	R-1-7000	HDR	R-3-1500	25	21	Undeveloped land	6	100.00%	Undeveloped	—	—	High liquefaction potential	—					
	143020010	0.79	MHDR	R-1-7000	HDR	R-3-1500	25	18	Single-family dwelling	6	93.02%	Developed	—	—	—	—	Before 1948	Fair			
Units greater than 16		3.25						78													
Units less than 16		0.00						0													
TOTAL - W6G4S19		3.25						78			Percent of Overall Site Developable : 96%						Average Age of Buildings on Site: 70 years				
W6G4S20 - Northerly of Hole Ave. at California Ave.	143080020 ⁴	1.63	MHDR	R-1-7000	HDR	R-3-1500	25	39	Small structure and underutilized	6	97.99%	Developed	No	Possibly - approx. 5% AES for entire Site 20	—	Burrowing Owl Survey Area (small corner of this APN)	Circa 1957	Good	No	Yes	No
	143080022	0.94	MHDR	R-1-7000	HDR	R-3-1500	25	22	Residential dwelling and underutilized	6	94.35%	Developed	—	—	—	Burrowing owl survey area	Circa 1957	Fair			
	143080030 ⁴	1.23	MDR	R-1-7000	HDR	R-3-1500	25	30	Underutilized & mostly undeveloped land	6	100.00%	Developed	—	—	—	—					
	143080032	1.78	MDR	R-1-7000	HDR	R-3-1500	25	44	Undeveloped land	6	100.00%	Undeveloped	—	—	High liquefaction potential	—					
	143080026	0.94	C	CG-SP	HDR	R-3-1500	25	15	Older strip commercial	6	67.73%	Developed	—	—	—	None	Circa 1967	Fair			
	143332002	2.43	C	R-1-7000	HDR	R-3-1500	25	60	Undeveloped land	6	100.00%	Undeveloped	—	—	High liquefaction potential	None					
	143080033	0.98	MDR	R-1-7000	HDR	R-3-1500	25	24	Undeveloped land	6	100.00%	Undeveloped	—	—	None	None					
	143080021⁴	0.61	MHDR	R-1-7000	HDR	R-3-1500	25	13	Residential dwelling and underutilized	6	86.06%	Developed	—	—	—	None	1992	Fair			
Units greater than 16		9.93						234													
Units less than 16		0.61						13													
TOTAL - W6G4S20		10.54						247			Percent of Overall Site Developable : 93%						Average Age of Buildings				

APPENDIX D: REZONING PROGRAM



Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
																	on Site: 57 years				
W6G4S21 - Northerly side of Cook Ave. & easterly of Mobley Ave.	147270017	1.62	MDR	R-1-7000	HDR	R-3-1500	25	39	Undeveloped land with small structure	6	98.32%	Developed	None	Potentially - approx. 7% AES for entire Site 21	High liquefaction Potential	None	Circa 1957	Fair	No	Yes	No
	147270016	1.60	MDR	R-1-7000	HDR	R-3-1500	25	37	Small structure and underutilized	6	93.32%	Developed	None	—	—	—	Circa 1957	Fair			
	147270015	0.79	MDR	R-1-7000	HDR	R-3-1500	25	18	SFR and underutilized	6	95.04%	Developed	None	—	—	—	2001	Good			
	147270038	1.46	MDR	R-1-7000	HDR	R-3-1500	25	31	SFR and underutilized	6	86.59%	Developed	None	—	—	—	Circa 1998	Fair			
	147281017	1.21	MDR	R-1-7000	HDR	R-3-1500	25	30	SFR and underutilized	6	93.05%	Developed	None	—	—	—	Circa 1957	Good			
	147270039 ^d	0.20	MDR	R-1-7000	HDR	R-3-1500	25	5	SFR and underutilized	6	100.00%	Developed	None	—	—	—	Circa 1957	Poor			
	147270040 ^d	0.52	MDR	R-1-7000	HDR	R-3-1500	25	9	SFR and underutilized	6	74.58%	Developed	None	—	—	—	Circa 1957	Poor			
Units greater than 16		6.68						153													
Units less than 16		0.72						14													
TOTAL - W6G4S21		7.70						167			Percent of Overall Site Developable : 92%						Average Age of Buildings on Site: 48 years				
W6G4S22 - E. side of Tyler St. northerly of Cook Ave.	147282016	1.38	O	R-1-7000	HDR	R-3-1500	25	34	Undeveloped land	6	100.00%	Undeveloped	None	No	High liquefaction Potential	None			No	Yes	No
	147282014 ^d	0.53	O	R-1-7000	HDR	R-3-1500	25	13	Undeveloped land	6	100.00%	Undeveloped	None	—	—	—					
	147282015 ^d	0.29	O	R-1-7000	HDR	R-3-1500	25	6	Single-family dwelling	6	84.48%	Developed	None	—	—	—	Circa 1957	Fair			
	147282011 ^d	0.33	O	R-1-7000	HDR	R-3-1500	25	6	Single-family dwelling	6	81.98%	Developed	None	—	—	—	Circa 1957	Fair			
Units greater than 16		1.38						34													
Units less than 16		1.15						25													
TOTAL - W6G4S22		2.53						59			Percent of Overall Site Developable : 92%						Average Age of Buildings on Site: 60 years				
W6G4S26 - W. side of La Sierra S. of Collette	142480005	3.74	MDR	R-1-7000	HDR	R-3-1500	25	93	Undeveloped land and parking	6	100.00%	Undeveloped	No flood hazard area. Within Harrison & Mocking-	No	High liquefaction Potential	None			No	Yes	No



APPENDIX D: REZONING PROGRAM

Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
													bird Canyon Dam inundation areas								
	142480006	2.77*	MDR	R-1-7000	HDR	R-3-1500	25	16	*Church and Undeveloped land. Undeveloped portion is approx. 0.66 acres. Capacity is based on the undeveloped portion of the site.	6	87.41%	Developed	—	—	—	—					
Units greater than 16		6.51						109													
Units less than 16		0.00						0													
TOTAL - W6G4S26		6.51						109			Percent of Overall Site Developable : 100%						Age of building: 48 years				
W6G4S32 - Janet Ave. between Challen Ave. & Picker St.	151111034	2.89	MDR	BMP	HDR	R-3-1500	25	65	Undeveloped land	6	90.00%	Undeveloped	Not in a flood hazard area. Within Prenda & Alessandro dam inundation areas	No	High liquefaction Potential	ALUCP Airport Compatibility Zone D for Riverside Municipal Airport			No	No	No
Units greater than 16		2.89						65													
Units less than 16		0.00						0													
TOTAL - W6G4S32		2.89						65			Percent of Overall Site Developable : 90%										
W6G4S33 - E. side of Buchanan St. south of Indiana	135230003	5.22	MDR	R-1-7000	HDR	R-3-1500	25	129	Primarily Undeveloped land with small single family residence	6	99.21%	Developed	None	No	Moderate liquefaction potential	Freeway & railroad noise considerations	Before 1948	Good	Yes	No	Yes
Units greater than 16		5.22						129													
Units less than 16		0.00						0													
TOTAL - W6G4S33		5.22						129			Percent of Overall Site Developable : 99%						Age of building: 70 years				

APPENDIX D: REZONING PROGRAM



Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
W6G4S34 - W. side of Crest Ave. south of Wells St.	151300007	1.42	MDR	R-1-7000	HDR	R-3-1500	25	30	Undeveloped land	6	87.00%	Undeveloped	None	Yes - approx. 15% AES with prominent topographical feature(s) on site	None	ALUCP Airport Compatibility Zone E for Riverside Municipal Airport			No	No	No
	147310001	4.56	LDR	R-1-7000	HDR	R-3-1500	25	114	Undeveloped land	6	100.00%	Undeveloped	None	—	None	—					
Units greater than 16		5.98						144													
Units less than 16		0.00						0													
TOTAL - W6G4S34		5.98						144			Percent of Overall Site Developable : 93%										
W6G4S41 - West side of Van Buren Blvd., north of Challen Ave.	145082037 ⁴	0.95	HDR	CR	HD	R-3-1500	25	22	Single-Family Residence	6	95.00%	Developed	None	No	High liquefaction potential	ALUCP Airport Compatibility Zone E for Riverside Municipal Airport	Circa 1957	Good	No	No	Yes
	145082038 ⁴	0.67	HDR	CR	HDR	R-3-1500	25	15	Single-Family Residence	6	95.00%	Developed	None	—	—	—	Circa 1957	Poor			
	145082035 ⁴	0.61	HDR	CR	HD	R-3-1500	25	14	Single-Family Residence	6	95.00%	Developed	None	—	—	—	Circa 1957	Fair			
	145082036 ⁴	1.47	MU-V	CG S-1 & CR	HDR	R-3-1500	25	29	Self-service car wash	6	80.00%	Developed	None	—	—	—	Circa 1987	Fair			
	145161007 ⁴	0.80	MU-V	CG S-1 & CR S-1	HDR	R-3-1500	25	19	Self-service car wash	6	95.00%	Developed	None	—	—	—	Circa 1987	Fair			
	145161004 ⁴	2.02	MU-V	CG & CR X	HDR	R-3-1500	25	50	Undeveloped Land	6	100.00%	Undeveloped	None	—	—	—					
	145161008 ⁴	0.14	MU-V	CG	HDR	R-3-1500	25	3	Undeveloped Land	6	100.00%	Undeveloped	None	—	—	—					
Units greater than 16		5.24						120													
Units less than 16		1.42						32													
TOTAL - W6G4S41		6.66						152			Percent of Overall Site Developable : 94%						Age of building: 48 years				
W6G4S46 - Intersection of Magnolia and Buchanan	135220035	5.51	B/OP	BMP-SP	VHDR	R-4	35	172	half Undeveloped/half developed	6	89.27%	Developed							Yes	Yes	No
Units greater than 16		5.51						172													
Units less than 16		0.00						0													



APPENDIX D: REZONING PROGRAM

Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
TOTAL - W6G4S46		5.51						172			Percent of Overall Site Developable : 89%						Age of building: 30 years				
TOTAL - WARD 6 (Excluding parcels too small to yield 16 units)		58.60						1,384													
TOTAL - WARD 6 (All parcels)		62.50						1,468													
WARD 7 Sites																					
W7G4S07 - N/W Corner of Golden & Magnolia	142231007	0.94	HDR	R-1-7000	VHDR	R-4	35	28	Residential structure/commercial & underutilized	7	85.97%	Developed	—	—	—	—	Circa 1987	Good	Yes	Yes	Yes
Units greater than 16		0.94						28													
Units less than 16		0.00						0													
TOTAL - W7G4S07		0.94						28			Percent of Overall Site Developable : 86%						Age of building: 70 years				
W7G4S28 - S. side of Raley Dr	141221011 ⁴	0.98	MHDR	R-3-1500	HDR	R-3-1500	25	22	Single-family dwelling	7	91.98%	Developed	None	Yes - approx. 13% AES for entire Site 28	—	None	Before 1948	Fair	No	No	No
	141221032 ⁴	0.68	MHDR	R-3-1500	HDR	R-3-1500	25	17	Undeveloped land	7	100.00%	Undeveloped	None	—	High liquefaction potential approx. 60% of site	—					
	141221026 ⁴	0.46	MHDR	R-3-1500	HDR	R-3-1500	25	10	Single-family dwelling	7	93.27%	Developed	None	—	—	—	Before 1948	Good			
	141221009 ⁴	0.05	MHDR	R-3-1500	HDR	R-3-1500	25	1	Undeveloped land	7	100.00%	Undeveloped	None	—	High liquefaction potential	—					
	141221007 ⁴	0.17	MHDR	R-3-1500	HDR	R-3-1500	25	4	Undeveloped land	7	100.00%	Undeveloped	None	—	—	—					
	141221033 ⁴	0.08	MHDR	R-3-1500	HDR	R-3-1500	25	2	Undeveloped land	7	100.00%	Undeveloped	None	—	None	—					
	141221006 ⁴	0.41	MHDR	R-3-1500	HDR	R-3-1500	25	9	Residential structure on primarily undeveloped lot	7	92.88%	Developed	None	—	—	—	Before 1948	Fair			
Units greater than 16		1.66						39													
Units less than 16		1.17						26													
TOTAL - W7G4S28		2.83						65			Percent of Overall Site						Age of building: 70 years				

APPENDIX D: REZONING PROGRAM



Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Potential Units	Description	Ward	Percent of site developable ⁵	Undeveloped or Developed?	Flooding, wetlands considerations?	Slope considerations?	Soil conditions considerations?	Other environmental considerations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collector	GP Consistency Zoning
											Developable : 97%										
W7G4S35 - N. side of Arlington Ave. west of Van Buren Blvd.	155290017 ⁴	3.47	C	CR-AP	VHDR	R-4	35	118	Undeveloped land	7	97.70%	Undeveloped	—	—	High liquefaction potential	—			No	Yes	No
	155290012 ⁴	0.64	C	CR	VHDR	R-4	35	18	Underutilized commercial	7	83.88%	Developed	—	—	—	—	Circa 1957	Fair			
	155290013 ⁴	0.79	C	CR-AP	VHDR	R-4	35	27	Undeveloped land	7	100.00%	Undeveloped	—	—	High liquefaction potential	—					
	155290016 ⁴	0.52	C	CR-AP	VHDR	R-4	35	14	Underutilized commercial	7	82.63%	Developed	—	—	—	—	1994				
Units greater than 16		4.26						145													
Units less than 16		1.16						33													
TOTAL - W7G4S35		5.42						178			Percent of Overall Site Developable : 91%						Age of building: 42 years				
W7G4S45 - Southeast corner of Riverwalk Parkway & Pierce	146210024	5.06	MU-V	RE & BMP	HDR	R-3-1500	25	99	Underutilized strip commercial	7	78.92%	Developed					Circa 1957	Fair	No	Yes	No
Units greater than 16		5.06						99													
Units less than 16		0.00						0													
TOTAL - W7G4S45		5.06						99			Percent of Overall Site Developable : 79%						Age of building: 60 years				
W1G4S44 - N. Side of Blaine	251070007	3.71	MU-U	CR	VHDR	R-4	35	88	Underutilized strip commercial	1	68.43%	Developed	No	No	—	No	Circa 1963	Good	No	Yes	No
Units greater than 16		3.71						88													
Units less than 16		0.00						0													
TOTAL - W1G4S44		3.71						88			Percent of Overall Site Developable : 68%						Age of building: 54 years				
TOTAL - WARD 7 (Excluding parcels too small to yield 16 units)		9.94						399													
TOTAL - WARD 7 (All parcels)		12.54						458													
TOTAL MFR parcels (Excluding parcels too small to yield 16 units)		138.34						3,619													
TOTAL (All MFR parcels)		150.46						3,900													
GRAND TOTAL – ALL SITES (Excluding		289.35						7,041													



APPENDIX D: REZONING PROGRAM

Site	APN	Acres	Current GP	Current Zoning	Proposed GP	Proposed Zoning	Proposed Density	Poten- tial Units	Description	Ward	Percent of site develop- able ⁵	Undevelope d or Developed?	Flooding, wetlands consider- ations?	Slope consider- ations?	Soil conditions consider- ations?	Other environ- mental consider- ations?	Year Built	Building Condition	Prox. To High Transit Corridor	Prox. To Major Collect- or	GP Consist- ency Zoning	
parcels too small to yield 16 units)																						
GRAND TOTAL – ALL SITES (All parcels)		311.11						7,509														

Notes:

1. Small parcels that can accommodate less than 16 units per parcel are indicated in bolded italics in the table above. Implementation of Tool H-52 in the Implementation Program section is required to allow consolidation of these parcels.
2. Potential units included for developed parcels in the Multi-Family Residential (MFR) group of sites in the table above were calculated only based on the percent of the site that is developable or vacant.
3. The Percent of Overall Site Developable provided for each site in the table above reflects the allowed amount of residential development on the site for mixed use sites and the amount of the site that is undeveloped for MFR sites
4. Same owner as one of the other parcels in the site. If note is placed on a parcel that can accommodate less than 16 units it has the same owner as at least one of the parcels in the site that can accommodate 16 or more units or one or more other small parcels. If it is other small parcel(s), the small parcels combined yield at least enough capacity for 16 units.
5. For mixed use sites (Groups 1, 2, and 3) the percent of overall site developable is 70% and unit yield was calculated using 70% due to the allowed mixed of residential and commercial even if the percent of site developable or vacant is greater than 70%.

APPENDIX D: REZONING PROGRAM



FIFTH CYCLE HOUSING ELEMENT SITES REZONED

On December 12, 2017, City Council adopted Resolution No. 23252 amending the Land Use Element of the General Plan 2025 pursuant to the Implementation Plan of the 2014-2021 Housing Element.

On January 9, 2018 City Council adopted Ordinance No. 7407, an ordinance of the City of Riverside amending the Zoning Map to allow for multi-family residential development in furtherance of the Implementation Plan of the 2014-2021 Housing Element. The rezoning effort resulted in a RHNA surplus of 1,757 housing units affordable to lower income households. Detailed information regarding the sites that were rezoned can be found in Appendix C: Current Residential Sites.



APPENDIX E: REVIEW OF HOUSING ELEMENT PAST PERFORMANCE

APPENDIX E REVIEW OF HOUSING ELEMENT PAST PERFORMANCE



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 extremely low- to 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: 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). 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 Authority Community Development	On-going	H-1 H-1.1	Loans/Grants Annual Allocation from FY 2006 to FY 2010: RDA: \$600,000 HOME: \$500,000 FY 2011/12: HOME allocation - \$179,327 FY 2012/13: HOME allocation - \$200,000 From 2006 to 2012, the City of Riverside had assisted 452 homeowners with loans and/or grants that total \$5,503,570 to single-family residential and mobile home owners to eliminate health and safety matters and to address code violations. With the elimination of Redevelopment and the decrease in the City's HOME allocation, the City will no longer be able to fund a large number of loans and grants each program year. From 2006 to 2012, the City has provided 86 housing rehabilitation loans totaling \$2,871,518 to eliminate health and safety issues and address code violations. From 2006 to 2012, the City has provided 497 senior and disability grants totaling \$2,718,085 to eliminate health and safety issues and address code violations.
		Housing Authority Community Development	On-going	H-1 H-1.1	
		Housing Authority Community Development	On-going	H-1 H-1.1 H-4	

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	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 Authority Community Development	On-going	H-1 H-1.1	From 2006 to 2012, the City has provided 23 emergency grants totaling \$48,420 to address repairs which can threaten the health and safety of a household. This grant is no longer available since the Housing Rehabilitation Program is strictly funded with HOME funds, which require all health and safety issues to be addressed on the property.
	Rebuilding Together Riverside (RTR) – Rebuilding Together Riverside (RTR), a non-profit organization is dedicated to promoting affordable housing in Riverside and the surrounding communities. 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.	Housing Authority Community Development	On-going	H-1 H-1.1	From 2006 to 2009, RTR received \$40,000 of Community Development Block Grant funds to rehabilitate 15 houses. RTR recruited housing developers to provide free labor and obtained donated materials from local building suppliers (RTR's Partners). In 2009, Riverside's housing market was impacted by the foreclosure crisis. Housing developers stopped developing housing units because property values had decreased substantially. RTR's Partners were seeking work and did not have the resources to donate labor and materials. As a result, RTR placed Rebuilding Day on hold until the housing market improves.

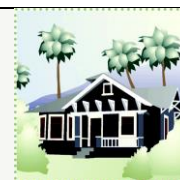
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H-2	Provide rehabilitation assistance to 210 very low, 286 low and 124 moderate-income multi-family residential home owners. The City will perform an analysis on at-risk housing units that are need of rehabilitation as well as substandard multi-family housing units.	Housing Authority Community Development	Winter Quarter 2014	H-1 H-1.1	<p>In 2008, the Redevelopment Agency and the City of Riverside allocated \$1,469,910 of HOME Investment Partnerships Program funds, \$710,176 in Redevelopment Housing funds and \$225,000 in Supportive Housing Program funds to substantially rehabilitate 32 apartment units. The project was completed on January 28, 2010.</p> <ul style="list-style-type: none"> - 8 extremely low income units, restricted for 20 years and then restricted to very low income for the next 35 years - 9 low income units, restricted for 55 years. - 15 moderate income units, restricted for 55 years <p>From 2008 to 2012, the City of Riverside, Redevelopment Agency and the Housing Authority of the City of Riverside have acquired 133 apartment units that were substantially rehabilitated and made available to the following income levels:</p> <p>Very low income (50% AMI) - 65 units Low income (80% of AMI) - 33 units Moderate income (120% of AMI) – 35 units</p> <p>The City will continue to perform analysis on at-risk housing units and substandard multi-family housing units; however, with the elimination of Redevelopment, the City and Housing Authority will have difficulty funding the acquisition and/or rehabilitation of at-risk housing project since funding at the State and Federal level have decreased for affordable housing activities.</p>

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H-3	Continue implementing the Multi-family Development Program for new construction as funding is available.	Housing Authority Community Development	On-going	H-1 H-1.1	<p>In 2012, Palm Desert Communities began construction on a 50 unit affordable housing apartment community for families. This development is known as the Cedar Glen Apartments. Fifteen of the units will be reserved for individuals who have disabling mental illness and are homeless or at risk of homelessness. Construction is expected to be complete in March 2014.</p> <p>In 2012, the Housing Authority of the City of Riverside entered into an Exclusive Negotiating Agreement (ENA) with Wakeland Housing and Development Corporation for the development of a 30-unit affordable housing project for disabled veterans and their family.</p> <p>The City continues to accept applications from affordable housing developers for funding under the Multi-family Development Program as long as program funding is available. The Multi-family Development Program is an over the counter application process for affordable multi-family housing projects in areas in need of revitalization. Since Redevelopment has been eliminated, the Program will only be funded with the City's HOME Investment Partnerships grant.</p>
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	On-going – Between 2005 and 2012, 150 housing units were abated.

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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 Authority Community Development RHDC	On-going	H-1 H-1.1	<p>In 2011, the Redevelopment Agency had adopted a Casa Blanca Neighborhood Action Plan to utilize public/private resources in a collaborative effort to provide the community with tools to enhance their neighborhood block by block (commercial buildings, houses, etc.) while the City focuses on public improvements (streets, parks, etc.). The Redevelopment Agency had allocated \$745,000 to fund exterior improvement grants (up to \$5,000) and rehabilitation loans (up to \$50,000). The City marketed Redevelopment's Commercial Improvement Program, the Down Payment Assistance Program, the Neighborhood Stabilization Program, and Riverside Public Utilities Energy-Efficiency Rebates. The City also hosted a Neighborhood BBQ on February 11, 2011 to inform residences and business owners of the aforementioned programs. Shortly thereafter, the City held a trash-bash event where Public Works' crews assisted property owners with removing inoperable vehicles and debris from their property.</p> <p>From 2011 to 2012, 4 houses located in the Casa Blanca neighborhood received assistance that totaled \$189,000 through the Casa Blanca Neighborhood Housing Rehabilitation Program to eliminate health and safety issues.</p> <p>The Casa Blanca Neighborhood Housing Rehabilitation Program was cancelled as a result of the elimination of Redevelopment.</p>
H-6	<p>Continue to implement affordable housing projects and programs funded with the Redevelopment 20% set-aside and Neighborhood Stabilization Program.</p> <p>Redevelopment 20% set-aside funds will continue to be used to fund the Citywide Housing Rehabilitation Program, the Citywide Down Payment Assistance Program, Foreclosure Prevention Counseling, the construction of affordable housing projects,</p>	Housing Authority Community Development	On-going	H-1 H-1.1	<p>From 2009 to 2012, the Redevelopment Agency funded six down payment assistance loans totaling \$185,500 and funded nine down payment assistance loans totaling \$430,650 with CalHome Grant funds. Since Redevelopment has been eliminated and the City has expended all of its 2010 CalHome Grant, the City's Down Payment Assistance Program has been placed on hold until funding is available.</p> <p>Starting in 2007, the Housing Rehabilitation Program was funded with 20% set-aside housing funds. From 2007 to 2011, the Agency has funded 215 loans/grants totaling \$1,211,819.50.</p> <p>From 2008 to 2011, the City committed approximately \$14.7 million from the</p>

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	<p>and the substantial rehabilitation of multifamily housing units.</p> <p>Redevelopment 20% set-aside housing fund and Neighborhood Stabilization Program (HUD funded program) funds will be used to address the foreclosure crisis by acquiring foreclosed properties; rehabilitating the acquired units; and selling them to first time homebuyers.</p>				<p>following sources to address the foreclosure crisis in Riverside:</p> <ul style="list-style-type: none"> - Federal NSP1 grant - \$6.5 million - Federal NSP3 grant - \$3,202,152 - Targets of Opportunity (TOO) Program (Redevelopment Housing funds) - \$5 million - Line of Credit (LOC - Backed by Redevelopment) - \$20 million <p>From 2008 to 2011, the Housing Authority completed the following activities under the NSP and TOO Programs:</p> <ul style="list-style-type: none"> - NSP1: 1) acquired, rehabilitated and sold 31 single-family houses to moderate income first-time homebuyers, 2) acquired, rehabilitated and rented 17 apartment units to very low income households. - NSP3: 1) acquired, rehabilitated and sold one single-family houses to a moderate income first-time homebuyer, and 2) acquired a 28-unit apartment complex to rent to very low-income households. - TOO Program: 1) acquired, rehabilitated and sold three single-family houses to moderate income first-time homebuyers, and 2) acquired and rehabilitated a single-family house that is being rented to a very low income household. - LOC: 1) acquired, rehabilitated and sold eight single-family houses to moderate income first-time homebuyers. <p>In 2011, the TOO Program and LOC was cancelled as a result of Redevelopment being eliminated.</p>

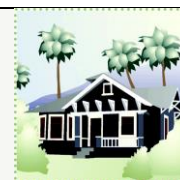
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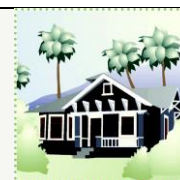


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Code Enforcement					
H-7	Continue implementation of Code Enforcement services including the following programs:	Code Enforcement	On-going	H-1 H-1.2	On-going – Code Enforcement is a top priority of City Council and continues to be aggressive.
	Neighborhood 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	On-going – 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 13 judicial foreclosures/receiverships. 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 City Attorney Office	On-going	H-1 H-1.2	On-going – See the response under the Neglected Property Abatement Team.
	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 City Attorney Office	On-going	H-1 H-1.2	On-going – 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 3,000 properties and obtained voluntary compliance of approximately 2,200 of these properties

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	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	On-going – 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	<p>On-going – 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. The City also received grants to do the Japanese American Context in Riverside and is moving forward with designation of the Brocton Avenue Arcade area as identified in the Magnolia avenue Specific Plan. 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 complete and will include an update to the Historic Preservation Element of the General Plan 2025.</p> <p>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. 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.</p> <p>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.</p>

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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	On-going – See related Tools.
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	On-going – 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	On-going – 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	On-going – 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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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 Historic Preservation, Neighborhoods and Urban Design Community Development Department	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.
H-14	Consider reopening the Neighborhood Improvement Program in the Chicago/Linden Neighborhood and if successful rolling the program out to other neighborhoods.	Housing Authority Community Development Police Planning Division	TBD	H-1 H-1.7	<ul style="list-style-type: none"> Project: Revitalization of the Chicago-Linden Project Area Project Site: Approximately 44 gross acres including 80 residential properties. The units are in varying conditions, but the concentration of units, combined with the lack of participation in the City's Crime Free Multi-Housing program and the lack of covenant properties has created a focused area of high crime and a high level of police calls, deferred maintenance of the units and overall blight. A majority of the apartment units consist of one to two bedroom apartment units so there is an existing problem with overcrowding, which decreases the life of the buildings at a faster rate. In 2012, the Housing Authority secured Terra Nova Planning & Research to prepare a comprehensive strategic plan for the revitalization of the Chicago-Linden Project Area. The Plan is to be completed in 2013.
H-15	Continue the City's efforts with neighborhood organizing, including such programs as:	Historic Preservation, Neighborhoods and Urban Design Community Development Department	On-going	H-1 H-1.7	On-going - 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.

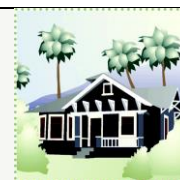
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	<p>Riverside Neighborhood Partnership – The Riverside Neighborhood Partnership (RNP) is a community group whose mission is to encourage and facilitate the formation of neighborhood associations city-wide and to act as a clearinghouse for neighborhood concerns. It is the Partnership's belief that by being organized, neighborhoods are better equipped to tackle problems that periodically arise.</p> <p>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.</p> <p>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.</p>	<p>Historic Preservation, Neighborhoods and Urban Design Community Development Department</p> <p>Historic Preservation, Neighborhoods and Urban Design Community Development Department</p> <p>Historic Preservation, Neighborhoods and Urban Design Community Development Department</p>	<p>On-going</p> <p>On-going</p> <p>On-going</p>	<p>H-1 H-1.7</p> <p>H-1 H-1.7</p> <p>H-1 H-1.7</p>	<p>On-going – 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.</p> <p>On-going – 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.</p> <p>On-going – 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.</p>

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	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.	Historic Preservation, Neighborhoods and Urban Design Community Development Department	On-going	H-1 H-1.7	On-going – 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.
	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. 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.	Historic Preservation, Neighborhoods and Urban Design Community Development Department Historic Preservation, Neighborhoods and Urban Design Community Development Department	On-going On-going	H-1 H-1.7 H-1 H-1.7	On-going – 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. On-going – 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	On-going – 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.

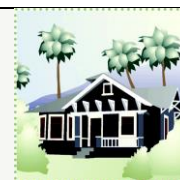
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Corridor Development					
H-17	Revise the Marketplace Specific Plan to include greater opportunities for mixed use and transit oriented development tied into the existing Metrolink Station and the proposed Bus Rapid Transit line along University Avenue. This amendment will not only promote greater housing opportunities but also reduce vehicle miles traveled and greenhouse gas emissions.	Planning Division	Last Quarter 2012	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.
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 2012	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	On-going – 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. The City has begun the process to update the Specific Plan by the end of 2012 to include potential increase in housing units (including affordable units), refining entertainment districts, and restudying parking requirements (to reduce parking requirements).
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	On-going – 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.

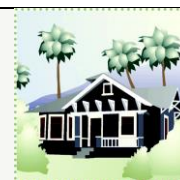
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Smart Growth					
H-21	Rezoning Program To accommodate the housing need for the remaining 2,272 units affordable to lower-income households, the City will rezone land at a density allowing a minimum of 20 units per acre. Further, the program will provide for a minimum of 16 units per site. Rezoned sites include sites identified in Tables H-48 through H-50 of the Technical Report (Appendix A) of the Housing Element and will permit owner-occupied and rental multi-family residential uses by-right (without a conditional use permit, planned unit development permit or other discretionary action) pursuant to Government Code Section 65583.2(h). In addition, at least 50 percent of the remaining 2,272 units (1,136 units) will be accommodated on sites zoned for exclusively residential uses. The above applies to all sites to be rezoned which are more specifically described in Tools H-21a through H-21d below.	Planning Division	Within 1-year of Certification of the Housing Element	H-2 H-2.2	Rezoning of these properties will be implemented in order to provide sites with zoning that can accommodate units to satisfy the unmet RHNA requirement.
H-21a	Rezone sites in the following areas (Magnolia Avenue Specific Plan, Hunter Business Park Specific Plan, and various sites not within a specific plan, Tables H-49 & H-50 of the HTR) allowing an average of 25 units per acre or greater. The acreage rezoned will ensure that development capacity is provided for at least 1,136 units (50% residential-only units) to address the remaining lower income RHNA requirement. As an example, the 50 percent residential-only requirement may be achieved by rezoning a minimum of 45.44 acres from	Planning Division	Within 1-year of Certification of the Housing Element	H-2 H-2.1 H-2.2	Rezoning of these properties will be implemented in order to provide sites with zoning that can accommodate units to satisfy the unmet RHNA requirement.

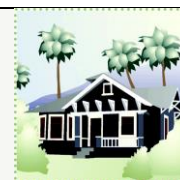
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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	<p>sites identified in Tables H-49 and H-50 of the Technical Report to the R-3-1500 Multiple-Family Residential Zone (acreage based on average density of 25 units per acre). Rezoning may be accomplished by rezoning sites selected at the City's discretion from sites identified in the Tables H-49 and H-50 of the Technical Report. As an example:</p> <ul style="list-style-type: none"> • Within the Magnolia Avenue Specific Plan, rezone up to 24.49 acres to the R-3-1500 Multiple-Family Residential Zone allowing an average of 25 units per acre and rezoning up to 0.96 acres to the R-4 Multiple-Family Residential Zone allowing an average of 35 units per acre (sites identified in Table H-49 of the Technical Report). • Within the Hunter Business Park Specific Plan, rezone up to 7.52 acres to the R-3-1500 Multiple-Family Residential Zone allowing an average of 25 units per acre (sites identified in Table H-49 of the Technical Report). • Within areas not within a specific plan, rezone up to 21.71 acres to the R-3-1500 Multiple-Family Residential Zone allowing an average of 25 units per acre (sites identified in Table H-50 of the Technical Report). 				
H-21b	Pursue rezoning of 6.7 acres within areas not within a specific plan (Table H-50 of the HTR) to the Mixed Use Village (MU-V) Zone allowing mixed use by right at 30 units per acre.	Planning Division	Within 1-year of Certification of the Housing Element	H-2 H-2.2	Rezoning of these properties will be implemented in order to provide sites with zoning that can accommodate units to satisfy the unmet RHNA requirement.

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H-21c	<p>As part of the update to the Marketplace Specific Plan pursue removal of the existing industrial zoning on 32.7 acres of land (Table H-48 of the HTR) and establish specific plan districts that will allow for mixed-use urban land uses by right as follows:</p> <ul style="list-style-type: none"> • Allow a density of 60 units per acre on a minimum of 10.08 acres. • Allow a density of 30 units per acre on a minimum of 22.62 acres. 	Planning Division	Ongoing for completion Last Quarter 2012	H-2 H-2.1 H-2.2	Rezoning of these properties will be implemented in order to provide sites with zoning that can accommodate units to satisfy the unmet RHNA requirement. Rezoning of these properties will be implementation strategies of the Specific Plan amendments (See Tools H-17 and H-18 above).
H-21d	As part of the update to the University Avenue Specific Plan pursue rezoning of at least 3.5 acres in the University Avenue Specific Plan (Table H-49 of the HTR) to mixed-use urban land use allowing an average density of 40 units per acre.	Planning Division	Ongoing for completion Last Quarter 2012	H-2 H-2.1 H-2.2	Rezoning of these properties will be implemented in order to provide sites with zoning that can accommodate units to satisfy the unmet RHNA requirement. Rezoning of these properties will be implementation strategies of the Specific Plan amendments (See Tools H-17 and H-18 above).
H-21e	Coordinate outreach to the public, development community, and stakeholders regarding land use, design, and development standards	Planning Division	Ongoing for completion Last Quarter 2012	H-2.3 H-2.4 H-2.5	Ongoing – Community meetings are being held in regard to H-21c and H-21d.

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H-22	<p>The City will initiate new partnerships with non-profit developers and continue on with existing partnerships to assist in the development of affordable housing projects for extremely low- to moderate-income households. The City will annually invite non-profit developers to discuss the City's plans, resources, and development opportunities. Based on funding resources, the City will select a non-profit developer to pursue developments, including leveraging the local housing trust fund, assisting in the application for State and Federal financial resources, and offering a number of incentives such as fee deferrals, priority processing and relaxed development standards.</p>	<p>Housing Authority Planning Division Community Development</p>	<p>Last Quarter 2014</p>	<p>H-2 H-2.2</p>	<ul style="list-style-type: none"> - In 2010, the City of Riverside awarded Riverside Housing Development Corporation (RHDC) \$270,000 of HOME CHDO funds to develop three single-family houses. In 2011, RHDC completed the development and sold the homes to low income first-time homebuyers. - In 2010, the City and Redevelopment Agency approved the following funding request from USA Properties for the development of 222 affordable senior apartments plus two manager units. <ul style="list-style-type: none"> • HOME funds: \$1,587,905 • Redevelopment Housing funds: \$2,912,095 55-year Affordability Covenants: 64 very low-income units and 15 low-income units The project was completed in 2012. - In 2011, the Housing Authority entered into Disposition and Development Agreements (DDAs) with Habitat for Humanity Riverside, Inc. (Habitat) and Mary Erickson Community Housing for the development of two single-family houses on undeveloped lots that were acquired with NSP funds. Each developer was awarded \$129,000 of HOME CHDO funds to cover construction costs. The homes will be sold to low income first-time homebuyers. The developments will be completed in 2013. - In 2012, the Housing Authority released a RFP for the development of three infill lots with single-family houses. These undeveloped lots were acquired with NSP funds. In 2013, the Housing Authority Board will be asked to enter into DDAs with RHDC for the development of two undeveloped lots and with Habitat for Humanity for the development of one undeveloped lot. The homes will be sold to moderate-income first time homebuyers.

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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	On-going – 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	On-going – 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	On-going – 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	On-going – 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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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	On-going – 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: <ul style="list-style-type: none"> • 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	On-going – 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	On-going – The Planning Division will continue to provide these financial incentive Programs.

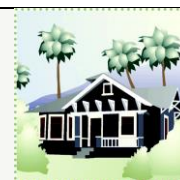
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	<p>Residential Infill Incentive Program – Infill is defined as the development, redevelopment or reuse of less than five undeveloped or underutilized developed R-1 or RR zoned parcels of 21,780 square feet or less, surrounded by residential uses (80% 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.</p> <p>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.</p>	<p>Planning Division</p> <p>Planning Division</p>	<p>On-going</p> <p>On-going</p>	<p>H-2 H-2.7</p> <p>H-2 H-2.7 H-4</p>	<p>On-going – Between 2006 and 2011 35 properties had taken advantage of this program.</p> <p>The program remains available to those who would like to take advantage of the incentives.</p> <p>On-going – The Planning Division continues to provide this fee reduction program for senior housing projects.</p>
H-30	<p>Consider the feasibility of the certain Zoning Code incentives that would promote diversity in housing types, sustainability and affordability such as:</p> <p>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)</p>	<p>Planning Division</p> <p>Planning Division</p>	<p>Last Quarter 2014</p> <p>Last Quarter 2014</p>	<p>H-2 H-2.7</p> <p>H-2 H-2.7 H-4</p>	<p>These programs will be explored as possible amendments to the Zoning Code.</p> <p>These programs will be explored as possible amendments to the Zoning Code.</p>

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	<p>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 alleyways, or are designed into the project with the unit already considered in terms of parking and open space requirements.</p> <p>Eastside Infill Program – Create an infill program for the many undeveloped 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.</p>	<p>Planning Division</p> <p>Planning Division</p>	<p>Last Quarter 2014</p> <p>Last Quarter 2014</p>	<p>H-2 H-2.7</p> <p>H-2 H-2.7</p>	<p>These programs will be explored as possible amendments to the Zoning Code.</p> <p>These programs will be explored as possible amendments to the Zoning Code.</p>
	<p>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.</p>	<p>Planning Division</p>	<p>Last Quarter 2014</p>	<p>H-2 H-2.7</p>	<p>These programs will be explored as possible amendments to the Zoning Code.</p>

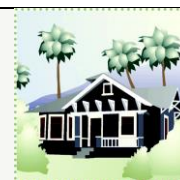
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	<p>Encourage Lot Consolidation – The City will play an active role in facilitating the consolidation of smaller, multiple-family parcels as follows:</p> <ul style="list-style-type: none"> The City will publicize the undeveloped and underutilized developed sites land inventory on the City’s website. Provide technical assistance to property owners and developers in support of lot consolidation, including assessor parcel data and information on density and design incentives. To encourage development of quality housing at prices lower income households can afford on smaller multiple-family parcels, the City will meet with developers, including non-profit sponsors, to promote strategies and incentives within one year of adoption of the Housing Element. <p>Further, the City will undertake the following strategies to support the use of State and Federal affordable housing funds on consolidated parcels:</p> <ul style="list-style-type: none"> Create an on-line directory of funding sources with links to State and Federal application websites. Assist in providing information to complete funding applications including identifying types of projects that maximize funding points, e.g. projects that support large families and/or special housing needs. 	<p>Planning Division Housing Authority Community Development</p>	<p>Last Quarter 2014</p>	<p>H-2 H-2.4 H-2.5 H-2.6 H-2.7</p>	<p>The City will annually monitor the effectiveness of these strategies to address the housing needs of lower income households, report progress in the annual General Plan implementation report pursuant to Government Code Section 65400 and adopt alternative strategies if needed to ensure the effectiveness of the program.</p>

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	<ul style="list-style-type: none"> As appropriate, provide available local funds as leverage, Consider feasibility of expedited review for lot consolidation requests. Lot consolidation applications are processed administratively. 				
H-31	Continue to provide down payment assistance to first time home buyers.	Housing Authority Community Development	On-going	H-3 H-3.1 H-4	The City of Riverside and Redevelopment Agency reinstated the Down Payment Assistance (DPA) Program in October 2008. The City/Agency anticipates assisting 12 households annually with down payment assistance. From 2008 to 2012, the City had funded 24 Down Payment Assistance loans totaling \$1,057,088 and 9 down payment assistance loans totaling \$430,650 with CalHome Grant funds. At the end of 2012, the City exhausted all its CalHome grant funds resulting in the DPA Program being placed on hold until another funding source could be identified.
H-32	<p>Continue to promote the County of Riverside Economic Development Agency Mortgage Credit Certificate Program on the City's Housing & Neighborhoods Development's webpage.</p> <p>Mortgage Credit Certificate (MCC) - This program entitles qualified homebuyers 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 that can be applied to the interest paid on the mortgage loan.</p>	<p>Housing Authority Community Development</p> <p>County of Riverside Economic Development Agency</p>	On-going	H-3 H-3.1 H-4	<p>On-going - The City continues to promote the County's MCC Program. All down payment assistance program participants are required to apply for the MCC Program.</p> <p>In 2009/2010, 14 homebuyers in the City of Riverside utilized the MCC Program.</p> <p>In 2011, the County of Riverside applied for \$13,760,153 in MCC funds through the California Debt Limit Allocation Committee. The County will find out in 2012 whether they received MCC funds.</p>

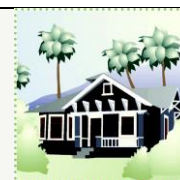
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Homeownership Preservation					
H-33	<p>Continue to market homebuyer preservation tools, including foreclosure prevention & financial management programs, on the Housing & Neighborhoods Development's website including the following programs:</p> <p>Fair Housing Council of Riverside County, Inc. – is a non-profit agency that offers confidential counseling to help those with financial problems. FHCRC will review individuals' financial situation and develop a financial plan to meet their financial needs.</p> <p>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.</p>	<p>Housing Authority Community Development</p> <p>Fair Housing Council of Riverside County, Inc.</p> <p>HOPE NOW</p>	<p>On-going</p> <p>On-going</p> <p>On-going</p>	<p>H-3 H-3.2 H-1 H-4</p> <p>H-3 H-3.2 H-1 H-4</p> <p>H-3 H-3.2 H-1 H-4</p>	<p>On-going – The City continues to partner with Neighborhood Housing Services of the Inland Empire and Fair Housing Council of Riverside County to provide monthly home buyer education workshops.</p> <p>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.</p> <p>On-going – 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. Since Redevelopment has been eliminated, the City no longer funds Fair Housing's foreclosure counseling; however, Fair Housing has found other funding sources to continue this activity.</p> <p>On-going – 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.</p>
H-34	<p>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.</p>	<p>Springboard Nonprofit Consumer Credit Management</p>	<p>On-going</p>	<p>H-3 H-3.2 H-1 H-4</p>	<p>On-going – 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 sustaining homeownership in the Inland Empire.</p>

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H-35	<p>Periodically provide and/or market Foreclosure Prevention Seminars similar to those held in the past that covered such topics as:</p> <ul style="list-style-type: none"> • 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 Authority Community Development	On-going	H-3 H-3.2 H-1 H-4	On-going – The City co-sponsored a Community Workshop on Foreclosure Prevention held on Saturday, August 22, 2009 by the Fair Housing Council. Fair Housing provides monthly foreclosure seminars throughout the County of Riverside.
H-36	<p>The City of Riverside maintains more than a significant stock of rental housing affordable to seniors, families, and individuals earning lower incomes. The City is committed to preserving its stock of affordable housing, some which is at risk of conversion and/or needs significant renovation and improvement.</p> <p>As the City remains committed to preserving its affordable housing, the City will monitor the status of publicly subsidized affordable projects, provide technical and financial assistance where feasible, and consider appropriate actions should these projects become at imminent risk of conversion.</p>	Housing Authority Community Development	Winter Quarter 2014	H-3 H-3.2	<p>In 2007, the RDA preserved 112 very low income senior units at the J.E. Wall Victoria Manor.</p> <p>On July 13, 2010, the City Council held a TEFRA hearing on behalf of Foundation for Affordable Housing Inc. for the acquisition and rehabilitation of the Highlander Point Apartments and approved the issuance of tax-exempt revenue bonds by CSCDA. Of the 132 apartment units, 27 will be restricted to very low income households.</p> <p>In 2013, the Sierra Woods Apartments has 186 affordable apartments that may convert to market rate. The City will work with the property owner and an affordable housing developer to provide technical and financial assistance if feasible.</p>

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					<p>Future Actions:</p> <ul style="list-style-type: none"> • Monitor the status of at-risk projects to determine the need for preservation • Provide technical assistance and/or financial assistance to preserve properties as deemed feasible. • Continue working with Riverside Housing Development Corporation to rehabilitate the Indiana
H-37	Provide homeowner assistance to 3 very low, 26 low, and 24 moderate income households.	Housing Authority Community Development	Winter Quarter 2014	H-3 H-3.2	From 2008 to 2012, the City has funded 24 DPA loans with RDA funds totaling \$1,057,088 and 9 DPA loans with CalHome Grant funds totaling \$430,650. With the elimination of Redevelopment in 2011 and the City expending all of its CalHome Grant funds, the DPA Program has been placed on hold until another funding source is identified.
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 may be increased in accordance with the Los Angeles-Riverside-Orange County Consumer Price Index for the twelve-month period ending August 31 st of the prior year. A public hearing is held in September to announce the allowed rental increase, if any.	Housing Authority Community Development City Attorney Office	On-going	H-3 H-3.3	On-going – In addition to holding an annual public hearing, there is the opportunity for the ordinance to be reviewed 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 Authority Community Development's webpage. They offer programs to extremely low- to moderate-income renters, including the following:	Housing Authority Development	On-going	H-3 H-3.3	On-going – See comments below.

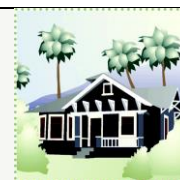
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	<p>Housing Choice Voucher Program – The Section 8 rental voucher program provides rental assistance to help extremely low- to low-income families afford decent, safe, and sanitary rental housing.</p> <p>Section 8 Project Based Moderate Rehabilitation 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.</p> <p>Bond Financed Rental Housing – The Riverside County Housing Authority owns several bond financed multi-family rental housing developments in the City of Riverside.</p> <p>The Family Self-Sufficiency (FSS) Program – This is a program that assists families receiving federal rental assistance move to economic independence so they are free of any governmental assistance.</p>	<p>Housing Authority of the County of Riverside</p> <p>Housing Authority of the County of Riverside</p> <p>Housing Authority of the County of Riverside</p> <p>Housing Authority of the County of Riverside</p>	<p>On-going</p> <p>On-going</p> <p>On-going</p> <p>On-going</p>	<p>H-3 H-3.3 H-4</p> <p>H-3 H-3.3 H-4</p> <p>H-3 H-3.3 H-4</p> <p>H-3 H-3.3 H-4</p>	<p>On-going – The City of Riverside continues to refer property owners and tenants to the Section 8 program to assist with rental subsidy.</p> <p>On-going – The City of Riverside continues to refer property owners and tenants to the Section 8 program to assist with rental subsidy.</p> <p>On-going – The City of Riverside website refers interested parties to the Housing Authority website.</p> <p>On-going – The City of Riverside website refers interested parties to the Housing Authority website.</p>
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 Authority Community Development	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 & Neighborhoods Development’s website.	Housing Authority Community Development	On-going	H-3 H-3.3 H-4	On-going – 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.

Completed	On-going	In Progress
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TBD = To Be Determined		

APPENDIX E

REVIEW OF HOUSING ELEMENT PAST PERFORMANCE



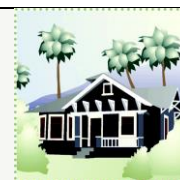
Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
H-42	Provide rental assistance to 120 extremely low-income families.	Housing Authority Community Development	Winter Quarter 2014	H-3 H-3.3	From 2006 to 2012, 190 individuals received rental assistance to prevent homelessness. Funding source: HOME and Housing Prevention and Rapid Re-Housing Program
H-43	<p>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.</p> <p>The City will preserve affordability of the 112 unit-JE Wall Victoria Manor including 23 units affordable below 50% of the MFI and 88 units affordable at or below 60% of MFI with affordability covenants extended 55 years to 2026.</p> <p>The City will preserve affordability of the Indiana Apartments (now called Autumn Ridge Apartments) including 8 units affordable to extremely low income households, 9 units affordable to very low income households and 15 units affordable to moderate income households with a 55-year affordability covenant.</p> <p>The City remains committed to preserving its affordable housing and will continue to monitor the status of publicly subsidized affordable projects, provide technical and financial assistance where feasible, and consider appropriate actions should these projects become at imminent risk of conversion.</p>	Housing Authority Community Development	On-going	H-3 H-3.4 H-4	<p>On-going – The City continues to review at-risk projects and the feasibility of preserving these units.</p> <p>These projects were preserved consistent with Government Code Section 65583.1 (Table H-26 on pages HTR 50 & 51 of the Housing Technical Report) and are counted as construction credits toward the City's 2006-2014 RHNA.</p>

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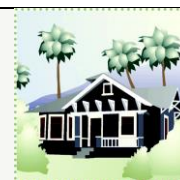


Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
H-44	Continue to support Rebuilding Together Riverside (RTR), a leading nonprofit working to preserve affordable homeownership and revitalizing communities. They provide free rehabilitation and critical repairs to the homes of low-income Riversiders.	Rebuilding Together Riverside	On-going	H-3 H-3.5	See comments under H-1.
H-45	<p>Actively seek additional partnerships with for-profit and non-profit organizations to provide housing opportunities for low and moderate-income residents.</p> <p>The Redevelopment Agency and Housing Authority will enter into an Implementation and Cooperation Agreement for Affordable Housing to provide \$140 million dollars in Agency Housing funds over a 20 year period to fund affordable housing projects and programs and will Assign the Agency's residual receipts and program income from loans made from the Agency's Housing Fund to the Housing Authority to fund affordable housing projects and programs. <i>This Agreement was cancelled as a result of the elimination of Redevelopment.</i></p> <p>The Housing Authority will enter into a Professional Consultant Services Agreement with the Riverside Housing Development Corporation (RHDC) for \$3 million dollars per year for 20 years to fund homeowner rehabilitation and homebuyer programs. <i>This Agreement was cancelled as a result of the elimination of Redevelopment.</i></p>	Housing Authority Community Development	On-going	H-3 H-3.5 H-4	<p>On-going – The City of Riverside and Housing Authority have 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, Wakeland Housing and Development Corporation, and the Housing Authority of the County of Riverside to provide affordable housing opportunities and supportive services for residents.</p> <p>The City will continue its partnership with RHDC to acquire and rehabilitate the remaining Indiana Avenue Fourplexes that are owned by numerous property owners.</p> <p>The City of Riverside will hold Tax Equity and Fiscal Responsibility Act (TEFRA) hearings to allow the public to comment on projects requesting tax-exempt revenue bonds from the California Statewide Community Development Authority (CSCDA) and approve the issuance of such bonds.</p> <p>On July 13, 2010, the City Council held a TEFRA hearing on behalf of Foundation for Affordable Housing Inc. for the acquisition and rehabilitation of the Highlander Point Apartments and approved the issuance of tax-exempt revenue bonds by CSCDA. Of the 132 apartment units, 27 will be restricted to very low income households.</p> <p>Prior to the end of each fiscal year, the City will invite developers to submit proposals for affordable housing projects. Based on funding availability, the City will contribute HOME and Redevelopment housing funds for affordable housing projects.</p>

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
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	On-going - 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: Recommendation #1 - Make Seniors Housing a priority in the Housing Element (HE) of the General Plan.	Housing Authority Community Development Planning Division Housing Authority Community Development	On-going On-going With the Certification of each new HE	H-4 H-4.1 H-4 H-4.1	On-going - See comments below. On-going - 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 Authority Community Development	TBD	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	Housing Authority Community Development	On-going	H-4 H-4.1	On-going - Housing staff will establish relationships with FBOs to provide capacity buildings for the development of affordable senior housing units.

Completed	On-going	In Progress
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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
Family Housing					
H-48	Actively seek additional partnerships with service organizations to provide supportive services for residents.	Housing Authority Community Development	On-going	H-4 H-4.2	On-going - The City of Riverside 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	On-going - The City routinely works with developers interested in taking advantage of this provision.
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	On-going - 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 Authority Community Development	Completed	H-4 H-4.2	Completed - Staff included the AI in the 2010/2015 five-year Consolidated Plan. The Plan was adopted by the City Council on April 13, 2010.

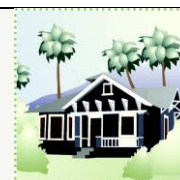
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	The Fair Housing Council of Riverside County has provided a comprehensive fair housing program to further equal housing opportunity for all residents and households in the City of Riverside. The mission of the Fair Housing Council is to provide comprehensive services which affirmatively address and promote fair housing (anti-discrimination) rights and further other housing opportunities for all persons without regard to race, color, national origin, religion, sex, familial status, presence of children, disability, ancestry, marital status, or other arbitrary factors.	Fair Housing Council of Riverside County Housing Authority Community Development	Ongoing		On-going – Since 2006, Fair Housing has assisted households with addressing the following housing issues: Housing Discrimination = 451 households Landlord/Tenant issues = 12,053 households Fair Housing also provides Foreclosure Prevention Counseling to help homeowners keep their home. Fair Housing counseled over 760 Riverside residents at a cost per client of \$311 (national average is \$431). Counselors spent an average of 5 hours per client and engaged homeowners in multiple levels of foreclosure preventions services. Approximately 3,800 hours were spent counseling homeowners facing foreclosure.
	Staff will review the current Zoning Code definition of ‘Family’ for consistency with the State fair housing law and amend the Zoning Code definition as needed to comply with state fair housing law.	Planning Division	Completed February 2012		Completed – The amendment was adopted by City Council on February 7, 2012 and became effective 30-days after adoption.
Educational Housing					
H-52	Facilitate and encourage the development of student housing oriented to the local universities and college campuses.	Planning Division Housing Authority Community Development	On-going	H-4 H-4.3	On-going – 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.

Completed	On-going	In Progress
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APPENDIX E

REVIEW OF HOUSING ELEMENT PAST PERFORMANCE



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
Housing for Homeless People (Extremely Low-Income Population)					
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 Authority & Homeless Services Community Development	On-going	H-4 H-4.4	<p>On-going – 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.</p> <p>In 2012, staff presented the Community Services and Youth Committee with an update on the “Riverside Community Broad-Based Homeless Action Plan.” Shortly thereafter, the City of Riverside created a homeless task force to identify gaps in the City’s Homeless Program and the Riverside Community Broad-Based Homeless Action Plan.</p> <p>The Riverside Homeless Task Force held several meetings to identify solutions to ending homelessness in the City, which has resulted in the development of the Homeless Reduction and Prevention Plan that identifies the following three top priorities to improve and increase availability of services for homeless individuals or individuals at –risk of becoming homeless.</p> <ul style="list-style-type: none"> • Priority #1 <ul style="list-style-type: none"> ○ 1. Basic Needs and Services ○ 2. Community Education • Priority #2 <ul style="list-style-type: none"> ○ 1. Preventive Services ○ 2. Outreach • Priority #3 <ul style="list-style-type: none"> ○ 1. Employment Services ○ 2. Permanent Housing <p>On September 18, 2012, the Homeless Reduction & Prevention Strategy Five-</p>

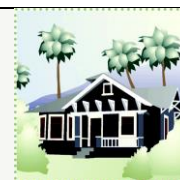
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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
					<p>Year Plan will be presented to City Council for adoption along with an anti-panhandling campaign to encourage the public to donate to homeless programs and services that strive to help homeless individuals become self-sufficient.</p> <p>Since funding is not available at this time to undertake all the activities identified in the Homeless Reduction & Prevention Plan, the City is seeking donations under the Riverside End Homelessness Fund that will be marketed through the Homeless Marketing Campaign. The Homeless Marketing Campaign will educate the public on services the City and its partners provide to help homeless individuals become self-sufficient and to encourage the public to become part of the solution by contributing to the Riverside End Homelessness Fund instead of panhandlers.</p> <p>The Homeless Task Force will continue to meet on a monthly basis to identify solutions to at least one activity listed in the Homeless Reduction and Prevention Plan. When funding has been identified to undertake an activity within the Homeless Reduction and Prevention Plan where solutions have been made by the Homeless Task Force, staff will return to City Council for approval to proceed with the activity.</p>
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 Authority & Homeless Services Community Development	On-going	H-4 H-4.4	On-going – 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.

Completed	On-going	In Progress
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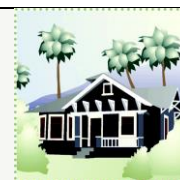


Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	<p>Annual Riverside Project Homeless Connect – Continue to provide Project Homeless Connect on a bi-annual basis. Project Homeless Connect is an effort to assist homeless individuals and families on 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.</p>	Housing Authority & Homeless Services Community Development	Ongoing – Bi-annually	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.
	<p>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.</p>	Housing Authority & Homeless Services Community Development	On-going	H-4 H-4.4	On-going – 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.
	<p>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.</p>	Housing Authority & Homeless Services Community Development	On-going	H-4 H-4.4	On-going – 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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	<p>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.</p>	Housing Authority of County of Riverside	On-going	H-4 H-4.4	On-going – 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.
	<p>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.</p>	Housing Authority & Homeless Services Community Development	On-going	H-4 H-4.4	On-going – 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.
	<p>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.</p>	Housing Authority & Homeless Services Community Development	On-going	H-4 H-4.4	On-going – 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.
	<p>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.</p>	City Council	Spring Quarter of Each Year On-going	H-4 H-4.4	On-going – 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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	<p>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.</p> <p>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.</p> <p>Path of Life Ministries – Continue to support Emergency and Family Shelter services provided by Path of Life Ministries in the City of Riverside.</p>	<p>Housing Authority & Homeless Services Community Development</p> <p>Housing Authority & Homeless Services Community Development</p> <p>Housing Authority & Homeless Services Community Development</p>	<p>On-going</p> <p>On-going</p> <p>On-going</p>	<p>H-4 H-4.4</p> <p>H-4 H-4.4</p> <p>H-4 H-4.4</p>	<p>On-going – 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.</p> <p>In 2012, the City released its Homeless Marketing Campaign to encourage the public to donate to homeless programs and services instead of giving money to panhandlers who are not seeking help end their homeless situation. The City also approved the Riverside Ending Homelessness Fund Advisory Committee membership.</p> <p>On-going – 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.</p> <p>On-going – 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.</p>
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	On-going – The Inland Empire regional chapter of HomeAid continues to grow with 5 projects currently under development.

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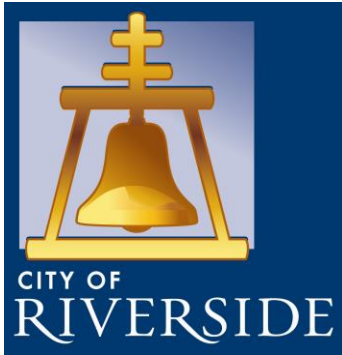
Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
H-56	Process an amendment to the Zoning Code (Title 19) to permit supportive and transitional housing in all zones where residential uses are permitted pursuant to the requirements of SB 2.	Planning Division	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 to permit supportive and transitional housing in all zones where residential uses are permitted in compliance with SB 2.
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	On-going – 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 City Attorney Office	On-going	H-4 H-4.5	On-going – 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	On-going – The Building Division will continue to provide this service through the Plan check process.

Completed	On-going	In Progress
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APPENDIX F: CITIZEN'S ADVISORY COMMITTEE MINUTES



HOUSING ELEMENT UPDATE 2014-2021 CITIZENS' ADVISORY COMMITTEE MINUTES

Wednesday, May 29, 2013

10 a.m. to Noon

*Riverside Public Utilities Board Room
3901 Orange Street, Riverside CA 92522*

Members Present: Peter Benavidez, Bruce Kulpa, Rose Mayes, Tony Mize, Grace Suchowski, Robert Treen, Paul Van Doren, Robert Wade, Nancy Hart

Staff Present: Doug Darnell, Michelle Davis, Monica Hernandez, Frances Andrade

RBF Consultants: David Barquist, Carolyn Hernandez

Members Absent: Leonard Doup, Mike Teer, Tommy Thompson, William Allen

1. Call to Order

Doug Darnell, Senior Planner, called the meeting to order. He introduced David Barquist and Carolyn Hernandez with RBF consultants.

2. Welcome and Introductions of Citizen's Advisory Committee (CAC) members

Mr. Darnell thanked the members for attending today. The committee members introduced themselves.

3. Purpose and Responsibilities of the Citizens' Advisory Committee

Mr. Barquist gave an overview of the Citizen's Advisory Committee's purpose and responsibilities.

4. Overview of Brown Act

A brief summary of the Brown Act and how it affects the CAC as well as the rules for conducting business was given by Mr. Barquist.

5. Election of Chair and Vice-Chair

Mr. Barquist asked the committee to select a Chair and Vice-Chair for the CAC.

MOTION by Rose Mayes to nominate Tony Mize Chair of the CAC. SECOND by Grace Suchowski.

MOTION by Peter Benavidez to nominate Bruce Kulpa Chair of the CAC.

MOTION by Tony Mize to elect Bruce Kulpa Chair and Tony Mize as Vice-Chair. SECOND by Peter Benavidez. MOTION CARRIED – Unanimously.

6. Establishment of Meeting Ground Rules

Chair Kulpa referred to Section 4 of the CAC binder: Committee Ground Rules and Expectations. He asked if the Committee was in agreement with these ground rules and if there were any changes or additions to be made.

Mr. Benavidez stated that because of his visual impairment it is impossible for him to recognize everyone's voice when they speak on any item on the agenda. He requested that when such instances occur, the speaker identify themselves. He would like to be provided with information verbally as to what they are speaking to as opposed to referring to "item 13".

MOTION by Rose Mayes to adopt the ground rules as written with the addition of Mr. Benavidez' request. SECOND by Nancy Hart. MOTION CARRIED – unanimously.

7. Public Comments

Mr. Barquist inquired if there was anyone in the audience requesting to speak at this time, to please come forward and state their name and address. There were no public comments at this time.

8. Overview of Committee Binder

Mr. Barquist went over the various sections of the CAC binder. As further information and documentation becomes available, it will be forwarded for the members to add to their binder.

9. Introduction to the Housing Element Update

The Statewide Housing Goal: "...*Decent housing and suitable living environment for every California family.*" translates down to the local level through the Regional Housing Needs Assessment (RHNA) process. The Southern California Association of Governments (SCAG) is the entity that does the RHNA process and defines what the projected needs for housing, over a planning period, will be for the community. The City responds to this by providing the policy and regulatory guidance to ensure the market has the ability to accommodate this.

The Housing Element is one of the seven elements of the General Plan required by State law. It provides for a variety of housing types based on the variety of income levels. This is the City's policy document and guidance tool, and is a reflection of the community's needs. The Housing Element is the only element that requires review and certification by the State of California. He noted that many funding and grant opportunities require a certified Housing Element. October 15, 2013 is the statutory deadline for the Housing Element.

Mr. Barquist reviewed the sections of the Housing Element. He described the phases of the Housing Element update process.

10. Committee Visioning Exercise

Mr. Barquist invited everyone to participate in a "post-it" exercise. Post-it notes were provided to everyone and they were asked to write down their top three housing challenges for the City of Riverside. The post-its were posted on the wall and grouped together in categories.

Mr. Barquist invited everyone to post their top three "housing opportunities" for Riverside. He noted these would be ideas for improving the housing in Riverside.

Mr. Barquist referred to the wall and all the information posted. He noted that what was important to point out was the commonalities that everyone present had as a community. Everyone may think that there is a diverse level of ideas or considerations but in many cases, everyone thinks alike. These commonalities lead to conclusions which, in this case, will ultimately be good policies. Ms. Hernandez will go over these challenges and welcomed everyone to add to or discuss these ideas.

Ms. Hernandez, having organized the post-its into groups, summarized the issues identified. Transportation concerns including having mediums of transportation close to housing. Open space varied from keeping open space open and having open space for development as challenges. Other issues identified were Zoning issues, quality of low income housing, availability of public utilities and here is a group including housing for disabled, veterans, seniors and homeless individuals. She noted that affordability was another big topic. Owners versus investors: renters as well as investors since they are taking over for first-time homebuyers and making it difficult for the first-time homebuyer to purchase a home. Funding: federal funding, funding for transitional housing and providing mobile home opportunities for families and seniors.

Mr. Barquist asked if there were any other challenges, ideas or discussion anyone would like to add to this topic?

Paul Chavez noted that a mention was made of building housing close to transportation. It should be the opposite, the City already has existing homes but does not have the transportation where it can be easily accessed by those residents. He stated that there is a lot of transportation but it doesn't meet the criteria of going to where people live or work.

Mr. Barquist summarized Mr. Chavez' statement in that the challenge would be serving existing population in the community. This is a good point of discussion, not necessarily a direct housing issue but it has an affect on housing. While not explicitly a housing issue it really is a tentacle of that process as well.

Morris Mendoza brought up the issue of single women head of households. It used to be that two parents could make enough money to afford a house but that is now becoming harder. Another issue is with large households. He is the only person on his street with two people living in the house. All others have 6 or more people living in the home. This can range from family of six to people and/or a family renting to other families. He knows of a couple of homes where 10 -12 people share a home, and that is a challenge. Some do it to get extra money and others are two families who just have to get together and live like that. It is not just one family but 2-3 families living together.

Christina Duran added to Mr. Chavez and Mr. Mendoza's comments. She comes from the Eastside of Riverside and they actually have 2-3 generations of families and friends and extended family living in one home. They are fortunate but unfortunate because University Avenue cuts through their community so they have quite a few bus lines but there really aren't any bus lines that go into the community. There is perimeter type busing but there is no way that families can catch a bus when they are inside the neighborhood. People may think this isn't a big deal but for the elderly it can be a long walk to get to the bus and that is really bad. The City would like everyone to leave their cars at home and ride a bike, take the bus but the streets are cracked, there are holes, and raised sidewalks. These are challenges that the residents in these communities find. The City wants to be a grown up City but it doesn't even have an 18-20 hour bus line like other major cities. She suggested having longer repayment schedules available for families to purchase homes. Perhaps lenders and bankers can be approached with the suggestion to extend payment schedules based on a person's income. These are challenges that every day families have and are never really

addressed in a lot of meetings. If it is not extended to every single neighborhood then it is a failure. She has friends that live in Mission Grove area and if they have a few cracks in their streets, they have their streets repaired. Go down Ottawa, trucks come through this area and the whole street is disgusting/broken but they can't get Ottawa repaved. Why? Since she arrived in Riverside she always thought it was family friendly and was supposed to be all about being a wonderful place but if it doesn't go into every single neighborhood then it is a failure.

Peter Benavidez thanked staff for sending out the binder in advance electronically which makes it a lot easier to be prepared when he comes to the meeting. His challenge that he wrote down was accessibility. He pointed out that the report addresses accessibility differently than how he looks at it. In the report it talks about making sure the homes have adequate ramps and widened doors so that people with physical disabilities can live comfortably. He supports this and the comments about the City's current transportation issues. If some neighborhoods don't have efficient, effective and usable transportation to meet daily needs, even though it is not a housing issue, it is an issue. He was not sure if the transportation was in the purview of this particular body but it is certainly important to where the houses are located. He did note that most times it is the buyer's responsibility, or the renters, to do their research when they search for a place they can afford that they take all those items into consideration.

He also addressed multi-level housing. If there is less land available and the City needs thousands of affordable units, what is wrong with building up? This is something that should be considered for the future as the population, literally and figuratively, lose their ability to drive and will need to be located nearby goods and services, grocery stores, doctors offices, entertainment areas and places like senior centers, etc. He did not believe the current transportation provider would be able to meet the future demand alone. He stated that from a visually impaired stand point, ramps, curb cuts, grab bars, widening of doors and the things mobility people require and need, are not necessarily the needs of people with visual impairment. Most of the time, their issues occur once they enter the building. They encourage people, when they are looking for homes to look around the neighborhood. There is an education component that should be part of this document to educate seniors, people with disabilities or special needs to the best approach when seeking affordable housing.

Rose Mayes explained that their number one discrimination complaint is dealing with disability. There are not enough homes that are ready for people with disabilities. As you know, the baby boomers are coming through and affordability of those types of homes are not available. Especially in downtown Riverside she see a lot of beautiful condominiums and homes but nothing affordable for seniors. This is a concern for her. Also, senior housing used to be mobile homes but you don't see too many of those types of homes that are being deed restricted. The zoning and deed restrictions need to be discussed as well.

Peter Benavidez, Rose Mayes, and Nancy Hart announced that they needed to depart early and excused themselves from the meeting.

Erin Snyder, Northside Improvement Association, stated she wrote down an opportunity but thought perhaps it was actually more of a challenge. In the Northside they have available housing. There is this whole development on Rivera Street that has been there over five years and still half of it is empty. They have senior housing on Orange Street. She stated this was an affordability issue because the housing is there but people can't afford it. She just didn't understand why they weren't using it. There are other developments like M'Sole and Mission complex down on Market Street. These projects can't just be built if people aren't going to be able to use it.

Paul Van Doren stated that, particularly to Riverside, they should think about student housing. There are a lot of colleges and universities that put a big demand on the City's existing housing stock especially affordable housing and affordable rental property. If the City could work with the universities to address their student housing plans to address student housing as their universities and colleges expand.

Robert Treen noted the use of SROs by other cities. He said that for students this may work.

Mr. Barquist thanked the individuals for their comments. He stated that whatever the challenges, there are always opportunities. He read over the opportunity notes and some of the ideas were tax incentives (tax credits) for affordable housing. These would be incentives for developers to build affordable housing and noted that an incentive isn't necessarily a check. Incentives can be in many forms such as shortened processing timelines and review procedures, streamlining of the policy. Also, rehabilitation programs in the form of assistance for other things to provide for the community. There were a number of comments regarding density suggesting higher density development. Higher density well planned near transportation comes back to the issues discussed earlier and getting that higher density population close to that. We should zone for higher density to get a ratio of 60/40 (60 percent single-family residential and 40 percent multiple-family) or 65/30.

Tony Mize agreed and stated that typical good planning would suggest the City functions well when the single-family is 60-65 and multifamily is the opposite. Riverside has a lot of rentals because of the universities. There is a lot of student housing that is not in traditional housing like we have around the university, instead they are all throughout the single-family neighborhoods in rental units. There are single family detached homes that are rented to five students and so that is one piece of that imbalance the City has going on. The classic example of that is San Bernardino which has 65 – 70% of their entire housing stock single-family. When you don't zone for dense multi-family you wind up having an inordinate amount of your single family as rental.

Chair Kulpa added that the City of Riverside has traditionally been a suburb and therefore more dominantly single family construction. If the City has to produce 8,000 units, there is a finite amount of land left and that is where plans have to go up in density. To the extent that this looks at zoning and makes recommendations, there are corridors around universities and along Magnolia Avenue where there are services and bus lines. Consideration should be given to major streets where there is access to services and access to transportation. He suggested clustering housing along those corridors. This goes back to the previous comments where they live off the beaten path far from public transportation, those individuals have quite a walk ahead of them. It was also mentioned that, to expect RTA or someone to come along with new bus lines that go deeper into the neighborhoods is probably not realistic, at least not over the near term. For a near term solution, he thought they need to induce, incentivize and prepare a plan for more development along the arterial corridors the City already has.

Mr. Mize agreed and noted that other cities all over southern California such as Rancho Cucamonga, Chino Hills and Corona, which during the housing boom, zoned for large lot and large housing neighborhoods, did not zone for the dense multi-family at that time or very little of it. The result at the end of the day is a battle in the neighborhoods between the traditional single-family owner with a conventional mortgage and their next door neighbor which may have three families with five-six cars renting a single family home. If there had been an adequate supply of multi-family close to all the services being developed at the same time as the population was growing, they would not have near that problem.

Chair Kulpa noted that there seems to be a stigma often attached to multi-family housing because of what Mr. Mize just described. This is really an overcrowding issue rather than a multi-family versus single family but that is what happens when you fail to make opportunities conducive for multi-family development. He suggested identifying where the City wants the multi-family development to occur. The City needs to be proactive and look into that now before it becomes a bigger problem. If we don't make an opportunity that is better for our community that is close to services and doesn't result in overcrowding, then they will land in single family neighborhoods and cause problems although not intentionally.

Mr. Chavez indicated that what is being said is good but in reality look at what happens in LA. Multi-family areas are created but these areas can easily become what is considered negative and the area starts to depreciate. It can happen here as well if we are not careful. There has to be a good balance so that multi-family is not over saturated. It has to be diverse.

Mr. Barquist reviewed additional comments that were posted. Comments included retaining the existing housing stock, rehabilitation of blighted properties for affordable housing, assist the acquisition and rehab in multi-family neighborhoods. Also suggested was, infill housing, VA housing, additional opportunities for senior apartments, the construction of starter homes for the younger generation, opportunities such as green development housing and addressing the quality of housing to ensure attractive housing not just cookie cutter development.

Ms. Duran added that to the education component brought up by Mr. Benavidez. She noted that not many of the smaller apartment unit managers, even though they are part of Crime Free Housing, are as educated with regard to the community dynamics within the complex. There is a disassociation with some of the managers toward their tenants. Some of the larger apartment complexes in other areas are almost walled in and treated differently. The City should have a more uniform design when these apartments are being constructed so that all projects are beautified, not just in the prosperous areas. She noted that despite what the community usually wants, they do not get their way as the City does what they are going to do. She stated she would give this process a chance even though she has not seen a community group that she has been happy with the result of things that are done.

Bob Garcia asked where the multi-family housing for people with limited income would be built. And most importantly, include enough driveway space for them. They are currently in the single family areas. There are several families in one home that it tends to give an appearance of a continuous block party. There are so many families in one home and that they take up all the street space to accommodate the families. They don't give any of the other residents, who have lived there longer, to have their family over because everyone else is parking there. They are even using the Villegas Park lot as their parking because they don't have enough.

Morris Mendoza stated he wanted to thank this committee for volunteering. Things may not always go right but he wanted to say that he appreciated everyone who volunteered. He brought up instances where lower income people have saved up and placed their homes in trusts. The government tends to look at their savings as assets and often time they do not qualify for simple repairs such as an air conditioner. These families have saved up and just have enough to make it through the rest of their life. Because of this they are not entitled to more traditional benefits and programs that are available to the general lower income families.

Mr. Barquist thanked everyone for participating and stated this was a form of learning from each other's input. This is something that will continue to grow and all of the information will be brought back to be placed in their binders. In addition, he indicated that something similar will be planned

with the community and those ideas will also be added. He encouraged the CAC members, as well as those interested individuals in the audience, to stay involved by checking the City's website: <http://www.riversideca.gov/planning/housing-element.asp>, and attend future community workshops and public hearings. For more information, please call Doug Darnell, Senior Planner at (951) 826-5219 or ddarnell@riversideca.gov.

Erin Snyder asked about the availability of the information provided today. Will there be an opportunity for the audience members to access the information in the Committee's binder?

Mr. Darnell explained that the minutes from today's meeting, as well as everyone's comments will be available on the website: <http://www.riversideca.gov/planning/housing-element.asp>. There isn't much on the website now but he will also include the Housing Element and Element Technical Report on this web site so that everything is in one place and easier to find.

11. Meeting Adjournment

Chair Kulpa thanked everyone for attending and for their input today. The meeting was adjourned at 11:45 am.