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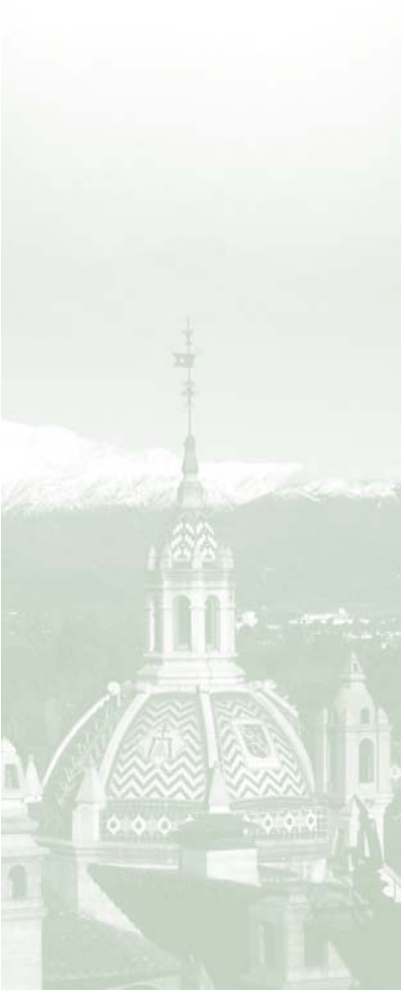

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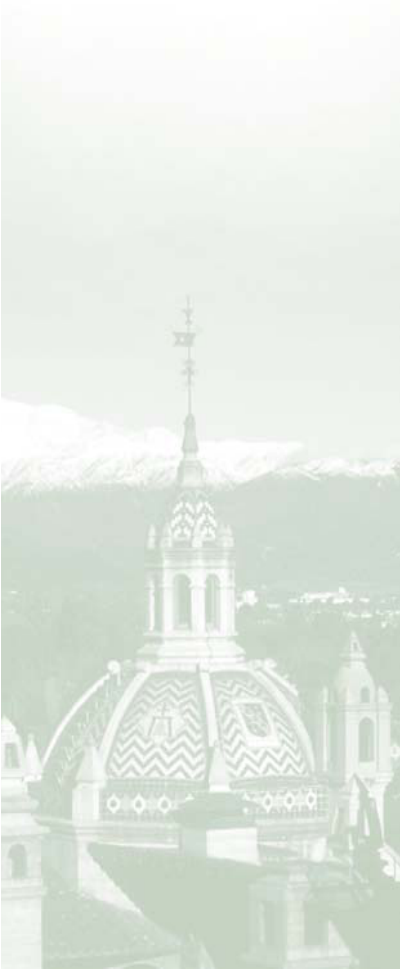

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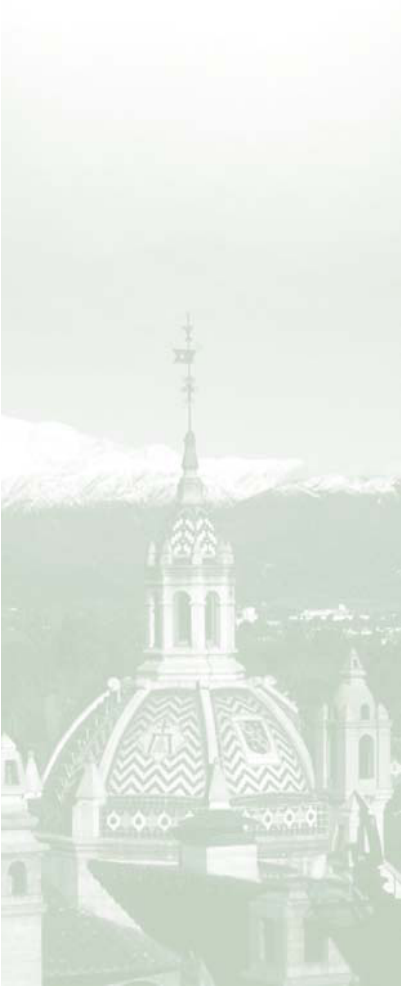


Housing Technical Report

Introduction

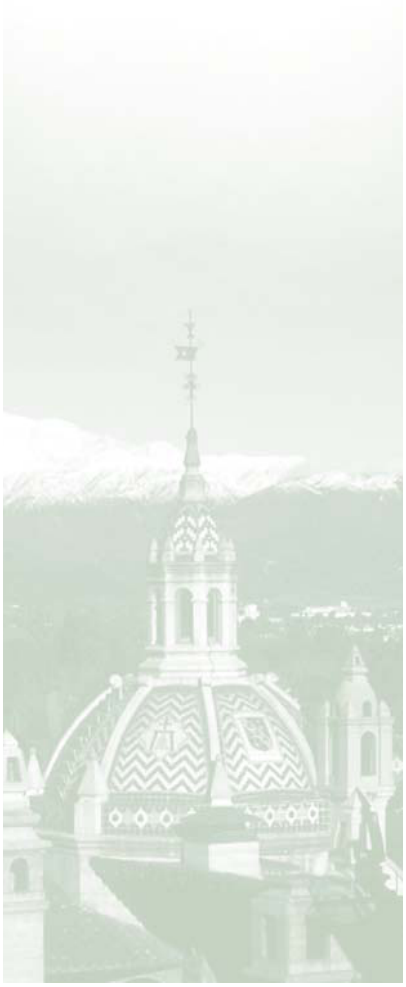
Background

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

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

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

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



ORGANIZATION OF DOCUMENT

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

Housing Technical Report

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

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

Housing Plan and Implementation Plan

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

RELATED PLANS

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

- **City Vision.** The General Plan 2025 is founded on guiding principles developed through 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.

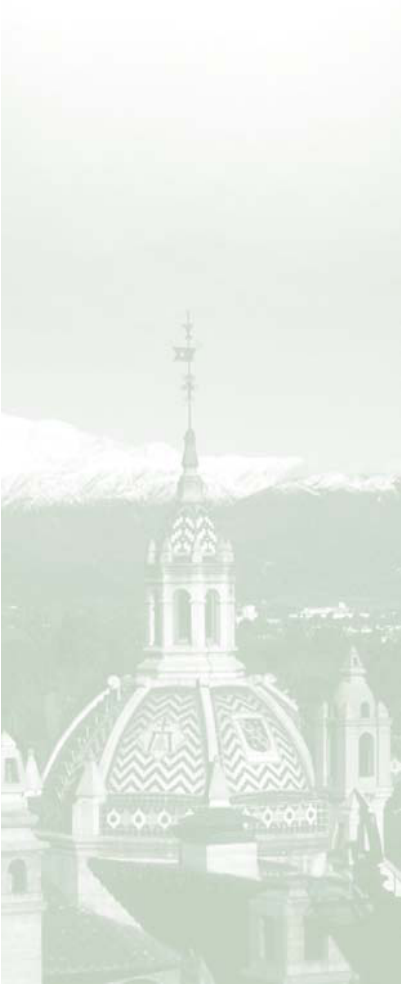
- **Specific Plans and Overlay Zones**. Riverside uses specific plans, overlay zones, and other implementation tools to guide development in focused areas. These include more than a dozen specific plans and a variety of different overlay zones. The Housing Element is an overarching document that bridges 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, 2011, the Redevelopment Housing Implementation Plan governed the expenditure of tax increment funds to support the rehabilitation, construction, and improvement of housing. The

Redevelopment Housing Implementation Plan has a coherent approach consistent with the Housing Element.

On January 29, 2011, the California Legislature enacted Assembly Bill 1x26 effectively dissolving redevelopment agencies throughout California (the "Dissolution Act") as well as Assembly Bill 1x27 offering the same redevelopment agencies an opportunity to resurrect if they agree to various transfers of agency funds to help the State of California close its' budget gap (the "Alternative Redevelopment Program Act").

On December 29, 2011, the California Supreme Court delivered a bifurcated decision in the California Redevelopment Association v. Matosantos case, finding the Dissolution Act constitutional and Alternative Redevelopment Program Act unconstitutional. As a result, redevelopment agencies will be dissolved and will not have the opportunity to opt back into continued existence. The Court's decision is final and effective immediately. Dissolution of Redevelopment Agencies will be effective February 1, 2012.



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 2006–2014 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 transmitted the Housing Element to each provider prior to submitting to HCD. Therefore, the Housing Element and RHNA goals are consistent with their 2010 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 has reviewed the General Plan 2025 for compliance with these requirements and has found that minor changes are needed. The City is preparing an amendment for adoption either prior to or concurrent with the adoption of the 2006–2014 Housing Element update.

- **Redevelopment Housing Implementation Plan.** The Redevelopment Implementation Plan adopted a coherent approach for its housing and community development activities in that the goals, policies, and programs were consistent with the 2006–2014 Housing Element. As of February 1, 2012, the Redevelopment Housing Implementation Plan no longer exists.

HOUSING NEEDS ASSESSMENT

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

OVERVIEW

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

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

- **Demographic Characteristics.** These include population growth and change, race and ethnicity, age characteristics, and household composition and type.

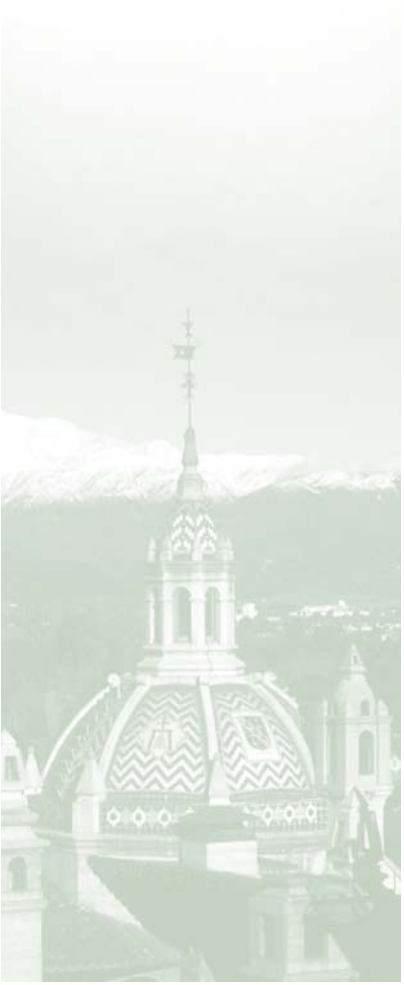
- **Economic Characteristics.** Employment patterns, household income and distribution, and other factors that affect the demand for housing and the ability to afford housing.

- **Housing Characteristics.** Inventory of housing, including its supply, characteristics, vacancy and tenure, housing prices, and affordability to residents of different income levels.

- **Special Needs.** Includes seniors, people with disabilities, large families, single-parent families, people who are homeless, and other special needs groups.

- **Housing Needs.** An assessment of existing housing needs of overpayment and overcrowding and housing production needs to accommodate future population and job growth.

- **Housing Preservation.** Analysis of publicly-subsidized affordable housing that is at-risk of conversion to market rate (nonaffordable) rents during the planning period.



DEMOGRAPHIC CHARACTERISTICS

Population Trends

The City of Riverside ranks as the 11th most populous city in California, with 296,842 residents in 2008 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 (36,209 residents) will be in the sphere of influence. The General Plan 2025 directs growth to existing specific plan areas, major transportation corridors, and other areas in the community that can accommodate growth that will benefit the City.

Table H-1 provides a summary of growth trends from 2000 through 2025 projections according to the Southern California Association of Governments (SCAG). The City's growth projections are consistent with the General Plan 2025 and the Southern California Association of Governments (SCAG) regional growth forecasts. Actual

population growth may vary somewhat based on the type of development, market conditions, and demographic factors, but the general growth patterns remain consistent with these forecasts.

TABLE H-1
RIVERSIDE GROWTH TRENDS, 2000–2025

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

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

Age Characteristics

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

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

TABLE H-2
AGE CHARACTERISTICS

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

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

The Public Policy Institute of California projects key age changes in the Inland Empire. By 2015, seniors will increase as the largest baby boom cohort reaches 55–59 years of age and the leading edge of the baby boomers reaches 69 years old. This group (seniors) is anticipated to more than double. The Inland Empire is also projected to see an increase in the echo of the baby boom (adults 20–34 years old), who will increase by more than 70%. 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.

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, Whites declined from 61% to 46% of the population, although still comprising the largest single race and ethnic group. From 2000 to 2006, the number of Whites remained steady, but declined to 38% of the population, because Hispanics increased more than 50,000 residents. Asian and Black residents increased in number between 2000 and 2006, but their share of the population remained at about 6% each.

TABLE H-3
RACE/ETHNICITY CHARACTERISTICS

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

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

Racial and ethnic change reflects a variety of demographic 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 economic characteristics among different ethnic groups. For example, Hispanics have a larger average household size compared to Whites (4.0 versus 2.5 persons) and a lower median household income ($47,000 versus $57,000). Thus, a large increase in Hispanic households would result in a different housing need than the same increase in White households.

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

Household Characteristics

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

Table H-4 describes changes in household characteristics. The 2006 American Community Survey reported 96,151 households residing in

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.

Riverside, a 17% increase since 2000. Families continued to account for 69% of all households. Perhaps the most significant trend since 2000 was the significant increase in nonfamily households, which refers to singles and unrelated individuals living together as households. This trend is significant because this group tends to earn lower incomes than other family households.

TABLE H-4
HOUSEHOLD CHARACTERISTICS

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

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

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 2008, the group-quarters population was 9,150 due to changes in the definition used by the Census Bureau for such quarters.

ECONOMIC CHARACTERISTICS

Employment Market

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

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

TABLE H-5
INDUSTRIES IN RIVERSIDE, 2007

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

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

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

Occupations Held by Residents

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

TABLE H-6
JOBS HELD BY RIVERSIDE RESIDENTS

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

Source: ACS 2006.
Note: Percentages are rounded.

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. As local 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 with other necessities. Riverside's median household income was $52,000 in 2006, up 20% from $41,600 since 2000. Shown in Table H-7, the majority of homeowners in Riverside earn above $50,000, while the majority of renters in Riverside earn less than $50,000.

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

TABLE H-7
HOUSEHOLD INCOME GROUPS

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

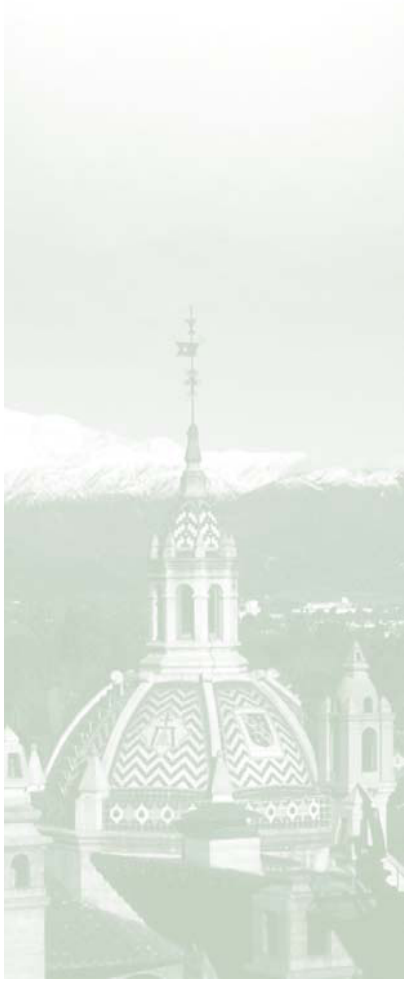
Source: ACS 2006.
Note: Percentages are rounded.

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

TABLE H-8
INCOME BY HOUSEHOLD TYPE

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

Source: ACS 2006
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. These surveys are based on household income surveys conducted by the federal government for each county in the nation. The specific income thresholds for each

category are based on the median family income (MFI) for Riverside County of $62,000 for a four-person household as of 2008.

This translates into the following income thresholds.

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

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

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

TABLE H-9
HOUSEHOLD INCOME BY TENURE

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

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

HOUSING CHARACTERISTICS

Housing Type

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

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

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

TABLE H-10
HOUSING CHARACTERISTICS

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

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

Housing Tenure

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

TABLE H-11
TENURE CHARACTERISTICS

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

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

The housing vacancy rate measures the health of the housing market, indicating whether the demand for housing matches available supply. The SCAG uses an "optimal vacancy rate" of 1.5% to 2.0% for single-family homes and 5% to 6% for multiple-family units in its regional housing needs planning. 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, until recently, has been optimal.

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

Housing Size

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

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

TABLE H-12
TRENDS IN HOUSEHOLD SIZE

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

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

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

Housing Age and Condition

Housing age is an important indicator of a home's condition. Like any 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 2006, 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.

TABLE H-13
HOUSING AGE

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

Source: ACS 2006.
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, need major rehabilitation work if not properly maintained. However, housing age is not the only indicator of housing conditions, particularly for cities such as Riverside that have a strong history of housing preservation and rehabilitation programs.

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

These sources reference three substandard housing conditions:

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

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

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

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

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

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

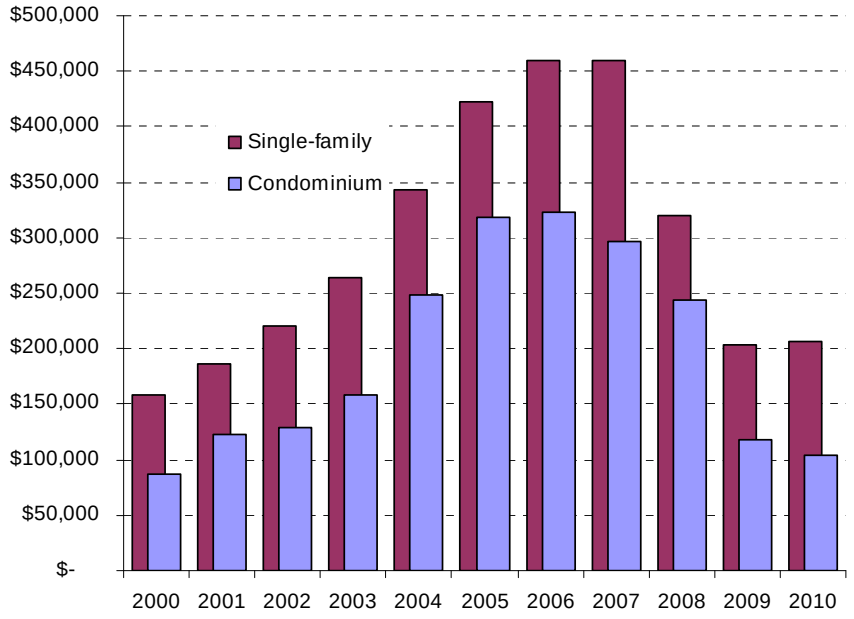
Housing Prices

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

As the financial market has declined, housing prices in Riverside have also fallen, much like they did during the early 1990s (although to a greater depth). In 2010, the average sales price for existing homes was approximately $207,000 for a single-family home, which includes planned residential developments. Condominiums now sell for an average of $104,000 and mobile homes for $60,000. 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 a single-family home and condominium from 2000 through 2010.

FIGURE H-1
RIVERSIDE HOUSING PRICES, 2000–2010



Source: Dataquick (2000-2008); Zillow(2009-2010)

Housing affordability refers to how much a household can afford to pay each month for an apartment, townhome, or single-family home. 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 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 a 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 homeowners monthly mortgage payment. These include loan Principal, Interest, Taxes, and Insurance (PITI). When evaluating available loan packages, buyers strive to obtain a fixed 5% interest rate and 30 year loan, although better terms are available for variable interest or shorter repayment period. We assume a standard 30-year FHA loan at a 5% interest rate although better loan terms are certainly 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. If included upfront, every $100 in HOA fees reduce the maximum affordable home purchase price by $15,000.

  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). These savings can also be used for HOA fees. 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. The net tax benefit for a low income household is an average of $1,000 per year. Although many households also received state and federal tax credits, this was excluded in the affordability analysis.

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
Hhld. Income			
Ext. Low	$70,000	$87,500	$94,500
Very Low	$116,700	$149,500	$157,500
Low	$186,700	$233,400	$252,100
Moderate	$280,000	$350,100	$378,000

Notes:
1. 2010 HCD Income Limits for a four-person family based on surveys conducted by the federal government for Riverside County.
2. Assumes a 30-year fixed mortgage, 5% interest rate, standard housing expenses, and maximum payment of 35% of income toward housing.

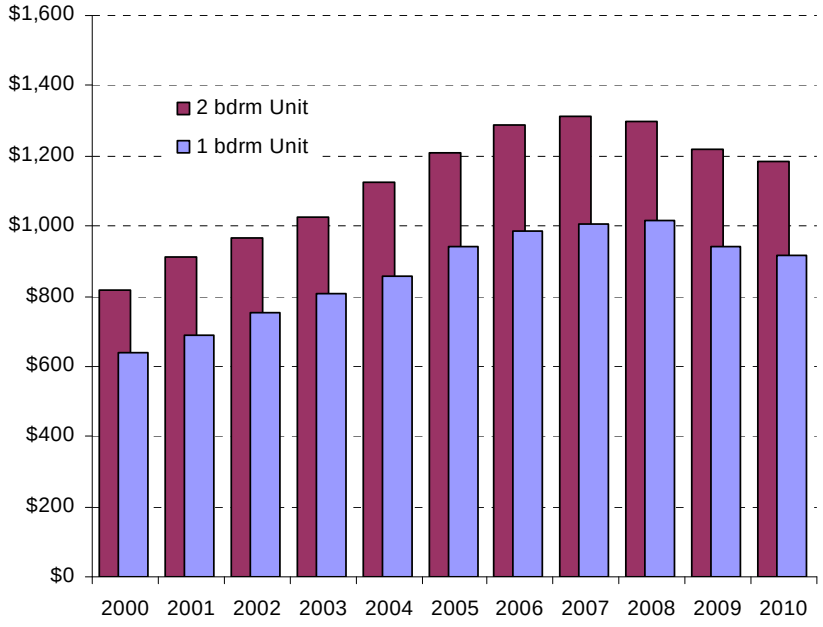
Rental Prices

In contrast to the market for single-family homes, apartment rents increased at a more moderate pace during the decade. 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 since 2008 (Figure H-2). This steady gain is due to population increases in the community, particularly among younger adults ages 18–34. When adjusted for inflation, however, apartment rents have increased by only 19% in real dollars.

As of 2010, apartment rents have moderated with the economy. Average asking rents are $711 for a studio, $916 for a one-bedroom unit, and $1,183 for a two-bedroom two bathroom unit. Three-bedroom units rent for considerably higher rents of $1,593 due to the relatively smaller supply of larger units. Rents vary from $1.35 per square foot (psf) for a Class A project, denoted by high quality construction and ample amenities, to $1.21 psf for Class C projects, which are older projects that have deferred maintenance.

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)

Housing affordability refers to how much a household can afford to pay each month for an apartment, townhome, or single-family home. Property owners 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 Income**. The federal government publishes median income levels for different sized households to determine the maximum rent that can be afforded. In determining affordability, the federal government uses the 2+1 standard; a home can have two persons per bedroom plus one occupant. As this would result in overcrowding, this Housing Element uses a modified strategy that more realistically reflects occupancy levels as shown below.

- **Housing Expenses**. Housing expenses for renters include the monthly rent and tenant-paid utilities. In 2010, the Housing Authority of Riverside County suggested that utilities can cost up $100 per month. 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 metered, the reverse occurs. Therefore utility costs are applied based on product type.

TABLE H-15
RENTAL HOUSING AFFORDABILITY

Household and Unit Size	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)
Hhld Income					
Ext. Low	$341	$390	$439	$488	$527
Very Low	$569	$650	$731	$813	$878
Low	$910	$1,040	$1,170	$1,300	$1,404
Moderate	$1,365	$1,560	$1,755	$1,950	$2,106

Notes:
1. 2010 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, single-parent families, farmworkers, and people who are homeless. Due to their numbers in Riverside, however, 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 2006.

TABLE H-16
SPECIAL NEEDS GROUPS IN RIVERSIDE

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

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

Senior Citizens

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

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

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

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

- **Limited Income.** Approximately 77% of Riverside's senior renter households and 38% of senior homeowners earn low income. Because of their fixed incomes, seniors have less ability to accommodate rising housing costs.

- **Overpayment.** More than 62% of senior renters and 25% 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 and approaches retirement, many communities will see an increased demand for all types of senior housing, from independent age-restricted housing for active lifestyles to assisted living settings for those requiring more supportive services.

Senior Housing Options

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

TELACU Las Fuentes

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.

- **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 70 facilities serving 1,051 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		
		Below market	Market Rate	Total Units
Apartments	29	1,586	2,139	3,725
Assisted Living	70	—	1,051	1,051
Mobile homes	3	—	760	760
Projects/Units Available	**102**	**1,586**	**3,950**	**5,536**

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

Available Services for Seniors

Goeske Senior Housing

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 Transportation Authority route buses. It is available Monday through Sunday at various hours.

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

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

The City'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.

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

- **Disabilities.** Of the 33,013 people with a disability in Riverside, the following is a breakdown: 8,337 have a sensory disability, 14,280 have a mental disability, 7,012 have a self-care disability, and 19,089 have a physical disability. Approximately 40% of the disabilities recorded occur among residents ages 65 and older. The data does not distinguish those who are developmentally disabled or deaf; however, the City estimates that 17% of disabled people are deaf.

  The housing needs and arrangements for disabled people vary widely. For the noninstitutional 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.

  - **Developmental Disability**. This condition begins before age 18; continues, or can be expected to continue indefinitely; and substantially impairs three or more areas of major life activity. The State of California serves 2,227 developmentally disabled persons in Riverside, of which 20% have autism, 22% have cerebral palsy, 22% have epilepsy, and 80% have mental retardation. However, this count only includes those who seek or are served by the State of California.

    The housing needs and arrangements for developmentally disabled people depend on the age and severity of the condition. For minors, more than 90% live in a family home. For adults, 52% live in a family home in presumably an independent or semi-independent life style, 26% live in a community care facility, 10% live in independent or supportive living, and 10% live in an immediate care facility.

As part of the housing element outreach program, people with disabilities were asked regarding their most pressing housing and supportive service needs. The following needs were cited:

- **Proximity to Services.** People with disabilities often live in places that are too far from services and facilities such as transit, medical facilities, community facilities, shopping, etc. The disabled want to be more independent but are less independent when services are not close or convenient. Part of the issue is that many disabled people are living at home longer and their neighborhood was not designed to provide the types of needed services in close proximity.

- **Transportation.** Transit service remains an important issue for people with disabilities, especially those who cannot or choose not to drive. Transit involves more than simply bus, but refers more to transit services reserved for seniors or people with disabilities that are more flexible and directly link residents to medical services, banks, and other services. Disabled people depend on transit for much of their needs.

- **Affordability and Safety.** Concerns were expressed about affordability and safety and requested that these also be considered important. For a disabled person who is unable to work, their income often does not exceed $900 per month. In addition to accessibility, housing needs to be affordable and located in housing and neighborhoods safe from crime. Otherwise, disabled people will be unwilling to go outside.

- **Accessible Units.** The commission expressed a need for incorporating either the concept of universal design or visitability in all housing units. All homes should be accessible for disabled residents or visitors (e.g., a disabled family member). This could involve requiring at least one ground floor entrance and one ground floor restroom that is accessible. This should apply not only to new homes, but also existing inaccessible homes could benefit from retrofits.

- **Supportive Housing.** In housing residents, the goal is always to provide services and/or modifications to allow people with disabilities to live in as independent settings as possible. However, it is also equally important to 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. The next chapter on governmental constraints describes this issue in detail.

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.

For people with disabilities who require more specialized care offered in a group quarters setting, Riverside has nearly 200 facilities that provide more than 1,800 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.

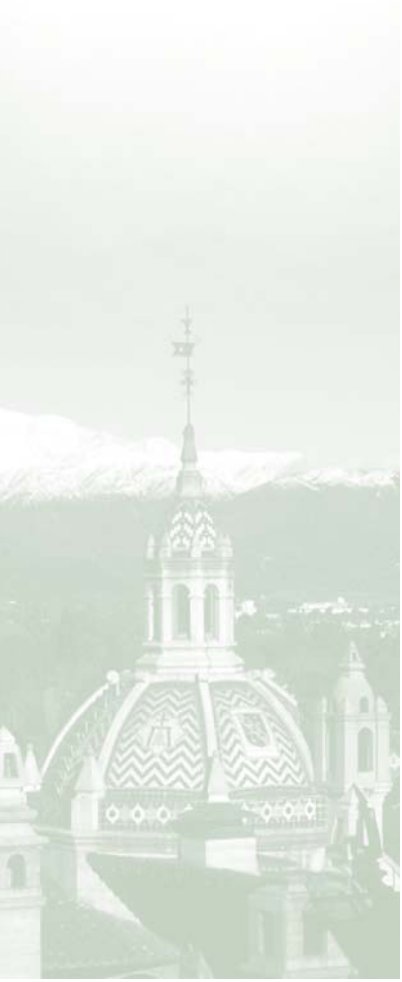
- **Residential Care for the Elderly (RCFE).** Facilities that serve persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes, and board and care homes.

- **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-18
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	15	70	3	77
Adult Day Care	Adults	0	0	11	542
Adult Residential	Adults	70	385	5	212
Elderly Residential	Adults	45	258	15	793
Alcohol/Drug Rehab	All ages	25	61	10	232
Total		**155**	**774**	**44**	**1,856**

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



Available Services for Persons with Disabilities

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

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

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

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

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

- **County of Riverside.** The County of Riverside is a lead agency that provides and coordinates services to people with mental health and substance abuse issues. The City assists many of the nonprofit organizations in this network with CDBG and HOME funds. The Annual Action Plan prepared by the City of Riverside provides a listing of the various 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 Monday-Friday 8 a.m. - 6 p.m., and on Saturday and Sunday from 9 a.m. - 4 p.m. The fare is $2 each way. RTA provides Dial-A-Ride services to seniors age 65 and above and persons with disabilities.

Family Households

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

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

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

The City of Riverside offers a number of deed-restricted affordable housing projects for families. Table H-19 summarizes the number of housing units that are deed restricted as affordable to lower (extremely, very low, and/or low) income households. This list does not include market rate units that may be affordable, as the recent decline in the housing market has made numerous other non-assisted apartments affordable to lower income households.

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.

TABLE H-19
FAMILY HOUSING IN RIVERSIDE

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

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

Housing and Services for Families

As noted by the Anne Casey Foundation, the shortage of affordable family housing detracts from 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 1,500 units of deed restricted units affordable to very low and low income families. This includes those listed on Table H-27 and the Indiana Avenue Apartments. While homeownership opportunities are not immediately feasible or affordable for many low and moderate incomes, the creation of affordable family rental housing can assist families who overpay or live in overcrowded conditions.

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

- **Promote Homeownership.** Homeownership is believed to improve physical, emotional, and financial security of families and strengthen neighborhoods. Until recently, many lower income families could not afford to buy a home. However, even for those who have managed to purchase a home, recent market forces have depressed home values and are

causing an increase in foreclosures. The City is retooling its homeownership programs to address these issues.

- **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 2009, the County biennial homeless count found that 632 individuals were identified as homeless in the City on any given day.

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

- **Mental Illness**. In Riverside, 23% of homeless people reported that they were currently experiencing mental illness. Moreover, 24% reported experiencing alcohol abuse and 20% reported experiencing drug abuse.
- **Physical Illness/Disability**. Approximately 27% of those surveyed reported a physical disability and 10% reported a developmental disability that significantly limits a person's ability to speak, hear, see, walk, learn, etc.
- **Life Experiences**. Many homeless people have experienced difficult life experiences: 13% were veterans, 8% were currently experiencing domestic violence, and 11% had previously been in the foster care system.

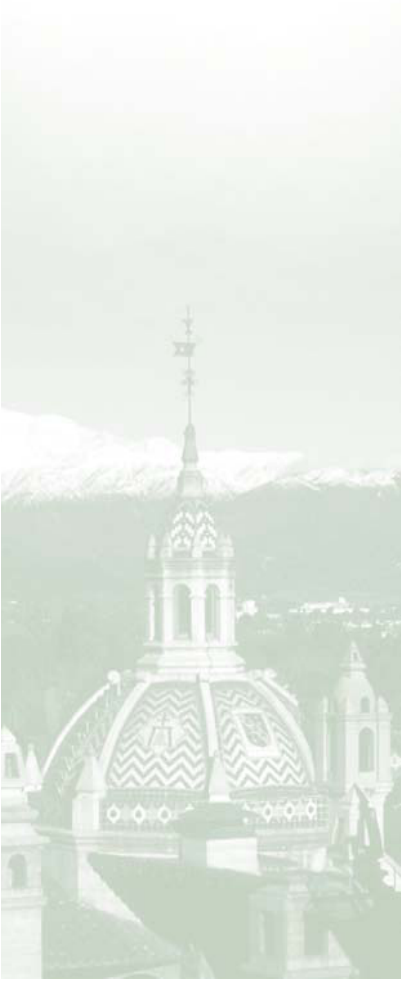
As to the primary cause that led to homelessness, 34% of survey respondents cited the loss of a job, 19% identified alcohol or drug use, 5% cited an argument with a family or friend; 6% cited domestic violence, and 6% indicated that they became homeless because their

landlord sold, stopped renting, or reused their property. Once homeless, nearly 50% had been homeless for at least one year.

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

Alternative Housing for Homeless People

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



- **Emergency Shelter.** This includes short-term facilities 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.

- **Multiservice Campus.** The City's multiservice 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-20 summarizes the type, number, and capacity of housing facilities available for homeless people in the City of Riverside.

TABLE H-20
HOMELESS SHELTER RESOURCES

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

Source: City of Riverside, 2009.

Needs Assessment

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

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

Table H-21 shows that the current inventory of shelter and transitional housing beds within the City of Riverside is adequate to meet its needs as identified in the 2009 Homeless Census.

TABLE H-21
HOMELESS SHELTER GAP ANALYSIS

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

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

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

- **Building C: SafeHaven Supportive Housing/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 24-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 D: 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.

In June 2010, the City applied an emergency shelter overlay zone to 1.8 acres land covering the existing Hulen Place plus two industrial uses at 1989 Massachusetts Avenue. 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 new overlay zone allows emergency shelters, transitional housing, and permanent supportive housing as a by-right use in this area.

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. Presently, the campus houses up to 161 homeless people on any given night. 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 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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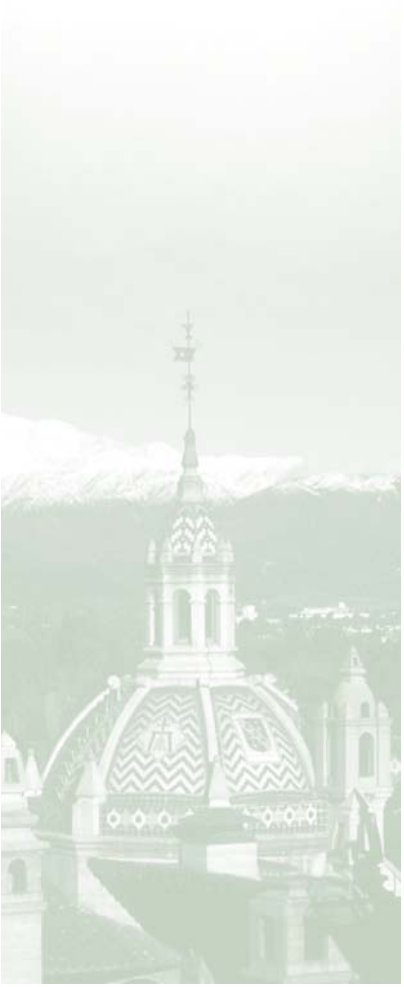

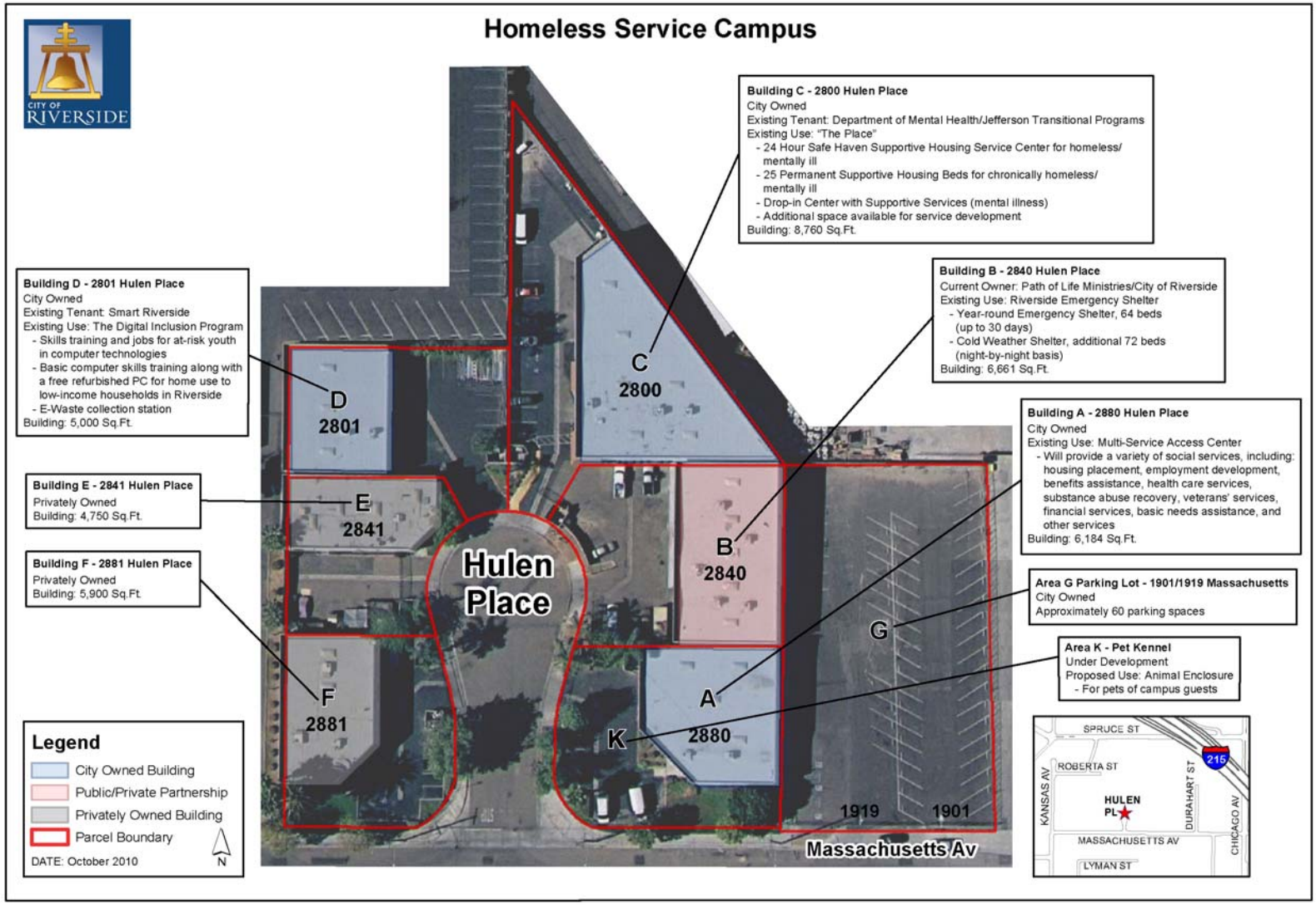

FIGURE H-3 HOMELESS CAMPUS AT HULEN PLACE

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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. The City will use $1.3 million in federal funds under the Homeless Prevention and Rapid Re-Housing Program to expand the Housing First/TBRA initiative, which provides low-income households with financial assistance and services to prevent homelessness. Services include payment of rental arrears, housing relocation assistance, and/or short-term rent subsidies and case management to facilitate housing stabilization.

- **Street Outreach.** The City's Homeless Street Outreach Team conducts daily mobile outreach and client engagement, 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.

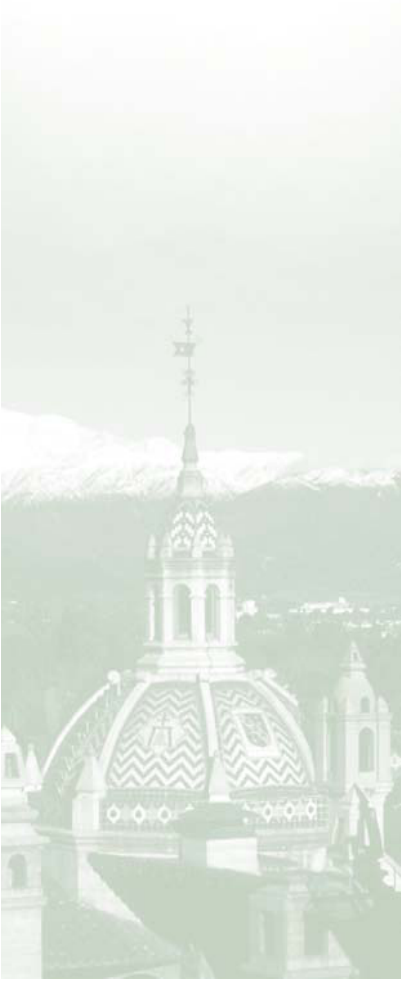
- **Workforce Development.** Recognizing that stable employment is the key to long-term self-sufficiency, the City of Riverside Development Department staff is working in coordination with the County Workforce Development Center and other community partners to provide free employment training and job placement services for homeless, low-income, and displaced workers in Riverside. During 2010/11, the City will focus its employment training in opportunities in the computer field.

- **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.

College Students

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

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



Riverside Community College

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

La Sierra University

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

CalBaptist University

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

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

University of California at Riverside

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

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

Secondary Schools

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

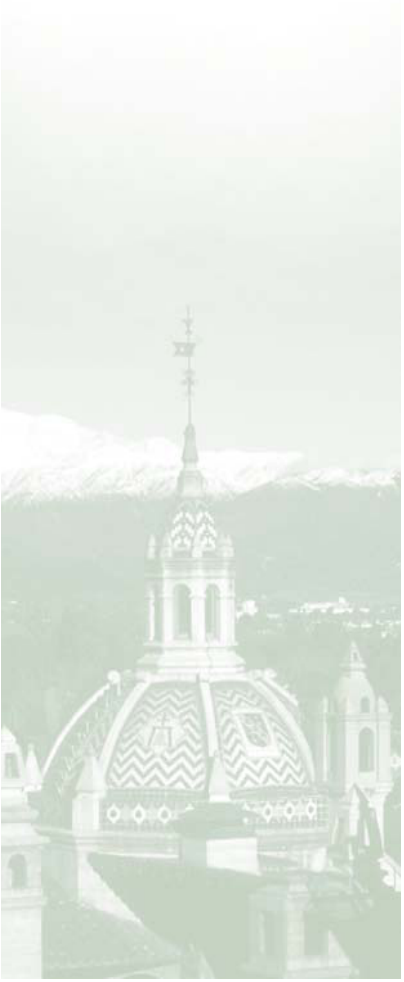
The City of Riverside is also home to the only off-reservation Indian high school in California, Sherman High. This high school has a total enrollment of approximately 400 Native American students. Sherman High can accommodate up to 900 students in dorm-style campus housing. However, due to enrollment,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

Table H-22 highlights the largest Riverside educational institutions that provide housing, their current and projected enrollment, and their housing during the planning period.

TABLE H-22
EDUCATIONAL INSTITUTIONS AND HOUSING SUPPLY

		Housing Opportunities			
	Enroll-ment	Dorm Units	Apart-ments	Family Units	Faculty Units
University of California at Riverside					
2008	18,000	2,944	1,864	268	6
2014	23,000	4,194	3,464	918	78
CalBaptist University					
2008	3,000	N/A	N/A	10	N/A
2014	5,000	N/A	215	10	N/A
La Sierra University					
2008	2,000	600	None	211	42
2014	2,500	1,200	None	211	42
California School for the Deaf, Riverside					
2008	400	220	None	None	None
2014	480	300	None	None	None
Sherman Indian High School					
2008	400	900	None	None	None
2014	400	900	None	None	None

Source: City of Riverside Survey, 2008.



Unmet Need

Although Riverside educational institutions are building student housing, there is still a significant shortage. In recent years, for-profit developers have built the 500-unit Grandmarc Apartments and the 585--unit Sterling Palms Apartments. The University Village Apartments were also built. In 2007, UCR built the 500-unit GlenMor Apartments, which was fully leased within one day of opening. The City is also processing an application for the Iowa Apartments, a student housing project. Although the overall housing market is down, there is an acknowledged unmet need for student housing.

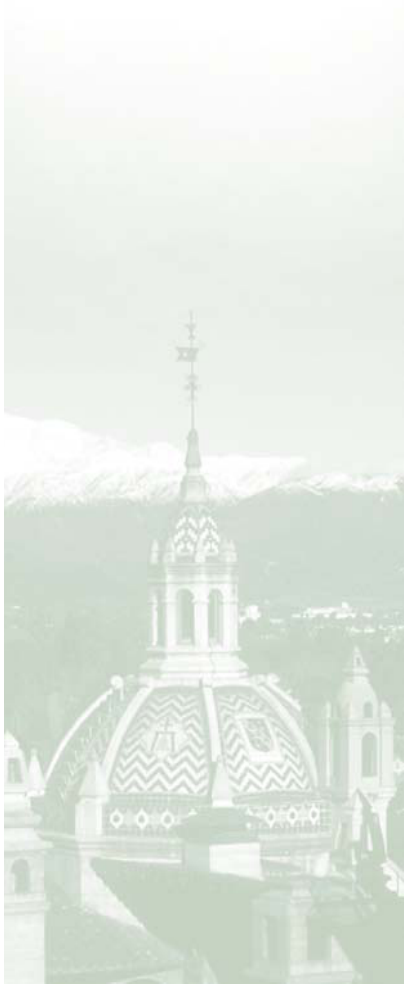
Agricultural Workers

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

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

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



HOUSING NEEDS

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

Housing Overcrowding

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

Table H-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 13%) and among homeowners (falling from 10% to only 6%). The fact that overcrowding rates declined given that housing prices have increased so much faster than household income is unusual. This finding may change with the completion of the 2010 census.

TABLE H-23
HOUSING OVERCROWDING

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

Source: US Census 2000; ACS 2006.
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 coupled with lending policies increased the percentage of households overpaying for housing. In Riverside, households overpaying rose from 41% in 2000 to 53% in 2006. Homeowners overpaying for housing increased from 33% in 2000 to 52% by 2006. The largest increase was the number of households severely overpaying for housing, which nearly doubled over that period. In contrast, the percentage of overpaying renter households increased at a more moderate rate, from 48% in 2000 to 54% in 2006.

Housing overpayment is more pronounced among certain groups. More than 60% of senior renters overpay for housing, as do approximately two-thirds of all lower income households. Large lower income families also have very high rates of overpayment. Table H-24 displays current overpayment statistics for Riverside households according to the 2006 American Community Survey.

TABLE H-24
HOUSEHOLDS BY COST BURDEN

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

Source: US Census 2000; ACS 2006.
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, very low, and low incomes. This household income group is the most vulnerable group to displacement and has the greatest need for affordable housing and other supportive services.

Lower income households are defined as earning no more than 80% of the median family income (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 Census Bureau, the City of Riverside had 10,178 extremely low and 8,787 very low income households

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
Number of Hhlds					
Extremely Low	4,309	3,149	1,434	3,470	10,178
Very Low	2,229	3,249	1,589	1,720	8,787
Overpayment					
Extremely Low	78%	85%	81%	76%	100%
Very Low	69%	80%	76%	85%	100%
Overcrowding	N/A	N/A	N/A	N/A	N/A

Source: Comprehensive Affordability Housing Strategy, 2000.
Note: Census does not provide overcrowding rates for these income groups.
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 2006 through 2014, 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

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

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

Population and Employment Growth

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

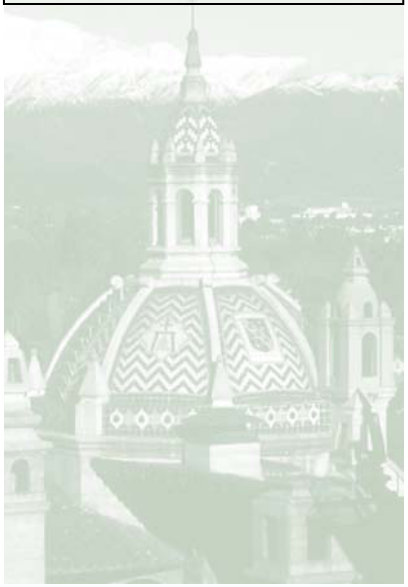
Housing Factors

The RHNA goal for new construction incorporates additional units to accommodate two factors in the housing market. First, the housing market requires a certain percentage of vacant units to allow for sufficient choice for consumers, maintain rents and prices at adequate levels, and encourage normal housing maintenance and repair. In the southern California region, SCAG applied a regional housing vacancy factor of 3%, which assumes a 2.3% ownership vacancy and 5% rental vacancy.

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



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. SCAG adopted a regional policy that each city move 110% toward the county income distribution in each income categories.

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

TABLE H-26
RIVERSIDE 2006–2014 RHNA

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

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

State law 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 2006–2014 RHNA, the need for new very low income housing is 2,687 units and so the extremely low income need would be 50% or 1,344 new units for the planning period.

HOUSING PRESERVATION

Riverside has a significant amount of affordable housing that receives public subsidies in return for long-term affordability controls. Typically, these projects provide units affordable to extremely low, very low, and low income households, including persons with special needs. The majority of projects are restricted for 15–55 years, after which they can begin charging market rate rents. The City of Riverside has nearly 3,000 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 2019. Assisted housing is multiple-family rental housing that receives government assistance under federal, state, and/or local programs. If units are at risk of converting to market rate rents by 2019, the element must include a detailed inventory and analysis that includes:

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

Table H-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 five years after the end of the planning period (June 30, 2019). This includes all projects that have received public subsidies and are deed restricted to be affordable to lower income households in Riverside.

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

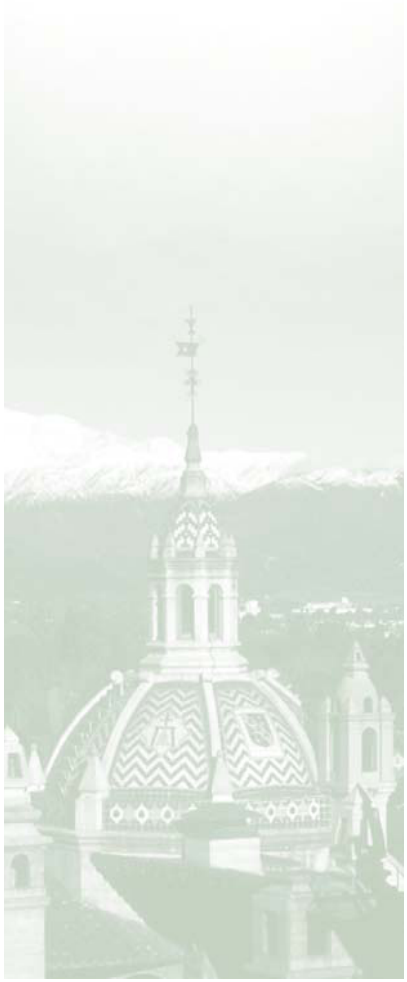


TABLE H-27
INVENTORY OF PUBLICLY ASSISTED MULTI-FAMILY HOUSING

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	47	47	2056
Breezewood Apartments 1365–71 Main Street	Family	RDA/HOME	156	156	2028
Cypress Springs Apartments 7850 Cypress Avenue	Family	RDA/HOME LIHTC	101	99	2062
El Dorado Apartments 4675 Jackson Avenue	Family	Public Housing	68	68	Perpetuity
Emerald Pointe Apartments 1863 12th Street	Family	RDA	144	79	2024
Oaktree Apartments 1946 7th Street	Family	HOME	51	25	2026
Linden Manor 1245 Linden Street	Family	LIHTC	192	191	2028
Phoenix Gardens 6930 Phoenix Avenue	Family	RDA	89	87	2050
Mission Pointe 2750 Topaz Avenue	Family	RDA/HOME/ LIHTC	64	63	2051
Riverside Park 1804–1891 12th Street 1812–1892 11th Street	Family	HOME	144	79	2024
Victoria Heights 7650 Lincoln Avenue	Family	Sec. 27/LIHTC	150	150	2050
Sandra Apartments 1789 7th Street	Family	RDA	25	8	2025
Sierra Pines Apartments 3900 Fir Tree Drive	Family	MRB	120	24	—
Sierra Woods 4655 Minier Avenue	Family	Section 231(j)(1)	190	188	2013
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
Silvercrest Senior Apts. 3003 Orange Street	Senior	RDA Section 202	75	75	2024
Brandon Place Apts 3941 Polk Street	Senior	LIHTC	196	196	2045

Project Name and Address	Tenant Type	Type of Public Assistance	Total Units	Total Affordable Units	Date of Potential Conversion
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	Senior	RDA/HOME Section 202	75	74	2052
TELACU El Paseo	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	Senior	HOME; RDA	224	222	2067
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	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

Source: City of Riverside, 2010.

Notes:

RDA: Redevelopment Housing Set-Aside funds
LIHTC: Low Income Housing Tax Credit
Section 8: Federal Housing Choice Vouchers
Home: HOME Partnership funds
Section 202: Federal funds for senior projects
Section 221: Federal funds (program expired)
Section 231: Federal funds (program expired)

Evaluation of Preservation Options

Table H-27 shows that 809 units are at risk of conversion within 10 years of the planning period, 2008 to 2018. This section analyzes three options to preserve affordable units at-risk of conversion to market rents. These are: 1) replacement of rent subsidies, 2) construction of new housing, and 3) the acquisition/rehabilitation of units in return for extended affordability controls.

Replacement of Rent Subsidies

The first option is to replace the HUD rental vouchers given to each tenant or the payment subsidies given to each property owner. The financial cost of replacing subsidies depends on the fair market rent for the apartment and the household income level of the tenant. Typically, the subsidy would equal the difference between what a household can afford to pay and fair market rent for the unit. As shown in Table H-28, replacing the rental subsidies—assuming all of the units are occupied by very low income households—would cost $70 million over 25 years. The cost would decline to only $27.32 million if the households were low income. Numerous permutations are possible depending on the actual income level of the residents.

TABLE H-28
PRESERVATION BY REPLACING SUBSIDIES

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

Source: City of Riverside, 2009.

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

Construction of New Units

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

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

Table H-29 summarizes the estimated cost of replacing the 809 affordable housing units that could expire by 2018. The costs would range from $63–$92 million for the 621 senior units and $28–$41 million for the 188 family units, for a total of $91–$133 million. The final replacement cost to the City would depend on the cost of land and construction, the income targeting and subsidies required, and the amount of nonlocal funding provided to the City.

TABLE H-29
PRESERVATION BY REPLACING UNITS

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

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

Acquisition and Rehabilitation

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

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

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

Table H-30 summarizes the cost of acquiring and/or rehabilitating affordable housing projects and deed restricting them as affordable. Total costs for preserving the 621 senior and 188 family projects housing units in Riverside range from $38 to $82 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		
	Senior Project	**Family Project**	**Total**
Number of At-Risk Affordable Units	621	188	809
Average Per Unit Rehabilitation Cost	$46,000	$50,000	
Average Per Unit Acquisition Cost	$58,000	$45,000	
Total Rehabilitation	$28.6 million	$9.4 million	$38.0 million
Total Acquisition	$36.0 million	$8.5 million	$44.5 million
Total Costs	**$64.5 million**	**$17.9 million**	**$82.4 million**

Source: City of Riverside, 2009.

Program Efforts to Preserve At-Risk Units

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

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

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

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

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

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

Alternative Sites Credit

Government Code Section 65583.1[c] permits jurisdictions to fulfill up to 25% of their RHNA in the Housing Element in three ways: 1) substantial rehabilitation of rental housing; 2) preservation of affordable housing at risk of conversion; and 3) conversion of multiple-family rental units from market rate to affordable. This section describes the three alternative sites options and how projects satisfy the requirements of the California Government Code.

State law allows cities to count qualified rehabilitation projects. Units must result in a net increase in the stock of housing affordable to low and very low income households. Moreover, the units must be at imminent risk of loss to the housing stock and have health and safety code violations. Local governments must commit to providing relocation expenses and first right of refusal. Rehabilitated units have long-term affordability requirements not less than 20 years or other term required by federal/state funding law or regulation.

The second option to preserve publicly assisted rentals is acquiring the unit or purchasing the affordability covenant. In addition, the unit must be preserved at rent affordable to lower income households for at least 40 years. The unit must be multiple-family rental housing that receives governmental assistance under specified programs. A city must find, after a public hearing, that the unit is eligible and reasonably expected to change from housing affordable to lower-income households to any other use. And the unit must be in decent, safe, and sanitary condition at time of occupancy.

The third preservation option is to convert formerly market-rate units to deed-restricted affordable units. Multiple-family units in a rental complex of three or more units converted from non-affordable rents to affordable rents by acquisition of the unit or the purchase of affordability covenants and restrictions can be counted toward the sites requirement under specified conditions. These units cannot be acquired by eminent domain and must provide a net increase in the stock of housing affordable to low and very low income households.

At the time the units are identified for acquisition, they must not be available at an affordable housing cost to: 1) low-income households, if the units will be covenanted to low-income households; or 2) very low income households, if the units will be made affordable to very low income households. Converted rental units must be in decent, safe, and sanitary condition when occupied after conversion, and long-term affordability covenants of at least 55 years must apply. Relocation assistance and first right of refusal requirement also apply.

The following projects analyzed for RHNA credit are described below and summarized in Table H-31 on the following page.

- **J.E. Wall Victoria Manor**. This 112-unit assisted development for seniors was originally built in 1991 and financed with low income housing tax credits. The project was affordable to very low and low income residents for 15 years. By 2006, the project had reached the end of its affordability controls and required significant rehabilitation due to construction defects. After a public hearing, the City desired to preserve the project and assisted the J.E. Wall Victoria Manor Preservation LLC, a new partnership of Workforce Homebuilders and St. James Church, to buy the property.

- In terms of financing, the projected received committed assistance from the City within the first two years. In 2006 and 2007, the project received $3.6 million in City RDA funds and annual federal tax credits of $400,000. The funds were sufficient to rehabilitate the property and ensure the units are decent, safe, and sanitary upon occupancy in 2008. The funding secured affordability controls for 55 years. The project now includes 23 units affordable below 50% of the MFI and 88 units affordable at or below 60% of MFI. Affordability covenants were extended 55 years to 2062.

- **Indiana Apartments.** The City of Riverside, RDA, and the Riverside Housing Development Corporation (RHDC) partnered to acquire and rehabilitate market rate and substandard fourplexes at the Indiana Avenue Apartments. In 2004, the partnership acquired and substantially rehabilitated 45 units (now called the Autumn Ridge Apartments), which are now owned and managed by RHDC. In 2009, the RDA acquired 32 units for rehabilitation and conversion to affordable housing with long-term affordability covenants.

- 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. The quadplexes were rehabilitated and are in decent, safe, and sanitary condition. Completed in 2010, the project offers 8 units affordable to extremely low (formerly very low prior to assistance), 9 units affordable to very low income households (formerly low prior to assistance), and 15 for moderate income households. The affordability covenant is 55 years.

TABLE H-31
ALTERNATIVE SITES CHECKLIST

Legislative Requirements	Projects	
	JE Wall Manor	**Indiana Apts.**
65583.1(c)(4): Is the local government providing, or will provide "committed assistance" within the first 2 years of the planning period?	☑Yes ❒ No	☑Yes ❒ No
65583.1(c)(1)(A): Has the City identified the specific source of "committed assistance" funds? Amount and date when funds were dedicated through a legally enforceable agreement.	☑Yes ❒ No $3.6 million Sept. 2007	☑Yes ❒ No $2.4 million Oct. 2008
65583.1(c)(3): Was some portion of the RHNA for very low or low-income households met in the current or previous planning period?	☑Yes ❒ No	☑Yes ❒ No
Affordable units permitted/constructed in the previous or current period and how affordability was established for current period	897 low income units 700+ low income covenanted	
65583.1(c)(1)(B): Indicate the number of units to be assisted with committed assistance of funds and specify the funding source	112 units RDA and Tax Credits	17 units HOME and SHP funds
65583.1(c)(1)(B): Will the funds be sufficient to develop the identified units at affordable costs or rents for the specified affordability period?	☑Yes ❒ No	☑Yes ❒ No
65583.1(c)(1)(C): Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined?	**Preservation** ☑Yes ❒ No	**Conversion** ☑Yes ❒ No
Affordability and Occupancy Restrictions **65583.1(c)(2)(C)(i):** Preservation – min. 40 yrs **65583.1(c)(2)(B)(v):** Conversion – min. 55 yrs	☑Yes ❒ No	☑Yes ❒ No
Will units be in decent, safe, and sanitary condition upon occupancy? **65583.1(c)(2)(C)(iv):** Preservation **65583.1(c)(2)(B)(iv):** Conversion	☑Yes ❒ No	☑Yes ❒ No
Unit Affordability – Were the units affordable to very low- or low-income households when they were identified for acquisition or preservation?	☑Yes ❒ No	☑Yes ❒ No
Relocation Assistance – If the acquisition results in the displacement of very low or low income households, is the local government providing relocation assistance consistent with the Health and Safety Code, Section 17975?	N/A	☑Yes ❒ No
Referenced Housing Element Program	H-43	H-43

Source: City of Riverside, 2010.

HOUSING CONSTRAINTS

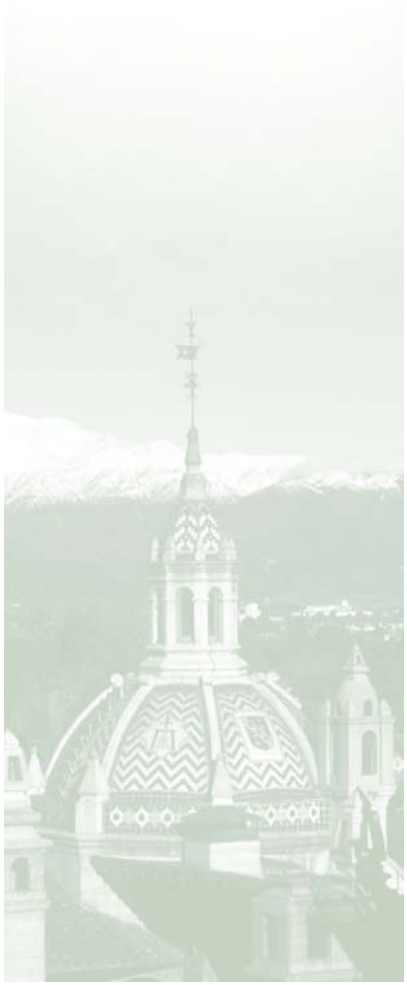
Confronted with population growth, changing demographics and economics, an aging housing stock, and an uncertain housing market, Riverside faces the challenge of ensuring a mix of housing types to meet these diverse needs. At the same time, Riverside is impacted by the larger southern California economy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

OVERVIEW

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

This Chapter analyzes three potential constraints:

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



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

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

MARKET CONSTRAINTS

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

Land Costs

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

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

Construction and Rehabilitation Costs

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

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

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

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

Financing Costs

Construction financing 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 have significantly declined and apartment rents are also showing a decline, according to RealFacts. Loan underwriting has grown more conservative, with maximum leveraging topping out at 75%. Equity requirements have also changed dramatically, rising from 10% in the past year or so to 15 to 30% in 2009.

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

Affordable Housing Financing

The economic downturn has 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 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 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 (now in receivership) 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. In 2008, LIHTC-based investment dropped to $4.5 billion, about one-half of the $9 billion invested in 2007. Although legislators are working on modifying the LIHTC program, it is unclear whether such programs will re-energize the LIHTC market to the levels seen in the 2000s.

Foreclosures

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

State law does not require jurisdictions to mitigate market constraints, as economic conditions are beyond a city's control. Nonetheless, Riverside continues to implement programs to lessen the impact. The City was awarded Neighborhood Stabilization Program (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.

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 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). Both the Riverside Unified School Districts (RUSD) and Alvord Unified School Districts (AUSD) charge fees to finance the construction and expansion of schools to accommodate student enrollment.

Table H-32 provides a fee worksheet for three prototypical housing projects based on applications processed in the City. Altogether, developer fees range from $18,000–$28,000 per unit with significant reductions for senior projects, infill projects, and affordable housing.

TABLE H-32
TYPICAL HOUSING DEVELOPMENT FEES

Fee Category	Development Fees		
	Single-Family Tract (46 units)	Condo Project (141 units)	Apartments (50 units)
Service Fees			
Planning	$26,840	$10,032	$5,302
Building	$63,006	$105,406	$29,268
Environmental	$1,353	$1,353	$1,353
Impact Fees			
Sewer[1]	$174,248	$483,630	$171,500
Water[2]	$101,659	$92,915	$105,729
Signal and Traffic Fee[3]	$32,890	$76,845	$27,250
Storm Drainage	$11,500	$35,250	$12,500
Local Park Fee[4]	$144,178	$253,188	$183,150
Utilities (Electric)	$105,092	$48,307	$40,000
Regional Impact Fees			
TUMF Fee[5]	$204,102	$439,215	$155,750
Habitat Conservation[6]	$48,622	$121,119	$42,950
School Fees[7]	$399,050	$733,905	$138,800
Total	$1,312,540	$2,401,165	$913,552
Fees/Unit (rounded)			
Market Rate Project	$28,500	$17,000	$18,000
Senior Project	$21,000	$12,500	$16,000
Affordable Project	$24,000	$14,000	$15,000

Source: City of Riverside 2011.

Notes:
1. Sewer fee includes sewer capacity and sewer benefit fees.
2. Water fee includes backup facility capacity charge, distribution fee and elevation fee (if a booster station is required to pump water to the site).
3. Traffic fee includes signal, railroad crossing, and local traffic impact fees.
4. Park fee includes regional parks, aquatics, local parks, and trails combined.
5. TUMF fee is a transportation uniform mitigation fee for regional projects. The City Council approved a 50% reduction in fees until December 2012 and these quoted fees reflect the reduction. For publicly subsidized affordable projects, TUMF fees are waived.
6. Stephen's Kangaroo Rat fee does not apply to the majority of sites that would be suitable for infill and/or multiple-family residential sites.
7. RUSD fees are $3.74 psf, with an 85% waiver of fees for senior housing. AUSD fees are $2.97 psf, with a 100% waiver of fees for senior housing.

Assessment of Fees

During the first three years of the planning period, the City entitled more than 10,000 new residential units. In this booming market, development fees were never a concern. Only in the past few years has the recession caused dramatic declines in housing prices and modest declines in rents. During these times, attention has focused on how to reduce development costs, specifically fees, because the price of land, construction materials, and financing are seen as fixed.

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. Finally, the City offers fee reductions for infill projects in 16 residential neighborhoods that total up to $12,000 per unit.

- **Impact Fees.** TUMF and School Mitigation fees are the two largest impact fees, comprising 50% of development fees. Since 2009, the City is one of only three cities in Riverside County to voluntarily reduce its TUMF fee contribution by 50%, subject to a prescribed repayment obligation agreement. In addition, per City Council Ordinance No. 7067, publicly subsidized affordable projects are exempt from TUMF fees. RUSD has reduced its school mitigation fee by 25% and both school districts have reduced school fees for senior projects by 85% (RUSD) to 100% (AUSD).

- **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 to comply with state law and allow for these financial benefits.

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 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-33 shows residential land uses, the corresponding zoning designation, and permitted densities allowed for housing.

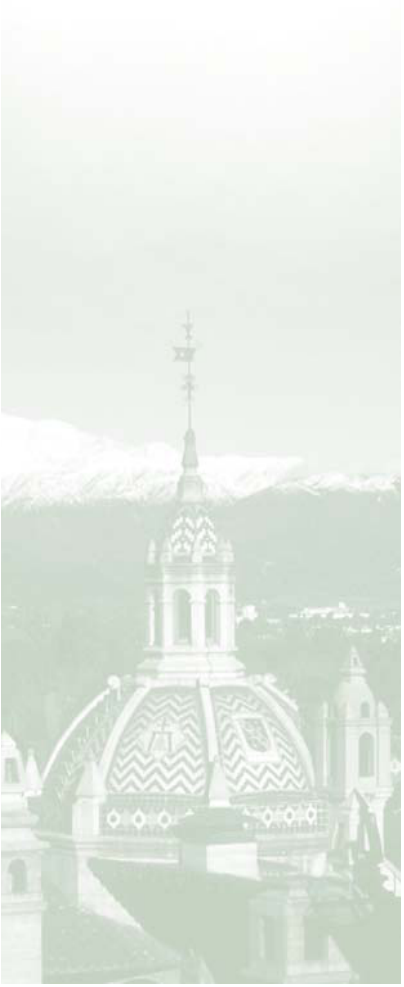


TABLE H-33
PRIMARY LAND USE DESIGNATIONS ALLOWING HOUSING

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
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

TABLE H-33
PRIMARY LAND USE DESIGNATIONS ALLOWING HOUSING

General Plan Land Use Designation	GP Symbol	Zone Symbol	Zoning Designation
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
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 Sp. Plan ific 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

Notes:
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-34 and H-35, the Zoning Code permits a wide variety of conventional and special needs housing.

TABLE H-34
ALLOWABLE RESIDENTIAL USES
IN RESIDENTIAL ZONES

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

Source: City of Riverside, 2007 Zoning Code.

P = Permitted by Right
PRD = Planned Residential
MC = Minor Conditional Use
C = Conditional Use Permit
SP = Site Plan Review Required
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.

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-35
ALLOWABLE RESIDENTIAL USES
IN NONRESIDENTIAL ZONES

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

Source: City of Riverside 2007 Zoning Code

P = Permitted by right
PRD = Planned Residential
MC = Minor Conditional Use
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.

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

- **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.

Second Units, Accessory Dwellings, Caretaker Quarters

Second units, 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.

- **Second Units.** The Zoning Code defines a second unit as a dwelling located on a property zoned for single-family residential use that is designed exclusively for single-family residential purposes, with a kitchen and sanitation facilities and located on the same lot as the primary dwelling. Second units are permitted by right in the RE and R-1 zones. Development standards include a minimum 10,000-square-foot lot, a separate minimum covered parking space for one car, and other standards. If the development standards cannot be met, however, second units can still be allowed pursuant to a minor conditional use permit in those zones.

- **Accessory Dwellings (Guest Quarters).** The Zoning Code defines an accessory dwelling as an accessory structure located on a property zoned for single-family residential use utilized as additional living space. Guest quarters may include bedrooms, sanitation facilities, and living spaces, but may not include a separate kitchen facility. Generally, guest quarters are limited to 750 square feet in size or less. Upon approval, a covenant is recorded on the property that occupants cannot be charged rent. Guest quarters are permitted in all single-family residential zones subject to development standards (except parking separate parking is not required).

- **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.

- **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 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.

Facilities covered under these acts include:

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

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

The Riverside Zoning Code 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 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-half of a parking space per bed, 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 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. According to national estimates, 0.1% of all disabled children, 0.4% of disabled working- age adults, and 2.4% of disabled seniors live in group quarters (ACS 2006). All other things being equal, if these proportions are applied to Riverside, the City would be expected to have 350 beds in non-institutional group quarters. However, the City currently has 2,164 beds available (not including an additional 19 sober living facilities in the City).

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.

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

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

Sober Living Facilities

The 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 living facilities by right in all residential zones. As of 2010, Riverside has an estimated 19 sober living facilities in the City.

Alcohol and Drug Treatment Facilities

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

DEVELOPMENT STANDARDS

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

Allowable Land Uses

Table H-36 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-36
GENERALIZED RESIDENTIAL DEVELOPMENT STANDARDS

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

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

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

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

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

Therefore, the City of Riverside requires the payment of fees (or in-lieu dedications) for a pro rata share of improvements to local park facilities pursuant to Chapter 16.60 of the Riverside Municipal Code and for regional park facilities pursuant to Chapter 16.44 of the Riverside Municipal Code. Section 16.76 also requires a Trail Fee. The fees are 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.

The Municipal Code, Chapter 19.580, establishes residential parking requirements for different types of residential uses. These requirements are summarized below in Table H-37.

TABLE H-37
PARKING STANDARDS FOR HOUSING

Residential Use	Parking Standard
Single-Family and Second Units	Two parking spaces within a private garage per dwelling unit which include 1 covered parking space per unit
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.
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
Transitional Housing Emergency Housing	The parking ratio to be determined by the designated Approving or Appeal Authority in conjunction with required land use or development permits, based on the impacts of the particular proposal and similar uses.
Mobile Home Park	1 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.

Source: Zoning Code 2007.

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

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.

- **Supply of Housing.** The City of Riverside has experienced a tremendous construction boom in recent years. More than 3,500 units have been built or approved since January 2006. Moreover, hundreds of 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 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 or lower 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 of 4.0. This provision is permissible, not mandatory, and subject to discretion as part of the Site Plan Review process.

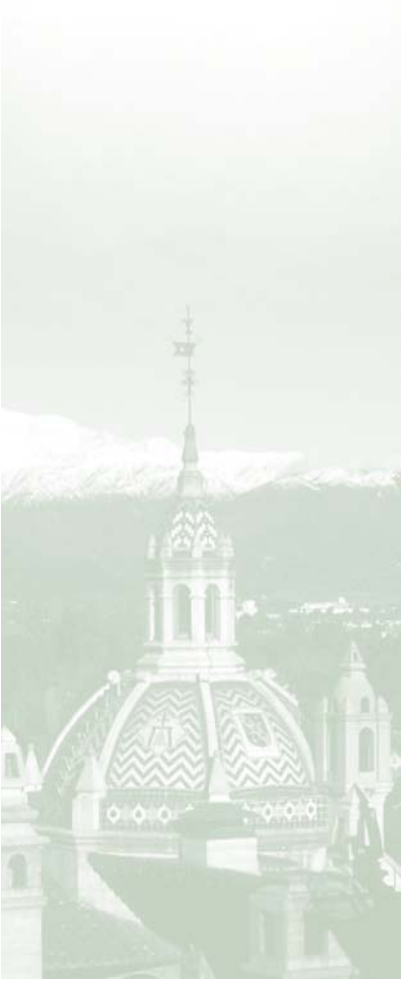
- **Planned Residential Development.** The PRD designation allows for flexibility and creativity in design of single-family residential developments, and for the application of unique development standards that reflect special property conditions. Projects within the RR and R-1 zones can secure a 10% 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 multiple-family, mixed use, conditionally permitted uses, projects in certain areas, etc.) require design review to ensure the quality of the project and consistency with City Design and Sign Guidelines. This process is described later in this section.

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

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

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

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

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

As shown in Table H-38, the total processing time is approximately three to seven months. The table lists only the time required for the longest permit, since the City concurrently processes all discretionary permits. Unusually complex projects may have longer time frames, particularly if an environmental impact report is required.

TABLE H-38
RESIDENTIAL PROJECT REVIEW TIMELINE

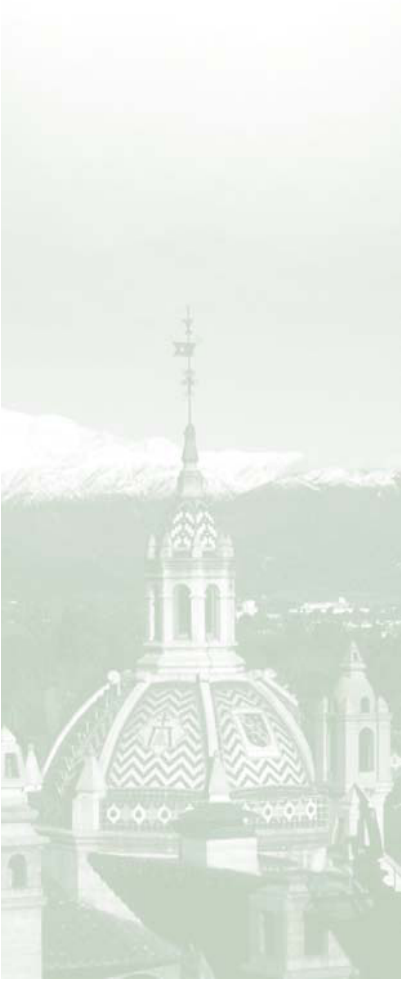
Step	Typical Residential Projects			
	Single-Family Home	**Multiple-Family**	**Special Needs**	**Mixed-Use Projects**
Initial Application	Required (30 days)	Required (30 days)	Required (30 days)	Required (30 days)
Design Review	Not Required[1]	Required	Required	Required
Conditional Use Permit	Not required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

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

Design Review

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

Design review is required for all new or altered structures in the Residential Conservation, Multiple-Family Residential, Commercial, Office, Mixed-Use, Industrial, and Downtown 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.



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

Conditional Use Permit

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

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

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

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

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

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

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

Site Plan Review

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

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

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

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

BUILDING CODES AND SITE IMPROVEMENTS

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

Building Codes 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 2007 edition of the CBC.

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

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 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 curbline, 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;

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-39
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	10

Source: Riverside Subdivision Code

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. City uses a minor conditional use permit process approved by the Zoning Administrator to address smaller emergency shelters and transitional housing serving six or fewer people, reserving the full conditional use permit and Planning Commission approval for larger facilities.

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

The City 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 is not enforced in way that conflicts with fair housing law, although clarifications will be made to eliminate the appearance of a potential conflict.

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 shelter, transitional project). 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, supportive housing, transitional housing and transitional housing development.

Reasonable Accommodation

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

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

ENVIRONMENTAL FACTORS

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

Water Infrastructure

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

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

John North Water Treatment Plant

The City of Riverside has prepared an update to its Water System Master Plan that identifies anticipated water facility improvements needed over the next 20-year period. RPU's service area encompasses 74 square miles, of which approximately 68.5 square miles are within City limits and 5.6 square miles are outside. RPU operates approximately 890 miles of pipelines ranging from 4 to 72 inches in diameter, 48 domestic wells, 18 irrigation wells, 15 reservoirs with an approximate total volume of 100 million gallons, 21-pressure-reducing stations, and 39 pumping stations.

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

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

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

According to the Riverside Public Utilities 2005 Urban Water Management Plan, the RRWQCP treats approximately 33 million gallons per day (mgd) of wastewater for over 280,000 residents in the City of Riverside and the Jurupa, Edgemont, Rubidoux, and Highgrove communities. The plant discharges tertiary-treated effluent to the Santa Ana River. In 2005, the plant had a capacity of 40 mgd. According to the 2010 Wastewater Management Plan, capacity can be expanded to up to 52 mgd in concert with population growth. Wastewater capacity and treatment 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.

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

RERC Electric Generation Units

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

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

Resource Conservation

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.

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

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

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

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

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

Building Design

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

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

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

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

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

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.

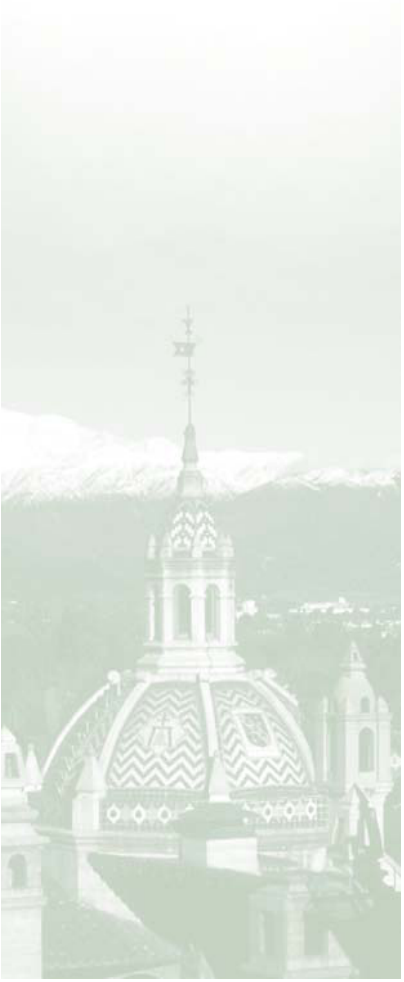
For more information on Water and Energy Conservation Programs see the Public Facilities and Infrastructure Element of the General Plan 2025.

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 chapter provides an inventory of sites that will accommodate the remaining unmet housing need through 2014.

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 2006 and 2014 is 11,381 units: 2,687 very low income units; 1,866 low income units; 2,099 moderate income units; and 4,728 above moderate income units.



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 vacant and underutilized 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, the Mayor 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:

  7.4a Complete the construction of Village at Snowberry Senior Housing

  7.4b Complete the construction of Telacu El Paseo Senior Housing

  7.4c Complete Georgia Street In-fill Housing

- SOD Initiative 10.1 – Promote development of affordable housing through public private partnership opportunities. Milestones set to accomplish this initiative include:

  10.6a In partnership with the Housing Authority and USA Properties, complete the Vintage at Snowberry 222-unit senior apartment complex by spring 2012

  10.6b In partnership with the Housing Authority and RHDC, complete the construction of three single family affordable homes by spring 2012

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.

With this background and planning context in mind, this section discusses the amount, type, and prices of housing built since the housing element planning period began in January 2006. 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.

SENIOR HOUSING

Riverside has undergone significant population growth over the last decade. To keep pace with population growth and ensure a balanced housing stock, the City has approved the construction of thousands of homes, including senior and family apartments, small-lot planned residential developments, single-family homes, and student apartments. This section describes these projects in further detail.

The following senior housing projects are being credited toward the City's RHNA as they will be built and occupied by December 2014.

TELACU Las Fuentes

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

- **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.

Raincross Cottages

- **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.** 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.

JE Wall Victoria Manor

- **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 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, is under construction. The site is zoned R–1–7000, encompasses 10 acres, and the density of development is planned at 21 units per acre. 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. This project is under construction and will be completed in June 2012.

- **Villa Magnolia Mobilehomes.** The Villa Magnolia Park, located at 3500 Buchanan, is a senior mobilehome park. It consists of 193 original spaces and 52 spaces recently added. 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.

- **Raincross Assisted Living.** Senior housing and assisted care have become increasingly important to provide as the City's residents age. Raincross Senior Housing also provides for housing tailored for assisted living and memory care. The campus at 5232 Central Avenue contains a total of 106 beds reserved for Alzheimer patients, with care provided 24 hours. This project helps to house Riverside's aging and disabled population who require assisted living. However, state law prohibits these units from counting as credit toward meeting the City's share of the regional housing need for 2006–2014.

- **TELACU La Sierra.** In 2012, TELACU plans to build a 75-unit senior apartment project at 4350 La Sierra. The project is to be built on a 2.1 acre site at a density of 35 units per acre. To facilitate the project, the City Council approved a HOME grant of $2.7 million in 2009 for this affordable project. In September 2009, TELACU applied for $11 million under the Section 202 Supportive Housing for the Elderly Program and submitted a funding application for Section 202 funds in 2011. If the project is not approved, the RDA will issue an RFP for development of the site. This project will provide 74 very low income units and one moderate income unit.

- **Riverside Senior Housing Partners, LLC Apartments.** This proposed 121-unit senior project is slated for construction at 14th and Sedgwick. The project was approved by the Planning Commission in May of 2011 and is anticipated to begin construction by 2013. Asking rents are anticipated to be $700–$950 per month for one-bedroom units and $1,000–$1,200 per month for two-bedroom units. Assuming a two-person, lower income, and senior household can afford up to $1,040 ($940 rent plus $100 utilities), this project offers 103 low and 18 moderate income affordable units.

- **Collett Avenue**. This senior apartment project, located at 11140 Collett Avenue, is slated for full completion in 2012. The project consists of 19 one bedroom senior apartments that range in size from 675 to 805 square feet. The project includes private open space for each unit, common open space areas with outdoor seating, and an additional multi-purpose room. At this time, the project owner is anticipating rents of $800 to $850 a month. Assuming a two person senior household can afford $1,040 ($940 rent plus $100 utilities), this project is affordable to lower income seniors.

- **Grove Community Church.** The Grove has proposed to build a 76-unit senior project on a 6.8 acre site adjacent to their church facility. This project is part of a Development Agreement/Master Plan that was approved for Grove Community Church. The project was placed on hold around 2009 due to the economic recession. Given the change in the economy, church officials have expressed a strong interest in moving the project forward and are talking with affordable housing developers and financing institutions. The project is anticipated to begin construction in 2012. This project will offer 76 units affordable to low income seniors.

- **Other Projects.** The City of Riverside has also approved plans to expand the Western Care Assisted Living facility for up to 132 beds and has approved plans for the 200-unit Riverwalk assisted living component as part of the Cambria project. Neither projects are proposed to be constructed during the 2006–2014 planning period, although plans may proceed at a later date when the housing market improves. Therefore, these projects are not counted toward the RHNA.

Table H-40 lists each senior project built, approved, or planned during the Housing Element period. The affordability was based on actual rents, affordability covenants, and discussions with developers.

TABLE H-40
SENIOR HOUSING PROJECTS SINCE 2006

Senior Housing Projects	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod	
Built Since 2006[1]					
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[2] (P03-0261)	0	52	0	0	**52**
Raincross Assisted Living[3] (P03-1514)	0	0	0	106	**106**
Subtotal (RHNA Only)	**171**	**507**	**276**	**1**	**955**
Planned/or Entitled[2]					
TELACU La Sierra	74	0	1	0	**75**
Riverside Senior Housing (P09-0808)	0	103	18	0	**121**
Collett Avenue (P03-1472)	0	19	0	0	**19**
Grove Community (P03-0299)	0	76	0	0	**76**
Western Care Asst. Living[3] (P05-0673)	0	0	0	132	**132**
Riverwalk Assisted Living[3] (P06-0555)	0	0	0	200	**200**
Subtotal (RHNA Only)	**74**	**198**	**19**	**0**	**291**
Projects Counted Toward RHNA					
Built Since 2006	171	507	276	1	**955**
Planned/or Entitled	74	198	19	0	**291**
Total	**245**	**705**	**295**	**1**	**1,246**

Source: City Planning Division, 2011.

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.
2. Approved/entitled residential projects. Affordability of units is based on funding sources secured, approved development agreements, discussions with property owners, or prevailing market rents/prices.
3. Highlighted projects are assisted living facilities, congregate care or other similar group quarters. HCD does not allow these types of projects to be counted toward the RHNA as they are not classified as housing units.

APARTMENTS

The second category of Riverside residents includes families, couples, and individuals who have entered the workforce. Housing options for this category include apartments, townhomes, and single-family detached housing. The City of Riverside has approved apartment projects, including deed-restricted affordable units.

The following text describe project and Table H-41 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.

- **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.

Villas@Magnolia

- **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.

- **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.

- **Heritage Square/Riverwalk Phase III.** This proposed 264-unit apartment project will contain 84 one-bedroom, 168 two-bedroom, and 12 three-bedroom units. Three acres in the project will be 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 anticipated to be affordable to moderate income households due to the level of amenities included and market rents. This project is currently slated for construction in 2012.

- **Paseos@Magnolia.** The 168-unit project, proposed adjacent to the SR-91, 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 are anticipated to be: $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).

- **Cinnamon Creek.** Cinnamon Creek is a proposed 98-unit apartment project located in the Arlanza neighborhood. 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 Multi-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.

- **Nadazdin Apartments.** This 55-unit project is slated for the University neighborhood. Its approved density of 28 units per acre is higher than recently built apartments in the neighborhood. Unlike other projects built recently in higher rent districts, this project is not proposed at condo standards. Instead the project amenities are comparable to the Madison Villa, Nye Avenue, and Sierra Vista projects, and these projects are affordable to lower income households. So, although a market rate project, City strongly staff believe that the project will be affordable to low income households.

The remaining apartment projects (M'Sole and Village@Magnolia) are similar to the projects built to condominium standards. Therefore, until further information becomes available, the projects are assumed to be affordable to moderate income households.

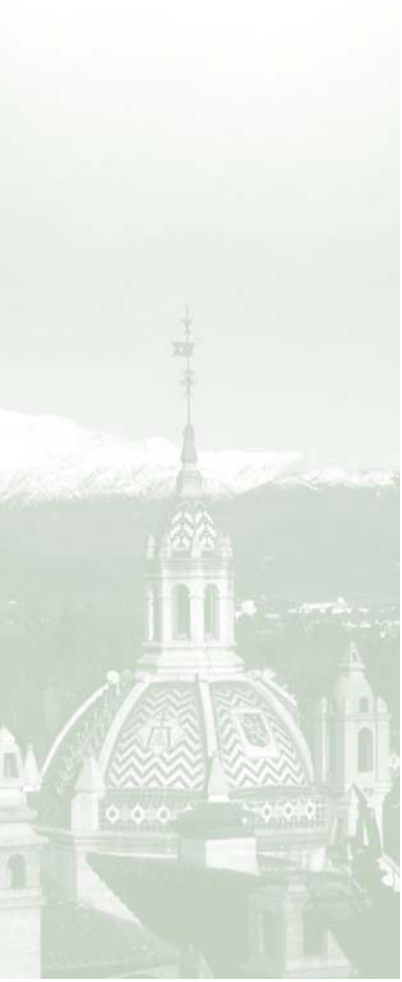


TABLE H-41
APARTMENT PROJECTS SINCE 2006

Apartment Projects	Affordability Levels				Total
	Very Low	Low	Mod	Above Mod	
Built Since 2006[1]					
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[1]	17	0	0	0	**17**
Subtotal (RHNA Only)	**116**	**52**	**230**	**0**	**398**
Planned/or Entitled[2]					
Heritage Square Apts (P06-0555/PM-34744)	0	0	264	0	**264**
Paseos@Magnolia Apts (P10-0406)	0	0	157	11	**168**
Cinnamon Creek Apts (P04-1477)	0	0	98	0	**98**
Nadazdin Apts (P09-0718)	0	55	0	0	**55**
M'Sole Mixed-Use Apts (P08-0840)	0	0	48	0	**48**
Village@Magnolia Apts (TM-34443)	0	0	318	0	**318**
Subtotal (RHNA Only)	**0**	**55**	**885**	**11**	**951**
Projects Credited Toward RHNA					
Built Since 2006	**116**	**52**	**230**	**0**	**398**
Planned/or Entitled	**0**	**55**	**885**	**11**	**951**
Total	**116**	**107**	**1,115**	**11**	**1,349**

Source: City Planning Division, 2011.

Notes:
1. Built and finalized residential projects. The affordability of the housing is based on actual rents charged and the applicable utility allowance. Projects that have pulled building permits or are under construction are also included. For those listed above, all projects were completed and fully occupied as of January 2010.
2. Planned/entitled residential projects. Affordability of units is based on many factors, including the funding sources secured, approved development agreements, and/or discussions with property owners. The affordability is also based on City staff assessment of the project's location, amenities, density, and prevailing rents of similar projects.

CONDOMINIUMS

Condominiums are more affordable than single-family homes and offer residents seeking first time homeownership opportunities. Moreover, condominiums offer affordable options for seniors who no longer desire the sole responsibilities for maintenance and repairs. The housing market downturn has negatively impacted the sales prices of condominiums. Many new projects are being temporarily used as rental housing, in part because one can purchase a small lot single-family home at prices affordable to lower income households.

The following text describes and Table H-42 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 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.

- **Rocky Pointe Condos.** This 21-unit condo project, located in the Canyon Crest neighborhood, is under construction. At the present time there are 15 luxury condos of 2,400 square feet that are more than 90% complete. However, the Bank that funded the construction loan was acquired by the FDIC and the funding stopped prior to projection completion. The project has been for-sale at $3.9 million for over one year. Based on a construction cost of $250,000 per unit and current price, the units should sell for at least $300,000, which is affordable to moderate income households.

- **Magnolia Gardens.** This 62-unit condo project, located at 3901 Dawes Avenue, was started in 2007. This project was entitled for 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. Completion of the revised project is now slated in Spring of 2012. When completed, the developer anticipates 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).

Based on available information, condo projects are continuing to be built, yet at a much slower pace than during the mid 2000s. Project prices are in the middle to upper $200,000s. Even where HOA fee information is available, the majority of the projects are still selling for prices affordable to moderate income households. Based on these projects, it is reasonable to assume (until additional information becomes available) that approved and entitled projects that have not yet been built will be sold at the same affordability level. The only exception would be for condominiums built in high rent districts, such as the Downtown or Alessandro Heights neighborhoods.

TABLE H-42
CONDOMINIUM PROJECTS SINCE 2006

Condominium Projects	Affordability Levels				Total
	Very Low	Low	Mod	Above Mod	
Built since 2006[1]					
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**
Rocky Pointe Twnhms (TM-30613)	0	0	21	0	**21**
M'Sole Condos (P06-0109/TM-34738)	0	0	0	10	**10**
Canyon Crest Condos[2] (P04-0120/PM-35643)	0	0	20	0	**20**
Subtotal (RHNA Only)	0	18	339	25	**382**
Planned/or Entitled[2]					
Palm Avenue Twnhms (TM-34608)	0	0	20	0	**20**
St. James Place Condos (TM-34688)	0	0	22	0	**22**
Dominion Avenue Condos (TM-35620)	0	0	36	0	**36**
California Square Condos (TM-35852)	0	0	21	0	**21**
Heritage Village Condos (TM-32947)	0	0	23	0	**23**
Fox Condos (TM-34945)	0	0	0	355	**355**
Fox Live/Work (TM-34945)	0	0	0	152	**152**
Subtotal (RHNA Only)	0	0	122	507	**629**
Projects Credited Toward RHNA					
Built Since 2006	0	18	339	25	**382**
Planned/or Entitled	0	0	122	507	**629**
Total	**0**	**18**	**461**	**532**	**1,011**

Source: City Planning Division, 2011.

Notes:
1. Built and finalized residential projects. 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 homebuyers. Projects that have pulled building permits or are under construction are also included in this category.
2. Planned/entitled residential projects. Affordability of units is based on many factors, including the funding sources secured, approved development agreements, and/or discussions with property owners. The affordability is also based on City staff assessment of the project's location, amenities, density, and prevailing price of similar projects.

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.

- **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.

Garden Gate

- **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 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 redesignate 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 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.

Glenwood

- **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 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 shortsales 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 shortsold 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.** 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.

Redington

- **Enterak.** Enterak is a 98-unit PRD, located in the Northside neighborhood, that was completed in 2006. This project 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 will consist 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. According to the UCR Housing Office, there are currently 9 moderate income and 15 above moderate income homes for rent. When the project is complete, however, this project will offer 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, that is under construction. 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. Of the 14 remaining lots, the asking sales prices are $269,000, which are affordable to moderate income households.

- **Sierra Park.** Turnberry at Sierra Park is a 62-unit PRD, located in the La Sierra neighborhood, that is under construction. 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, is a 402-unit community that blends single-family detached homes into a setting of villages with varying lot sizes and open space amenities. The project offers 226 detached single-family homes that sell for above $400,000. This project also offers 176_townhomes (3-bedroom and 2.5 bathrooms of 1,500 square feet) selling for about $280,000. HOA fees are $180. Based on the land plan and affordability matrix, the project offers 176_moderate income townhomes priced at below $335,000 and 226 single-family homes prices at levels affordable to above moderate income households.

Riverwalk Park

Six PRD projects are planned or entitled, and are anticipated to be built in the last two years of the housing element planning period. Based on the prevailing price of PRDs and location of these projects (La Sierra and Northside neighborhoods), all of the proposed projects are assumed to sell for prices in the mid $200,000s and therefore will be affordable to moderate income households. Table H-42 lists all of the projects credited toward the 2006-2014 RHNA.

TABLE H-43
PLANNED RESIDENTIAL 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	14	0	**22**
Sierra Park (TM-33403)	0	0	62	0	**62**
Riverwalk Vista SP (TM-32772)	0	0	176	226	**402**
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**
Subtotal (RHNA Only)	0	24	528	1,142	**1,694**
Planned/Entitled[2]					
Citrus Park (TM-32014)	0	0	63	0	**63**
Willow Park (TM-32292)	0	0	48	0	**48**
Granville Homes (TM-34045) -	0	0	10	0	**10**
La Sierra Villas (TM-34794)	0	0	87	0	**87**
Pulte Homes (TM-33028)	0	0	0	48	**48**
Subtotal (RHNA Only)	0	0	208	48	256
Projects Credited Toward RHNA					
Built Since 2006	0	24	528	1,142	**1,694**
Planned/or Entitled	0	0	208	48	256
Total	**0**	**24**	**736**	**1,190**	**1,950**

Source: City Planning Division, 2011.

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.
2. Planned/entitled residential projects. Affordability of units is based on prevailing prices for projects that are currently under construction according to Redfin, Zillow, and Riverside Blockshopper.

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 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 three types of accessory dwelling units. As described in the Constraint Analysis, these are second units, caretaker units, and guest houses. The first two choices allow the owner to charge rent while the third prohibits charging 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, guest quarters, 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. Projecting forward through the remainder two years of the planning period based on the past 6 years of information, the City estimates that 8 more second units will be built. Taken together, 44 moderate income second units and granny flats are therefore credited to the RHNA.

- **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. Projecting forward through the last two years of the period based on the prior six years average, the City estimates 41 more guest quarters/casitas will be built. This projection takes into account the highs and lows of the market, and thus is deemed to be a reliable indicator. Taken together, 165 very low income units are therefore credited to the RHNA.

- **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. Projecting forward, one additional caretaker unit will likely be built by the of the planning period. Taken together, 4 low income caretaker units are credited to the 2006-2014 RHNA.

Taken together, the City of Riverside allows for the construction of accessory units as a strategy to meet the diverse housing needs of residents and workforce. During the planning period, a total of 44 moderate income second units and granny flats, 165 guest quarters affordable to very low income households, and 4 caretaker units affordable to low income households are credited to the RHNA.

SINGLE-FAMILY HOUSING

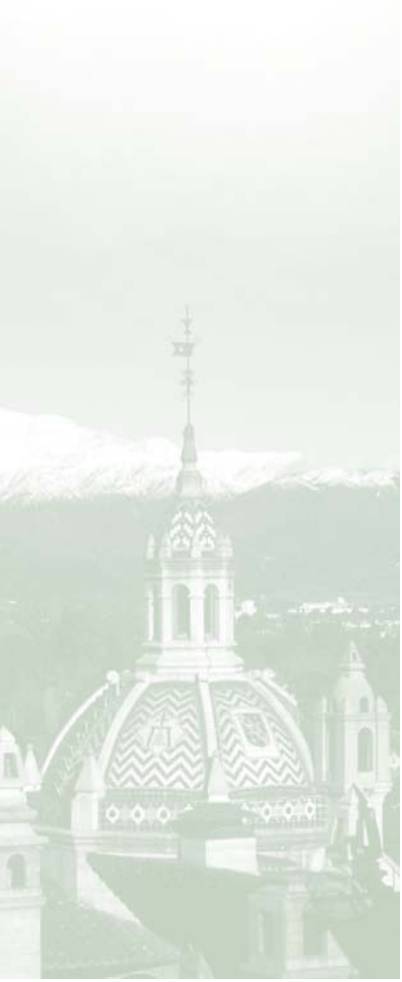
The City of Riverside also approved several thousand single-family residential projects during the 2006–2014 planning period to date. Moreover, several thousand are entitled and not yet built to date. Since the City has had so much single family production since 2006, it would be a monumental task to 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. In 2007, the Riverside RDA acquired and sold a vacant parcel in the Eastside neighborhood to Habitat for Humanity Riverside to build a "green" home affordable to a very low income household. The home is platinum certified under LEED standards. Habitat for Humanity has submitted applications for building an additional 4 single-family homes during the planning period.

- **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. Although still in pre-sale phase, approximately half the homes are for prices affordable to moderate income 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.



- **Mission Terrace.** This 77-unit manufactured home community is slated for the Northside neighborhood. This project will include 3 bedroom and 2-bathroom units of 1,200–1,700 square feet. The prices are anticipated to be modest given its location in a predominantly lower income neighborhood, all three sides of the project front under performing industrial uses, and new PRDs in the immediate area sell for approximately $150,000. Therefore, even with space leases, the project is considered to sell at lower prices than PRDs and thus be affordable to low 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 feet 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. When completed, the project will be 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 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.

To predict the affordability of new residential projects that are approved or entitled but not yet built, the City compiled the prior history of the prices of homes sold during the last six years. As shown in Table H-44, the affordability distribution of the new single-family homes are: 1% lower income units, 5% moderate income units, and 94% above moderate income units. The price points provided in Table H-14 (Ownership Housing Affordability) earlier in this report are based on the number of bedrooms and household size.

The analysis assumed that historical affordability patterns of first sales prices are an accurate prediction for the future. This carries with it several assumptions: 1) the bedroom mix is the same today as in 2006; 2) price levels are generally the same today as in 2006; and 3) household income and housing costs will change at the same rate. However, as demonstrated earlier, new homes are selling for one-half the price sold between 2006-2010, regardless of location or size. Even new homes built by Standard Pacific or in the highly amenitized Riverwalk Vista PRD are being sold at moderate income prices.

Because of this trend, housing prices and affordability in the future (2012 and on) will likely trend to moderate income households. Nonetheless, the projects will be counted at predominantly above moderate income levels until they are actually sold. At that point, it will be possible to determine their actual price and whether the unit was sold at low, moderate, or above moderate income prices.

The following table shows all the single-family residential projects proposed in Riverside and the actual or expected sales prices.

TABLE H-44
SINGLE-FAMILY HOMES SINCE 2006

Single-family Projects	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod.	
Built Since 2006[1]					
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
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**
Murguia (PM-34656)	0	0	0	4	**4**
Nicolaisen & Sons (TM-29296)	0	0	0	8	**8**
NL Tavaglione (TM-31584) NL Tavaglione (TM-32713)	0	0	0	18	**18**
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**

TABLE H-44
SINGLE-FAMILY HOMES SINCE 2006

Single-family Projects	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod.	
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**
Subtotal	4	19	94	1,681	1,798
Planned/Entitled[2]					
La Sierra/La Sierra Acres					
Olivera Homes (TM-30255)	-	-	-	-	**9**
Gonzales Homes (PM-31482)	-	-	-	-	**3**
Danbo Homes (PM-34425)	-	-	-	-	**1**
Said Homes TM-32037)	-	-	-	-	**12**
Lookout Terrace (TM-33355)	-	-	-	-	**9**
Richer Homes (TM-31482)	-	-	-	-	**2**
Summers (TM-35522)	-	-	-	-	**12**
Meza (TM-32202)	-	-	-	-	**5**
Dang (PM-35331)	-	-	-	-	**3**
O'Malley (PM-35321)	-	-	-	-	**3**
Stevens (TM-32741)	-	-	-	-	**13**
Zapata Real Estate (PM-35492)	-	-	-	-	**1**
Serrato Services (TM-33699)	-	-	-	-	**5**
Vista Homes (PM-31777)	-	-	-	-	**2**
Corral (PM-30936)	-	-	-	-	**1**

TABLE H-44
SINGLE-FAMILY HOMES SINCE 2006

Single-family Projects	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod.	
Younis (TM-33705)	-	-	-	-	**10**
Huizar (TM-34794)	-	-	-	-	**2**
Amling (PM-34758)	-	-	-	-	**1**
Murguia (PM-33679)	-	-	-	-	**1**
Andrews (PM-35041)	-	-	-	-	**4**
CSL (TM-32476)	-	-	-	-	**31**
Sierra Company (TM-32540)	-	-	-	-	**7**
Rosales (TM-32948)	-	-	-	-	**8**
Sake Engineers (TM-33158)	-	-	-	-	**12**
Allesandro Heights/Arlington Heights					
Alderete Homes (PM-33665)	-	-	-	-	**2**
Edmond (PM-35404)	-	-	-	-	**3**
Prenda Estates (TM-31799)	-	-	-	-	**7**
Overlook Park Assoc (TM-31859)	-	-	-	-	**12**
Talcey Terrace Part. (TM-32042)	-	-	-	-	**8**
EGL Assoc. Homes (TM-29606)	-	-	-	-	**33**
Kennlake Co Homes (TM-31502)	-	-	-	-	**13**
Gong (TM-34583)	-	-	-	-	**3**
Bradley Estates (TM-34881)	-	-	-	-	**9**
Flores Homes (PM-33718)	-	-	-	-	**2**
Doan Homes (PM-31703)	-	-	-	-	**3**
Alden (PM-35104)	-	-	-	-	**2**
Wilson Land Survey (PM-33387)	-	-	-	-	**3**
Fruciano Homes (TM-34059)	-	-	-	-	**50**
Pulte Homes (TM-32787)	-	-	-	-	**22**
Pulte Homes (TM-33029)	-	-	-	-	**87**
OrangeCrest					
Sheffield Homes (TM-32646)	-	-	-	-	**96**
Brandywine – 1 (TM-33480)	-	-	-	-	**32**
Brandywine – 2 (TM-33481)	-	-	-	-	**25**
Brandywine – 3 (TM-33482)	-	-	-	-	**28**
Pacific Coast Land (TM-32997)	-	-	-	-	**94**
Sheffield Homes (TM-32647)	-	-	-	-	**103**
Shadeghian (PM-34791)	-	-	-	-	**8**
Pacific Coast Land (TM-32302)	-	-	-	-	**17**
Northside, Eastside, Arlanza					

TABLE H-44
SINGLE-FAMILY HOMES SINCE 2006

Single-family Projects	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod.	
Shileh Homes (TM-33550)	-	-	-	-	**8**
Shileh Homes (TM-31825)	-	-	-	-	**7**
Ceja (TM-33126)	-	-	-	-	**5**
Berzansky Homes (TM-33506)	-	-	-	-	**20**
Adams (TM-34908)	-	-	-	-	**14**
Holtsclaw Homes (PM-34657)	-	-	-	-	**2**
Zitt Homes (PM-34239)	-	-	-	-	**1**
Cruz (PM-34366)	-	-	-	-	**3**
Torres (PM-31085)	-	-	-	-	**2**
Watson (TM-35455)	-	-	-	-	**6**
Friends of Riv. Airport (TM-31541)	-	-	-	-	**58**
Friends of Riv. Airport (TM-28987)	-	-	-	-	**109**
Friends of Riv. Airport (TM-31542)	-	-	-	-	**27**
Ayora (PM-35554)	-	-	-	-	**2**
Salgado (PM-34224)	-	-	-	-	**1**
Zapata (PM-35372)	-	-	-	-	**1**
Juarez Homes (PM-35185)	-	-	-	-	**1**
Arlington					
Aguilar Homes (PM-34589)	-	-	-	-	**3**
Andaya (PM-34650)	-	-	-	-	**4**
Aguirre Associates (PM-31286)	-	-	-	-	**3**
Corselli (PM-35068)	-	-	-	-	**2**
Korson (TM-35695)	-	-	-	-	**8**
MRZ Investment (PM-34967)	-	-	-	-	**1**
Rogers (PM-34823)	-	-	-	-	**1**
Vargas (PM-35145)	-	-	-	-	**1**
All Other Neighborhoods					
Bergum@Canyon Crest (TM-35388)	-	-	-	-	**5**
Alarcon Homes (PM-35147)	-	-	-	-	**1**
Borcsa (TM-34811)	-	-	-	-	**4**
Chavez Homes (PM-34629)	-	-	-	-	**1**
Dee (PM-34631)	-	-	-	-	**3**
Duarte (PM-35327)	-	-	-	-	**1**
First Baptist Church (PM-35376)	-	-	-	-	**1**
Green (PM-35412)	-	-	-	-	**2**
Harper (PM-34345)	-	-	-	-	**8**

TABLE H-44
SINGLE-FAMILY HOMES SINCE 2006

Single-family Projects	Affordability Levels				Total
	Very Low	Low	Mod.	Above Mod.	
Herrera (PM-33478, PM-35055)	-	-	-	-	**3**
Karger (TM-34236)	-	-	-	-	**7**
Kashefi (TM-32606)	-	-	-	-	**7**
Nitao Homes (PM-35341)	-	-	-	-	**1**
Patterson (TM-31722)	-	-	-	-	**5**
Philadelphia Housing (PM-35132)	-	-	-	-	**3**
Rancho La Sierra (TM-28632)	-	-	-	-	**173**
Ross Homes (TM-34167)	-	-	-	-	**8**
Subtotal	-	-	-	-	
Projects Credited Toward RHNA					
Built Since 2006	4	19	94	1,681	1,798
Affordability Distribution		1%	5%	94%	
Planned/or Entitled	3	15	74	1,327	1,419
Mission Terrace MHP (TM-28453)	-	77	-	-	77
TOTAL	7	111	168	3,008	3,294

Source: City Planning Division, 2011.

Notes:

1. Built and finalized residential projects. 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. Projects that have pulled building permits or are under construction are also included in this category.
2. Planned/entitled residential projects. Affordability of units is based on many factors, including the funding sources secured, approved development agreements, and/or discussions with property owners. The affordability is also based on City staff assessment of the project's location, amenities, density, and prevailing price of similar projects.

* Projects that are under construction or planned but have approved affordability agreements and/or city participation in some form that guarantees affordability to specific income groups.

STUDENT HOUSING

Discussed earlier in this technical report, the City of Riverside is known for its four major universities that collectively enroll more than 30,000 students (approximately one in every ten residents). The UC Riverside, CalBaptist 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.

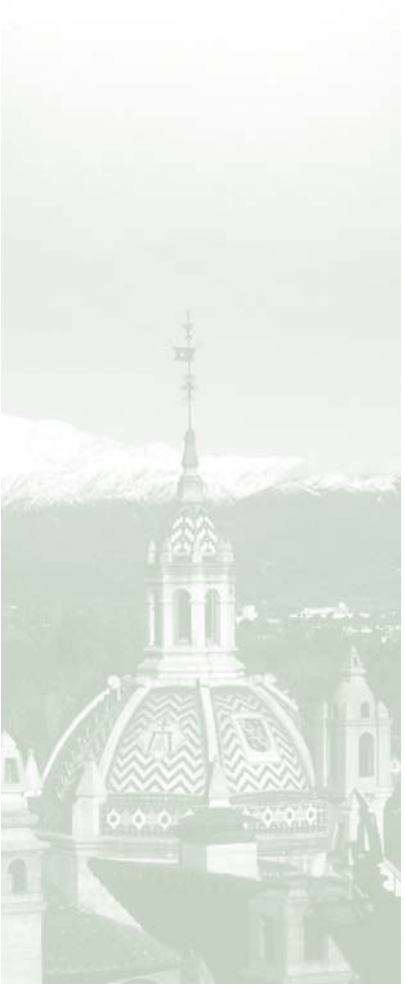
In 2006, the State Legislature recognized that the current regional housing needs process did not account for the impact of universities in a community and therefore unanimously approved AB 2572. This bill requires council of governments (COG) to include the housing needs generated by a university to 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.

The City of Riverside has included the production of student housing as one of its several strategies toward meeting its 2006–2014 RHNA. The rational is quite simple. 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.

It is further recognized that the Census Bureau defines most types of student housing as group quarters rather than independent housing. However, it is equally clear that the definition of a housing unit changes over time. To not allow student housing to be counted toward the RHNA thwarts the intent of the state legislation, is inconsistent with the treatment of other similar uses (SROs) which are counted as housing, and is inconsistent with fair housing law that requires cities to treat "group homes" like residential uses.

Privately Owned Student Apartments

The City of Riverside has experienced significant growth in student enrollment at its renowned universities and colleges. The University of California, Riverside, La Sierra University, and CalBaptist are projecting an increase of more than 9,000 students between 2008 and 2014. The following projects have been built since January 1, 2006, or are expected to be completed by the end of 2014.



- **Sterling University Palms.** Sterling University Palms is a privately owned student apartment project, located near UCR, that was completed in 2007. This 552 bedroom housing 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. The rents are $725 to $825 per person, which is affordable to lower income households.

- **University Village.** University Village is a privately-owned student apartment project located near UCR. Construction was completed in 2006. This 525-bedroom project 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 rent is $1,200 for a one-bedroom unit, $800 for a two-bedroom unit, $800 for a three-bedroom unit, and $700–750 for a four-bedroom unit. The rents are affordable to lower income households, except for the one-bedroom units.

- **Sterling Iowa Apartments.** The City recently approved the new 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 will contain 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 common kitchen, dining room, and living room. The rent will be $1,200 for a one-bedroom unit, $800 for a two-

bedroom unit, $800 for a three-bedroom unit, and $700–$750 for a four-bedroom unit. The rents will be affordable to lower income households, except for one-bedroom units.

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 population, on campus housing falls short of meeting the need. Off-campus private student housing serves to bridge this gap. Since 2006, two privately developed student housing complexes have been built and currently provide housing for 1,123 students. A third entitled project, currently under construction, will provide housing for an additional 635 students, housing a total 1,758 students.

- **Loss of vacant land inventory –** The need for production of off-campus student housing requires the development of sites that might otherwise develop as conventional multiple-family residential at densities affordable to low income residents. When such sites are developed for student housing, this eliminates sites that might otherwise be included the housing element land inventory and counted towards the RHNA.

  Example - In January of 2011, the Planning Commission approved a privately-developed 598-bed student housing complex (Sterling Iowa Apartments) on a vacant 8-acre site. In approving the project, the City recognized the need and demand for the student housing project due to its location close to the UCR campus. With an existing High Density Residential (HDR) General Plan designation, the site was an ideal site for apartments that could, with rezoning, yield at least 200 units of housing affordable to low income families. Because this site has an entitled student housing project, it is now unavailable to be included on the City's land inventory. However, if student housing units are not counted towards the RHNA, the result is exactly twofold: 1) the City cannot count student housing units toward the RHNA and 2) the City loses an ideal land inventory site for family apartments that could otherwise be credited towards the RHNA.

University of California, Riverside

The University of California at Riverside is pursuing an aggressive campaign to increase its inventory of housing. The major projects built or planned for construction by 2014 are:

Land Use Concept for West Skye

- **West Skye Family Housing.** UCR is planning the construction of 500 housing units reserved for families and children in the West Skye neighborhood. UCR's model for family housing is to provide a comprehensive neighborhood setting that addresses the conveniences and needs of family living, including housing, child care, and park and recreation amenities. The West Skye project was originally slated for construction in 2012. However, due to changes in the regional economy and location of the new UCR Medical School, all west campus projects are currently on-hold.

- **Summer Ridge (Greenoc) Apartments**. In 2009, UCR spent $19.4 million to acquire the 136-unit Summer Ridge Apartments located at 950 West Linden. Due to its location near the University, college students had previously occupied this apartment complex. However, as part of the purchase, the University will change the occupancy to restrict all new occupancies to students and their families living with them. One bedroom units are priced at $1,030 per unit; two bedroom units are priced at $630 per unit. For double-occupancy units, fees are one half the single-occupancy rate.

GlenMor1, UCR

- **GlenMor 1 and 2.** UCR built the 504-unit Glen Mor 1 project in 2007. A continued demand for on-campus apartment-style housing led UCR to plan the 818-bed Glen Mor 2, which will be similar in apartment unit type. Glen Mor 2 is currently in the EIR stage and is scheduled for occupancy in Fall 2013. Both sites are located north of Big Springs Road, west of Valencia Hill Drive, and south of a natural arroyo. Glenmor2 offers 296 4-bed quads, 58 2-bed duals, 18 one beds, and 6 master suites. Housing costs, which include meals, is $1,031 per month and is affordable to low income students.

- **Dundee Residence Hall**. In March 2009, UCR issued a request for proposal to solicit design and construction bids to build the 600-room Dundee Residence Hall on east campus. This residence hall will accommodate up to 1,200 students. The project is configured for 62 one-bedroom and 299 four-bedroom units. As a planned project the housing costs have not been finaled for the Dundee Residence Hall; however, in keeping with UCR housing policy and comparative units, rents will be affordable to low income students.

Table H-45 is a summary of each product built, approved, or planned for by 2014. The affordability of each unit is based on actual rents, HCD household income limits, and discussions with university staff.

TABLE H-45
STUDENT HOUSING PRODUCTION

Projects	Affordability Levels for Students				Total
	Very Low	Low	Mod	Above Mod	
Built Projects					
Sterling University Palms	0	585	0	0	585
University Village Towers	0	502	21	0	523
UCR: GlenMor1	0	504	0	0	504
UCR Faculty Housing*	0	0	0	0	0
Subtotal	**0**	**1,591**	**21**	**0**	**1,612**
Planned Projects					
Sterling Iowa	0	558	40	0	598
UCR Family Housing	0	400	0	0	400
UCR: GlenMor2	0	818	0	0	818
UCR: Dundee Hall	0	600	0	0	600
West Skye Housing[1]	0	500	0	0	500
Subtotal	**0**	**2,876**	**40**	**0**	**2,916**
Purchased/Acquired Projects					
Summer Ridge[2]	0	208	0	0	208
FallKirk Apartments[2]	0	400	0	0	400
Royal Rose[2] / Royal Garden[2]	0	381	0	0	381
Subtotal	**0**	**989**	**0**	**0**	**989**
Total Built, Planned, and Purchased					
Built	**0**	**1,591**	**21**	**0**	**1,612**
Planned	0	2,876	40	0	2,916
Purchased/Acquired	0	989	0	0	989
Total	**0**	**5,456**	**61**	**0**	**5,517**

Source: City records, 2009; University of California Riverside Strategic Plan for Housing, 2008.
Notes:
1. Highlighted projects will not be built until after 2014 and thus are not counted toward the RHNA
2. Highlighted projects were acquired/purchased units and thus are not credited toward the RHNA

* Project is credited under the Planned Residential Development list

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, the City has approved the construction of just under 9,000 units, not including thousands of student housing units which collectively exceed the City's RHNA goals at all affordability levels.

However, HCD has informed the City that student housing cannot be credited toward the RHNA pursuant to their letter of November 19, 2010. Therefore, the City of Riverside has an unmet need for approximately 3,051 housing units to be accommodated by 2014. Table H-46 summarizes all the housing production totals that are credited by income and affordability level to the 2006–2014 RHNA.

TABLE H-46
RHNA PRODUCTION CREDIT SUMMARY

Housing Category	Affordability Levels				Total
	Very Low	Low	Mod	Above Mod	
Housing Credits					
Senior Housing	245	705	295	1	1,246
Apartments	116	107	1,115	11	1,349
Condominiums	0	18	461	532	1,011
Planned Residential	0	24	736	1,190	1,950
2nd Units/Guest Quarters	165	4	44	0	213
Single Family	7	111	168	3,008	3,294
Student Housing	0	5,456	61	0	5,517
Total Housing Credits	**533**	**6,425**	**2,880**	**4,742**	**14,580**
Progress toward the RHNA (if student housing is included)					
2006–2014 RHNA	2,687	1,866	2,099	4,728	11,381
Total Housing Production	533	6,425	2,880	4,742	14,580
RHNA Deficit	**2,154**	**–4,559**	**–781**	**-14**	**-3,199**
Progress toward the RHNA (if student housing is excluded)					
2006–2014 RHNA	2,687	1,866	2,099	4,728	11,381
Total Housing Production	533	969	2,819	4,742	9,063
RHNA Deficit	**2,154**	**897**	**0**	**0**	**3,051**

Source: City of Riverside, 2011.

Available Land For Housing

This section provides a discussion of the primary areas projected for growth within Riverside to address the deficit of lower income units. The section includes an inventory of sites, adequacy analyses, parcel-specific table of sites, map of each site, and a description of regulatory incentives to encourage residential development.

OVERVIEW

The City of Riverside General Plan 2025 embraces the philosophy of smart growth to guide the future development of the community. The Land Use and Urban Design Element focuses development in more urbanized areas and along major corridors rather than spreading growth to urban fringes. This approach reduces urban sprawl, preserves open space, better utilizes existing infrastructure, and protects the established character of neighborhoods.

The 2006–2014 Housing Element also promotes smart growth by focusing residential growth along corridors and in established Specific Plans. One example is the "L" Corridor. Magnolia Avenue, Market Street, and University Avenue compose Riverside's major transit corridor, or "L" Corridor, to reflect its shape. Spanning the length of the City, the "L" Corridor's length and abundance of current and potential activity centers make it a prime location for housing, commercial uses, and advanced public transportation. The "L" Corridor includes the La Sierra and Downtown Metrolink stations.

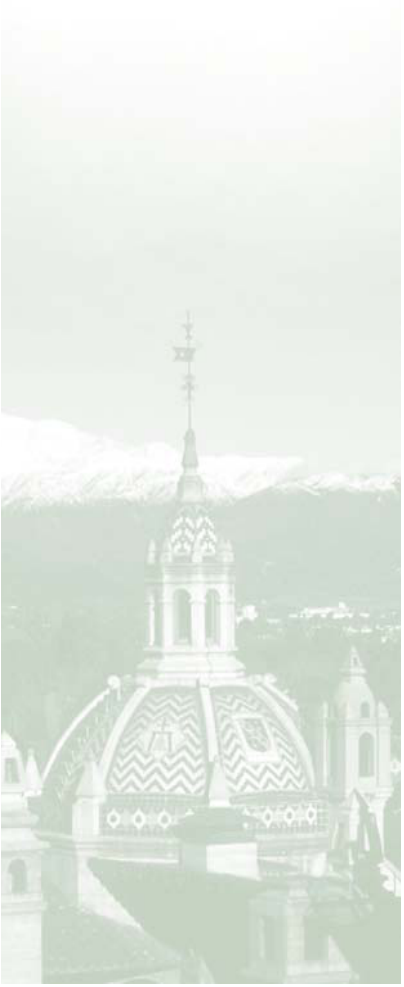
The City's housing strategies are supported by key policies in the Land Use and Urban Design Element, including:

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

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 multiple vacant or underutilized sites could be assembled, and places where housing fit the urban design framework for the respective district. Figure H-4 on the following page maps the location of housing sites.

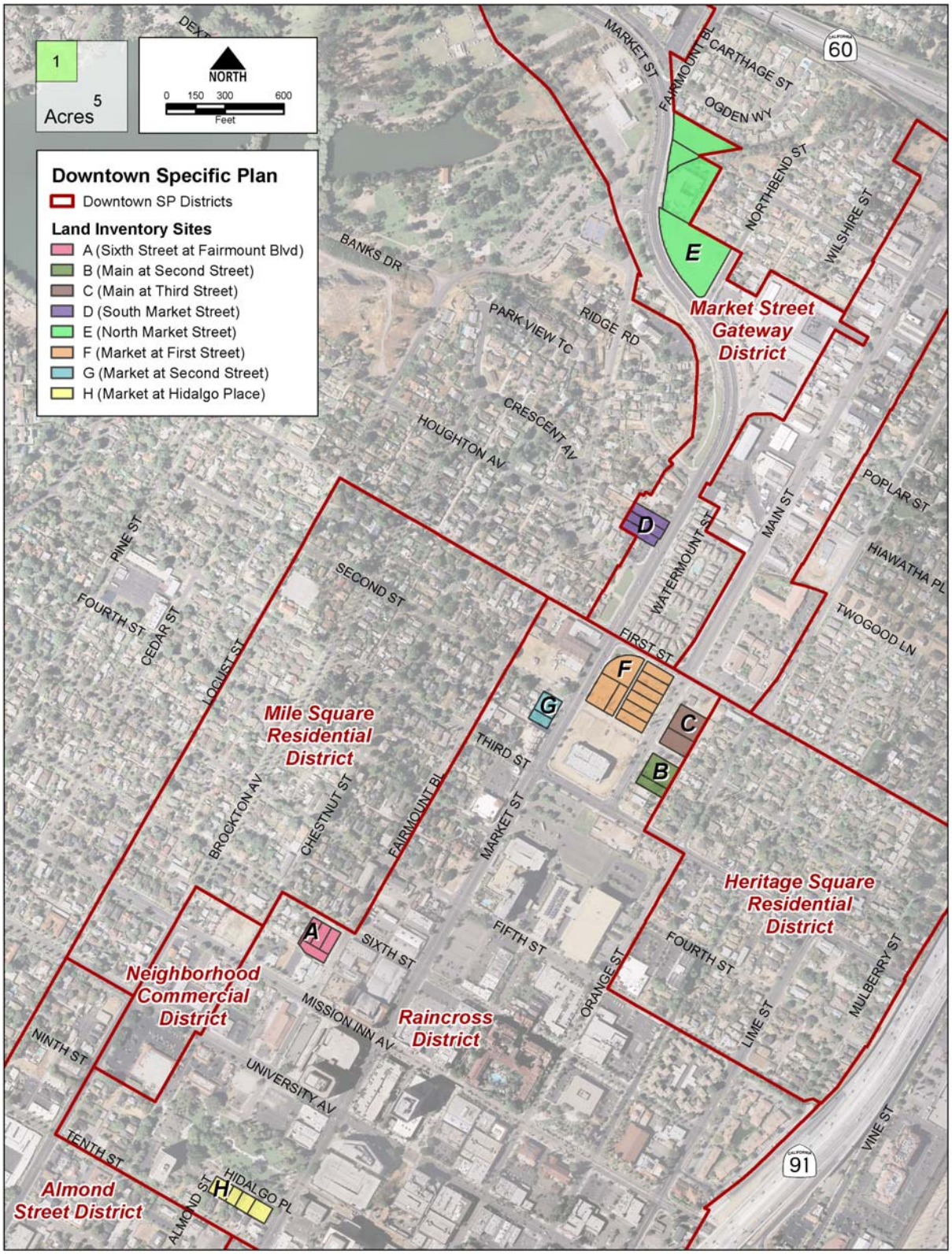


FIGURE H-4 DOWNTOWN SPECIFIC PLAN HOUSING OPPORTUNITY SITES

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 vacant 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 vacant 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 vacant 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 vacant and ready for immediate development. These sites could accommodate up to 12 units.
- **Group E**. This consists of four vacant parcels totaling 4.6 acres. All the sites are individually owned; however, several sites are large enough for single projects. These vacant 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 vacant 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 vacant; 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.
- **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 vacant and the one non-vacant site, a home that has been converted to several units, appears to be a nonconforming use. This site could accommodate 28 units.

TABLE H-47
DOWNTOWN SPECIFIC PLAN SITES

Map ID	Assessors 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	Vacant	D	0.16	40	4.5
2	214212013	DSP-RC	No Change	I	Vacant	D	0.16	40	4.5
3	214212012	DSP-RC	No Change	I	Vacant	D	0.16	40	4.5
4	214212014	DSP-RC	No Change	J	Vacant	D	0.17	40	4.8
Group B (Main @ 2nd) and Group C (Main @ 3rd)									
5	213081002	DSP-RC	No Change	RDA	Vacant	D	0.18	40	5.0
6	213081001	DSP-RC	No Change	RDA	Vacant	D	0.45	40	12.6
7	213031005	DSP-RC	No Change	RDA	Vacant	D	0.27	40	7.6
8	213031004	DSP-RC	No Change	RDA	Vacant	D	0.49	40	13.7
Group D (South Market)									
9	209193015	DSP-MSG	No Change	F	Vacant	D	0.23	25	4.0
10	209193003	DSP-MSG	No Change	F	Vacant	D	0.23	25	4.0
11	209193014	DSP-MSG	No Change	F	Vacant	D	0.22	25	4.0
Group E (North Market)									
12	209161009	DSP-MSG	No Change	E	Vacant	D	2.00	25	35
13	209101001	DSP-MSG	No Change	B	Vacant	D	1.42	25	25
14	209101040	DSP-MSG	No Change	D	Vacant	D	0.31	25	5
15	209101034	DSP-MSG	No Change	C	Vacant	D	0.85	25	15
Group F (Market @ 1st & Main) and Group G (Market @ 2nd)									
16	213022009	DSP-RC	No Change	RDA	Vacant	D	0.50	40	14.0
17	213022001	DSP-RC	No Change	RDA	Vacant	D	0.20	40	5.6
18	213022011	DSP-RC	No Change	H	Vacant	D	0.19	40	5.3
19	213022012	DSP-RC	No Change	RDA	Vacant	D	0.40	40	11.2
20	213022002	DSP-RC	No Change	H	Vacant	D	0.20	40	5.6
21	213022003	DSP-RC	No Change	H	Vacant	D	0.20	40	5.6
22	213022004	DSP-RC	No Change	RDA	Vacant	D	0.20	40	5.6
23	213022005	DSP-RC	No Change	RDA	Vacant	D	0.20	40	5.6
24	213022010	DSP-RC	No Change	RDA	Vacant	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	Vacant 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**

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.

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 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.

MARKETPLACE SPECIFIC PLAN

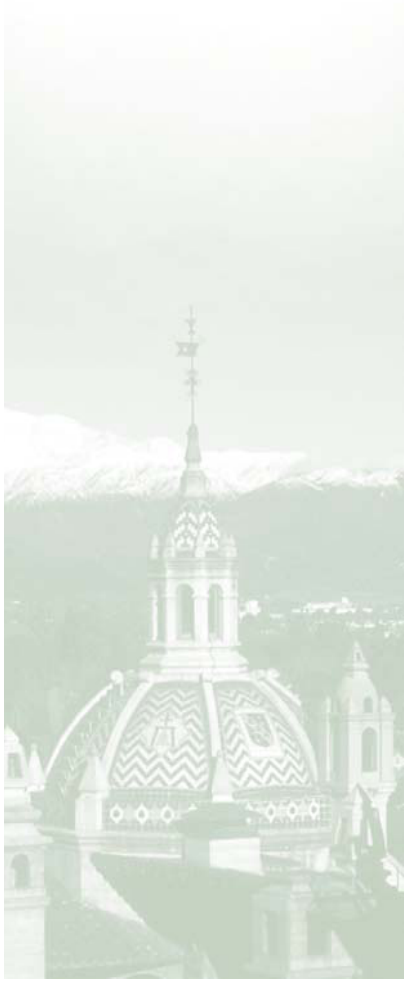
The Marketplace Specific Plan is located generally adjacent to the SR-91 near downtown Riverside. The Marketplace provides office, shopping, and entertainment uses that serve local residents and a wider geographic area. This 200-acre site is just southeast of the downtown and northwest of the UC Riverside campus. The Riverside Freeway (SR-91) separates the site from the Downtown. University Avenue is the primary connection between the Riverside Downtown, the project site, and UCR.

The Downtown Metrolink site, a key site within the specific plan, has significant potential to transition from underutilized vacant industrial uses to a vibrant transit-oriented project that anchors the area. The Riverside County Transportation Commission (RCTC) and Metrolink support transit-oriented development at the site. RCTC has also indicated that the industrial and manufacturing buildings still in use are underutilized, contain marginal nonperforming uses, and are ripe for redevelopment to more productive uses.

The City is currently updating the Marketplace Specific Plan. The specific plan update is funded by an American Recovery and Reinvestment Act (ARRA) grant. The ARRA grant requires the plan to incorporate mixed-use development and capitalize upon transit oriented development opportunities. The objective is to introduce a mix of complementary land uses that will capitalize on the area's development potential while simultaneously providing sensitive transitions to the Eastside Neighborhood. These land uses will economically and functionally revitalize the plan area. The update will create a mix of land uses, employment, and lifestyle opportunities. Opportunities to re-use historic buildings that reflect key eras (e.g., such s the citrus industry) will also be explored.

The Marketplace Specific Plan will create and enhance pedestrian, automobile, and other alternative connections to the surrounding neighborhoods. Likewise, mass transportation alternatives will be encouraged through development of the transit station. Existing truck traffic from industrial uses will be reduced with redevelopment plans. With a burgeoning Downtown just west, the Marketplace Specific Plan offers a complementary addition to Downtown Riverside.

Figure H-5 and Table H-48 show the project's development potential.



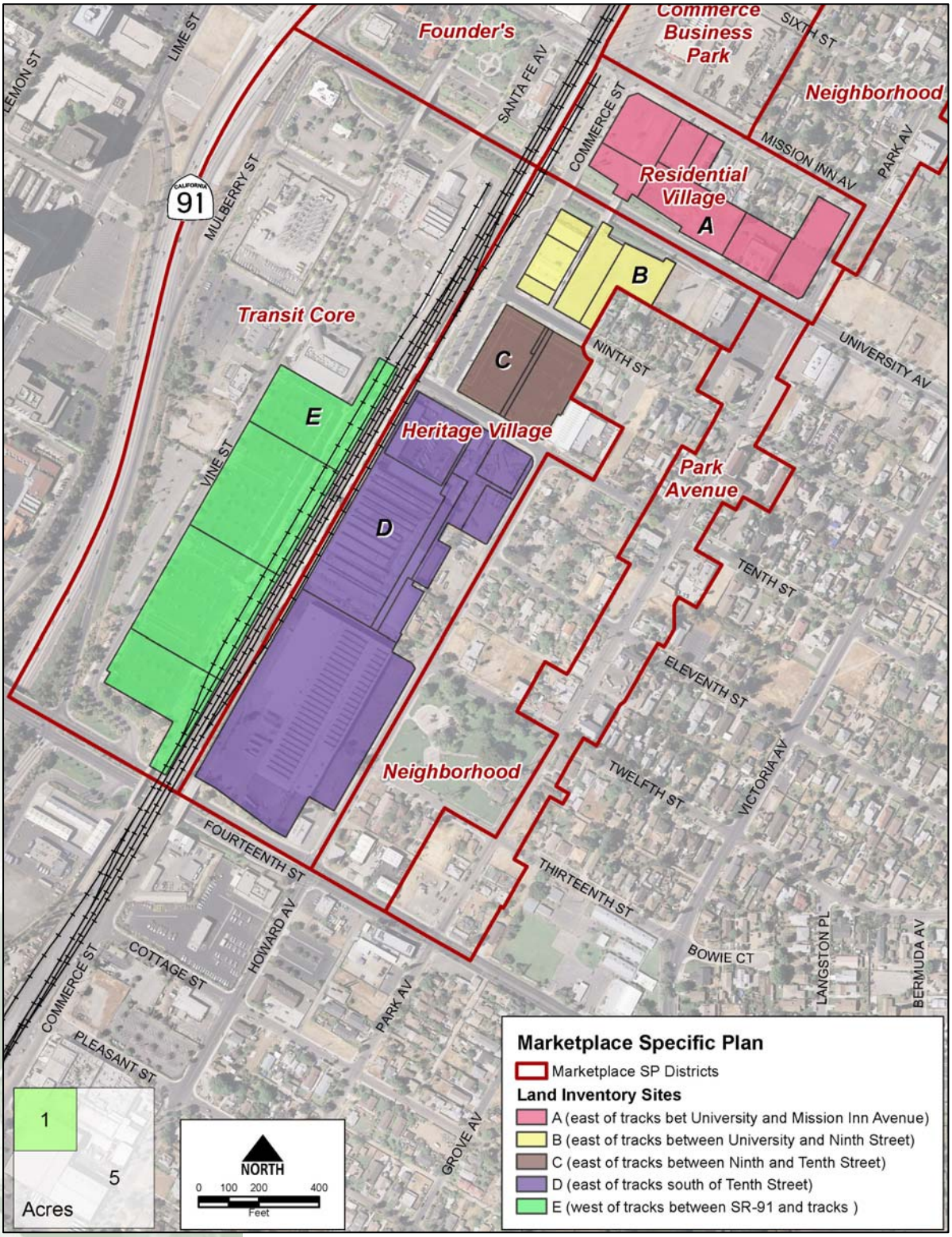


FIGURE H-5 MARKETPLACE SPECIFIC PLAN HOUSING OPPORTUNITY SITES

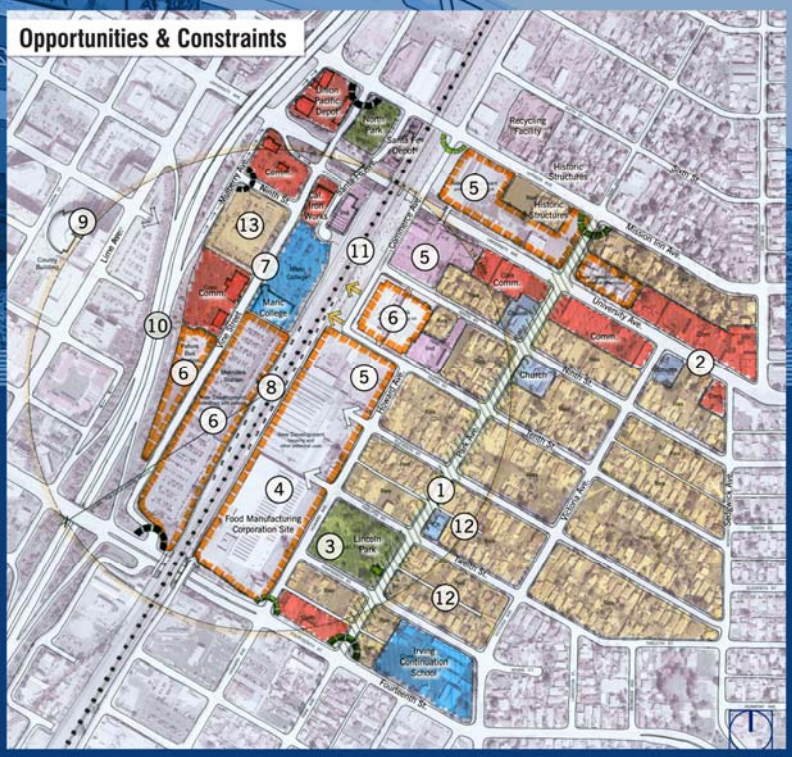
DOWNTOWN RIVERSIDE
Transit Village
A Vision Concept for the Downtown Riverside Transit Station

COMPASS BLUEPRINT
new directions for growth

Areas of Opportunity

The following items have been identified as areas of opportunity in creating a transit village. Each number below corresponds to that number in the exhibit to the left.

1. Park Avenue: Primary vehicular and pedestrian corridor with a mix of uses.
2. University Avenue: Major thoroughfare connecting Downtown to UC Riverside.
3. Lincoln Park: Place for community recreation and gathering.
4. Food Manufacturing Corporation Site: Large underutilized parcel adjacent to Metrolink station.
5. Former Industrial Parcels: Shuttered or vacant parcels located near Metrolink station.
6. Park and Ride Lots: Multiple surface parking lots adjacent to Metrolink station.
7. Vine Street: Primary access road to Metrolink station with historic buildings, restaurants and businesses.
8. Metrolink Station: Provides access to jobs and recreational opportunities throughout southern California.
9. Downtown Riverside: Riverside County seat offering business, entertainment and cultural opportunities.
10. CA-91: Severs ties to downtown Riverside.
11. Santa Fe Railroad: Severs pedestrian and vehicular connection between Marketplace area and Eastside community.
12. Unmaintained Alleys: Presents safety concerns.
13. SCE Substation: Long stretch of blank wall along Vine Street.



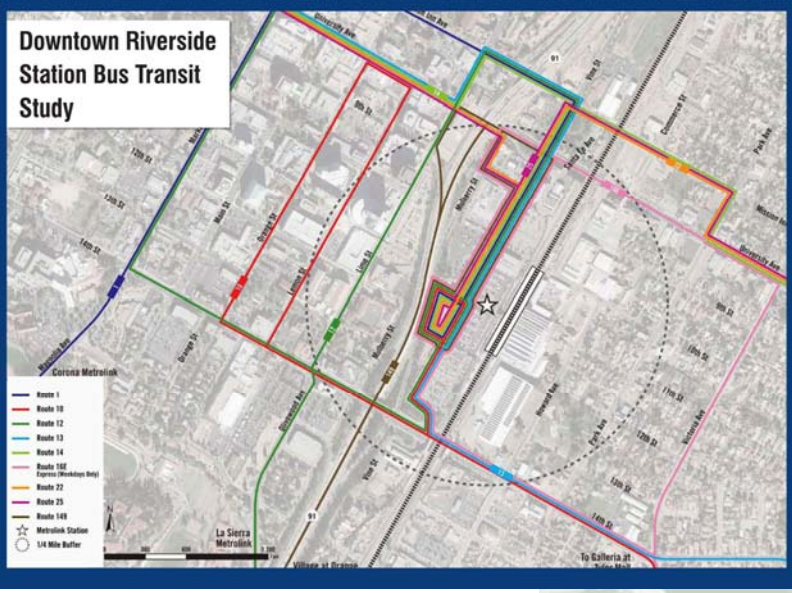


FIGURE H-6 DOWNTOWN TRANSIT STATION

Site Adequacy Analysis

The 28 parcels vary in size, with all but one (based on ownership) exceeding the minimum required size for development as a mixed-use project. The parcels are categorized into groups based on position relative to the train tracks and ownership:

- **Group A, Residential Village.** This 4.0-acre site could yield 84 units. Six adjacent parcels totaling 4 acres are owned by one owner. The fact that 85% of that owner's properties are vacant suggest that the one commercial use is marginal given the value of the six parcels if combined into a singular project. The remaining parcel in this group is also vacant.

- **Group B, Heritage Village.** This 2.3-acre site could yield 49 units. The site consists of two vacant parcels, under different ownership, and one vacated industrial building. The former site is home to marginal industrial uses, which are housed in aging buildings with significant deferred maintenance. Two parcels are completely vacant and immediately developable.

- **Group C, Heritage Village.** This 2.7-acre site could yield 57 units. The site consists of four completely vacant parcels. This site is entirely owned by only one property owner and could be easily consolidated and redeveloped immediately into mixed uses without further action.

- **Group D, Heritage Village.** This 13.6-acre site could support 287 units. This property has only two owners. The first owns one large vacant parcel of approximately 6.7 acres. The second owns the remaining six parcels, of which half are completely vacant and the remainder house marginal uses in older buildings with significant deferred maintenance.

- **Group E, Transit Core.** This 10-acre site could accommodate 423 units. This site consists of four wholly adjacent parcels that are owned by one entity—the RCTC. The site is currently vacant and used as surface parking at this present time. The surface parking would eventually be replaced.

These parcels will be rezoned to Mixed-Use Urban (MU-U) that could allow 30 to 60 units per acre. This analysis assumes 30 units per acre, except for 60 units per acre in the most intense part of the transit village project, and 70% ratio of residential to nonresidential uses throughout the project. This assumption is consistent with recent mixed-use projects like the M'Sole project (64% residential square footage) and Fox Plaza (85% residential square footage.

TABLE H-48
MARKETPLACE SPECIFIC PLAN SITES

Map ID	Assessors Parcel No.	General Plan/Zoning		Existing Use	Own	RDA[1]	Acres	Assumed Density [2]	Potential Units [3]
		Existing	Proposed						
Group A (east of tracks between University and Mission Inn)									
31	211121033	I / I	MU-U/ MU-U	Vacant	A	U	0.37	30	7.8
32	211121032	I / I		Vacant	A	U	0.64	30	13.4
33	211121024	I / I		Vacant	B	U	.37	30	7.8
34	211121002	I / I		Vacant	A	U	0.21	30	4.4
35	211121020	I / I		Vacant	A	U	1.16	30	24.4
36	211121013	I / I		Marginal Com.	A	U	0.66	30	13.9
37	211121029	I / I		Vacant	A	U	0.94	30	19.7
Group B (east of tracks between University and 9thStreet)									
38	211122003	I / I	MU-U/ MU-U	Vacated Mfgr/Indust	C	U	0.13	30	2.7
39	211122002	I / I			C	U	0.38	30	8.0
40	211122001	I / I			C	U	0.26	30	5.5
41	211122022	I / I	MU-U/ MU-U	Vacant	D	U	0.73	30	15.3
42	211122004	I / I		Vacant	D	U	0.82	30	17.2
Group C (east of tracks between 9th and 10th Street)									
43	211191026	I / I	MU-U/ MU-U	Vacant	E	U	1.14	30	23.9
44	211191031	I / I		Vacant	E	U	0.03	30	6.3
45	211191030	I / I		Vacant	E	U	0.12	30	2.5
46	211191033	I / I		Vacant	E	U	1.13	30	23.7
Group D (east of tracks south of 10th Street)									
47	211231024	I / I	MU-U/ MU-U	Vacated	G	U	6.68	30	140.3
48	211201039	I / I		Vacated	H	U	3.26	30	68.5
49	211201006	I / I		Mfgr/Indust	H	U	0.54	30	11.3
50	211201026	I / I		Mfgr/Indust	H	U	0.30	30	6.3
51	211201007	I / I		Vacant	H	U	0.86	30	18.1
52	211201037	I / I		Vacant	H	U	0.40	30	8.4
53	211201004	I / I		Mfgr/Indust	H	U	1.18	30	24.8
54	211201008	I / I		Vacant	H	U	0.44	30	9.2
Group E (west of tracks between SR-91 and tracks)									
55	215360012	C / CR	MU-U/ MU-U	Metrolink Prkg	RCTC	U	1.82	60	76.4
56	215350019	C / CR		Metrolink Prkg	RCTC	U	3.12	60	131.0
57	215342016	C / CR		Metrolink Stat.	RCTC	U	3.16	60	132.7
58	215153009	C / CR		Metrolink Prkg	RCTC	U	1.98	60	83.2
						Total Potential of Sites	32.7	—	907

Source: City of Riverside and The Planning Center, 2012.
1. Located in a RDA until January 31, 2012
2. Density indicated reflects the proposed zoning category and is based on previous development constructed within the past 5 years.
3. Assumes an average 70% ratio of residential to nonresidential for the Downtown Specific Plan.

Feasibility of Development

The Marketplace Specific Plan is considered ripe for redevelopment. RCTC and Metrolink have indicated a strong desire to partner with developers to redevelop the Metrolink Station with a mix of housing, commercial, and parking uses. When complete, this signature project will anchor the eastside of Downtown, provide a transit hub for the City, and extend the revitalization process toward the Eastside.

The site's defining characteristics are summarized 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 numerous infrastructure and public service projects just west of the site in the Riverside Downtown area. The City continues to work with the RTA and RCTC to promote the intensification and redevelopment of the station area.

- **Redevelopment Project Area.** Up until January 31, 2012, the Marketplace was in the University Corridor RDA project area. The RDA had the ability to dedicate and leverage tax increment funds for infrastructure and housing. Moreover, the City RDA could require a portion be set aside as affordable housing units. Finally, potential incentives include the use of RCTC-owned land and easements in return for affordable housing. Even without RDA authority, public and private entities are well positioned to work together to redevelop the site.

- **Lot Size/Consolidation.** Most of the sites in the proposed project (organized by ownership) are large enough to accommodate residential and/or mixed-use projects without the need for consolidation. Moreover, since governmental entities own many of the sites, there is a greater ability to acquire adjacent sites needed for a development project. Therefore, lot size is not a constraint to the ability of the City to assemble parcels needed to develop this site nor private entities to initiate the assemblage of parcels.

- **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 will allow densities of 30 to 60 units per acre and will meet or exceed the minimum standard in state law.

- **Zoning and Permitting.** The City is updating the Marketplace Specific Plan, funded by an American Recovery and Reinvestment Act (ARRA) grant. Adoption of the specific plan is anticipated in May 2012. The update to the specific plan will encourage mixed-use development and capitalize upon transit oriented development opportunities. The Marketplace Specific Plan will follow the same format as the Downtown Specific Plan, in that the zoning will refer to specific plan districts and within districts, mixed use will be an allowed use with maximum densities established for each district. Mixed use will be a by-right use in the Transit Core, Residential Village and Heritage Village Districts identified in Figure H-5 and which include sites identified in Table H-46. No other discretionary action beyond design review will be required.

Urban Land Institute TOD Marketplace Program

The Orange County/Inland Empire Urban Land Institute (ULI) conducted a year-long TOD Marketplace program to provide the opportunity for developers and city planners to meet informally with each other to better understand what cities are looking for and what developers need, in practical terms, to make TOD projects feasible. As part of the TOD Marketplace Program, the ULI, in coordination with various agencies formed Technical Assistance Panels (TAP's), teams of experts from the private and nonprofit sectors, to tour targeted TOD sites, evaluate the feasibility of existing city plans, and present their recommendations to increase private sector investment.

In the City of Riverside, the TAP focused on an a area within the Marketplace Specific Plan that included the Food Machine Corporation (FMC) complex and surrounding sites which are adjacent to the Riverside Downtown Metrolink Station. The panel and other ULI members toured the Downtown station and surrounding sites and heard from City officials and transit staff. Through extensive interactive discussions a vision was developed. With a vision in place, the TAP identified several critical components most essential to moving forward, as well as challenges, barriers, and key players. The TAP concurred that TOD could provide impetus for redevelopment and made six recommendations to the City to maximize the benefit of TOD. Many of those recommendations will be incorporated into the update of the Marketplace Specific Plan.

OTHER INFILL WITHIN SPECIFIC PLANS

The City of Riverside has identified 16 parcels within specific plan areas that will benefit from multiple-family housing opportunities and the economic activity that will be generated from such uses. Sites in these three specific plans met several criteria for inclusion. The parcels are categorized into groups based on location as follows:

- **Orangecrest Specific Plan.** Two vacant 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, particularly if the state density bonus is requested by the developer. Each site could accommodate more than 50 units.

- **Magnolia Avenue Specific Plan.** This 25.5-acre area located within the Magnolia Specific Plan comprises 10 parcels, all of which are vacant. Density for the R-3-1500 zone is 20–29 units per acre, so a midpoint density was selected to calculate realistic development capacity. All but two sites could yield 50 units minimum. Taken together, these sites could yield 646 new residential units at densities sufficient to accommodate the lower income RHNA.

- **Hunter Business Park Specific Plan.** The Specific Plan has two vacant parcels totaling 7.5 acres under the same ownership. Density allowed for the R-3-1500 zone is 20–29 units per acre, so a midpoint was used to calculate realistic capacity. Each housing site could accommodate more than 50 units. Taken together, these two sites could yield 188 new residential units (mixed use not allowed) at densities sufficient to accommodate the lower income RHNA.

- **University Avenue Specific Plan.** This group consists of two vacant sites under the same ownership that total 3.5 acres. Density allowed is 20–29 units per acre, so a midpoint is used to calculate realistic development capacity. Each housing site could accommodate more than 30 units. Taken together, these two sites could yield 98 new units at densities sufficient to accommodate the lower income RHNA.

Taken together, the 16 infill sites totaling 50 acres will accommodate 1,274 new units based on realistic midpoint densities allowed. Table H-49 and Figure H-7 display and describe the housing sites in detail.

TABLE H-49
OTHER INFILL SPECIFIC PLAN SITES

Map ID	APN	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning	Own	Existing Use	RDA [1,2]	Acres	Assumed Density [3,4]	Potential Units [5]
Orangecrest Specific Plan											
59	266040050	HDR	R-3-1500	—	—	K	Vacant	—	9.7	25	242.5
60	266040034	HDR	R-3-1500	—	—	L	Vacant	—	4.0	25	100.0
Total Potential within Orangecrest Specific Plan									**13.7**	**—**	**342.5**
Magnolia Avenue Specific Plan											
61	227223006	VHDR	R-1-7000	–	R-4	M	Vacant	—	0.96	35	33.6
62	234101051	MUV	CR/NC	HDR	R-3-1500	RDA	Vacant	AR	0.73	25	18.3
63	145260011	C	O	HDR	R-3-1500	County	Vacant	AR	8.93	25	223.3
64	145260020	C	O	HDR	R-3-1500	County	Vacant	AR	0.02	25	0.5
65	135220027	B/OP	BMP	HDR	R-3-1500	N	Vacant	LSA	2.81	25	70.3
66	135220025	B/OP	BMP	HDR	R-3-1500	N	Vacant	LSA	2.78	25	69.5
67	135220023	B/OP	BMP	HDR	R-3-1500	N	Vacant	LSA	2.65	25	66.3
68	135220021	B/OP	BMP	HDR	R-3-1500	N	Vacant	LSA	6.11	25	152.8
69	135220030	B/OP	BMP	HDR	R-3-1500	N	Vacant	LSA	0.38	25	9.5
70	135220020	B/OP	BMP	HDR	R-3-1500	O	Vacant	LSA	0.08	25	2.0
Total Potential within Magnolia Avenue Specific Plan									**25.45**	**—**	**645.9**
Hunter Park Specific Plan											
71	249140018	B/OP	BMP	HDR	R-3-1500	P	Vacant	HPN	4.64	25	116.0
72	249140028	B/OP	BMP	HDR	R-3-1500	P	Vacant	HPN	2.88	25	72.0
Total Potential within Hunter Business Park Specific Plan									**7.52**		**188.0**
University Avenue Specific Plan (all one owner)											
73	221070003	MU-U	CR	MU-U	MU-U	Q	Vacant	U	2.30	40	64.4[4]
74	221070004	MU-U	CR	MU-U	MU-U	Q	Vacant	U	1.20	40	33.6[4]
Total Potential within University Avenue Specific Plan									**3.50**		**98**
Total Potential within All Specific Plan									**50.2**		**1,274**

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

1. Located in a RDA until January 31, 2012.
2. Redevelopment project areas: A: Arlington; D: Downtown; HP-N: Hunter Park-Northside; LS/A: La Sierra/Arlanza; U: University Corridor.
3. Density indicated reflects the proposed zoning category and is based on previous development constructed within the past 5 years. It does not reflect maximum density nor does it reflect any consideration for density bonuses.
4. For parcels designated MU-V or MU-U that are within one-half mile of transit, the permitted density increases to 40 and 60 units per acre, respectively. The assumption has been placed lower at 30 and 40 units per acre, respectively, unless otherwise influenced by surrounding areas.
5. Figures are subject to rounding. Assumes an average 70% ratio of residential to nonresidential for the Downtown Specific Plan.

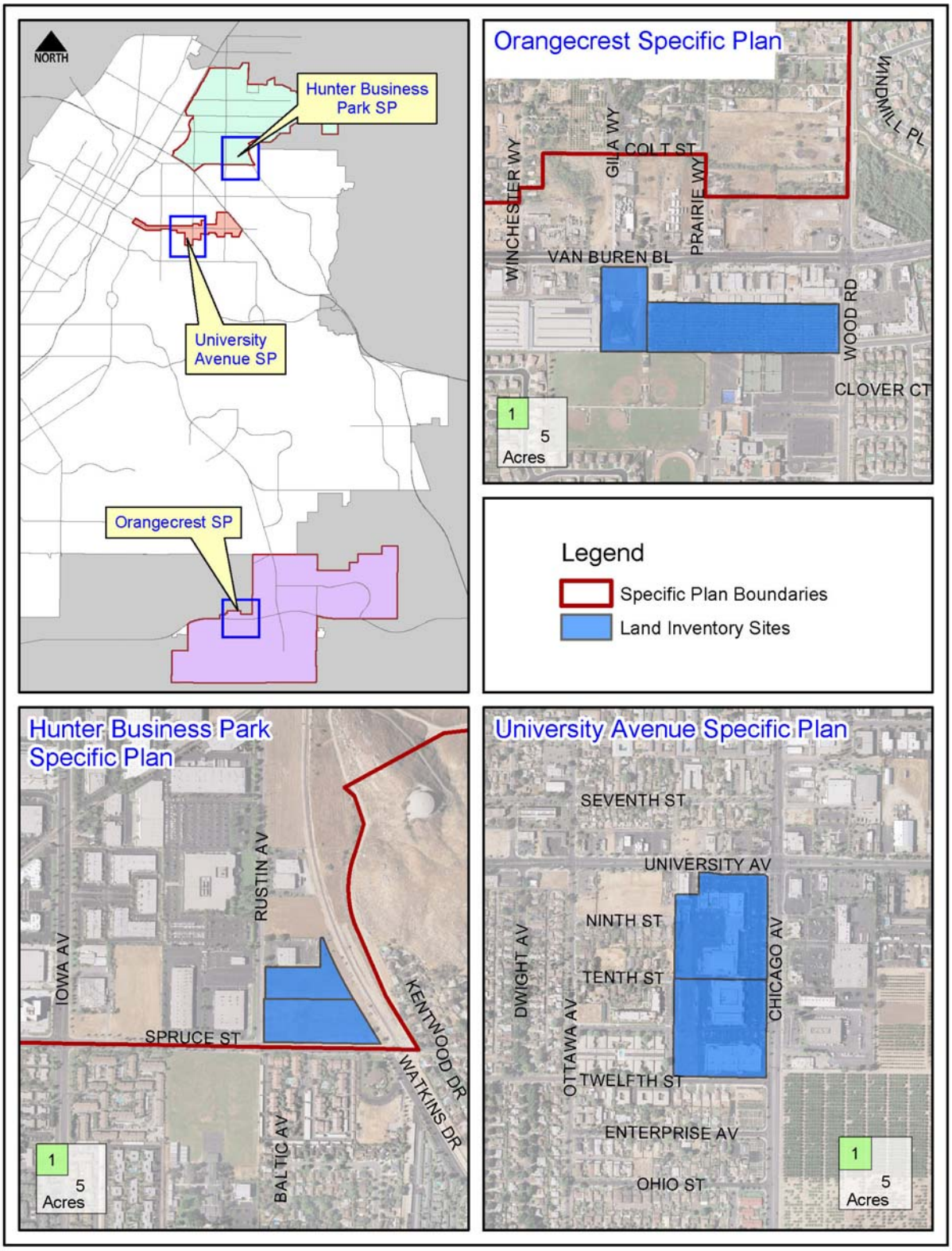


FIGURE H-7 OTHER SPECIFIC PLAN HOUSING OPPORTUNITIES SITES

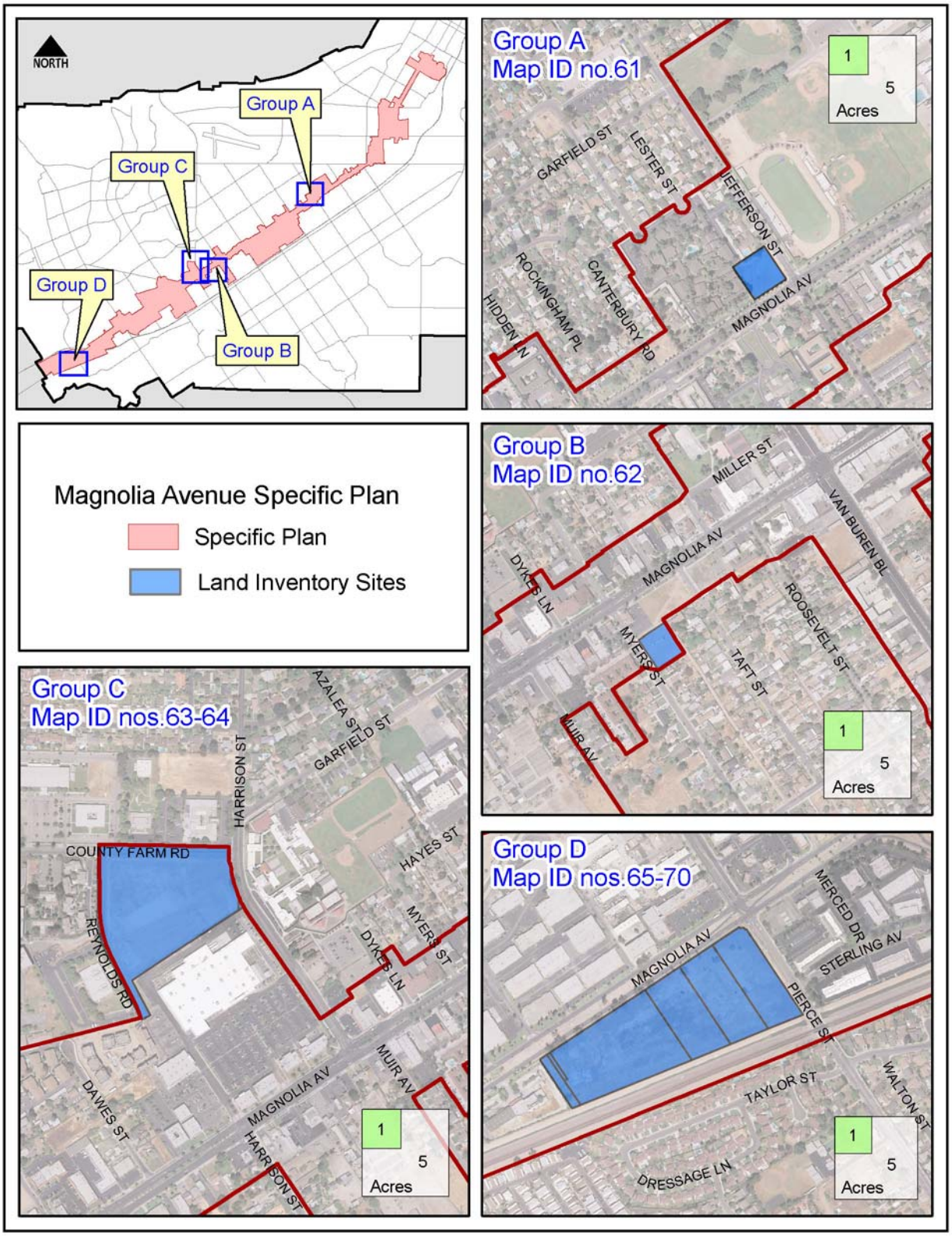


FIGURE H-8 MAGNOLIA AVENUE SPECIFIC PLAN HOUSING SITES

Feasibility of Development

Although the sites noted above will allow for residential uses by right, these sites are particularly advantageous for multiple-family housing. The following summarizes these sites, their benefits, and their ability to accommodate the City's RHNA for lower income households.

- **Housing Market Demand.** Although the single-family home market has been flat in 2011, senior apartment projects and student apartments in Riverside are in high demand. However, the National Association of Home Builders' Multifamily Production Index recorded its third consecutive quarterly increase in the first quarter of 2011 indicating continuing improvement in the multifamily housing market.

- **Development Feasibility.** The parcels that are identified for re-designation to residential uses are completely vacant and free from any environmental hazards or infrastructure constraints that could preclude or delay their development. With the exception of two sites (which are designated mixed use), all specific plan sites will be designated R-3-1500, which allows residential-only uses by-right provided the projects are in compliance with zoning and development code standards.

- **Policy Plan Guidance.** All of the proposed sites for residential uses are located within existing Specific Plans Areas. As such, the intent, land uses, and design character of the areas have been established by City Council. Specific Plans included are: Orangecrest, Magnolia Avenue, Hunter Business Park, and University Avenue. This policy foundation sends a strong message that residential development is to be encouraged.

- **Lot Size/Consolidation**. The vast majority of infill sites that will be re-designated for housing are large enough to accommodate residential-only projects without the need for consolidation. In some cases, consolidation will be required, but many of these sites are already owned by a single property owner. Therefore, lot size is not a constraint to the production of multiple-family housing within these areas.

- **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 up to 29 units per acre (average of 25), which is sufficient density to facilitate the production of affordable housing in the Inland Empire.

University Avenue Specific Plan

University Avenue connects UCR to Downtown and is part of the larger 'L Corridor', which also includes Magnolia Avenue. The City is currently updating the University Avenue Specific Plan. The specific plan update is funded by an American Recovery and Reinvestment Act (ARRA) grant. The update will encourage mixed-use development and capitalize upon transit oriented development opportunities as required under the grant. University Avenue has undergone major improvements in recent years, such as streetscape improvements, renovations to Bobby Bonds Park intended to spur redevelopment along this important corridor.

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. Adopted in 2009, the Magnolia Avenue Specific Plan will facilitate and encourage development and improvements along the Avenue. Many Riverside Renaissance improvements along the corridor are complete or are near completion including streetscape improvements at Van Buren Boulevard and a newly renovated Historic Arlington Library in the Arlington District. A railroad grade separation project in the Central Business District is near completion.

Some of the sites identified in the inventory are close to the 80-acre California Baptist University. Located along Magnolia Avenue between Van Buren Boulevard and Adams Street, California Baptist is experiencing significant growth with plans to expand its current enrollment of 4,715 students to 8,080 students by 2020. Most recently, Cal Baptist has obtained entitlements from the City for a new building to house the school of business, a new student recreation center and expansion of the campus's central energy plant. In addition, a conditional use permit application is currently under consideration for a new 317-space parking lot and renovation of an existing building to house campus administration offices.

Taken together, the City of Riverside proposes to rezone and/or re-designate 14 sites totaling 36.5 acres within Specific Plans to a R-3-1500, R-4 or Mixed-Use Urban zoning district. This will accommodate 974 new units. In addition, there are two existing parcels totaling 13.7 acres that already are designated R-3-1500, which will allow 342 new units. Taken together, these 16 sites can accommodate 1,316 new high density units.

INFILL SITES OUTSIDE SPECIFIC PLANS

The City of Riverside has identified 36 parcels outside of Specific Plans that will be redesignated for high density residential and mixed uses permitted by right. All the sites are vacant, free from infrastructure constraints, and could be developed upon rezoning. The parcels are categorized into groups based on location as follows:

- **Group A.** This group consists of 8 vacant parcels totaling 10.5 acres. Density allowed is 20–29 units per acre, so a midpoint density was selected as realistic to estimate a total of 263 units. Four sites have the appropriate general plan and zoning; the remainder will be rezoned/re-designated. Most of the sites (by owner) could be developed into projects of at least 50 units without consolidation.

- **Group B.** This group of 10 vacant parcels totals 6.7 acres. The site is already designated HDR by the general plan, but the zoning district needs to be changed for consistency. Density allowed is 20–29 units per acre, so a midpoint density was selected to estimate realistic development capacity. These sites will allow residential only uses, totaling 166 units. All of the parcels are under one ownership.

- **Group C.** This group of 7 vacant parcels totals 6.7 acres, all under one owner. Existing uses are marginal. Density allowed is 20–40 units per acre, so a midpoint density of 30 units is assumed as realistic for development capacity. The sites will be rezoned to allow for mixed use, with 60% of the acreage assumed residential at a density of 30 units per acre. Taken together, this site will accommodate 118 units.

- **Group D.** This group of 4 vacant parcels totals 10.3 acres. The site will be re-designated to HDR/R-3-1500, allowing for residential only uses. Density allowed is 20–29 units per acre, so the midpoint is used to estimate realistic development capacity. These sites will allow residential-only uses, totaling 258 units. The site has two owners, but no consolidation is needed to build projects of at least 50 units.

- **Group E.** This group of 8 vacant parcels totals 10.34 acres. The site will be re-designated to HDR/R-3-1500, allowing for residential-only uses. Density allowed is 20–29 units per acre, so the midpoint is used to estimate realistic development capacity. These sites will allow residential-only uses, totaling 258 units. The site has two owners, but no consolidation is needed to build projects of at least 50 units.

TABLE H-50
OTHER SITES OUTSIDE OF SPECIFIC PLANS

Map ID	APN	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning	Own	Existing Use	RDA[1]	Acres	Assumed Density [2,3]	Potential Units [4]
Group A											
75	253210051	HDR	R-3-1500	—	—	R	Vacant	—	0.63	25	15.8
76	253210052	HDR	R-3-1500	—	—	S	Vacant	—	0.82	25	20.5
77	253210055	HDR	R-3-1500	—	—	S	Vacant	—	0.96	25	24.0
78	253210054	HDR	R-3-1500	—	—	S	Vacant	—	0.30	25	7.5
79	217092001	MHDR	R-3-1500	HDR	–	T	Vacant	—	3.14	25	78.5
80	146182080	MU-V	R-3-2000	–	R-3-1500	RDA	Vacant	LSA	0.75	25	18.8
81	143051001	C	R-1-7000	HDR	R-3-1500	U	Vacant	LSA	2.45	25	61.3
82	221200025	MDR	R-1-8500	HDR	R-3-1500	V	Vacant	—	1.48	25	37.0
Total Potential within Group A									7.8		196
Group B - Van Buren Blvd. between Duncan & Challen Avenue											
83	191221017	HDR	R-1-7000	–	R-3-1500	W	Vacant	AR	0.81	25	20.3
84	191221024	HDR	R-1-7000	–	R-3-1500	W	Vacant	AR	0.43	25	10.8
85	191221016	HDR	R-1-7000	–	R-3-1500	W	SFR	AR	0.50	25	11.5
86	191221020	HDR	R-1-7000	–	R-3-1500	W	Vacant	AR	0.25	25	6.3
87	191221021	HDR	R-1-7000	–	R-3-1500	W	Vacant	AR	0.71	25	17.8
88	191221022	HDR	R-1-7000	–	R-3-1500	W	Vacant	AR	0.39	25	9.8
89	191221023	HDR	R-1-7000	–	R-3-1500	W	Vacant	AR	1.02	25	25.5
90	191221018	HDR	R-1-7000	–	R-3-1500	W	Vacant	AR	0.48	25	12.0
91	191221019	HDR	R-1-7000	–	R-3-1500	W	Vacant	AR	1.00	25	25.0
92	191240051	C	R-1-7000	HDR	R-3-1500	W	Vacant	AR	1.10	25	27.5
Total Potential within Group B									6.7		166
Group C - West Side of Van Buren Blvd. north of Challen Avenue											
93	145161004	MU-V	CG & CR	–	MU-V	X	Vacant	AR	2.02	30	36.4
94	145161008	MU-V	CG	–	MU-V	X	Vacant	AR	0.14	30	2.6
95	145161007	MU-V	CG & CR	–	MU-V	X	Marginal car wash	AR	0.80	30	14.3
96	145082036	MU-V	CG	–	MU-V	X		AR	1.47	30	26.5
97	145082035	HDR	CR	MU-V	MU-V	X	SFR	AR	0.61	30	10.0
98	145082038	HDR	CR	MU-V	MU-V	X	Retail	AR	0.67	30	12.0
99	145082037	HDR	CR	MU-V	MU-V	X	SFR	AR	0.95	30	16.1
Total Potential within Group C									6.7		118

TABLE H-50
OTHER SITES OUTSIDE OF SPECIFIC PLANS

Group D – La Sierra Avenue south of Indiana Avenue Group											
100	132140006	O	R-1-7000	HDR	R-3-1500	Y	Vacant	LSA	6.83	25	170.8
101	132140010	MDR	R-1-7000	HDR	R-3-1500	Y	Vacant	—	1.13	25	28.3
102	136212035	MDR	R-1-7000	HDR	R-3-1500	RCFC	Vacant	LSA	0.48	25	12.0
103	132140009	MDR	R-1-7000	HDR	R-3-1500	RCFC	Vacant	LSA	1.90	25	47.5
Total Potential within Group D									10.3		258
Group E - South Side of Ralley Dr. west of Ambs Drive											
104	141221011	MHDR	R-3-1500	☐	☐	Z	SFR	LSA	0.98	25	23.5
105	141221009	MHDR	R-3-1500	☐	☐	Z	Vacant	LSA	0.05	25	1.3
106	141221026	MHDR	R-3-1500	☐	☐	Z	SFR	LSA	0.46	25	10.5
107	141221007	MHDR	R-3-1500	☐	☐	Z	Vacant	LSA	0.17	25	4.3
108	141221033	MHDR	R-3-1500	☐	☐	Z	Vacant	LSA	0.08	25	2.0
109	141221006	MHDR	R-3-1500	☐	☐	Z	Vacant	LSA	0.41	25	10.3
110	141221032	MHDR	R-3-1500	☐	☐	Z	Vacant	LSA	0.68	25	17.0
111	141221031	MHDR	R-3-1500	☐	☐	Z	SFR	LSA	0.39	25	8.8
Total Potential within Group E									3.2		78
Total Potential within All Groups									34.7		816

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

1. Located in a RDA until January 31, 2012.
2. Density reflects the proposed zoning category and is based on previous development constructed within the past 5 years
3. Assumes an average 60% ratio of residential to nonresidential for Mixed Use Village Zoned sites (Map ID Nos. 111–116).
4. Projected development capacity for residential and mixed use projects based on similar projects approved in Riverside.

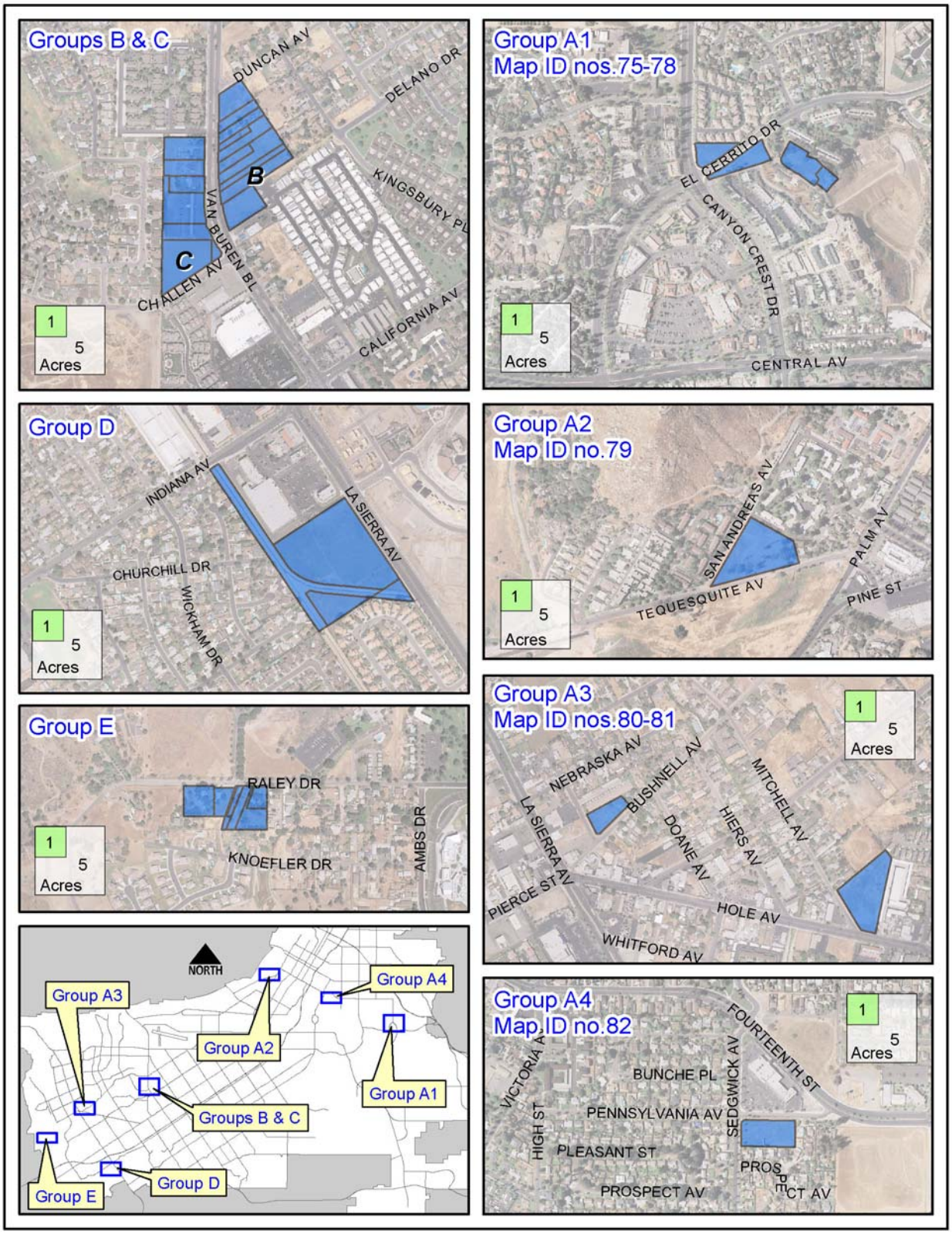


FIGURE H-9 OTHER INFILL HOUSING SITES OUTSIDE SPECIFIC PLANS

Feasibility of Development

Although the sites noted above will allow for residential uses by right, these sites are particularly advantageous for multiple-family housing. The following summarizes these sites, their benefits, and their ability to accommodate the City's RHNA for lower income households.

- **Development Feasibility.** The parcels that are identified for re-designation to residential uses are predominantly vacant and free from any environmental hazards or infrastructure constraints that could preclude or delay their development. Six sites are designated mixed use, and the other 30 sites will be designated R-3-1500, which allows residential-only uses by right provided the projects are in compliance with zoning and development code standards.

- **Lot Size/Consolidation.** The vast majority of infill sites that will be re-designated for housing are large enough to accommodate residential-only projects without the need for consolidation. In fact, only two privately owned sites (that could accommodate 53 units total) are smaller sized lots. All of the other sites could accommodate a minimum of 50 units. Therefore, lot size is not a constraint to the production of multiple-family housing within these areas.

- **Marginal Existing Uses.** Of the 36 sites proposed for residential uses, only 8 parcels have an existing use on the site. However, all 8 of those are part of larger sets of vacant parcels owned by the same property owner. The existing uses are marginal and nonperforming uses and could be easily replaced without negotiation with another property owner. Therefore, the fact that the existing uses are marginal is not a constraint to further 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 up to 29 units per acre (average of 25), which is sufficient density to facilitate the production of affordable housing in the Inland Empire.

Taken together, these sites offer approximately 37.4 acres of land that could accommodate 883 residential units at densities that could accommodate the City's RHNA for lower income households.

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.

The City's website at http://riversiderenaissance.org/about.aspx provides additional information on this initiative and the projects that funds were allocated to. In summary, funds were spent as follows:

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

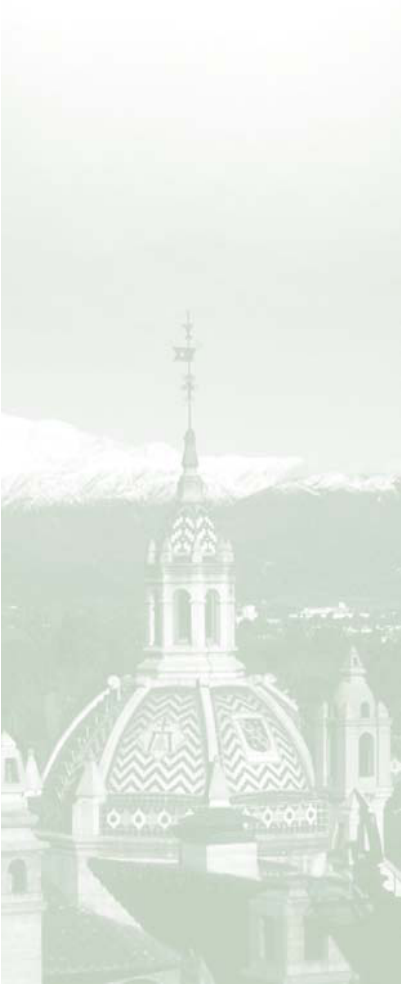
Taken together, the massive public investments made through the Riverside Renaissance program are intended to stimulate private investment in the City, its housing, and neighborhoods as well as bolster and incentivize reinvestment in economic development. Once the economy improves, the City of Riverside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

Seizing Our Destiny (SOD)

In the spring of 2009, the Mayor 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's desired destination Riverside 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:

  7.4a Complete the construction of Village at Snowberry Senior Housing

  7.4b Complete the construction of Telacu El Paseo Senior Housing

  7.4c Complete Georgia Street In-fill Housing

- SOD Initiative 10.1 – Promote development of affordable housing through public private partnership opportunities. Milestones set to accomplish this initiative include:

  10.6a In partnership with the Housing Authority and USA Properties, complete the Vintage at Snowberry 222-unit senior apartment complex by spring 2012

  10.6b In partnership with the Housing Authority and RHDC, complete the construction of three single family affordable homes by spring 2012

Accommodating the RHNA

The City has approved the construction of thousands of units that completely satisfy the moderate and above moderate income RHNA and a large part of the lower income requirements. Excluding student housing production, the City has an unmet need for 3,051 lower income units. The City can then credit approximately 779 units on previously zoned sites to the lower income deficit, which leaves a deficit of 2,272 low income units that need to be planned for.

State law requires that at least half the remaining low income units be accommodated on sites zoned exclusively for residential uses (1,230 units), while the remainder can be accommodated on mixed use sites. To meet this requirement, the City proposes to rezone sites capable of accommodating a total of 2,460 units (1,337 units in residential-only projects and 1,123 units in mixed use setting). This leaves a surplus of 188 units above the RHNA requirement.

A summary of the sites is shown below in Table H-51.

TABLE H-51
LAND INVENTORY TO ACCOMMODATE THE RHNA

Sites to Meet Unmet RHNA	RHNA Site Credits		
	Housing Only	Mixed Use	Total
Previously Zoned Sites			
Downtown Specific Plan[1]	–	241	241
Orangecrest Specific Plan[1]	343		343
Outside Specific Plan Areas[1]	195		195
Total Previously Zoned Sites	**538**	**241**	**779**
Sites to Be Rezoned to Meet Deficit			
MarketPlace Specific Plan[2]	–	907	907
University Ave. Specific Plan[2]	–	98	98
Magnolia Avenue Specific Plan[2]	646	–	646
Hunter Business Park Specific Plan[2]	188	–	188
Outside Specific Plan Areas[2]	503	118	621
Total Sites To Be Rezoned	**1,337**	**1,123**	**2,460**

Source: City of Riverside, 2011.

Notes:

1. Sites already zoned for high density residential or mixed use in the Downtown, and Orangecrest Specific Plans, and infill sites outside of specific plan areas. This residential production capacity are credits that are deducted from the unmet RHNA.
2. Once credits are deducted, four major areas that will be rezoned are: the MarketPlace Specific Plan, two University Avenue sites, Magnolia Avenue and Hunter Business Park Specific Plans, and infill sites outside specific plan areas.

FINANCING AND ADMINISTRATIVE RESOURCES

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

Financial Resources

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

Redevelopment Housing Set-Aside

When the Riverside's Redevelopment Agency (RDA) was active, they set aside 20% of all tax increment revenue generated in project areas for activities that increase, improve, or preserve the supply of affordable housing. In recent years, the State Legislature had required jurisdictions to forfeit tax increment to help solve the state budget crisis. Riverside was required to forfeit $20.5 million that would have otherwise been used to increase the supply of affordable housing. Table H-52 shows estimated expenditures for an average of $9–$10 million annually.

TABLE H-52
TAX INCREMENT PLANNED EXPENDITURES

Housing Expenditures	Expenditures in $Million		
	2008/ 2009	2009/ 2010	2010/2011
Debt Service	$2.40	$2.40	$3.22
Administrative	$1.02	$1.02	$1.05
Construction	$0.24	$2.50	$4.05
Rehabilitation	$0.32	$0.60	$0.00
Acquisition/Rehab.	$6.30	$3.25	$1.73
Down payment	$0.26	$2.18	$0.45
Total	**$10.5**	**$12.0**	**$10.5**

Source: City of Riverside, Housing and Neighborhoods Division, 2012

The City of Riverside meets its inclusionary housing obligations. Over the life of all plans to date, 4,390 units have been built or substantially rehabilitated within the project areas. New units account for 4,089 units; major rehabilitations account for 301 units. The total inclusionary obligation is 659 units, including 264 very low-income and 395 low/moderate income. New and rehabilitated restricted housing produced a total of 1,151 units. Of this total, 398 units are affordable to very low income households, and 556 are affordable to low and moderate income category. On January 31, 2012, the RDA had a surplus of 134 very low and 161 low or moderate income units.

The State of California has been unable to solve it deficit for years. In 2011, Governor Brown decided to take redevelopment funds paid by local taxpayers in cities across the State of California due to inability to make difficult policy choices to balance the state budget. This has caused unprecedented financial strain on communities, including those committed to providing affordable housing. The City of Riverside has been compelled to take equally unprecedented efforts and dedicate all its housing set-aside funds to further the production of affordable housing to meet its obligations.

On June 29, 2011, Governor Brown signed Assembly Bill 1X 26, which eliminated redevelopment agencies throughout the State. The California Redevelopment Association, shortly thereafter, filed suit that AB 1X26 was unconstitutional. On December 29, 2011, the California Supreme Court ruled that Governor Jerry Brown and the Legislature had the right to eliminate local redevelopment agencies, redirecting more than $1 billion to help close a huge budget gap. As of February 1, 2012, Redevelopment Agencies no longer exist.

HOME Investment Partnership 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 rehabilitation loans and grants to help lower income homeowners address health and safety issues and eliminate code violations. The federal government has cut the City's HOME allocation I fiscal yeat 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 $3.2 million annually in CDBG funds.

Neighborhood Stabilization

The City was awarded Neighborhood Stabilization Program (NSP) funds from the federal government. NSP funds may be used for acquisition and rehabilitation of foreclosed, abandoned units; acquisition and demolition of foreclosed, abandoned units that are beyond reasonable repair; new construction on building sites acquired in this manner; and down payment assistance. NSP funds were also leveraged with $808,260 million in Redevelopment Agency (RDA) funds and a $2,236,099 million line of credit with City National Bank to maximize the ability to buy, rehabilitate, and sell foreclosed units.

Administrative Resources

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

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

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

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

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

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

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

- **Lutheran Social Services.** Lutheran Social Services has served the City of Riverside since 1978 by providing transitional living, counseling, food assistance, and outreach to the homeless community. Lutheran Social Services operates "Genesis House," a transitional living program offering

supportive services to families with children in crises, in transition from being homeless to affordable housing, employment, and stable and independent living.

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

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

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

HOUSING EVALUATION

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

OVERVIEW

The Housing Element set forth four primary goals for the 2000–2005 planning period with respect to housing supply and diversity, neighborhoods, housing assistance, and special housing needs. Each goal is shown below and quantified objectives for all the housing programs with respect to housing production, rehabilitation, and preservation are summarized in Table H-53.

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

- **Goal H-2:** To provide adequate diversity in housing types and affordability levels to accommodate housing needs of Riverside residents, encourage economic development and sustainability and promote an inclusive community.

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

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

TABLE H-53
2000–2005 HOUSING ELEMENT GOALS

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

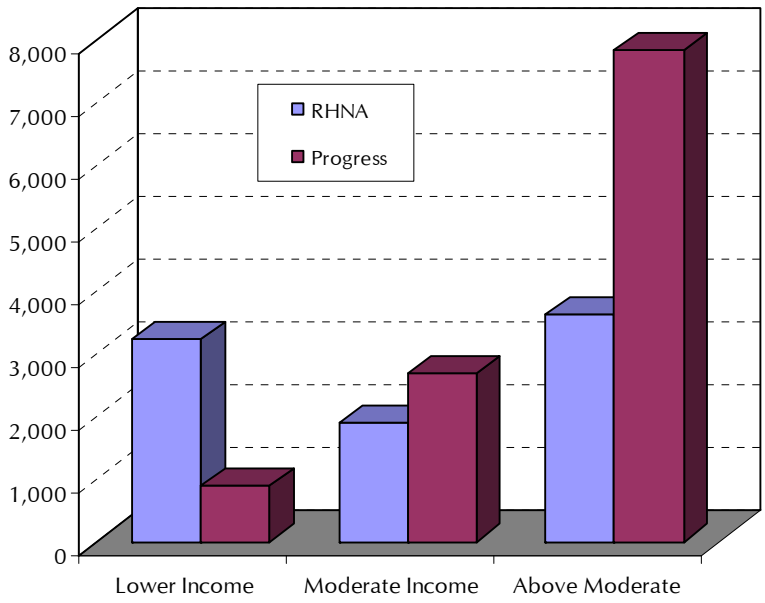
PROGRESS TOWARD QUANTIFIED OBJECTIVES

Housing Production

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

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

FIGURE H-10
HOUSING PRODUCED, 1998–2005

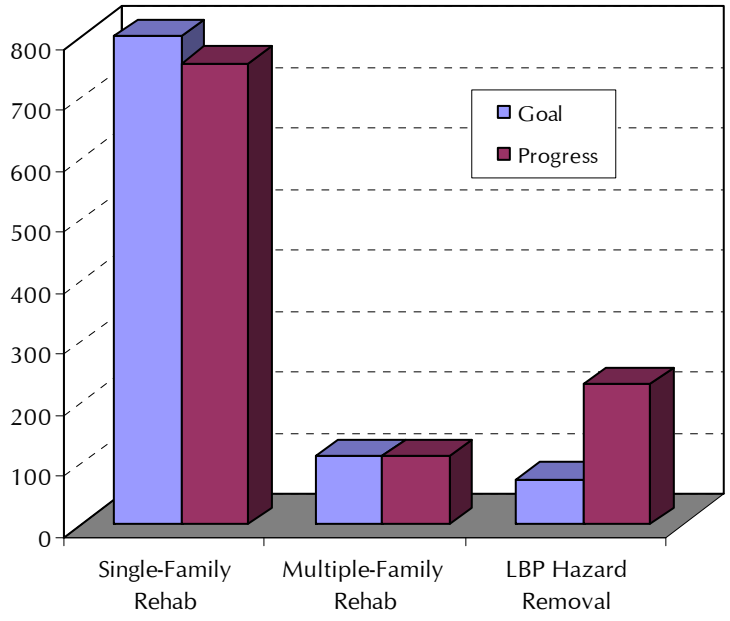


Housing Rehabilitation

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

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

FIGURE H-11
HOUSING REHABILITATED, 2000–2005

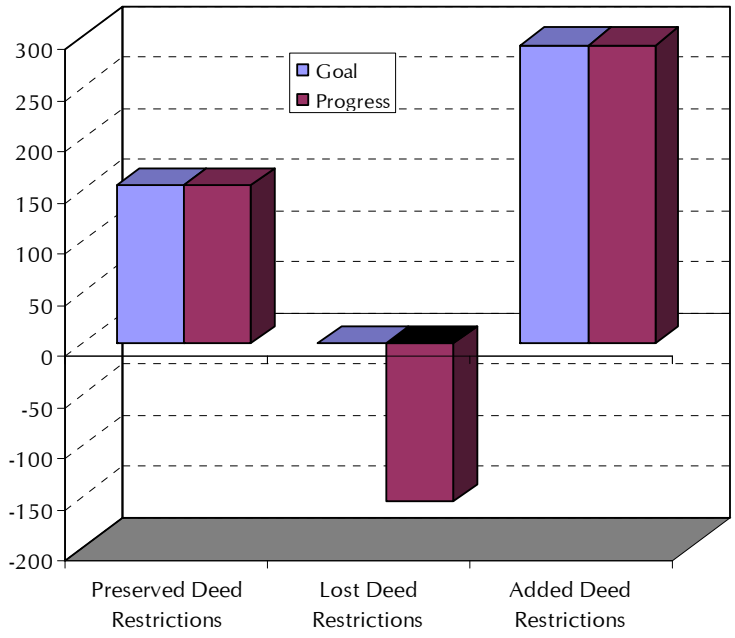


Housing Preservation

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

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

FIGURE H-12
HOUSING PRESERVED, 2000–2005



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

TABLE H-54
PROGRESS FOR 2000–2005 HOUSING ELEMENT

Tool	Objective and Implementation Program	Responsible Agency	Time Frame	General Plan Goal	Housing Element Progress
H-1	Continue implementation of code enforcement services. Code Enforcement Program Neighborhood Livability Program	CE CD FD PD	Ongoing	Goal H-1	On September 23, 2003, the City Council authorized creation of the Neighborhood Livability Program ("NLP") proposed by the City Attorney's Office in cooperation with other City Departments. This program is designed to improve and maintain quality of life of Riverside neighborhoods by identifying and prioritizing enforcement against problem properties. Generally, there is no fiscal impact beyond staff time and reimbursement for all attorneys' fees and costs associated with nuisance abatement actions sought by the City Attorney's Office. Since September 2003, the NLP has resolved over 100 transitional housing/group home complaints by enforcing the City's ordinances regulating boarding houses, parolee homes, and sober living homes. The NLP has also resulted in the voluntary rehabilitation of 48 properties, the demolition of 63 problem board-up residences, initiation of five judicial foreclosures/ receiverships, and initiation of 205 graffiti cases ($126,000 in settlements and judgments). Overall, the NLP has been an unqualified success and is a model for cities. In addition to the above activities, code enforcement continued implementation of the following: 1) Foreclosed or Vacant Properties Program; 2) Neglected Properties Team; and 3) Warrants, Abatements, Receiverships, and Demolition Team. These programs help ensure that neighborhoods are well-maintained.
H-2	Provide rehabilitation assistance to 60 homes per year. Single Family Residential Rehabilitation Program	Development RHDC	Ongoing	Goal H -1	During 2000–2005, 405 single-family houses were rehabilitated to eliminate health and safety issues, in addition to code violations. The program was successful since more than 60 homes per year were rehabilitated. Since 2006, 203 single-family houses were rehabilitated to eliminate health and safety issues and code violations. The program was successful since more than 60 homes per

TABLE H-54
PROGRESS FOR 2000–2005 HOUSING ELEMENT

Tool	Objective and Implementation Program	Responsible Agency	Time Frame	General Plan Goal	Housing Element Progress
					year were rehabilitated.
H-3	Provide rehabilitation assistance to 75 homes per year. Single-Family Minor Repair Program	Development	Ongoing	Goal H-1	During 2000 – 2005, 120 single-family homes received exterior improvements. The program did not have sufficient funding to support the rehabilitation of 75 houses per year. Six single-family homes received exterior improvements in 2006. The program was terminated in 2006 when funding was depleted.
H-4	Revitalize 48 units in the Indiana Apartments family complex and additional 32 units at Mission Pointe Development. Multifamily Acquisition and Rehabilitation	RHDC SCHDC Development	Ongoing	Goal H-1	Substantially rehabilitated 48 units in the Indiana Apartments complex and 64 units at Mission Point Apartments. These two projects brought numerous properties under one owner and management group, which decreased the neighborhood crime and blight. The City and Redevelopment Agency have acquired 9 fourplex units, of which 2 were demolished to provide for parking. In 2009, RHDC will substantially rehabilitate the remaining 32 units and developing garages and parking spaces on the vacant properties.
H-5	Continue to implement the Crime Free MultiHousing Program. Riverside Crime-Free Multifamily Housing Program	Police	Ongoing	Goal H-1	Between the years of 2000–2005 the Crime Free Multi-Housing (CFMH) Program had approximately 100-125 apartment communities involved with the program. The program was successful; however, efforts were put into place to expand the number of multi-housing sites participating in the program. Since 2005 the CFMH program doubled to include 250 multi-housing sites. The CFMH program continues to provide property owners and managers with the tools and skills to keep their multi-housing sites crime-free and to work in cooperation with neighborhood and area resources. In 2008 the Community Policing and CFMH Units and their staff were redeployed to the Neighborhood Policing Centers (NPC) under the oversight of the four Area Commanders to allow for better communications and interaction between Community Policing staff and their

TABLE H-54
PROGRESS FOR 2000–2005 HOUSING ELEMENT

Tool	Objective and Implementation Program	Responsible Agency	Time Frame	General Plan Goal	Housing Element Progress
					respective Area Commanders. The CFMH Program continues to be highly successful and the Riverside Police Department is recognized as a leader and forerunner in the Crime Free Multi-Housing, Neighborhood, and Business Watch programs.
H-6	Continue to perform lead abatement on 75 homes. County of Riverside Community Health Agency Office of Industrial Hygiene Lead Hazard Control Program	RHDC Riverside County Health and others	Ongoing	Goal H-1	96 units were abated from 2000–2005 134 units were abated from 2006 forward The Lead Hazard Control Program is designed to evaluate and control lead hazards in low-income units (target areas), eliminating lead hazards and making them lead safe. Program activities consist of inspection, testing, and abatement of lead-based paint hazards in homes built before 1955 in target areas. HUD selected target areas of low income/ minority concentration and incidence of lead poisoning among children. Between January 2000–December 2008, the Office of Industrial Hygiene transformed 230 units in Riverside to a lead-safe condition at no expense to the homeowner or tenant. The Office received another 3-year grant from HUD on October 28, 2008, and similar progress is expected.
H-7	Continue to implement the historic preservation program and future amendments to Title 20. Historic Preservation	Planning Division	Ongoing	Goal H-1 Historic Preservatio n Element	The Historic Preservation Program gained momentum and was very successful. The program was awarded three state grants to conduct surveys for the Eastside/Casablanca, Arlington, and Northside areas. District Designations were awarded to the Somerset and Evergreen areas. The City continued to designate buildings. The City also implemented the award-winning online Historic Resources Database and revised the Citywide Historic District Design Guidelines. As well, the City continued to be part of the Certified Local Government program.

TABLE H-54
PROGRESS FOR 2000–2005 HOUSING ELEMENT

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

TABLE H-54
PROGRESS FOR 2000–2005 HOUSING ELEMENT

Tool	Objective and Implementation Program	Responsible Agency	Time Frame	General Plan Goal	Housing Element Progress
					development capacity that more than offset the lack of rezoning of the R-4 Zone.
H-9	Work with developers and offer financial and regulatory incentives to facilitate the production of mixed-use projects, live-work units, and other higher density housing opportunities in the Downtown. Downtown Specific Plan	Development	Ongoing	Goal H-2 Goal H-3	Financial assistance was not needed during this time as the housing market was in a boom and mixed-use projects and live-work units were on the rise with no need to provide financial incentives. City staff are working with the Urban Land Institute and RCTC to explore mixed-use opportunities in the Marketplace, pending amendments the Marketplace and University Specific Plans, to encourage and facilitate mixed-use development. In 2003 the City conducted a comprehensive update to the General Plan, including the Housing Element, Zoning Code, Subdivision Code, and the creation of Citywide Design and Sign Guidelines, and Magnolia Avenue Specific Plan. As part of the General Plan 2025 and Zoning Code update, three mixed-use land use designations and zoning districts and live- work standards were created (Chapter 19.335). The General Plan and Zoning Code as adopted on November 27, 2007, calls for the following mixed-use land use and zoning designations. MU- N 10 units per acre/1.0 FAR MU-V 30/40 units per acre/2.5 FAR MU-U 40/60 units per acre/ 4.0 FAR
H-10	Create three mixed-use land use designations and redesignate approximately 900 acres for mixed residential and commercial developments along the L-Corridor and other major activity centers. Mixed-Use Development	Planning Division	Completed with Adoption of General Plan 12025 Program November 27, 2007	Goal H-2 Goal H-3	The General Plan and Zoning Code, as adopted on November 27, 2007, calls for the following mixed-use land use and zoning designations. MU- N 10 units per acre/1.0 FAR MU-V 30/40 units per acre/2.5 FAR MU-U 40/60 units per acre/ 4.0 FAR The General Plan 2025 designated 833 acres for mixed use land use designations. The number of acres available for a mixed-use land use designation was

TABLE H-54
PROGRESS FOR 2000–2005 HOUSING ELEMENT

Tool	Objective and Implementation Program	Responsible Agency	Time Frame	General Plan Goal	Housing Element Progress
					reduced from 900 to 833 after a inventory of available property was completed.
H-11	Complete the TELACU Senior Housing Project and investigate other potential sites for quality senior housing. Senior Housing	Development	Ongoing	Goal H-4	On April 15, 2005, the City Council and RDA approved the TELACU Las Fuentes project, the development of 75 very low income senior apartments at 1807 11th Street. The project was completed in May 2007. On May 23, 2006, the City Council and RDA approved the TELACU El Paseo project, the development of 75 very low income senior apartments located at 4030 Harrison Street. The project began construction in November 2007 and is slated for completion in December 2009. On November 3, 2009, the City Council approved the TELACU La Sierra, the development of a 75-unit very low income senior apartment project located at 4350 La Sierra Avenue.
H-12	Complete the Mary Erickson Housing Project and the Arlanza Family Housing Project. Investigate other potential sites for family housing. Family Housing	Development	Ongoing	Goal H-4	On February 10, 2004, the City Council and Redevelopment Agency approved the development of six single-family houses on 12th Street. The project was under construction during 2005. The Arlanza Family Housing project was cancelled due to the amount of subsidy needed to develop the project. In 2006, Mary Erickson completed the development of six single-family houses that were sold to moderate-income households. The houses met a growing need for affordable housing when the housing market was seeing a major increase in property values making it difficult for families to find affordable housing.
H-13	Facilitate and encourage the development of student housing oriented to the local universities and college campuses. Student Housing	Development	Ongoing	Goal H-4	During this time it was not necessary to assist student housing as the market was driving private student housing development on its own. In this particular market student housing is in big demand and therefore assistance is not needed to bring these projects forward, as they are market driven. City staff continues to coordinate with private developers, UCR, and other schools to encourage quality student housing in appropriate locations.

TABLE H-54
PROGRESS FOR 2000–2005 HOUSING ELEMENT

Tool	Objective and Implementation Program	Responsible Agency	Time Frame	General Plan Goal	Housing Element Progress
H-14	Continue to implement program and preserve the Breezewood Apartments by purchasing affordability covenants. Preservation of At-Risk Units	Development	Ongoing	Goal H-4	On October 23, 2003, the City Council and Redevelopment Agency approved loaning KDF Communities $4,992,000 and placing affordability covenants on the property for a 55- year period to preserve 155 affordable rental units. The City continues to review at-risk projects and the feasibility of preserving these units.
H-15	Continue Implementation of infill residential development incentive programs. Infill Residential Development Incentives Program	Development Planning Division	Ongoing	Goal H-3 Goal H-4	On July 23, 2002, the City Council adopted the "Residential Infill Strategy" to promote infill development, rehabilitation, and reuse of properties in 16 residential neighborhoods. It applies to 360 identified properties in the R-1 and RR Zones totaling 9% of the R-1 and RR properties in these neighborhoods. Between 2000 and 2005, 101 properties took advantage of this program. Between 2006–2008, 30 properties took advantage of this program.
H-16	Continue supporting housing projects furthering City goals. Regulatory and Financial Assistance	Development Planning Division	Ongoing	Goal H-1 Goal H-2 Goal H-3 Goal H-4	The City of Riverside and RDA used HOME and 20% set-aside funds to fund affordable housing projects and programs that provide adequate diversity in housing types and affordability levels to accommodate housing needs of Riverside residents, encourage economic development, and promote an inclusive community. In response to the housing foreclosure crisis, the City has allocated a majority of its set-aside funds to acquire foreclosed properties, rehabilitate them, and sell them to first-time homebuyers. The City also received a Neighborhood Stabilization Program grant from HUD for $6.6 million to address foreclosures. The City's HOME funds are being used to fund housing rehabilitation programs and construction of affordable housing.
H-17	Assist with down payment assistance for 10 households annually. Down Payment	Development	Ongoing	Goal H-3 Goal H-4	From 2000-2004, the City and Redevelopment Agency assisted 52 first-time homebuyers with purchasing a home by providing down payment assistance. The program was successful since more

TABLE H-54
PROGRESS FOR 2000–2005 HOUSING ELEMENT

Tool	Objective and Implementation Program	Responsible Agency	Time Frame	General Plan Goal	Housing Element Progress
	Assistance				than 10 households were assisted annually. However, the Down Payment Assistance Program was suspended in October 2004 due to rapidly escalating housing prices and the limited affordable housing. The City RDA reinstated the Down Payment Assistance Program in October 2008 and anticipates assisting 12 households annually with down payment assistance.
H-18	Assist 10 households total with CalHome assistance. CalHome	RHDC	Ongoing	Goal H-3 Goal H-4	In 2004, eight households were assisted with CalHome Mortgage Assistance funds. The program was successful since all program funding was expended. In 2005, the City applied for $250,000 in CalHome Mortgage Assistance Funds; the City was awarded the grant. In 2009, 8 households received CalHome Mortgage Assistance Loans.
H-19	Continue conducting home buyer workshops Home Buyer Education	Development Neighborhood Works Riverside Partners in Homeownership Fair Housing Council of Riverside County	Ongoing	Goal H-3 Goal H-4	During 2000–2005, the City partnered with Riverside Partners in Homeownership and Fair Housing Council of Riverside County to provide monthly home buyer education workshops. The City has partnered with Neighborhood Housing Services of the Inland Empire and Fair Housing Council of Riverside County to provide monthly home buyer education workshops. In 2007, the City cohosted a workshop (in conjunction with HUD Santa Ana Field Office, Fair Housing of Riverside County and City of Corona) to assist in foreclosure prevention. Over 400 people attended the event.
H-20	Continue participation in the Section 8 program, advertise program availability and encourage rental property owners to register their units. Housing Choice Voucher	Riverside County Housing Authority	Ongoing	Goal H-3 Goal H-4	The City of Riverside continues to refer property owners and tenants to the Section 8 program to assist with rental subsidy.

TABLE H-54
PROGRESS FOR 2000–2005 HOUSING ELEMENT

Tool	Objective and Implementation Program	Responsible Agency	Time Frame	General Plan Goal	Housing Element Progress
H-21	Actively seek additional partnerships with for-profit, nonprofit, and service organizations to provide housing and supportive service for residents. Partnership with Nonprofit/Private Agencies	Various Departments	Ongoing	Goal H-3 Goal H-4	The City of Riverside and RDA has partnered with RHDC, Southern California Housing Corporation, Fair Housing Council of Riverside County, MECH, TELACU, and Habitat for Humanity to provide affordable housing and supportive services for residents. The City of Riverside and RDA have partnered with RHDC, National CORE, Fair Housing Council of Riverside County, Mary Erickson Community Housing, TELACU, Habitat for Humanity, Neighborhood Housing Services of the Inland Empire, and the Housing Authority to provide affordable housing opportunities and supportive services for residents.
H-22	Implement the Homeless Task Force Plan. As part of the Zoning Code update, conditionally permit emergency shelters and transitional housing in appropriate zones, continue to fund service providers Continue to participate in the County Continuum of Care program. Homeless Program	Development Planning Division	Ongoing Completed with the General Plan 2025 Program adopted on November 27, 2007 Ongoing	Goal H-3 Goal H-4	City Council adopted the Riverside Community Broad-Based Homeless Action Plan on June 3, 2003. The new Zoning Code proposed as part of the General Plan 2025 update to conditionally permit emergency shelters and transitional housing in the appropriate zones. The adopted Zoning Code permits emergency shelters and transitional housing in the RR, RE, R-1, O, CR. CG, and I Zones with a conditional use permit.. The City of Riverside continued to participate in the County of Riverside Homeless Continuum of Care systems. Since adoption of the Riverside Community Broad-Based Homeless Action Plan, the City has aggressively pursued 30 action-based strategies within the plan, including hiring a Homeless Services Coordinator and homeless street outreach workers, opening a new Emergency Shelter, developing a homeless service Access Center, expanding funding for community-based service agencies, identifying new funding for homeless prevention strategies, strengthening collaboration with faith-based service providers ,and creating more affordable housing opportunities targeted to homeless populations.

TABLE H-54
PROGRESS FOR 2000–2005 HOUSING ELEMENT

Tool	Objective and Implementation Program	Responsible Agency	Time Frame	General Plan Goal	Housing Element Progress
H-23	Continue mobile home rent stabilization ordinance. Mobile Home Rent Stabilization	City Attorney City Manager	Ongoing	Goal H-3 Goal H-4	The ordinance provides for an annual public hearing in order to provide an opportunity for park residents and owners to speak out on issues of concern. In addition to holding an annual public hearing, the ordinance is currently under review to consider any improvements that could assist and improve its application to mobile home park issues.
H-24	Continue to review land use and zoning regulations, development standards, and permitting processes to identify impediments to housing for people with disabilities and initiate actions to remove/mitigate impediments in six months. Housing Disabled People	Development Planning Division	Complete with the General Plan 2025 Program and adopted November 27, 2007	Goal H-3 Goal H-4	In 2003 the City adopted ordinance 6695 establishing the Fair Housing Reasonable Accommodation provisions of the Zoning Code. As part of the General Plan 2025, this section of the old Zoning Code was transferred into the new Zoning Code as Chapter 19.850.
H-25	Continue providing fair housing services and publicize efforts. Prepare an update to the Analysis of Impediments to Fair Housing in time for the submission of the Consolidated Plan. Fair Housing Program	Development	Ongoing	Goal H-3 Goal H-4	Fair Housing Council of Riverside County increases community awareness and knowledge of fair housing rights and responsibilities by providing bilingual fair housing counseling, antidiscrimination services, training and technical assistance, landlord and tenant services, testing, and other programs of enforcement, education, and mediation. In 2002 and again in 2010, the City updated its Analysis of Impediments to Fair Housing.
H-26	Continue to implement the Density Bonus provisions of the Zoning Code for projects providing affordable housing units.	Planning Division	Ongoing	Goal H-2 Goal H-3 Goal H-4	The City routinely works with developers interested in taking advantage of this provision.
H-27	Continue to permit second units in compliance with Zoning Code as a means of providing	Planning Division	Completed with the General Plan	Goal H-2 Goal H-3 Goal H-4	In 2003, the City adopted ordinance 6672, which implemented the Second Dwelling Unit standards in HR and R-1 Zones. Between 2003 and 2005, six second-dwelling units were built. As part

TABLE H-54
PROGRESS FOR 2000–2005 HOUSING ELEMENT

Tool	Objective and Implementation Program	Responsible Agency	Time Frame	General Plan Goal	Housing Element Progress
	affordable units throughout the City.		2025 Program adopted Novemb er 27, 2007		of the General Plan 2025, the City transferred these standards into the RE Zone (the new name for the HR zone) and the R-1 Zones. This section of the Zoning Code has been used five times to permit second units.
H-28	Continue to implement the 20% set aside.	Housing and Community Development	Ongoing	Goal H-2 Goal H-3 Goal H-4	The RDA uses 20% set-aside housing funds to fund housing rehabilitation programs, down payment assistance programs, and the construction of affordable housing. In 2008, the RDA approved using set-aside funds to acquire foreclosed properties; rehabilitate the units; and sell them to first-time homebuyers.
H-29	Consider revising the Housing Element to include a comprehensive approach to promote senior housing development as a priority.	Planning Division	Not Needed	Goal H-3 Goal H-4	As part of the Housing Element update the City has inventoried existing and proposed senior housing and found that about 4,245 senior units are available or will be available shortly in the City, with about 1,530 at affordable rates. This number appears to indicate that there are no barriers to providing senior housing as once was thought. This tool is no longer needed.
H-30	Create special standards for senior housing that are unique to the needs of seniors in the Zoning Code.	Planning Division	Fall 2009	Goal H-3 Goal H-4	This Housing Element for the RHNA Cycle of 2000–2005 was not completed and adopted until November 27, 2007. This tool was not worked on during this time frame. This assignment is being researched by the Planning Division, and a Code Amendment is expected to be forthcoming by the first quarter of 2011 and will be a tool of the new Housing Element.
H-31	Investigate the feasibility of a universal design program to expand the range of housing available for the needs of seniors.	Planning Division	Fall 2009	Goal H-3 Goal H-4	This 2000–2005 Housing Element was not adopted until November 27, 2007. This assignment is being packaged with Tool H-32 in the 2006–2014 Housing Element and is being researched by the Planning Division.

COMMUNITY OUTREACH

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

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

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

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

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

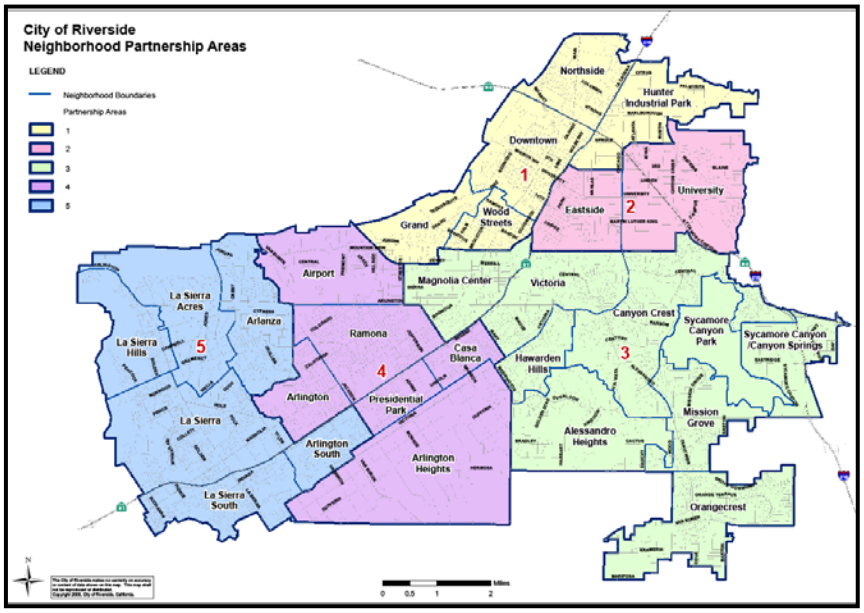
Taken together, the public input gathered through the City's comprehensive outreach program (the results of which are summarized in this chapter) played a key role in the Housing Element update. These forums helped to identify the City's housing needs, clarify the various constraints and opportunities to meeting those needs, and define the policy and program framework that would guide the implementation of housing programs.

NEIGHBORHOOD CONFERENCE

The City of Riverside held its annual Neighborhood Conference at CalBaptist University on May 31, 2008. This event is one of the most highly attended in Riverside, with hundreds of residents, organizations, and other interested groups. The City held two workshops, provided a kiosk where participants could provide comments, and distributed survey cards to conference participants. The theme was "Shaping Riverside and the Future of Housing."

Survey cards were completed by 165 participants. Of that total, 25% were received from Partnership Areas 3, 4, and 5. Partnership Area 1 (yellow) followed with 17% and Area 2 (Red) had 11%. Of that total, 70% were homeowners and 60% of all respondents were 50 years or older. Residents ages 41–50 and 31–40 each comprised 15% to 16% of respondents, with younger ages comprising 10%.

FIGURE H-13
COMMENTS RECEIVED DURING THE NEIGHBORHOOD CONFERENCE



Surveys asked residents what they like best and least about the City and their neighborhood. Residents could post their thoughts on questions related to housing diversity, special housing needs, livable neighborhoods, and housing assistance at a kiosk. Comments received help shape the goals and policies for the Housing Element.

Summary of Comments

The Appendix of the Housing Technical Report provides a detailed list of all the many comments and perspectives of residents with respect to housing and related topics. This summary focuses on three key items that help illustrate what residents value and wish to preserve, what residents dislike and wish to change, and the types of programs the City should consider for the Housing Element.

What People Like Most about Riverside

Things people frequently liked best about housing opportunities in the City and their neighborhood were:

- Good neighborhoods that are well kept and quiet
- Good neighborhoods and place to raise families
- A variety and diversity of housing
- Open space and parks
- Historic homes and neighborhoods
- Affordable homes and/or becoming more affordable
- Neighborhoods close to services/businesses

What People Like Least about Riverside

The top items that residents liked least about housing opportunities in the City and their neighborhood and wish to change.

- **Traffic.** Traffic is getting worse due to too much density, development, and too many people.
- **Density.** Houses are too close together with not enough open space and parkland.
- **Affordability.** Housing is too expensive and rents are up. There is a lack of good affordable housing.
- **Crime.** Gangs, vandalism, and graffiti are a continued issue in the community.
- **Special Needs.** Not enough housing for seniors, veterans, and other special needs groups.

Summary of Comments to Improve Housing

In an effort to provide more focused input for the Housing Element update, participants were asked a more direct question. "If you had five minutes to sit down and talk with the Mayor and the City Council, what would you say are the three best ways to improve housing opportunities citywide and in your neighborhood?" The following was derived from comments received at the conference.

- **Housing Diversity.** Residents expressed a concern for providing a diversity of housing types, prices, and rent levels. These included workforce housing, family housing (both ownership and rental), housing for people with special needs, housing for disabled people, and other housing types affordable to households of different income levels.

- **Housing Maintenance.** Residents expressed concern over maintaining neighborhood quality. A key aspect of neighborhood is housing quality. This includes the maintenance of property conditions, quality of new housing, and rehabilitation of vacant and foreclosed housing—the latter of which has been most prominent in recent years.

- **Impacts of Development.** Although residents expressed the value of new development, others were concerned about housing and the environmental impacts of growth. These included increased traffic, parking, the need for public transportation, deteriorating air quality, and the availability of adequate water, electricity, and other dry utilities.

- **Density and Privacy.** With the gradual urbanization of Riverside, residents expressed concern over higher density. For some people, density has been associated with lower quality, multiple-family residential development of the past. For others, many originally moved to Riverside for its semi-rural environment, which remains in some areas today.

- **Eminent Domain.** Riverside values the independent spirit of it residents and the contributions of hard work to the community. As older development has made way for redevelopment, some residents have become increasingly concerned about eminent domain and the perceived pressures to sell to developers to build new projects.

- **Parks and Open Space.** Riverside is known for its parks and recreational amenities, which define a semisuburban environment in many areas of the community. Many residents value open space and wish to preserve existing

open space and increase, where feasible, additional areas that can be dedicated as open space or parkland.

- **Housing Affordability.** Similar to many cities, Riverside has emerged from a period of extraordinary increases in housing prices and rents, which have priced out many lower income and special needs residents and placed considerable stress on even moderate income households who originally moved to Riverside in search of more affordable housing.

- **Employment Opportunities.** The Inland Empire and Riverside have historically supplied much of the labor force for Orange County and Los Angeles. Residents expressed the desire to have more jobs in Riverside that are well-paying and allow one to earn sufficient income to afford quality housing opportunities.

- **Neighborhood Cohesiveness.** The City of Riverside is known for its friendly culture, with well-established neighborhoods, strong social ties among residents, and a sense of community. Residents expressed a desire to continue this unique Riverside tradition of friendliness, commitment to family values, and commitment to community. This intangible and unique quality defines the spirit of Riverside residents.

- **Homeownership Preservation.** With the housing market downturn in recent years, the City has experienced a soaring foreclosure rate that has affected numerous former homeowners in the community. The downturn has decreased the homeownership rate, led to higher vacancies and abandoned properties, and impacted entire neighborhoods. Residents want the City to proactively address this issue.

- **Crime Prevention.** In a large urban community such as Riverside, residents desire to feel safe in their neighborhoods. Participants cited the need for police to regularly patrol neighborhoods, eliminate gang activity, provide youth programs, clean up certain residential neighborhoods and problem buildings, and improve public safety.

- **Build Quality Housing.** Residents commented on the need to develop high quality single- and multiple-family housing. High quality housing is defined in different ways depending on the occupant, but generally includes adequate open space, green design, accessibility for residents of all abilities, and quality architectural features and amenities.

OUTREACH TO THE DISABLED COMMUNITY

City Planning staff sought input on the critical housing needs of people with disabilities, including the deaf community. The City provided a kiosk at the Deaf Awareness Week Open House at City Hall. Boards were provided for participants to leave comments. On February 9, 2009, City Planning staff also asked the Commission on Disabilities about the most critical housing needs for people with disabilities, the impediments or barriers in finding appropriate housing, and programs/activities needed to address unmet needs.

The following is a summary of the comments received at the Deaf Awareness Week Open House and the Commission on Disabilities.

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

- **Universal Design.** There was a strong desire for universal design requirements for bathrooms, electrical and lighting, kitchens, and other interior finishes. Also recommended were no steps at thresholds, single-story homes with wider doors, exterior and outdoor features, and other opportunities. The City could consider an ordinance requiring a minimum percentage of units to have universal design.

- **Affordability and Safety.** With respect to disabled housing needs, the Commission expressed concerns about affordability and safety and requested that these also be important considerations. For a disabled person who is unable to work, income tops out at $900/month. In addition to accessibility, housing needs to be affordable and safe. Because of limited income, disabled people should not be forced to live in housing that is not safe (e.g., in crime-infested complexes or in high crime areas). The reality is that affordability may only be achieved with high density housing.

- **Multiple-Family Units.** All ground-floor units (whole bottom floors) should be accessible and all units should be adaptable. There was a question whether the City's code required multiple-family ground-floor units to be accessible. Staff indicated that we could find out from the Building Official. It was noted that the City has adopted new California Building Codes, including new accessibility requirements.

- **Building Design.** The Goldware Senior Housing project adjacent to Goeske Center is a great example of high density housing close to a community center, public transportation, and shopping, but the development of the housing was short-sighted because the two-story building has stairs instead of elevators. The City should require elevators for all second story units whether required by the Building Code or not.

- **Visitability.** The Disability Commission also expressed a need to incorporate the concept of making housing accessible for disabled visitors (e.g. a disabled family member) into the design, construction, and modification of housing. This could involve requiring at least one ground-floor entrance and one ground-floor restroom be designed for accessibility. It was noted that some cities mandate such visitability features.

- **Incentives/Grants.** Nonprofit entities like RHDC and the City have funds/grants for rehabilitation. Program suggestions include: 1) not excluding mobile homes from grants; 2) provide incentives (e.g., expedited permitting, density bonuses) to encourage universal design and affordable, accessible units in all residential projects; and 3) explore alternative funding sources ("Christmas in April") to help assist in adapting existing housing for the disabled.

- **Public Outreach.** There was a desire for the City to provide outreach materials for the public on disabled needs/housing for the disabled. This could be information for housing developers, including information on incentives for Universal Design, etc. This comment was also heard on a number of occasions at the Deaf Awareness Week. The Commission also requested the opportunity to see a draft of the Housing Element document once it is available.

- **Other Comments/Ideas.** Several other ideas were mentioned by members of the Commission. These included setting goals for providing disabled accessible units and developing a program to achieve those goals. Moreover, it was suggested that all age-restricted senior housing projects should be opened to persons with disabilities as well.

CITIZENS ADVISORY COMMITTEE

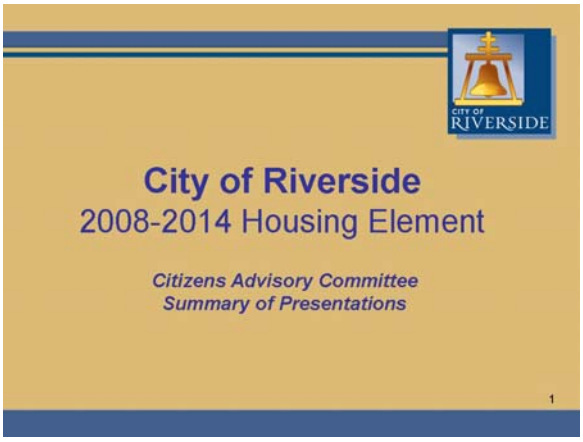
The City of Riverside has a tradition of appointing advisory bodies to inform the development of the General Plan. To that end, the City Council appointed a Citizens' Advisory Committee (CAC) to oversee the preparation of the 2008–2014 Housing Element update. The CAC was charged with the responsibility of providing perspectives on pressing housing needs facing the City of Riverside and making suggestions on various goals, policies, and implementation programs.

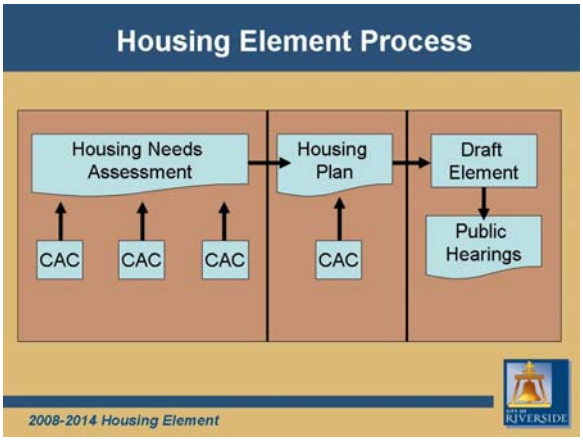
The Riverside City Council appointed a group of participants who were representative of the community and the various housing issues facing the community. These included the following:

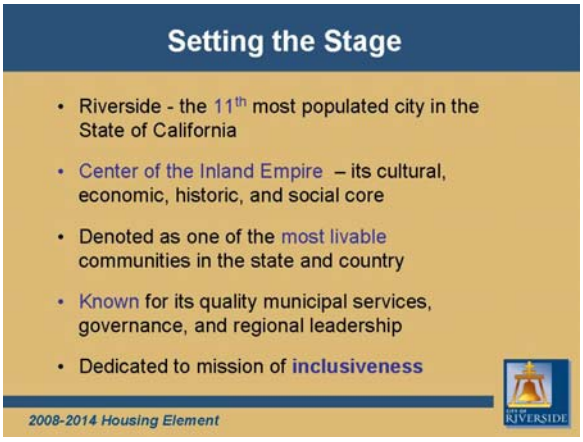
- A fair housing advocate - Fair Housing Council, Riverside County, Inc.
- A housing advocate - Chairman of the Riverside Housing Development Corporation
- Disabled housing advocates - Executive Director Community Access Center and Chief Executive Officer Blindness Support Services, Inc.
- A senior housing advocate - Chairperson of the Mayor's Commission on Aging
- A realtor representative
- Two local developer representatives
- A representative of the Greater Riverside Chambers of Commerce
- The Chairman of the City Planning Commission (CPC)
- A building industry representative - Director of Governmental Affairs, BIA, Riverside County Chapter

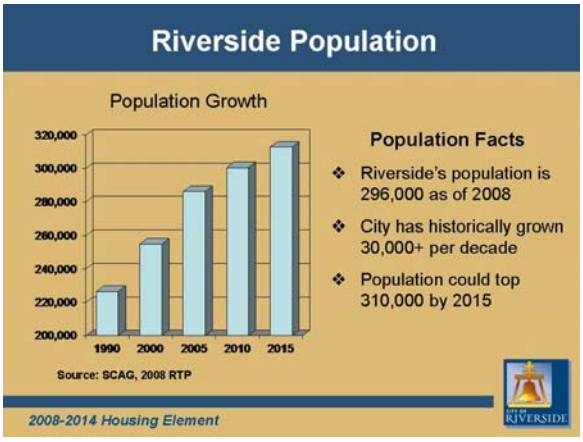
Over the course of more than a year, the City of Riverside held four forums with the Citizens Advisory Committee on the 2008–2014 Housing Element update. Each forum was publicly noticed and open to participation by residents, stakeholders, and other interested parties. These forums and the general content discussed at each are summarized below. Meeting materials are posted on the City's Web site at http://www.riversideca.gov/planning/housing-element.asp.

The first CAC forum, held on August 13, 2008, presented an overview of the Housing Element process. The second on April 21, 2009, discussed housing needs in Riverside that define the challenges to address in the Housing Element. The third CAC forum, on May 27, 2009, focused on a presentation by housing service providers active in the City. The fourth and final CAC forum, held on September 22, 2009, focused on the specific objectives and implementation tools proposed for the Housing Element.









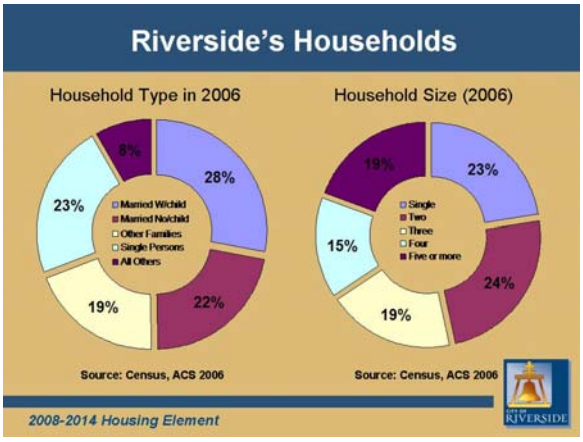


FIGURE H-14 PUBLIC WORKSHOP MATERIALS

Riverside Employment

Resident Jobs by Income

Occupations	Percent of Jobs	Median 2006 FTE Income
Mgmt & business	11%	$52,433
Professional	18%	$55,880
Sales & Related	12%	$40,773
Construction	13%	$34,021
Office & Admin	15%	$33,162
Production	15%	$25,632
Services	16%	$20,259

Sources: Census, ACS 2006

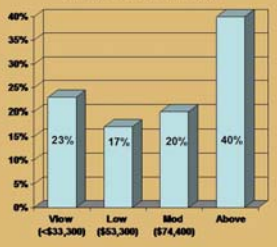
Employment Stats

- 141,800 employed residents as of 2009
- 13% residents are unemployed as of 2009
- Diversified workforce of all jobs and incomes

2008-2014 Housing Element

Household Income

Household Income



Source: Census, ACS 2006

Household Income/Type

Income Group	Median Income	% of Households
Married No Children	$74,000	22%
Married w/ Children	$62,000	28%
Other Families	$39,000	19%
Nonfamilies (Singles, etc.)	$32,000	31%
Median	$52,000	100%

Source: Census, ACS 2006

2008-2014 Housing Element

Riverside Neighborhoods

2008-2014 Housing Element

Riverside's Housing

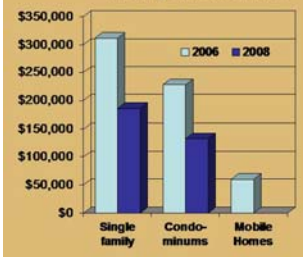
- Single-Family: 63%
- Multiple-Family: 31%
- Attached Units: 4%
- Mobile Homes: 3%

Source: Dept. of Finance, 2008

2008-2014 Housing Element

Housing Prices

Average Home Price



Source: Data Quick 2008

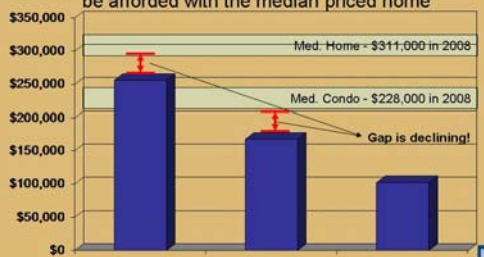
Housing Prices

- 2000-06 prices rose 200%, Prices now at 2001 levels
- Newer homes priced much higher than existing homes
- Moody Economic Forecast projects bottom in 2010

2008-2014 Housing Element

Housing Affordability

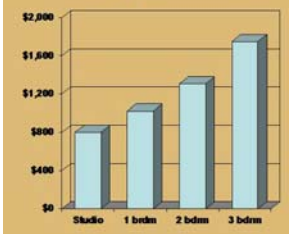
Comparison of Maximum Amount that can be afforded with the median priced home



2008-2014 Housing Element

Apartments

Average Apartment Rent



Source: RealFacts 2008

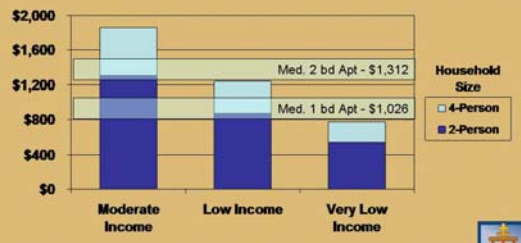
Apartment Facts

- Occupancy rates of 92%
- Rents range from $800 to $1,800 for average unit
- Small percent of large units with three or more beds

2008-2014 Housing Element

Who Can Afford to Rent

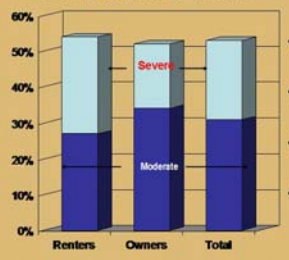
Comparison of Maximum Rent that can be afforded with the median priced apartment



2008-2014 Housing Element

Housing Needs - Overpayment

Overpayment by Tenure



Source: Census, ACS 2006

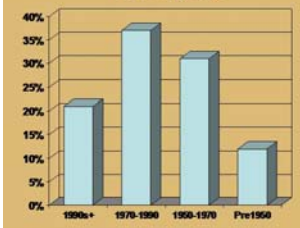
Overpayment

- Overpayment rose from 41% in 2000 to 53% as of 2006
- Highest increase among owners; from 33% to 52%
- Overpayment affects more than half of all households
- Many pay 50%+ of income for housing (severe cost burden)

2008-2014 Housing Element

Housing Needs - Condition

Housing Age



Source: Census, ACS 2006

Housing Age

- Older housing stock
- Generally good condition
- Many historic districts
- 1% of homes dilapidated

2008-2014 Housing Element

Special Housing Needs

Special Needs in Riverside

Special Needs Household Group	Households or People	Percent of Total	Growth Since 2000
Senior Households (65+)	15,036	16%	↑
Large Families (5 or more)	18,572	19%	↑
Disabled People	33,013	11%	N/A
Single Parents	11,026	11%	↑
College Students	31,685	14%	↑
Homeless People	1,174	1%	↓

Source: Census, ACS 2006

2008-2014 Housing Element

Future Housing Needs (by 2014)

Regional Housing Needs Allocation, 2006-2014

Income Group	Number of Units	Type of Housing
Very Low	2,687	Apartments
Low	1,866	Apt/condos
Moderate	2,099	Single-Family
Above	4,728	Single-Family
Total	11,381	

Housing Goals

- Required to accommodate growth through 2014
- Housing needs determined for four income levels
- Satisfied by new production, preservation, rehabilitation, & adequately zoned sites*

Source: SCAG 2008

* AB2348 limits conditions

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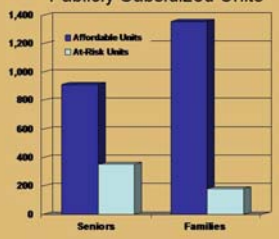
Housing Preservation Needs

Publicly Subsidized Units



Source: City of Riverside, 2008

Inventory

- ~1,300 assisted units affordable to LI seniors; 353 units at-risk
- ~ 1,500 assisted units affordable to LI families; 181 units at-risk
- ~ 283 units with affordability covenants expired since 2000

2008-2014 Housing Element

Progress Toward RHNA

Housing Group	Income/Affordability V. Low	Low	Mod.	Above	Total
2006-2014 RHNA	2,687	1,866	2,099	4,728	11,381
Built/Planned					
•Family Housing	103	115	1,969	4,466	6,653
•Student Housing	0	3,599	21	72	3,792
•Senior Housing	260	378	730	107	1,475
Total Credits	363	4,092	2,720	4,645	11,920
Remainder/Surplus	98 units		621	0	98

Note: * With additional vacant R-3 land, City can meet its RHNA.

2008-2014 Housing Element

Sites for Rezoning

- Housing Plan proposes the following rezoning to allow for focused residential/mixed use developments in specific areas:
  1. University Avenue Specific Plan - 8 acres
  2. Market Place Specific Plan – 34 acres

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Crafting an Inclusive Plan

2008-2014 Housing Element

Livable Neighborhoods

Objective #1:
Livable neighborhoods of well maintained housing, ample public services, & open space which provide a high quality living environment and instill community pride.

2008-2014 Housing Element

Neighborhood Livability Tools

Existing Programs	New Programs Ideas
▪ Code Enforcement (includes six different programs)	▪ Neighborhood Organization (includes conference and other activities)
▪ SFR Rehab Loan/Grant	▪ Multifamily Rehab Loan Program
▪ Multifamily Acq/Rehab	▪ Neighborhood Improvement Program (target Northside, Brockton, Chicago Linden areas)
▪ Crime Free MultiHousing	▪ Mobile Home Preservation
▪ Lead Paint Mitigation	▪ Neighborhood Stabilization Program
▪ Historic Preservation	▪ Community Livability Programs (Includes Keep Riverside Clean & Beautiful, Rebuilding Together Riverside, and Home AID)

2008-2014 Housing Element

Housing Diversity

- *Objective #2: Diversity in housing types and affordability to accommodate housing needs of residents, encourage economic development and sustainability, and promote an inclusive community.*

2008-2014 Housing Element

Housing Diversity Tools

Existing Programs	New Programs
▪ Downtown SP	▪ Explore Eastside Infill Program
▪ University Avenue SP	▪ Graduated Density Program
▪ Regulatory Incentives	▪ Zoning Code Incentives Study
▪ Financial Incentives	- Universal Design/Visitability
▪ Infill Incentive Program	- Green Building and TOD
	▪ Magnolia Avenue & Market Place SP
	▪ Fair Housing

2008-2014 Housing Element

Housing Assistance

Objective #3:

To increase and improve opportunities for low and moderate income residents to rent or purchase homes.

2008-2014 Housing Element

Housing Assistance Tools

Existing Programs	New Programs
▪ Housing Rent Vouchers	▪ HomeBuyer Preservation*
▪ Downpayment Assistance	▪ Neighborhood Stabilization*
▪ Riverside County Mortgage Credit Certificate	▪ Explore Fee Waiver Program for Affordable Housing
▪ Mobile Home Rent Stabilization	▪ Expand Homeownership Program to Preservation
▪ Preserve At-Risk Units	
▪ Housing Partnerships	

2008-2014 Housing Element

Special Needs

Objective #4:

To provide adequate housing and supportive services for residents with special needs.

2008-2014 Housing Element

Special Needs Tools

Existing Programs	New Programs
▪ Homeless Services	▪ Zoning Code Changes
▪ Senior Housing	- Transitional housing by right
▪ Student Housing	- Supportive housing by right
▪ Fair Housing	- Emergency shelter by right
▪ Housing For People with Disabilities	▪ Expand LB paint mitigation program to include mold
▪ Family Housing	▪ Offer home modification grants for rental units/apartments

2008-2014 Housing Element

PLANNING COMMISSION AND CITY COUNCIL WORKSHOPS

The City of Riverside held two Housing Element workshops, one with the Planning Commission, and one with the City Council prior to sending the draft Housing Element to the California Department of Housing and Community Development. The City held the Planning Commission workshop on Thursday March 4, 2010 and held the City Council workshop on April 6, 2010. Both of the housing element workshops were publicly noticed in the local newspaper.

The Housing Element workshops covered the broad planning and housing issues facing the community, the role of the Housing Element in addressing those needs, and specific implementation tools for the Housing Element. A matrix of new programs in the Housing Element was presented so that the City Council, Planning Commission, and audience could comment on the appropriateness of implementation tools proposed to meet the City's housing needs.

Members of the public, and the Citizens Advisory Committee, also provided additional comments on the Housing Element. Although the City has shown substantial progress in meeting the RHNA goals, the primary concern at the workshops was the local economy and the housing market. The significant decline in housing prices and rents coupled with soaring short sales and foreclosures presented an environment that depressed the construction of new housing. The Regional Housing Needs Assessment was therefore a concern.

City of Riverside Draft Housing Element Public Workshop

WHEN: Thursday, March 4, 2010 at the 9:00 a.m. Planning Commission
WHERE: Art Pick Council Chambers, 3900 Main Street, Riverside (City Hall)

Residents, businesses, property owners and other interested individuals are invited to attend a public workshop on Thursday, March 4th, 2010 with the City of Riverside Planning Commission to review the Draft Update to the Housing Element of the General Plan 2025 (**Planning Case P10-0078**). Developed with input of residents at the May 2008 Neighborhood Conference, special forums and a series of four Citizen Advisory Committee meetings, the Draft Housing Element is now complete for review and input by the City Planning Commission and the Public. You are invited to attend this meeting to learn more about the Draft Housing Element and provide input on this important document.

Planning Division staff will explain what a Housing Element is and why it must be updated. We will describe the public process utilized for developing the Draft Housing Element, introduce the Draft Housing Element with an overview of the Element's objectives, policies and programs and explain the next steps of the process toward adopting the Housing Element.

This informational workshop to introduce the Draft Housing Element will be held as part of the regularly scheduled Planning Commission meeting on Thursday, March 4th in the Art Pick Council Chambers located adjacent to City Hall, 3900 Main Street, Riverside, California 92522. It will provide the public opportunity for input on the Housing Element prior to having official Planning Commission and City Council public hearings to consider adoption of the Final Housing Element. Public hearings for adoption of the Housing Element are anticipated to occur in Fall of 2010.

The Draft Housing Element will be available on CD's free of charge at the Planning Division counter on the third floor of City Hall beginning Friday, February 26th. In addition, the Draft Plan will be available online at http://www.riversideca.gov/planning/cityplans-drafthousingelement.asp or can be e-mailed upon request. A printed copy of the Draft Housing Element will also be available for public review beginning February 26th at the Planning Division counter on the 3rd Floor of City Hall and the Downtown Library at 3581 Mission Inn Ave.

For more information about this workshop or the Housing Element, please call Doug Darnell, Senior Planner at 951-826-5219, or by email at ddarnell@riversideca.gov.

FIGURE H-15 PUBLIC WORKSHOP FLIER