

6th Cycle Housing Element & Safety / Land Use Element Updates

Riverside County Board of Supervisors

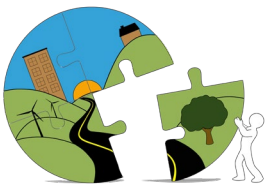
AGENDA ITEM NO. 21.7

General Plan Amendment No. 180002 (Safety Element)

General Plan Amendment No. 190006 (Housing Element)

General Plan Amendment No. 210109 (Land Use Element)

Addendum to Environmental Impact Report No. 548



General Revisions to the three Elements

6th Cycle Housing Element (Cycle 2021 - 2029)

- Expanded the Housing Element Actions based on comments from public and HCD since March 2024 (**NOTE:** Obtained certification from HCD on **June 3rd, 2024**)

Land Use Element

- Increased the density range from 14-40 du/ac to 14-60 du/ac in the Highest Density Residential (HHDR) Land Use Designation to allow additional opportunities for affordable housing

Safety Element

- Included a website link directing the public to the County's Multi-Jurisdictional Local Hazard Mitigation Plan to comply with Assembly Bill 2140



Housing Element Update

GPA No. 190006 includes:

- Appendix P (Background Report) – data, documentation, housing site inventory
- Updates to Housing Element (Chapter 8) – revisions and additional new programs
 - 38 separate Housing Element Actions/Programs within Table H-2 designed to seek funding for housing programs, evaluate new housing sites, create affordable housing, and meet the State's requirements to Affirmatively Further Fair Housing (AFFH)



Housing Element Update

New and Revised Major Programs:

- Create an Environmental Justice Program (Phase II after SB1000 implementation)
- Create two new community plans in Cabazon and Thermal
- Implement EIFDs to bring needed infrastructure to the community plan areas
- Include State law provisions for 12-36 unit Agricultural Employee Housing and also add Polanco Parks
- Evaluate options for Countywide Inclusionary Zoning (Affordable housing production)
- Incorporate robust outreach for new programs - including evening meetings, language translation, and public meetings in disadvantaged communities
- Update provisions related to Accessory Dwelling Units (ADUs) pursuant to State law changes



Housing Action Plan: New Items

H-33: Emergency Rental Assistance Program

- Continuation of Emergency Rental Assistance Program (UnitedLift)
- Funding to assist families going through the eviction process

H-34: Housing Element Advisory Committee

- Establishment of advisory bodies (East and West) to Planning Department, Housing Authority, TLMA, and BOS on housing policy

H-35: Short-Term Rentals and Seasonal Housing

- Monitor seasonal housing and Short-Term Rentals (STRs) throughout planning period and revise STR program as necessary



Housing Action Plan: New Items

H-36: Housing Condition Survey

- Complete a conditions survey in communities with code compliance issues and identify measures to encourage housing preservation, conservation, and rehabilitation

H-37: Evaluation of Mobile Home Rent Control

- Evaluate state requirements and propose options to adopt/expand the Mobilehome Rent Stabilization Ordinance to the Board of Supervisors

H-38: Emergency Shelters

- Update Ord. 348 to comply with AB2339



2023-2024 Outreach and Engagement

Ongoing Monthly Meetings with HCD (since August 2023)

Ongoing In-Person Stakeholder Meetings (at least 6)

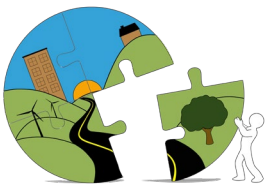
- CRLA, Leadership Council, Public Interest Law Group, Sierra Club

Workshops and Presentations

- Housing Review Committee (February 2023)
- Planning Commission Public Workshop (March 2023)

Online Outreach

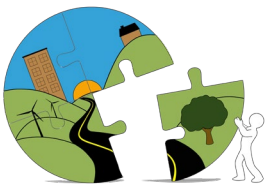
- Newsletters
- Virtual Office Hours



Environmental Review and CEQA

Addendum to EIR 548

- Pursuant to CEQA, the potential environmental impacts of the 6th Cycle Housing, Land Use, and Safety Element updates, and related project components have been evaluated through the preparation of an Addendum to the 5th Cycle Housing Element EIR (EIR No. 548)
- The Addendum to EIR No. 548 determined that implementation of the 6th Cycle Housing Element, Safety and Land Use Element Updated, and related project components would not result in any new or significantly more severe impacts



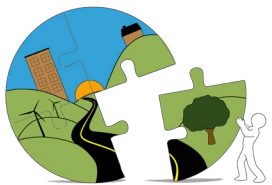
Planning Commission Action

Planning Commission Hearing

December 20, 2023

Recommendation to the Board of Supervisors

Unanimous 4-0 vote recommending approval



Next Steps:



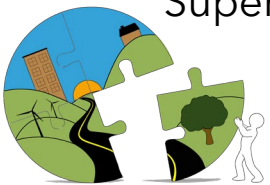
Recommendations

That the Board of Supervisors:

APPROVE Addendum (Revised) No.1 to Environmental Impact Report (EIR) No.548 (Attachment E), based on the findings and conclusions provided in the addendum, attached hereto and incorporated herein, prepared in compliance with the California Environmental Quality Act (CEQA) in accordance with Public Resources Code Section 21166 and Sections 15162 and 15164 of the State CEQA Guidelines, and the conclusion that all impacts were adequately analyzed pursuant to applicable legal standards in the previously adopted EIR No. 548, and, while some changes and/or additions are necessary, none of the conditions described in State CEQA Guidelines Section 15162 exist;

TENTATIVELY APPROVE General Plan Amendment No. 180002 (Revised) amending the County's Safety Element (Attachment C) of the General Plan, as described in this staff report, based upon the findings and conclusions provided in this staff report and pending final adoption of the General Plan Cycle Resolution by the Board of Supervisors;

TENTATIVELY APPROVE General Plan Amendment No. 190006 (Revised) amending the County's Housing Element & Background Report of the General Plan (Attachment B), based upon the findings and conclusions provided in this staff report and pending final adoption of the General Plan Cycle Resolution by the Board of Supervisors;



Recommendations (Continued)

That the Board of Supervisors:

TENTATIVELY APPROVE General Plan Amendment No. 210109 (Revised) amending the Land Use Element (Attachment D), as described in this staff report, based upon the findings and conclusions provided in this staff report and pending final adoption of the General Plan Cycle Resolution by the Board of Supervisors;

AUTHORIZE the Planning Director or designee to make further non-substantial, technical, or clarifying changes as required for approval and certification of the 2021-2029 Housing Element by the California Department of Housing and Community Development (HCD) consistent with the Board's action and approved as to form by County Counsel; and

DIRECT the Planning Department to incorporate the changes made by GPA Nos. 180002, 190006 and 210109 into the Riverside County General Plan Safety, Housing, and Land Use Elements, associated Area Plans, appendices, tables, and figures.



HCD Certification Letter

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, Governor

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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June 3, 2024

John Hildebrand, Director
Planning Department
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1629

Dear John Hildebrand,

RE: County of Riverside's 6th Cycle (2023-2031) Revised Draft Housing Element

Thank you for submitting the County of Riverside's (County) revised draft housing element received for review on May 22, 2024. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from Unidos por Viviendas Justas y Dignas, pursuant to Government Code section 65585, subdivision (c).

The revised draft meets the statutory requirements that were described in HCD's review on March 8, 2024. The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) when it is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

