



## RESOURCES

### Availability of Sites for Housing



The Regional Housing Needs Assessment (RHNA) process assigned unincorporated Riverside County 30,677 units in new construction need with about 80% of this total allocated to the western county. With its proximity to surrounding counties, infrastructure capability, and available land, it is anticipated that the majority of growth during the next five years within the sphere of influence areas of incorporated cities, and in areas for which Specific Plans or tract maps have been prepared. These properties include vacant and undeveloped lands presently in the unincorporated County that are adjacent to, or within service hookup distance from public sewer, water and street systems. The County's policy is to promote compact development in strategically located activity centers, along with infill opportunities within existing urban areas, in order to minimize development pressures on vacant land on the urban fringe. An analysis of residential development potential demonstrates that there is ample vacant land within these areas that is designated for residential uses to satisfy the RHNA new construction need.

State law requires that zoning be consistent with adopted general plans. The County's undeveloped lands will be rezoned if necessary to the appropriate residential designation to assure consistency with the newly updated General Plan land use designations and any applicable Specific Plans. In a limited capacity, infill projects throughout unincorporated communities will also contribute to the County's future housing stock. County policy recommends that growth be concentrated near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible. Under the newly updated General Plan land use designations, higher density residential areas are sited near employment nodes, commercial cores, and major transportation corridors, and in conjunction with resort, recreation and tourist areas.

### Vacant Land Analysis

The land analysis demonstrates that the unincorporated County contains over 2.3 million acres of vacant land that allows residential development. It is estimated that approximately 396,000 additional dwelling units could be accommodated at build out under the draft 2001 General Plan residential land use designations. This includes lands for which Specific Plans have been processed under the County's jurisdiction. The Land Use Element provides a mix of unit types and densities, and land use designations which will accommodate residential development affordable to a range of income categories. A summary of residential development potential by income category for the eastern and western portions of the county is presented in Table H-41.

The RHNA allocation is divided into four income categories: Very Low; Low; Moderate and Above Moderate. Most of the potential for Very Low and Low income housing is found in the High Density Residential, Very High Density Residential, and Community Centers categories which allow densities over 14 dwelling units per acre. Units in these categories are assumed to be primarily rental units. As well, there are opportunities for ownership units affordable to