



Community & Economic Development Department
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Planning Division

CITY PLANNING COMMISSION MEETING: OCTOBER 13, 2021
AGENDA ITEM NO.: 6

DISCUSSION ITEM

Case Number	Not Applicable
Request	Workshop – Inclusionary Housing Proposed Amendments to Title 19 (Zoning)
Project Location	Citywide
Wards	All
Staff Planner	Matthew Taylor, Acting Principal Planner mtaylor@riversideca.gov 951-826-5944

RECOMMENDATION

Conduct a Workshop to discuss Proposed Amendments to Title 19 that implement the Inclusionary Housing Policy as directed by the City Council Housing & Homelessness Committee.

BACKGROUND

On August 18, 2022, the Planning Commission held a public hearing on the Proposed Amendments to Title 19 (Zoning) of the Riverside Municipal Code to implement an inclusionary housing program, update the Density Bonus Ordinance and consider clean-up items. Following discussion, the Planning Commission voted to bifurcate the item, continuing discussion of the Proposed Amendments related to inclusionary housing to a Workshop (Exhibit 1). Additional information related to a proposed in-lieu fee component was specifically requested (Exhibit 2).

The purpose of this Workshop is to present Proposed Amendments to Title 19 (Zoning) of the Riverside Municipal Code intended to implement an Inclusionary Housing Program at the recommendation of the City Council Housing and Homelessness Committee, as requested by the Planning Commission at the public hearing of August 18, 2022.

The Workshop will focus on the relationship between the specific policy direction given by the Housing & Homelessness Committee (HHC) and the proposed Title 19 (Zoning) Proposed Amendments (Exhibits 3 and 4).

Following the Workshop on October 13, 2022, a separate public hearing on the matter will be held by the Planning Commission immediately following the Workshop to consider the Proposed Amendments.

DISCUSSION

In recent years, the State of California has identified the shortage of housing, particularly affordable housing, as a legislative priority. A housing shortage negatively impacts the State's economic competitiveness, contributes to homelessness, and results in long commutes, increasing production of greenhouse gas emissions, air pollution, and poor public health.

A household is considered able to afford its housing if its total housing-related expenses do not exceed 30-35% of its gross income. Affordable housing frequently refers to housing that is priced so that it does not exceed this threshold for households who earn at or below 80% of the Area Median Income (AMI), which in Riverside is \$87,400 (2022) for a family of four.

Given the existing housing conditions, on May 18, 2021, the City Council authorized hiring a consultant to explore the feasibility of implementing an inclusionary housing policy in the City of Riverside. Inclusionary housing policies typically require a portion of newly constructed residential units to be set aside, for sale or rent, to lower- or moderate-income households to increase the availability of affordable housing for all income levels.

Over the past year, City staff and the consultant have prepared a study of the feasibility of implementing such a policy in Riverside, with input and direction from the City Council HHC. On May 23, 2022, the HHC reviewed a draft policy and feasibility analysis (Exhibit 5) and directed staff to develop an ordinance to implement the policy for Planning Commission and City Council consideration (Exhibit 3).

The Workshop will specifically cover:

1. Inclusionary requirements;
2. Exemptions;
3. Affordability terms;
4. Unit characteristics;
5. Off-site requirements; and
6. In-lieu fee option.

STRATEGIC PLAN

The Inclusionary Housing Workshop aligns with Strategic Priority No. 2 – Community Well-Being. The Workshop aligns with Goal 2.1 – Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels. The Workshop also aligns with Strategic Priority No. 5 – High Performing Government and Goal 5.3 Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making.

In addition, the project aligns with the five Cross-Cutting Threads as follows:

1. **Community Trust** – The Workshop allows for community input into the Title 19 Proposed Amendments that implement the policy direction from the HHC.

2. **Equity** – The Workshop allows residents to understand the policy direction from the HHC and provisions for affordable housing.
3. **Fiscal Responsibility** – The Workshop provides ways that the City and developers can work together to create new affordable housing.
4. **Innovation** – The Workshop incorporates a summary of latest best practices for streamlining and promoting housing development and promote equitable communities.
5. **Sustainability & Resiliency** – The Workshop identifies ways that the Code changes will promote infill development that will help reduce greenhouse gas emissions by reducing vehicle miles traveled, as well as providing an alternative to greenfield sprawl development.

EXHIBITS LIST

1. City Planning Commission Minutes – August 18, 2022
2. Draft Technical Memorandum – Inclusionary Housing In-Lieu Fee Analysis
3. Housing and Homelessness Committee Policy Direction
4. Draft Inclusionary Housing Ordinance - Proposed Title 19 Amendments
5. Housing and Homelessness Committee Report – May 23, 2022
6. Workshop Presentation

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