



HOUSING AUTHORITY OVERVIEW

Office of Homeless Solutions

Housing & Homelessness Committee

June 22, 2020

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CREATION OF HOUSING AUTHORITY

1. Established: November 7, 2006
2. Mission: Create affordable housing opportunities through a variety of mechanisms and programs.
3. Powers: Acquire, construct, finance, operate, rehabilitate, refinance or develop dwelling accommodations for person of low or moderate income.



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IMPLEMENTATION STRATEGY AND FIVE-YEAR STRATEGY PLAN

1. Preservation of existing affordable housing units through acquisition and rehabilitation.
2. Increase the supply of affordable housing units through new construction and rehabilitation of existing housing stock.
3. Provide homeownership opportunities through new construction and first-time homebuyer loan programs.



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LOSS OF REDEVELOPMENT AGENCIES

1. Dissolved in 2012 by the State.
2. Loss of \$10.4 million annually to fund affordable housing projects and programs.
3. Housing Authority assumed all the functions performed by the former Redevelopment Agency.



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HOUSING FIRST PLAN

1. Adopted on March 13, 2018;
2. Policy guidance for operationalizing and evaluating the Housing First model;
3. Policy guidance for the development and financing of Housing First communities across all wards by identifying 21 sites;
4. Met requirements of Senate Bill 2: Building Homes and Jobs Act, and Housing First components outlined in the Senate Bill 1380; and
5. Housing Authority overseeing the Housing First Plan.



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HOUSING AUTHORITY STAFF



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HOUSING AUTHORITY FY BUDGET & ASSETS FY 2019/20

1. Annual operating budget: \$1,671,135:
 - a) Funded by Low- and Moderate-Income Housing loan proceeds
 - b) Funding available until FY 2023/24
2. Owns 94 affordable housing units managed by the Riverside Housing Development Corporation:
 - a) 14 Housing First units
3. Annual monitoring: 15% of City/Housing Authority assisted housing units (1,770):
 - a) Two HA staff



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AFFORDABLE HOUSING PROJECTS IN PIPELINE

PROJECT	WARD	DEVELOPER/ PARTNERSHIP	TOTAL UNITS	PSH UNITS
3943 10th Street	1	Riverside Housing Development Corp.	6	6
Mulberry	1	Habitat for Humanity	10	10
3rd and Fairmount	1	Innovative Housing Opportunities	32	32
Mission Heritage	1	Wakeland Housing & Community Dev.	72	11
Entrada	2	Wakeland Housing & Community Dev.	65	8
Crest	2	Crest Community Church	10	10
2550 14th Street	2	Path of Life Ministries	2	2
Oasis Senior Villas	2	A Community of Friends	95	46
St. Michaels	5	St. Michaels Church / Mercy House	50	24

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AFFORDABLE HOUSING PROJECTS IN PIPELINE (CONT.)

PROJECT	WARD	DEVELOPER/PARTNERSHIP	TOTAL UNITS	PSH UNITS
3753 Myers	5	Habitat for Humanity	4 (affordable homeownership)	0
Cedar Glen II	6	Palm Communities	50	24
4350 La Sierra Avenue	6	National CORE	34 (7 affordable homeownership)	0
11502 Anacapa	7	Northtown Housing Dev. Corp.	2	0
Pierce/Golden	7	National CORE/ La Sierra University Church	80	34
Bushnell/Bogart	7	Neighborhood Partners Housing Services	22	22
		TOTAL	534	229



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AFFORDABLE HOUSING COMMUNITIES

WARD	EXISTING AFFORDABLE HOUSING UNITS	%	PROPOSED HOUSING UNITS	TOTAL AFFORDABLE HOUSING UNITS	%
1	699	20%	120	819	21%
2	401	12%	172	583	15%
3	371	11%	0	371	9%
4	391	11%	0	391	10%
5	642	19%	50	692	18%
6	817	24%	50	867	22%
7	119	3%	104	223	6%
TOTAL	3,440	100%	496	3,946	100%



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LOVE YOUR NEIGHBOR INITIATIVE

1. Built on success of ending veteran homelessness;
2. Called upon faith leaders to work collaboratively to address homelessness:
 - a) Giving (Monetary donations)
 - b) Assets (land or housing)
 - c) Partnerships (high-skilled and trained volunteers to provide outreach to the community)
3. Housing Developments:
 - a) The Grove: 4 units
 - b) 2550 14th Street: 2 units
 - c) The Crest (3431 Mt. Vernon): 10 units
 - d) St. Michaels (4070 Jackson): 50 units
 - e) 11253 Pierce: 80 units



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GRANT PROGRAMS

PROGRAM	FUNDING ALLOCATION
HOME Investment Partnerships (HOME) Program	\$1,134,945 (FY 2019/20)
Emergency Solutions Grant	\$278,459 (FY 2019/20)
Senate Bill 2 Permanent Local Housing Allocation (PLHA)	\$1,622,125 (FY 2020/21)
Continuum of Care Disabled Permanent Supportive Housing (PSH) Grant	\$125,395 (2/1/2020 – 1/31/2021)
Continuum of Care Chronic Permanent Supportive Housing (PSH) Grant	\$122,156 (1/1/2020 – 12/31/2020)

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AFFORDABLE HOUSING PROGRAMS

PROGRAM	2019/20 FUNDING ALLOCATION
Housing Rehabilitation Program	\$150,000
Rental Assistance Programs	\$655,575
Landlord Incentive Program	\$50,000



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ANTICIPATED 6th CYCLE REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

INCOME LEVEL	UNITS	PERCENT
Very-low income (under 50% of AMI)	4,849	26.3%
Low income (50 – 80% AMI)	3,057	16.6%
Moderate income (80-120% AMI)	3,133	17.0%
Above moderate income (120% + AMI)	7,379	40.1%
6 th Cycle Estimate Total	18,419	
5 th Cycle Carryover	5,816	
TOTAL REQUIRED (PRODUCTION)	24,235	



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AFFORDABLE HOUSING RESOURCE TOOLS

1. Inclusionary Housing
2. Community Revitalization and Investment Authorities (CRIA)
3. Commercial linkage fees
4. Planning and land use policy changes
5. Community Benefits Agreements



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RECOMMENDATION

That the Housing and Homelessness Committee receive and file this report on the Housing Authority's mission, projects and budget.



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