

ESTABLISH A LOCAL HOUSING TRUST FUND

Department of Housing and Human Services

Housing and Homelessness Committee

February 26, 2024

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REGIONAL HOUSING NEED ALLOCATION

Period: 2021 -2029

Income Category	RHNA Allocation
Very Low (50% of Area Median Income – “AMI”)	4,861
Low (30% of AMI)	3,064
Moderate (120% of AMI)	3,139
Above Moderate	7,394
Total RHNA	18,458



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LOCAL HOUSING TRUST FUND TOOL

- Receive ongoing revenues
- Support affordable housing rather than other community needs
- Unrestricted funds for housing
- 763 local housing trust funds nationwide and 41 in California



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COMMON FORMS OF DEDICATED REVENUES

- Dedicated Housing Fees
- Discretionary Local Revenues
- Grant and Charitable Contribution Funds
- Loan Repayment and Commercial Development Loans



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ELIGIBLE ACTIVITIES

- New construction
- Preservation/rehabilitation of existing multi-family
- Property acquisition
- Housing for those with special needs
- Elderly housing
- Preservation/rehabilitation of existing single-family housing
- Permanent homeless housing
- Transitional housing
- Housing for ex-offenders
- Match for state and/or federal funds
- Development activities
- Vacant/abandoned properties
- Down payment assistance
- Emergency repairs
- Energy efficiency improvements in existing housing
- Weatherization/energy efficiency upgrades
- Renewable energy
- Water efficiency upgrades
- Tenant based rental assistance
- Homeless services
- Foreclosure prevention
- Housing education and counseling
- Organizational administration
- Operating and maintenance costs
- Homeless prevention
- Capacity building
- Community land trusts
- Project based rental assistance
- Supportive services ⁵



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RECOMMENDED ACTIVITIES

1. Match for State and/or Federal fund
2. New construction of rental and homeownership units
3. Preservation/rehabilitation of multi-family housing
4. Acquisition of vacant land and dilapidated properties



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PROPOSED LOCAL HOUSING TRUST FUND REVENUE

- State and Federal Housing Trust Fund grants
- Loan payments
 - HOME Investment Partnerships Program
 - Permanent Local Housing Allocation
 - Neighborhood Stabilization Program
 - CalHome
 - ARPA – Affordable Housing Funds



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TERMS

- 3% simple interest rate
- Maturity date: Affordability period
- Affordability period
 - Homeownership activities: 45 years
 - Rental activities: 55 years
- Restricted funds: assist households at or below 50% and 80% of area median income
- Unrestricted funds: assist households at or below 120% of area median income



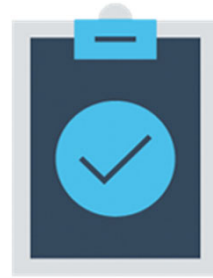
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GRANT OPPORTUNITY

- Prohousing Incentive Program Round 2
- Maximum grant allocation: \$1,500,000
- Matching funds of funds placed into a local housing trust fund
- Application deadline: March 30, 2024



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STRATEGIC PLAN ALIGNMENT

Envision Riverside 2025 Strategic Plan Priorities

Community Well-Being
Goal 2.1 and Goal 2.3

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the Committee conceptually approve:

1. Establishment of a \$1,500,000 local housing trust fund funded through the 2021 Permanent Local Housing Allocation; and
2. Recommend submission of a \$1,500,000 Prohousing Incentive Program Round 2 grant application for matching funds.

