



INCLUSIONARY HOUSING PROGRAMS

OFFICE OF HOMELESS SOLUTIONS

City Council and Housing Authority Board
September 15, 2020

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5th-Cycle RHNA Allocation (2014-2021)



8,283
units:

3,338 low/very low income (<80% AMI)

1,503 moderate income (80-120% AMI)

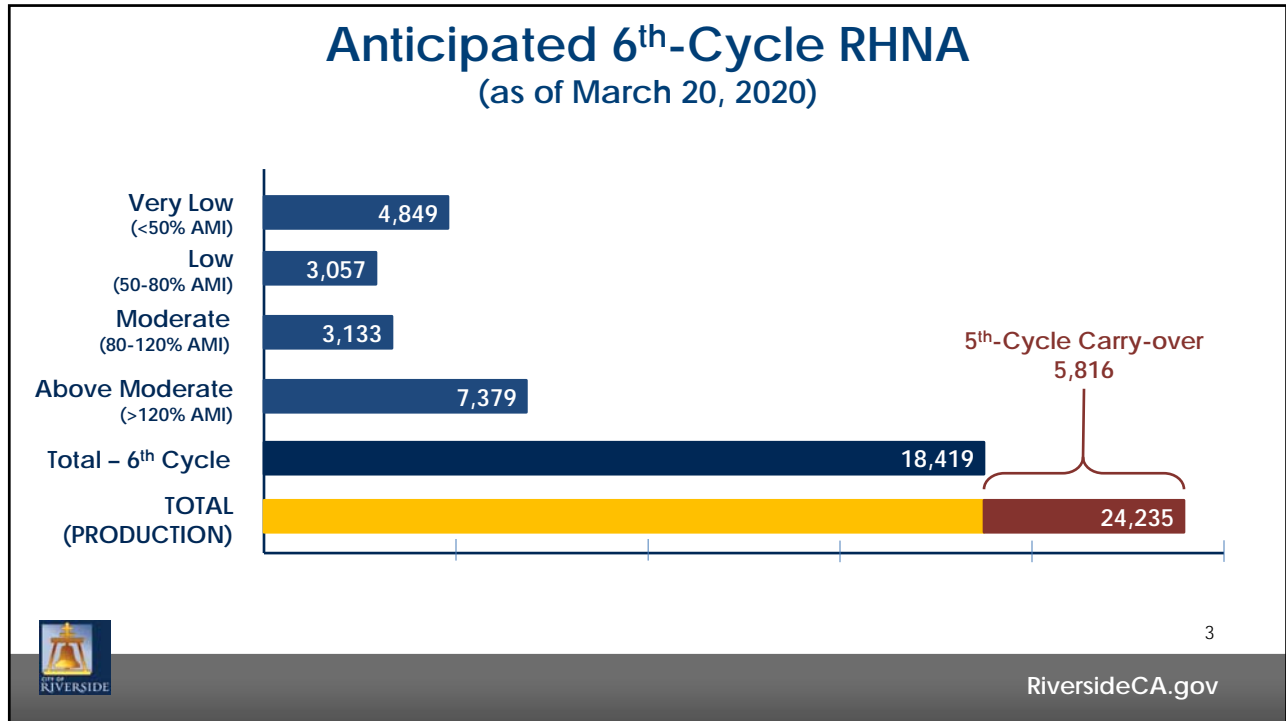
3,442 above-moderate income (>120% AMI)

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INCLUSIONARY HOUSING PROGRAM




Promotes
affordable construction




Expands
housing choices




Prevents or slows
displacement



Increases safe access to
schools and transit



Increases
social diversity



Offers
development incentives

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IDENTIFYING PROGRAM GOALS

- 1 Help meet City's RHNA obligation 
- 2 Ensure social integration in new housing
- 3 Promote workforce attraction/retention 
- 4 Support transit-oriented development 
- 5 Mitigate displacement of residents



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DETERMINING THE PROGRAM FRAMEWORK



Proportion of
new units



Targeted
income levels



Minimum
duration



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ASSESSING PROGRAM FEASIBILITY



1. Analysis of trends and market conditions
2. Economic and community impacts
3. Stakeholder input

Economic
Feasibility Study



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CREATING THE POLICY FOR THE PROGRAM



Develop
policy document



Balance
incentives with inclusionary
requirements **costs**



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IMPLEMENTING THE PROGRAM



Modification of Zoning standards

- Parking
- Density
- Setbacks
- Waivers



Direct **subsidies** and **tax abatements**



Alternatives

- In-lieu payments
- Off-site improvements

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OUTREACH TO DATE



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TIME FRAME, COST AND POTENTIAL FUNDING



9 - 12
months



Est. \$150,000



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RECOMMENDATIONS

1. That the City Council authorize the issuance of a Request for Proposals seeking a consultant to examine the feasibility and economic impacts of an Inclusionary Housing Program for the City of Riverside in an amount not to exceed \$150,000; and
2. That the Housing Authority authorize the issuance of a Request for Proposals seeking a consultant to examine the feasibility and economic impacts of an Inclusionary Housing Program for the City of Riverside in an amount not to exceed \$150,000.



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