



City of Arts & Innovation

City Council Memorandum

TO: CITY COUNCIL **DATE: NOVEMBER 17, 2020**

FROM: MAYOR RUSTY BAILEY **WARDS: ALL**
AND HOUSING TASK FORCE

SUBJECT: PRELIMINARY OUTCOMES OF THE MAYOR'S HOUSING TASK FORCE

ISSUE:

Receive and file a report summarizing the Mayor's Housing Task Force preliminary outcomes for staff to implement.

RECOMMENDATIONS:

That the City Council:

1. Receive and file the staff report on the Mayor's Housing Task Force; and
2. Direct staff to implement the Preliminary Outcomes identified by the Mayor's Housing Task Force including, but not limited to:
 - a. Identifying how Regional Housing Needs Allocation obligations are impacted by any future City Council land use decisions;
 - b. Completing a fee structure update that includes an assessment of potentials and impacts of delaying fees until occupancy; and
 - c. Including an assessment in the Housing Element update that considers the potential and impacts of minimum density requirements.

BACKGROUND:

The housing shortage in California is a result of housing production not keeping up with need for a variety of reasons including, but not limited to, high land costs, neighborhood opposition to new housing, environmental regulations, population growth, growing income disparity, cost of construction, and local and State regulations. The State of California has identified the shortage of housing as a legislative priority. The housing shortage negatively impacts the California economy, contributes to the homelessness crisis, and results in long commutes and traffic congestion, which increases green-house gas emissions, air-pollution and poor health.

As part of the City's Regional Housing Needs Allocation (RHNA) obligation, the State has determined that Riverside must plan to accommodate 18,415 units by 2029 as part of Sixth Cycle Housing Element Update. In May 2020, Mayor Bailey, recognizing the need and challenges of meeting this obligation, convened a Housing Task Force to develop an Action Plan with

recommendations to the City Council to inform the on-going Housing Element update and inspire developers to build a diverse array of housing across the City and Region.

DISCUSSION:

The Housing Task Force, comprised of Mayor Bailey, Councilmembers Conder and Edwards, representatives from the development community, health industry, housing advocates and City staff, met on a monthly basis. Together, the group identified:

1. Opportunities and challenges the City faces related to housing, including affordable housing:
 - a. Opportunities
 - i. Housing Element Update, due in October 2021, that identifies potential housing development sites to meet the RHNA obligation;
 - ii. Flexible Zoning in the Innovation District to promote high-density housing; and
 - iii. Developer opportunities related to density bonuses, infill sites and adaptive reuse.
 - b. Challenges
 - i. Housing shortage in Southern California and the role Riverside plays in meeting the need;
 - ii. Perception that new, high-density and/or affordable housing threatens existing neighborhoods; and
 - iii. Current RHNA obligation that is six times the number of units built in the last ten years.
2. On-going public, private and non-profit housing initiatives that are currently being developed in Riverside.
3. Housing opportunities in the City such as downtown, the Innovation district, Northside, underutilized commercial centers, places of worship, remnant Caltrans land, underutilized public land and parking lots.
4. Creative and flexible implementation mechanisms such as the Housing Element Update rezoning program, Title 19 changes, adaptive reuse of retail/office/industrial properties, Inclusionary Housing, workforce housing initiatives and annexation.
5. Funding mechanisms and partnerships such as Community Benefits agreements, local contributions/match for housing projects and the Federal Opportunity Zones located in the City

The preliminary outcomes of the Task Force are included as Attachment 1 of this staff report. The outcomes will be used to inform the site selection process for the City's Housing Element Update, and it is anticipated that the Housing Task Force will continue to meet and be integral throughout the process.

FISCAL IMPACT:

There is no fiscal impact associated with the recommendations in this report.

Prepared by: William R., Bailey, III, Mayor
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Kristi J. Smith, Chief Assistant City Attorney

Attachments:

1. Housing Task Force Preliminary Outcomes
2. Presentation