



City of Riverside Mayor's Housing Task Force

City of Arts & Innovation

Preliminary Outcomes – October 2020

Policy

1. The Mayor's Housing Task Force members will continue to meet with the Consultant team identified to complete the Housing Element to provide strategic direction to the process.
2. The Housing Element update will foster the existing partnerships and identify new partnerships to move housing production forward in the City.
3. Stakeholder sessions will include opportunities to shape pro-housing policy and identify specific sites as the Housing Element is updated. If COVID-19 are lifted, in-person engagement will be considered while ensuring public safety.
4. The City of Riverside, and the many programs currently available, will be marketed as a pro-housing location to create a variety of housing types to accommodate all income levels.
5. Through the Housing Element rezoning program, the development process will be streamlined, and regulatory barriers reduced for housing projects in the City.
6. The City will identify, within the current State legislation policy framework, those areas that will allow the City to develop housing on undeveloped or under-developed sites.
7. Riverside will continue to improve technology solutions (e.g., e-plan submission and Housing Tracking Tool) to promote housing development.
8. Riverside will examine the potential for an Inclusionary Housing Program that explores ways to promote affordable housing in the City of Riverside based on an economic study currently being prepared.
9. Through the City's Legislative Platform, the City should advocate with our partners, at the State level, to ensure that all funding mechanisms, such as for Opportunities Zones, are secured.

Site Potentials

1. As the Housing Element is updated, high-quality transit areas and strategic transportation corridors will be targeted for higher density housing.
2. Proximity to neighborhood serving amenities will drive the location of housing to ensure that residents have access to these key services.
3. The Innovation District, providing an opportunity for very high-density housing to help the City meet its 6th Cycle RHNA obligation, will be zoned to allow for creative and flexible design.
4. Downtown will continue to provide opportunities for housing to attract residents and enhance its attraction and vibrancy.



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5. The Northside Specific Plan, which identifies additional housing opportunities, will continue to promote a variety of housing types and neighborhood serving amenities for existing and future residents.
6. City-wide, specific sites will be considered as part of the sites inventory and include, but are not limited to excess Caltrans land, publicly owned land, underutilized retail/office/industrial sites, parking lots and faith-based properties (SB 899).
7. Sites in all Wards will be identified to ensures an equitable distribution of housing opportunities across the City.

Implement

1. As the Housing Element is completed, identify and rezone parcels throughout the City that need to be assembled to facilitate housing development.
2. Title 19-Zoning will be updated to streamline development, including by-right development opportunities, by focusing on housing production including, but not limited to, ADUs, Density Bonus Ordinance and Infill Lot Ordinance.
3. Additional programs and opportunities not currently available in the City, such as an Adaptive Reuse Ordinance for retail/office/industrial uses and an Inclusionary Housing Program, will be explored and, if feasible, implemented to increase the number of affordable units in Riverside.
4. Workforce Housing, for middle income workers making 60-100% of Area Median Income, will continue to be explored to provide housing opportunities – both rental and home ownership.
5. Annexation will be considered as the Housing Element is updated in areas where housing can be produced, and services are available or can easily be provided.

Funding

1. Funding mechanisms and partnerships needed to address City, Regional and State issues related to housing production as required by the RHNA, for all income levels, need to be identified.
2. Flexibility to allow for creative solutions are needed and could include, but not be limited to, Community Revitalization and Investment Authority (CRIA), local contributions/match for housing projects (e.g., Measure Z), collecting fees at occupancy.
3. The City will explore commercial linkage fees for new office, retail, hotel or industrial properties to promote a range of housing affordability choices available to a range of worker incomes.



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4. Community Benefits Agreements, that could include benefits such as local hiring or training programs, set-aside space for community amenities, creation of parks/recreational facilities, will be explored as a way for the City and developers to provide specific amenities and/or mitigations to the local community or neighborhood.
5. As part of the Housing Element update, the City will promote the Opportunity Zones in the City, established in the Tax Cuts and Jobs Act of 2017, as a location to develop housing and take advantage of tax incentives and support new investments in environmental justice, sustainability, climate change, and affordable housing.