



## MAYOR'S HOUSING TASK FORCE FINAL REPORT-OUT

City Council  
December 1, 2020

RiversideCA.gov

1

## TASK FORCE GOALS



**CONTINUE** the momentum of the Riverside Renaissance and further the City's quality of life



**INFORM** our Housing Element in the General Plan



**BUILD** partnerships with builders, nonprofits and faith community



**INSPIRE** developers to invest a diverse array of housing across the City



**WORK** together to identify inclusionary policies especially in disadvantaged communities



**IDENTIFY** a path to meeting the City's RHNA Obligations



2

RiversideCA.gov

2

## OPPORTUNITIES AND CHALLENGES

### Opportunities



**HOUSING ELEMENT** *due October 2021—**time** to shape it*



**INNOVATION DISTRICT** ***flexible** zoning, permitting, transportation concepts*



**DEVELOPER OPPORTUNITIES** *ADUs, Density **Bonus**, infill sites, adaptive reuse*



3

RiversideCA.gov

3

## OPPORTUNITIES AND CHALLENGES

### Challenges



**HOUSING NEED** ***1.3 million** units in SoCal by 2030*



**PERCEPTION** *of growth **threatening** small-town feel*



**MAGNITUDE** *six times number of units in **past decade***



4

RiversideCA.gov

4

## TASK FORCE MEMBERS

Member	Representing
Rusty Bailey	Mayor
Al Zelinka	City Manager
Lauren Sanchez	City Attorney
Erin Edwards	Chair, Housing & Homelessness Committee
Chuck Conder	Chair, Mobility and Infrastructure Committee
Celene Perez	Inland Empire Labor Council AFL-CIO
Rose Mayes	Fair Housing Council of Riverside County
Aaron Norris	The Norris Group
Jeanna Kendrick	IEHP
Lou Monville	Building Industry Association
Heidi Marshall	Housing Authority of the County of Riverside
Chris Grey	Western Riverside Council of Governments
Randall Lewis	Lewis Group of Companies
Damien O'Farrell	Parkview Legacy Foundation

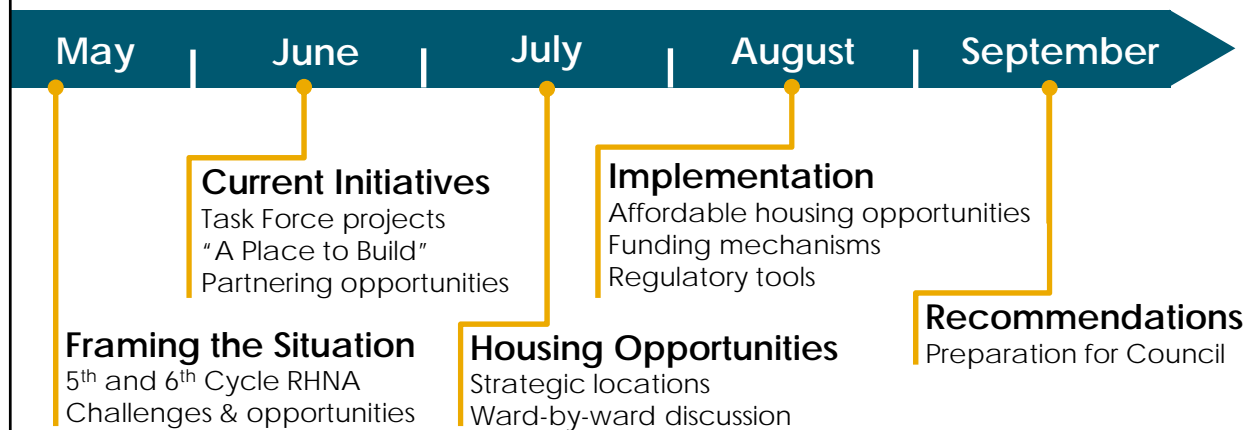


5

RiversideCA.gov

5

## TASK FORCE MEETING TIMELINE



6

RiversideCA.gov

6

# POLICY

## PRELIMINARY OUTCOMES

- CONTINUE** *Mayor's Housing Task Force with the Housing Element Consultant*
- FOSTER** *existing partnerships and identify new partnerships to ensure equity in housing opportunities for residents*
- CONDUCT** *stakeholder sessions to shape pro-housing policy*
- MARKET** *Riverside as a pro-housing location*
- STREAMLINE** *development process and reduce regulatory barriers*
- FOCUS** *efforts to identify and allow development of undeveloped/under-developed sites*
- IMPROVE** *technology to promote housing development*
- EXAMINE** *potential for an Inclusionary Housing Program*
- ADVOCATE** *to secure all funding mechanisms available through the City's Legislative Platform*



RiversideCA.gov

7

# SITES

## PRELIMINARY OUTCOMES

- TARGET** *high-quality transit/strategic transportation corridors for higher density housing*
- ENSURE** *proximity to neighborhood-serving amenities for future housing*
- ALLOW** *for creative and flexible design in the Innovation District*
- CONTINUE** *to provide equitable and diverse housing opportunities in Downtown*
- PROMOTE** *a variety of housing types and neighborhood serving amenities in the Northside*
- CONSIDER** *city-wide, specific sites (e.g., excess Caltrans land, publicly owned land, underutilized retail/office/industrial sites, parking lots and faith-based properties)*
- IDENTIFY** *sites in all Wards to ensure an equitable distribution*



RiversideCA.gov

8

# IMPLEMENT

## PRELIMINARY OUTCOMES

**IDENTIFY** *and rezone parcels that need to be assembled for housing*

**UPDATE** *Title 19-Zoning to streamline by-right development opportunities*

**EXPLORE** *additional programs and opportunities not currently available in the City*

**CONTINUE** *to explore Workforce Housing for middle income workers – both rental and ownership*

**CONSIDER** *strategic annexation as the Housing Element is updated*



9

RiversideCA.gov

9

# FUNDING

## PRELIMINARY OUTCOMES

**IDENTIFY** *City, Regional and State sources to ease funding needs*

**ALLOW** *creative and flexible solutions in funding*

**EXPLORE** *commercial linkage fees to promote a range of housing affordability choices to a range of worker incomes*

**EXPLORE** *Community Benefits Agreements as a way for the City and developers to provide specific amenities and/or mitigations to the local community or neighborhood*

**PROMOTE** *the City's Opportunity Zones as a location to develop housing and take advantage of tax incentives*

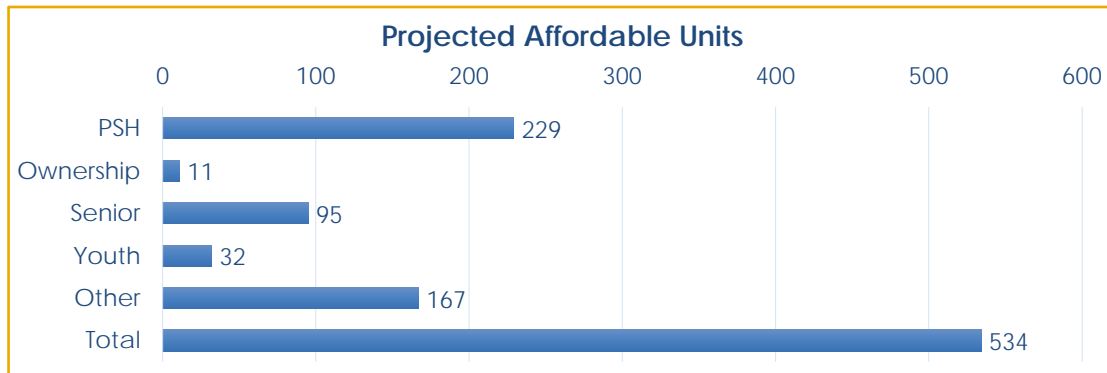


10

RiversideCA.gov

10

## STATUS UPDATE – CITY HOUSING AUTHORITY



### California HCD CalHome Program Grant:

- Homeownership
- Owner-occupied rehabilitation
- Construction of ADUs and JADUs



11

RiversideCA.gov

11

## TIMING OF STUDIES

### Inclusionary Housing Program

*Feasibility Study*  
*Nexus Study*  
*Policy Development*  
*Title 19 – Zoning Update*



### Housing Element Update

*Rezoning Program*  
*Policy Development*  
*Additional Implementation Mechanisms*  
*Preliminary Draft (June 2021)*



12

RiversideCA.gov

12

## 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.



13

RiversideCA.gov