

City of Arts & Innovation

HOUSING AND HOMELESSNESS COMMITTEE

MINUTES

MONDAY, MAY 23, 2022, 3:30 P.M.
PUBLIC COMMENT IN PERSON/TELEPHONE
ART PICK COUNCIL CHAMBER
3900 MAIN STREET

PRESENT: Chair Edwards and Vice Chair Plascencia

ABSENT: Member Cervantes

ALSO PRESENT: Carmen Soto, Matthew Taylor, Mary Kopaskie-Brown, Michelle Davis,
Phaedra Norton, Paloma Montes, Araceli Ruiz, Lorissa Villareal,

Chair Edwards convened the meeting at 3:30 p.m.

ORAL COMMUNICATIONS FROM THE PUBLIC

There was no one wishing to address the committee.

INCLUSIONARY HOUSING PROGRAM FEASIBILITY STUDY

Following discussion and without formal motion, the Committee (1) received an update on the Inclusionary Housing Program Study for the City of Riverside, including preliminary recommendations on elements of a potential inclusionary housing ordinance and made the following recommendations listed in Attachment 4 of the staff report to be included on an Inclusionary Housing Ordinance to be considered by the City Council as listed below:

1. Inclusionary requirements

Multifamily – 10% of units affordable to low-income households (70% AMI)

High-Density Single Family (e.g. Townhomes) - 10% of units affordable to low-income households (70% AMI)

Low- Density Single Family - 5% of units affordable to moderate-income households (110% AMI).

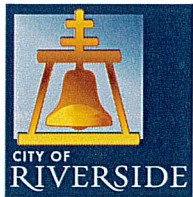
Committee agrees with recommendation and directs staff to explore additional incentives that may be offered to developers that can make project more feasible.

2. Exemptions to Inclusionary Requirements

a. Exempt residential projects with fewer than three units from the inclusionary housing requirement.

b. Exempt residential projects that have submitted a complete application by the effective date of the inclusionary housing ordinance.

Committee agrees with recommendations and recommends that complete application be defined as having planning entitlements and complete CEQA review.



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3. Affordability Term

- a. Set an affordability term of 55 years for rental units
- b. Set an affordability term of 45 years for for-sale units, with renewal upon resale if within that period

Committee recommends adding a lease term of 99 years for City Housing Authority owned land for rental units to Ordinance and declines to set an affordability term of 45 years for for-sale units but requires an equity sharing agreement on the unit.

4. Size of Affordable Housing Units

- a. For multifamily rental projects, require on-site or off-site affordable units to reflect the mix of market-rate units (e.g., same proportion of one-bedrooms, two-bedrooms, etc.) and have net leasable areas of at least 90 percent of the average size of the market-rate units of similar bedroom counts.

Committee approves recommendation that allows developers to build affordable units that are 10% smaller than the average market-rate units of similar bedroom counts.

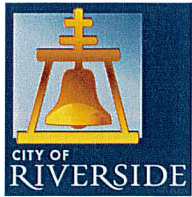
5. For-Sale Project Compliance

- a. Allow for-sale projects to meet their inclusionary requirement by building affordable rental units on the same site as the market-rate project or elsewhere in the City within reasonable proximity of the primary project.
- b. Allow the requirement to be met by providing the required number of affordable bedrooms in any configuration, rather than the required number of units similar in size to the market-rate units.

Committee declines this recommendation.

6. Off-Site Affordable Housing Units

- a. Allow for developers to meet their inclusionary housing requirement by providing affordable housing units off-site, and require that off-site affordable housing units be equivalent to a higher proportion of market-rate units than if built on-site.
- b. Define a maximum distance from the market-rate project site for the off-site affordable units
- c. Develop a definition of overconcentration and restrict the development of off-site affordable units to prevent overconcentration of these units.



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Committee makes the following recommendations:

- a. Allow developers meet their inclusionary requirements by providing 15 percent of affordable units off-site.
- b. Define maximum distance from the project site within the ward and not a radius.
- c. Staff is directed to develop a definition of overconcentration.

7. In-Lieu Fee

- a. Allow payment of an in-lieu fee only for fractional units required for multifamily and single-family attached projects but allow in-lieu fees for all inclusionary housing units required for single-family detached projects of any size.

Committee recommends allowing payment of an in-lieu fee only for fractional units required for multifamily and single-family attached projects.

8. Other Alternative Means of Compliance

- a. Allow developers to propose an alternative means of compliance, subject to Council findings that the alternative project provides equal or greater value relative to the standard inclusionary requirements.

Committee does recommend to allow developers to propose alternative means of compliance.

HOUSING AUTHORITY AFFORDABLE HOUSING PROJECTS

Following discussion and without formal motion, the Committee received and ordered filed an update on the Housing Authority Affordable Housing Projects.

ITEMS FOR FUTURE COMMITTEE CONSIDERATION

Chair Edwards requested an update on Home Court Program.

The meeting adjourned at 5:39 p.m.

Respectfully submitted,

CARMEN SOTO
Deputy City Clerk