

HOUSING ON FAITH LANDS HANDBOOK OVERVIEW

Community & Economic Development Department

City Council
June 16, 2026



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BACKGROUND



Riverside is in a housing crisis.

Riverside is underproducing housing

Riverside renters need to earn over 2x the state minimum wage to afford rent

Many residents spend over 2/3rds of income on housing

11% increase in homelessness in past year



Faith-based housing can be a solution!*

Fulfill a mission/calling to serve the community

Make best use of underutilized space

Realize potential new revenue streams





New tool: SB 4 (2024) streamlining

***But many congregations don't know where to begin!**



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PURPOSES OF THE HANDBOOK







Outline existing development pathways
(including SB 4 streamlining)

Invoke the fundamental questions of who,
what, why, and how


Guide understanding of important
considerations

Inspire action using case studies of existing
faith-based housing


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BLUE ZONE PROJECT RIVERSIDE BLUEPRINT



BLUE ZONES PROJECT®

Objective 4 Expand housing options to increase housing affordability and stability.

Strategy 4.2 Support the construction of affordable housing on church properties in accordance with the SB 4 Affordable Housing on Faith Lands Act.

Progress Measures

- Toolkit developed for faith communities looking to build affordable housing.
- Participation in the Congregational Land Committee's Affordable Housing Cohort, as appropriate.
- Participation in/Leadership of City of Riverside's Faith Summit.

Outcome Measures

- Increase the number of new permits and approvals for affordable housing development on faith lands
- Number of Riverside participants in the Congregational Land Committee's Affordable Housing Cohort and/or Riverside Faith Summit
- Increase in awareness of SB4 process (via creation and dissemination of toolkit, Faith Summit, or participation in Affordable Housing Cohort
- Greater diversity of housing stock planned or available on faith lands

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TIMELINE OF HANDBOOK DEVELOPMENT

December 2, 2025	Handbook kickoff
December 16, 2025	<ul style="list-style-type: none"> Housing & Hot Chocolate public open house at Blue Zones Riverside Headquarters Tour of existing faith-based housing projects in the City Interview with former mayor Rusty Bailey
December 2025- January 2026	Stakeholder & city staff interviews
January-April 2026	Writing and design of handbook



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HANDBOOK SECTIONS

Section	Content
How to Use this Handbook	Description of the handbook's purpose
A Spotlight on Riverside's Housing Crisis	Statistics on Riverside's housing and homelessness crisis



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HANDBOOK SECTIONS

Section	Content
What is SB 4 and Why Was It Created	Background/purpose of SB 4 in helping congregations develop housing
How Does it Work?	Ways that SB 4 streamlines housing production for congregations
How Do I Qualify?	Eligibility criteria to qualify for SB 4



HANDBOOK SECTIONS

Section	Content
Considerations Before Getting Started	Questions of purpose and community that congregations should ask themselves before considering housing
Types of Housing	Description of physical housing types (i.e., apartment) for congregations to build
Beyond the Structure	Description of operational models (i.e., supportive housing) for congregations to use
How Do We Manage the Property?	Description of housing management types (i.e., third party) for congregations to use
Helpful Tips	Other useful tips for congregations (i.e., forming a development team, engaging the community)



HANDBOOK SECTIONS

Section	Content
Who Will Live in Our Homes?	Description of funding sources & fair housing laws that influence who can live in faith-based housing
What Am I Allowed to Build?	Description of how zoning influences what & how much housing congregation can build
What About Other Offerings in Addition to Housing?	Description of how zoning influences other amenities that a congregation can build beyond housing



HANDBOOK SECTIONS

Section	Content
What Should I Know About the Development Process?	Steps of the development process, from pre-application review to inspections and occupancy
Is SB 4 Right for You? Or the City Application Process?	Checklist to determine whether congregations should use the SB 4 streamlined or City (non-streamlined) application process to develop housing
SB 4 vs. City Application Process	Summary of when the SB 4 or City process is more appropriate for certain types of housing

SB 4	Traditional Process
	✓
✓	
✓	
	✓
✓	
	✓
✓	
✓	
	✓



HANDBOOK SECTIONS

Section	Content
Case Studies	Case studies of proposed & existing faith-based housing in Riverside & other cities in California



St. Michael's Apartments-Riverside, CA



Crest Cottages-Riverside, CA



HANDBOOK SECTIONS

Section	Content
Acknowledgements	Acknowledgements of faith-based and nonprofit organizations, the development community, City staff, and others that contributed to the handbook.

- The many staff members of the City of Riverside
- Blue Zones Project Riverside
- Olive Crest
- Crest Community Church
- St. Michael's Episcopal Church
- Temple Beth El Riverside
- Mt. Rubidoux Seventh-Day Adventist Church
- Church of God of Prophecy
- Templo Calvario Community Development Corporation
- California Baptist University
- La Sierra University Church
- Mt. Rubidoux Seventh Day Adventist Church
- Human Migration Institute
- Carillo Group
- The LaunchPad Collective
- All Saints Episcopal Church
- Sahaba Initiative
- Magnolia Presbyterian Church
- Family Promise of Riverside
- ANT Consulting
- Riverside Fellowship Christian
- Felicia Brown, Let Spirit Lead, INC
- Rusty Bailey, Former Mayor of Riverside
- Claire Jefferson-Glipa, Family Promise of Riverside
- Participating Residents of Riverside
- Vitruvian Planning



THANK YOU ALL!

NEXT STEPS

June-July 2026	Handbook launch Social media advertisements Joint press release
August 2026	Faith lands housing roundtable (location TBD)
September 2026	Promotional tour of housing handbook to neighborhood groups and nonprofit organizations



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RECOMMENDATIONS

That the City Council:

1. Receive and file this presentation on the Faith-Based Housing Handbook



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