

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,
3 CALIFORNIA, APPROVING THE TRANSIT ORIENTED DEVELOPMENT
4 ACTION PLAN FOR THE AREA SURROUNDING THE DOWNTOWN
METROLINK STATION LOCATED AT 4066 VINE STREET.

5 WHEREAS, the Regional Early Action Planning Grant Program of 2021 (“REAP 2.0”)
6 was established by the California state legislature as part of the 2021 California Comeback Plan
7 under AB 140 to confront the statewide housing affordability crisis by building and expanding on the
8 success of the REAP 2019 program by integrating housing and climate goals and allowing for broader
9 planning and implementation investments to facilitate housing supply, choice, and affordability; and

10 WHEREAS, REAP 2.0 funded activities must meet the program objectives, which are to
11 accelerate infill development that facilitates housing supply, choice and affordability; affirmatively
12 further fair housing; and reduce vehicle miles traveled. Further, all residential development must be
13 in areas meeting the definition for “Infill” provided in the REAP 2.0 state guidelines; and

14 WHEREAS, the Southern California Association of Governments (“SCAG”) issued a call for
15 applications under the Projects to Accelerate Transitional Housing (“PATH”) Program; and

16 WHEREAS, in December 2025, the City and the Western Riverside Council of Governments
17 (“WRCOG”) coordinated a technical assistance request to support the development of a Transit
18 Oriented Development (TOD) Action Plan for the area surrounding the Downtown Metrolink Station
19 located at 4066 Vine Street; and

20 WHEREAS, City staff worked closely with SCAG and WRCOG on approving a scope of
21 work that meets the requirements of the REAP 2.0 guidelines and fulfills key objectives of the City’s
22 6th Cycle Housing Element; and

23 WHEREAS, the City selected a proposal submitted by WRCOG technical assistance panelist,
24 Placeworks Inc., to lead various technical and stakeholder outreach tasks; and

25 WHEREAS, as a matter of information, the City has no contractual relationship with
26 Placeworks for this project and the City’s receipt of technical assistance is governed solely by a
27 memorandum of understanding with WRCOG.
28

1 WHEREAS, in February of 2026, the project team held a project kick-off initiating various
2 stakeholder outreach and technical tasks and due to the nature of the project grant, all grant fund
3 expenditures and the project must be completed by June 30, 2026.

4 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
5 California, as follows:

6 Section 1: That the Transit Oriented Development (TOD) Action Plan for the area surrounding
7 the Downtown Metrolink Station located at 4066 Vine Street, which is consistent with the Regional
8 Early Action Planning Grant Program of 2021 (REAP 2.0) guidelines, is hereby approved.

9 ADOPTED by the City Council this _____ day of _____, 2026.

10
11 _____
12 PATRICIA LOCK DAWSON
13 Mayor of the City of Riverside

14 Attest:

15 _____
16 DONESIA GAUSE
17 City Clerk of the City of Riverside

18 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
19 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at
20 its meeting held on the _____ day of _____, 2026, by the following vote, to wit:

21 Ayes:

22 Noes:

23 Absent:

24 Abstain:

25 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
26 City of Riverside, California, this _____ day of _____, 2026.

27 _____
28 DONESIA GAUSE
City Clerk of the City of Riverside

314440 ALB 06/09/26