



City of Riverside

DRAFT HOUSING ELEMENT

SIXTH CYCLE 2021-2029

ACTION PLAN



RIVERSIDE ACTION PLAN

INTRODUCTION

The Action Plan is the instrument the City will use to implement the Policies and Programs contained in Housing Element. It provides City Staff and community stakeholders with an organized table containing a comprehensive list of all implementation strategies, policies, and recommendations contained within the Riverside Housing Element. It enables the City to effectively identify, monitor, and implement action steps to meet its housing goals and guide public and private development.

ACTION PLAN SCOPE

The intent of the Action Plan is to encompass all elements of the City's General Plan. This Action Plan will be expanded as the General Plan's elements are amended or adopted. To this end, this Action Plan should coincide with major City programs such as annual updates to the Capital Improvement Program. The City should utilize and regularly update

the Action Plan to reflect the most up-to-date implementation actions and priorities.

USING THE PLAN

The Riverside Action Plan (the Plan) should be used daily as the official policy guide for planning decisions made by the City Council, City Staff, Planning Commission, and other boards and commissions.

The Plan should serve as a primary reference in guiding policy information, evaluating prospective projects and planning initiatives, reviewing development proposals, and prioritizing public expenditures. This will ensure any future planning efforts and decisions are in line with the City's long-term goals.

UPDATING THE PLAN

The Riverside Housing Element is not a static document. If community priorities change or new issues arise which are beyond the scope of the current Plan, the Plan should be revised and updated accordingly. The City should regularly undertake a systematic review of the Plan and monitor necessary changes.

Review of the Plan should coincide with the preparation of the City's budget and Capital Improvement Program and the preparation of an annual action agenda. In this manner, recommendations or changes relating to capital improvements or other programs can be considered as part of the commitments for the upcoming budget cycle. Routine examination of the Plan will help ensure that the planning program remains relevant to community needs and aspirations.

PLAN ORGANIZATION

The Action Plan's organization reflects the structure of the Housing Element and groups action items underneath their respective general Policy and/or Program. The table identifies the following characteristics for each action item:

ACTION NUMBER

This column organizes the action item by a number under its overarching policy.

ACTION

This column identifies the action item to be implemented.

ASSOCIATED PROGRAMS (IF APPLICABLE)

This column identifies the Programs associated with the action when applicable. While most actions are associated with a Program, some actions are guided by only the City's Guiding Principles and Policies.

CITY LEAD

This column identifies the City Department or Division that will be leading the implementation of action item.

SUPPORT

This column identifies municipal agencies, civic organizations, government bodies, private entities, or other associations which may assist in implementing the identified action strategy.

TIME FRAME

This column identifies the expected timeframe for when the action item will be implemented, grouped into the following:

- **Ongoing** – actions that have begun, including projects that are currently under construction, or actions the City currently does that should be continued.
- **Short-Term (6-12 months)** – actions that may have an immediate impact on the community, may be more easily completed, or may be necessary actions for long term projects to begin.
- **Medium-Term (12-36 months)** – actions that have secondary priority or require other projects be completed before they can be started.
- **Long-Term (36+ months)** – actions that have lower priority or are highly complex that may require significant funding or coordination with partner agencies.

KEY PERFORMANCE INDICATORS

This section also presents a list of key performance indicators to help track the success of programs. The table identifies what specifically the City needs to monitor along with the desired trends and targets.

HOUSING IMPLEMENTATION ACTIONS

Policy HE-1 AFFORDABLE HOUSING: Preserve and increase affordable housing options, including subsidized and non-subsidized affordable units for lower-income and environmental justice communities, special needs, and under-served populations with a particular emphasis on building community wealth.

Action Number	Action	Associated Programs	City Lead	Support	Timeframe
HE-1.1	Prepare an Inclusionary Housing Program to facilitate the integration of affordable housing units throughout the City's housing supply	Program HE-1-2	Housing Authority	Planning Division	Short-Term
HE-1.2	Update the City's Density Bonus Ordinance to encourage and incentivize development of affordable and senior housing, both for sale and for rent, consistent with state Density Bonus legislation	Program HE-5-3	Planning Division		Short-Term
HE-1.3	Facilitate the relationship between developers and the County of Riverside Housing Authority project-based Section 8 voucher programs and other resources to further develop affordable housing in the City	Program HE-1-8	Housing Authority	Planning Division	Ongoing
HE-1.4	Develop a streamlined process to assist homeowners and rental property owners to rehabilitate residential properties	Program HE-1-3	Housing Authority	Planning Division	Short-Term
HE-15	Develop and implement a plan to seek additional funding for the City's Housing Rehabilitation Program for lower-income owners to encourage further homeowner investment and ensure housing stability	Program HE-1-3; Program HE-1-5	Housing Authority	Planning Division	Ongoing
HE-1.6	Facilitate the relationship between affordable housing providers, market-rate housing providers and community-based organizations to build a network and partnerships that will help increase affordable housing in the City including sites identified in the City's Housing First Plan	Program HE-1-3; Program HE-1-5	Housing Authority	Planning Division	Ongoing

Policy HE-2 HOMELESSNESS: Expand housing and services that address the needs of the City's homeless population.

Action Number	Action	Associated Program	City Lead	Support	Timeframe
HE-2.1	Develop a permanent supportive service program consistent with the Housing First Plan for non-profit providers that provide shelter and support services to the homeless	Program HE-5-5	Housing Authority		Mid-Term
HE-2.2	Continue to partner with the Riverside County Continuum of Care in preparing and implementing recommendations and best practices to end cycles of homelessness; providing emergency shelter, transitional and permanent supportive housing and humane and adaptable supportive services	Program HE-2-4	Housing Authority		Ongoing
HE-2.3	Prepare a Zoning Code update to further facilitate development of emergency shelters, low-barrier navigation centers, transitional housing, permanent supportive housing, residential care facilities, and community care facilities in appropriately zoned areas distributed throughout the City	Program HE-5-5	Planning Division	Housing Authority	Short-Term
HE-2.4	Continue to collaborate with surrounding cities, counties, and other agencies to develop an ongoing multi-agency dialogue and agreement on providing emergency shelters, permanent supportive housing and affordable housing and services	Program HE-2-1	Housing Authority		Ongoing
HE-2.5	Develop an outreach program, together with shelter and service providers, that includes homeless and lived experience/formerly homeless participants to provide information on available programs to all that need services	Program HE-2-4; Program HE-5-5	Housing Authority		Ongoing

Policy HE-3 FAIR HOUSING: Promote safe, healthy, and attainable housing opportunities for all people regardless of their special characteristics as protected under State and Federal fair housing laws.

Action Number	Action	Associated Program	City Lead	Support	Timeframe
HE-3.1	Adopt a City-wide policy that prohibits discrimination in the sale or rental of housing regarding characteristics protected under State and Federal fair housing laws	Program HE-3-1	Housing Authority		Short-Term
HE-3.2	Adopt a City-wide policy that supports continued collaboration and participation with fair housing service provider(s) that increases fair housing opportunities across the City	Program HE-3-1	Housing Authority		Short-Term
HE-3.3	Adopt a City-wide policy that encourages the development or adaptation of residential units and communities accessible to people with physical disabilities	Program HE-5-5	Housing Authority		Short-Term
HE-3.4	Study the need for a City-wide Universal Design and Visitability Policy	NA	Building & Safety Division		Mid-Term
HE-3.5	Develop an outreach program for homeowners and renters regarding their rights, financing options, available assistance, and protection in purchasing, renting, or modifying a housing unit	Program HE-1-3; Program HE-1-5	Housing Authority		Mid-Term

Policy HE-4 THRIVING NEIGHBORHOODS: Facilitate and encourage a variety of new housing types, including both single- and multi-family and missing middle housing, and the necessary public amenities to support a sense of community that results in equitable and sustainable neighborhoods.

Action Number	Action	Associated Program	City Lead	Support	Timeframe
HE-4.1	Prepare urban design regulations that link private development and public space to create safe, healthy, complete neighborhoods that incorporate quality housing development, services and commercial uses, schools, transit, parks, child-care and other needs	Program HE-5-3	Planning Division		Mid-Term
HE-4.2	Prepare a Zoning Code update that encourages and incentivizes building the maximum number of homes allowed by the Zoning to create a critical mass of residents to support local businesses, community services and public transit	Program HE-5-1	Planning Division		Mid-Term

Policy HE-5 REGULATIONS: Reduce and remove government barriers, where feasible and legally permissible, to reduce costs of housing production and facilitate both ownership and rental opportunities for all residents.

Action Number	Action	Associated Program	City Lead	Support	Timeframe
HE-5.1	Develop an Accessory Dwelling Unit (ADU) program that includes pre-approved construction plans, streamlined permitting and educational materials to facilitate ADU development	Program HE-4-5	Planning Division	Building & Safety Division	Short-Term
HE-5.2	Prepare a Zoning Code update to streamline the approval process and simplify development regulations for new housing development	Program HE-5-1	Planning Division		Short-Term
HE-5.3	Prepare an Adaptive Reuse Ordinance to encourage redevelopment of underutilized commercial and industrial properties and allow by-right residential development in exchange for providing a certain amount of affordable units in non-residential zones	Program HE-1-2	Planning Division	Housing Authority, Building & Safety Division	Mid-Term
HE-5.4	Prepare a Zoning Code update to further encourage mixed-use development with transit access that reduces automobile trips, vehicle miles traveled, and associated energy consumption	Program HE-5-1	Planning Division		Short-Term
HE-5.5	Develop regulations that will help reduce housing costs by promoting sustainable and resilient design and construction practices; promoting technological improvements such as increased energy efficiency, net-zero construction, solar, electric transportation; and encouraging reduced water/energy consumption and reduced waste generation including available incentives through Riverside Public Utilities	N/A	Planning Division	Building & Safety Division; Riverside Public Utilities	Short-Term
HE-5.6	Update the City's Density Bonus Ordinance to encourage and incentivize development of affordable and senior housing, both for sale and for rent, consistent with state Density Bonus legislation	Program HE-5-3	Planning Division	Housing Authority	Short-Term

Policy HE-6 MONITORING/ENGAGEMENT: Ensure regular monitoring and reporting, including outreach to the public, on the status of housing in the City of Riverside.

Action Number	Action	Associated Program	City Lead	Support	Timeframe
HE-6.1	Develop an online dashboard that includes a monitoring mechanism, including a public outreach component, that shows potential housing development sites, housing production – both affordable and market rate – and preserved housing supply	Program HE-6-1	Planning Division		Short-Term
HE-6.2	Develop and maintain an up-to-date residential sites inventory and provide to interested developers with information on available housing development opportunities and incentives	Program HE-6-1	Planning Division		Ongoing
HE-6.3	Complete an evaluation and report of housing development every 5 years to ensure that adequate services and facilities, including water, wastewater, and neighborhood infrastructure are available	N/A	Planning Division	Public Works Department, Riverside Public Utilities	Short-Term
HE-6.4	As part of the Citywide Community Engagement Policy, prepare requirements for outreach and engagement that private developers will undertake for all new housing projects	N/A	Neighborhood Engagement Division	Planning Division	Mid-Term

Policy HE-7 DEVELOPMENT PROCESS: Ensure regular monitoring and reporting, including outreach to the public, on the status of housing in the City of Riverside.

Action Number	Action	Associated Programs	City Lead	Support	Timeframe
HE-EJ 7.1	Conduct an inventory of existing housing within environmental justice communities to determine the adequacy of existing housing	Program HE-6-1	Planning Division	Housing Authority	Ongoing
HE-EJ 7.2	On properties where poor-quality housing conditions are identified in environmental justice communities, facilitate the permitting process for property owners and residents to remedy and retrofit unhealthy and unsafe conditions in a timely fashion	Program HE-4-1	Planning Division	Housing Authority, Building & safety Division	Ongoing
HE-EJ 7.3	Through the approval process, identify potential California Environmental Quality Act (CEQA) streamlining opportunities including, but not limited to, CEQA exemptions, tiering from prior CEQA documents, and by-right approvals to expedite approvals of proposed affordable and supportive housing projects	Program HE-5-1	Planning Division		Long-Term
HE-EJ 7.4	Publicize the undeveloped and underutilized developed sites land inventory on the City's website.	Program HE-EJ-7-3	Planning Division	Communications	Ongoing
HE-EJ 7.5	Prepare an infill development ordinance and development regulations, including the potential to use pre-approved construction plans, to facilitate housing on smaller lots that are close to needed services and amenities	Program HE-EJ-7-3	Planning Division	Housing Authority	Mid-Term
HE-EJ 7.6	Provide technical assistance to property owners and developers in support of lot consolidation, including assessor parcel data and information on density and design incentives.	Program HE-EJ-7-1	Planning Division	Public Works Department	Ongoing
HE-EJ 7.7	Waive lot consolidated application fees for sites identified in the Housing Element for RHNA.	Program HE-EJ-7-1	Public Works Department	Planning Division	Ongoing

Policy HE-8 ACCESS TO FOOD: Provide opportunities to access fresh, healthy, and affordable food from food sources that are accessible to neighborhoods and within a quarter mile of public transit.

Action Number	Action	Associated Program	City Lead	Support	Timeframe
HE-EJ 8.1	Streamline development approvals for opening full-service grocery stores.	Program HE-8-3	Planning Division		Mid-Term
HE-EJ 8.2	Work with retail businesses in environmental justice communities such as local convenience stores and farmers' markets to increase the availability of fresh produce.	Program HE-8-2	Housing Authority	Planning Division	Ongoing
HE-EJ 8.3	Use the Riverside Food Systems Alliance and similar organizations to expand civic engagement, particularly with community-based organizations and local grocers, to better understand the barriers to healthy food access in environmental justice communities.	Program HE-8-2	Housing Authority	Planning Division	Ongoing
HE-EJ 8.4	Develop a Food Access Assessment program to assess food security within environmental justice communities, identify strategies to ensure the equitable distribution and accessibility of healthy foods such as identifying and pursuing opportunities to locate fresh produce providers near or within existing neighborhoods	Program HE-8-3	Housing Authority	Planning Division	Mid-Term
HE-EJ 8.5	Facilitate transformation of vacant lots in within environmental justice communities into community garden sites.	Program HE-8-1; Program HE-8-3	Planning Division	Housing Authority	On-Going
HE-EJ 8.6	Streamline approvals and promote the establishment of farmers' in areas with poor access to healthy food options.	Program HE-8-1; Program HE-8-3	Planning Division		

KEY PERFORMANCE INDICATORS

POLICY HE-1 - AFFORDABLE HOUSING: Preserve and increase affordable housing options, including subsidized and non-subsidized affordable units for lower-income and environmental justice communities, special needs, and underserved populations.

Program	Program Title	Key Performance Indicator	Target/Desired Trend
HE-1-1	Housing on Assembly of Peoples Sites	Number of units approved annually on properties with Assembly of People uses	Increase in the number of units approved
HE-1-2	By-Right Approval for Projects Affordable Units	Number of by right approval projects	Increase in the number of qualifying developments participating in the by-right approval process
HE-1-3	Nonprofit Partnerships and Financial Assistance	Number of units of affordable housing developed annually	Increase in the number of units of affordable housing developed annually
		Number of partnerships established between affordable housing providers, market-rate housing providers and community-based organizations	Increase in the number of partnerships established between affordable housing providers, market-rate housing providers and community-based organizations
HE-1-4	Age-Restricted Senior Housing Program	Number of units of age-restricted senior housing approved annually that received a 60% permit/fee reduction	Increase the number of units of age-restricted senior housing approved annually that received a 60% permit/fee reduction
HE-1-5	WRCOG Housing Trust Fund	Number of properties benefitting from participation in WRCOG's Housing Trust Fund	Increase in the number of properties benefitting from participation in WRCOG's Housing Trust Fund
HE-1-6	Mortgage Credit Certificate	Number of homebuyers granted loans as a result of the tax credit program	Increase in the number of homebuyers benefitting from participation in the Riverside County Economic Development Agency's Mortgage Credit Certificate program
HE-1-7	Foreclosure Prevention	Number of foreclosures	Decrease in the number of foreclosures
HE-1-8	Housing Choice Voucher Program	Number of participants in the housing choice voucher program	Increase in the number of Riverside residents reached and informed about source-of-income protections
		Confirmed incidents of landlords discriminating against voucher recipients	Decrease in the number of confirmed incidents of landlords discriminating against voucher recipients
HE-1-9	Mobile Home Park Rent Stabilization	Public Hearing	Continuing to hold annual public hearings to announce rent increases in mobile home parks
HE-1-10	Preservation of At-Risk Rental Units	Number of affordable rental units at risk for converting to market rate	Decrease in the number of affordable rental units at risk for converting to market rate

POLICY HE-3 FAIR HOUSING: Promote safe, healthy, and attainable housing opportunities for all people regardless of their special characteristics as protected under State and Federal fair housing laws.

Program	Program Title	Key Performance Indicator	Target/Desired Trend
HE-2-1	Housing First Strategy	Number of people experiencing homelessness annually served	Decrease in the number of people experiencing homelessness
HE-2-2	Supportive Housing Program	Number of supportive housing units	Increase in the number of supportive housing units
HE-2-3	Rapid Rehousing	Days homeless for participants re-housed through the Rapid Rehousing program	Reduction in the number of days homeless for participants of the Rapid Rehousing program
HE-2-4	Homeless Street Outreach Program	Percentage of homeless population reached through the Homeless Street Outreach Program	Increase in the percentage of homeless population reached through the Homeless Street Outreach Program

POLICY HE-3 FAIR HOUSING: Promote safe, healthy, and attainable housing opportunities for all people regardless of their special characteristics as protected under State and Federal fair housing laws.

Program	Program Title	Key Performance Indicator	Target/Desired Trend
HE-3-1	Affirmatively Furthering Fair Housing (AFFH)	Confirmed incidents of discrimination in the sale or rental of housing	Decrease in the number of complaints/cases of discrimination in the sale or rental of housing

Policy HE-4 THRIVING NEIGHBORHOODS: Facilitate and encourage a variety of new housing types, including both single- and multi-family and missing middle housing, and the necessary public amenities to support a sense of community that results in equitable and sustainable neighborhoods.

Program	Program Title	Key Performance Indicator	Target/Desired Trend
HE-4-1	Transformative Climate Communities Grant	Number and value of Transformative Climate Communities projects and investments	Undertake \$31 million in California Strategic Growth Council grant investments in the Chicago/Linden neighborhood
HE-4-2	Riverside Neighborhood Partnership (RNP)	Number of neighborhood associations established	Increase in the number of neighborhood associations established
HE-4-3	Neighbor Fest!	Number of Neighbor Fest! attendees and participants	Increase in the number of Neighbor Fest! attendees and participants
HE-4-4	Neighborhood Spirit Awards	Number of Neighborhood Spirit Awards given annually	Present 7 Neighborhood Spirit Awards each year (one to a neighborhood group from each Ward of the City)
HE-4-5	Facilitate ADU Development	Number of accessory dwelling units (ADUs) constructed	Increase of approximately 1,014 ADUs over 8 years

POLICY HE-5 REGULATIONS: Reduce and remove government barriers, where feasible and legally permissible, to reduce costs of housing production and facilitate both ownership and rental opportunities for all residents.

Program	Program Title	Key Performance Indicator	Target/Desired Trend
HE-5-1	Zoning Code Amendments	Average Duration of Development Approval	Decrease in the average number of days it takes to get zoning approval for new housing developments
		Number of applications using pre-approved construction plans	Increase in the number of applications using pre-approved construction plans
HE-5-2	Group Homes	Number of group homes	Increase in the number of Group Homes
HE-5-3	Density Bonus	Number of dwelling units approved by use of density bonus	Increase in the number of dwelling units approved by use of density bonus
HE-5-4	Employee and Farmworker Housing	Number of employee housing units	Increase in the number of employee housing units
		Number of farmworker housing	Increase of farmworker housing
HE-5-5	Supportive Housing	Number of supportive housing units	Increase in the number of supportive housing units City- wide
HE-5-6	Low Barrier Navigation Centers	Number of Lower Barrier Navigation Centers	Increase in the number of Low Barrier Navigation Centers in areas zoned for mixed use and nonresidential uses
HE-5-7	Emergency Shelters (SB 2 and AB 139)	Number of emergency shelters	Increase in the number emergency shelters in the I District
HE-5-8	Accessory Dwelling Units (ADU)	Number of accessory dwelling units (ADUs) constructed	Increase of 1,014 ADUs over 8 years

POLICY HE-6 – MONITORING/ENGAGEMENT: Ensure regular monitoring and reporting, including outreach to the public, on the status of housing in the City of Riverside.

Program	Program Title	Key Performance Indicator	Target/Desired Trend
HE-6-1	Monitoring for No-Net Loss	Number of affordable dwelling units	No decrease in the number of affordable dwelling units
HE-6-2	Monitoring ADU Trends	Number of accessory dwelling units (ADUs) constructed	Increase of approximately 1,014 ADUs over 8 years

POLICY HE-EJ -7 DEVELOPMENT PROCESS: Facilitate a development process that promotes design and rehabilitation of housing that is responsive to the needs and desires of the residents of environmental justice communities.

Program	Program Title	Key Performance Indicator	Target/Desired Trend
HE-EJ-7-1	Lot Consolidation	Parcel consolidations into lots that can accommodate 16 units or more	Increase in parcel consolidations into lots that can accommodate 16 units or more
HE-EJ-7-2	Density Transfer Program	Amount of density credits transferred	Increase in the number of density credits transferred
HE-EJ-7-3	Housing on Small and Infill Lots	Number of dwelling units constructed on infill lots	Increase in the number of dwelling units constructed on infill lots
		Number of dwelling units constructed on small lots	Increase in the number of dwelling units constructed on small lots

POLICY HE-8 ACCESS TO FOOD: Provide opportunities to access fresh, healthy, and affordable food from food sources that are accessible to neighborhoods and within a quarter mile of public transit.

Program	Program Title	Key Performance Indicator	Target/Desired Trend
HE-8-1	Establishment of Farmers Markets and Community Gardens	Number of farmers markets	Increase in the number of farmers markets
		Number of community gardens	Increase in the number of community gardens
		Number of garden plots	Increase in the number of garden plots
HE-8-2	Civic Engagement in Partnership with Riverside Food Systems Alliance	Number of engagement activities and events in partnership with Riverside Food Systems Alliance	Increase in the number of engagement activities and events in partnership with Riverside Food Systems Alliance
		Number of people engaged at engagement activities	Increase in the number of people engaged at engagement activities
HE-8-3	Food Security in Environmental Justice Communities	Number of residents within proximity to healthy food	Increase in the number of residents within proximity to healthy food
		Number of grocery stores and healthy food providers	Increase in the number of grocery stores and healthy food providers