

Jurisdiction	City of Riverside	
Reporting Year	1/1/2023	12/31/2023
Planning Period	6th Cycle 10/15/2021-10/15/2029	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

B_Table_Level	B_Table_Devel	B_Table_1_Allocation	B_Table_2_Y1	B_Table_2_Y2	B_Table_2_Y3	B_Table_2_Y4	B_Table_2_Y5	B_Table_2_Y6	B_Table_2_Y7	B_Table_2_Y8	B_Table_2_Y9	B_Table_3_Total	B_Table_4_Remaind	
Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
1			2											
Income Level		RHNA Allocation by Income Level	Projection Period = 06/30/2021 - 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted		25	-	-	-	-	-	-	-	-	-	25	4,836
	Non-Deed Restricted	4,861	-	-	-	-	-	-	-	-	-	-	-	-
	Deed Restricted		25	-	226	33	-	-	-	-	-	-	284	2,780
Low	Non-Deed Restricted	3,064	-	-	-	-	-	-	-	-	-	-	-	-
	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Non-Deed Restricted	3,139	48	35	176	-	-	-	-	-	-	-	259	2,880
	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Above Moderate		7,394	29	311	183	1,061	-	-	-	-	-	-	1,584	5,810
Total RHNA		18,458												
Total Units			127	346	595	1,094	-	-	-	-	-	-	2,152	16,306

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Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HE-1.1	Prepare an Inclusionary Housing Program to facilitate the integration of affordable housing units throughout the City's housing supply	Short-Term	In 2023, the City's consultant rereviewed the Inclusionary Housing feasibility study due to increased interest rates and material costs. As a result, inclusionary housing did not pencil for multifamily housing. Staff these new findings to the Housing and Homelessness Committee's which requested staff to proceed with a homeownership inclusionary housing program that was presented to the Planning Commission. The Planning Commission tabled this item off calendar and requested staff to meet with the BIA on their concerns.
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	Short-Term	On-going - the Planning Division continually monitors new legislation for changes to State Density Bonus Law and processes conforming amendments on an annual basis.
HE-1.3	Continue to issue two RFPs annually for new voucher projects to 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	Ongoing	In 2023, the Mulberry Gardens Family project (159 units) and Sunrise at Bogart (23 units) were awarded Project-Based Section 8 vouchers.
HE-1.4	Develop a streamlined process to assist homeowners and rental property owners to rehabilitate residential properties	Short-Term	In 2023, the Neighborhood Partnership Housing Services streamlined the application process for low-income homeowners to rehabilitate their properties.
HE-1.5	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, address issues of overcrowding, and ensure housing stability	Ongoing	In 2023, the City continued to assist low income homeowners with rehabilitation grants to rehabilitate their properties with Community Development Block Grant funds. Staff applied for CDBG funds again for 2024/2025. Award announcements will be made in the next reporting period.
HE-1.6	Continually facilitate the relationship between affordable housing providers, market-rate housing providers and community-based organizations as needed 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 that support options for ownership that could include support for community land trusts and neighborhood real estate investment trusts	Ongoing	The Plan has a total of 22 development sites. Two sites have been developed and six (6) are in various stages of development. Staff continues to network with the Inland Southern California Housing Collective, which includes member from local cities, counties, affordable housing developers and market rate developers to support affordable housing policies and projects throughout the region.
HE-1.7	On a yearly basis, provide the City Council with an update on the on-going mobile home park rent stabilization program	Ongoing	On September 19, 2023, staff provided the City Council with an update on the Mobile Home Parks Rent Stabilization and announced the new maximum rent that can be charged in 2024 is 2.7% for tenants with leases that are no more than 12 months.
HE-1.8	Monitor the Riverside County foreclosure prevention services and, if resumed, support the Mortgage Credit Certificate	Ongoing	The City helped market the California Mortgage Relief Program that helped homeowners struggling with missed mortgage payments, late property taxes, loan deferrals, partial claims, or other homeowner financial hardships. In 2023, the County of Riverside did not resume their Mortgage Credit Certificate Program.
HE-1.9	Develop a program to monitor and preserve at-risk affordable rental units to minimize conversion to market rate	Ongoing	The City did not have any affordable housing units to convert to market rate units. The City monitors these units and will work closely with property owners months in advance to prevent losing these affordable units.
HE-1.10	On a quarterly basis, monitor funding sources to support extremely low-income housing and allocate funds and promote programs to developers	Ongoing	On a quarterly basis, the Department of Housing and Human Services (HHS) reports out on grant funds made available to create affordable housing units. Through HHS's efforts, we were able to develop 124 affordable housing units.
HE-2.1	Develop a permanent supportive service program for non-profit providers that continues and supports the rapid rehousing program, provides shelter, and offers support services to the homeless consistent with the Housing First Plan	Mid-Term	In 2023, the City continues to support 16 permanent supportive housing units and received a Rapid Re-Housing grant to serve 12 formerly homeless individuals. Through City and non-profit collaboration, we were able to create 48 transitional housing beds, 23 non-congregate shelter, and 28 recuperative care beds to serve our unhoused population.
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 and continue to integrate supportive housing in affordable housing developments	Ongoing	The City continues to partner with the Riverside County Continuum of Care in preparing and implementing recommendations and best practices to end cycles of homelessness such as shared housing and hosting case conferencing meetings with our shelter case managers and the City's Housing Navigator.
HE-2.3	Prepare a Zoning Code update to further facilitate development of emergency shelters, transitional housing, permanent supportive housing, residential care facilities, and community care facilities in appropriately zoned areas distributed throughout the City, allow low-barrier navigation centers as a by-right use in mixed-use and non-residential zones, and update the provisions for emergency shelters to comply with SB-2	Short-Term	No reportable action in 2023. The City's Municipal Code currently allows low-barrier navigation centers in mixed-use and non-residential zones and emergency shelter regulations are compliant with applicable State law.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HE-2.4	Continue to collaborate with surrounding cities, counties, and other agencies through quarterly Western Riverside County Homeless Task Force meetings and monthly Riverside County Continuum of Care meetings to develop an ongoing multi-agency dialogue and agreement on providing emergency shelters, permanent supportive housing and affordable housing and services	Ongoing	The City continue to collaborate with surrounding cities, counties, and other agencies through monthly Riverside County Continuum of Care meetings and collaboration efforts such as the Santa Ana Riverbottom Collaboration, RivCo100 targeting the top 100 high utilizers of services, Coordinated Entry System Case Mangement, Cold Weather Shelter Case Conferencing and Initiative to Ending Youth Homelessness, to address the needs of clients, shelter beds and affordable housing. The City also executed a Memorandum of Understanding with the County fo Riverside to address homelessness in the City and places a focus on how to prevent homeless individuals to exit onto the streets of Riverside from Coutry facilities and programs funded by the County such as shelters.
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	Ongoing	The City's Public Safety and Engagement Outreach Team has individuals with lived experience. The Team works closely with service providers to connect homeless individuals to programs and resources and brainstorm with team members to overcome obstacles of placing individuals in programs.
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	Short-Term	The City of Riverside continues to fund Fair Housing Council of Riverside County to provide counseling, education, and mediation with discrimination claims to residents across the City.
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	Short-Term	No progress has been made on this program. Staff will be working on this effort in 2024.
HE-3.4	Adopt a City-wide policy prioritizing wastewater and water services for affordable housing in the event of service rationing	Mid-Term	Completed in 2022.
HE-3.6	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	Mid-Term	The City continues to market Fair Housing Council of Riverside's Fair Housing education program to residents so they know their rights when renting a property and the First-Time Home Buyer Workshops where households are provided access to tools and a clearer understanding of the mortgage process, financial option, their housing needs and household budget, and allowing them to confidently move through the homebuying process.
HE-3.7	Prepare a Zoning Code update to address the requirements of the Employee Housing Act and Health and Safety Code sections 17.021.5 and 17021.6	Short-term	Completed - the City Council adopted Ordinance No. 7652 amending Title 19 (Zoning) of the Riverside Municipal Code on November 7, 2023, which amended the definition of "agricultural use" to include farmworker housing consistent with the Employee Housing Act.
HE-4.1	Prepare urban design standards that promote the integration of private development and public space and create safe, healthy, complete neighborhoods with quality housing development, services and commercial uses, schools, transit, parks, childcare, and other needs	Mid-Term; Ongoing	In November 2023, the Community & Economic Development kicked off the Magnolia Corridor Reinvestment, Resiliency and Revitalization (MCR3), a precursor to an urban design-focused revitalization effort in the Arlington Village district and immediate surroundings that will act as a pilot for this effort.
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	Mid-Term	Planning Division staff presented an Infill Housing Development Strategies report to the City Council's Housing & Homelessness Committee in July of 2023 which outlined strategies to facilitate and incentive higher-density infill residential development close to employment, services and transit. The Committee directed staff to prepare 1) an Infill Residential Development ordinance and 2) a Small Lot Subdivision Ordinance, as well as conduct further study on a potential Density Transfer Program with a focus on piloting such a program in the City's High-Quality Transit Areas.
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	Short-Term	The Community & Economic Development Department entered into an agreement with Design Path Studios to prepare standardized permit-ready ADU plans in four sizes and a variety of architectural styles that will be made available to the public free of charge. As of December 2023, full construction drawings and engineering documents were under review by all City departments, and plans will be released in early 2024. CEDD also obtained approval from HCD to use residual SB 2 funds to augment the scope of work with Design Path to 1) prepare standard drawings for garage ADU conversions and 2) prepare a step-by-step users' guide for permitting an ADU using the forthcoming permit-ready plans.
HE-5.4	Prepare a Zoning Code update to further encourage mixed-use development, including a potential density transfer program allowing densities on properties that are not built to their maximum density to be used on other properties, with transit access that reduces automobile trips, vehicle miles traveled, and associated energy consumption	Short-Term	Planning Division staff presented an Infill Housing Development Strategies report to the City Council's Housing & Homelessness Committee in July of 2023 which outlined strategies to facilitate and incentive higher-density infill residential development close to employment, services and transit. The Committee directed staff to prepare 1) an Infill Residential Development ordinance and 2) a Small Lot Subdivision Ordinance, as well as conduct further study on a potential Density Transfer Program.
HE-5.6	Update the City's Density Bonus Ordinance and standards to encourage and incentivize development of affordable and senior housing, both for sale and for rent, consistent with state Density Bonus legislation and continue implementing fee reductions that incentivize senior housing production	Short-Term	On-going - the Planning Division continually monitors new legislation for changes to State Density Bonus Law and processes conforming amendments on an annual basis. The Senior Housing Permit Fee Discount Program remains in effect.
HE-6.1	Develop a monitoring mechanism to ensure no net loss of housing occurs during the Housing Element Cycle and adjust zoning as needed	Short-Term	On-going - in 2023 the Planning Division began work with its permit tracking software vendor to develop permitting system enhancements to capture data about housing unit production, RHNA Inventory Site status and entitlement approvals to more accurately and efficiently monitor Housing Element progress. Software upgrades will begin testing in Spring 2024.
HE-6.2	Develop an online dashboard that includes a monitoring mechanism, based on public outreach, that monitors no net loss, ADU production, potential sites, production of affordable and market rate housing, and preserved housing supply	Short-Term	On-going - in 2023 the Planning Division began work with its permit tracking software vendor to develop permitting system enhancements to capture data about housing unit production, RHNA Inventory Site status and entitlement approvals to more accurately and efficiently monitor Housing Element progress. Software upgrades will begin testing in Spring 2024.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HE-6.3	Develop and maintain an up-to-date residential sites inventory and provide to interested developers with information on available housing development opportunities and incentives on a quarterly basis	Ongoing	On-going - the Planning Division regularly conveys RHNA Inventory Site information to potential developers and maintains an interactive web map of housing development opportunity sites on its website at https://www.arcg.is/DG4aS
HE-6.4	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	Short-Term	This action item will be revisited as scheduled in 2026.
HE- 6.5	As part of the Citywide Community Engagement Policy, prepare requirements for outreach and engagement that private developers will undertake for all new housing projects	Mid-Term	Ongoing - the City Council adopted a Citywide Community Engagement Policy and Toolkit in December 2023 that provides a comprehensive policy for engagement and formalizes expectations for community outreach efforts for projects of all types. The City will continue to prioritize implementation of the Citywide Community Engagement Policy for all land use proposals, both City-initiated and applicant-driven. Opportunities to refine and expand engagement efforts for housing development projects will be examined as opportunities to revisit the Policy arise.
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	Long-Term	On-going - the Planning Division reviews all projects for potential CEQA streamlining and/or exemption opportunities for all development projects as part of the regular entitlement review process. Zoning-compliant housing development applications on RHNA Inventory Opportunity Sites are considered ministerial and are not subject to CEQA review.
HE-EJ 7.4	Publicize the undeveloped and underutilized developed sites land inventory on the City's website.	Ongoing	On-going - in partnership with Real Property Services Division, the Department of Housing & Human Services, the Successor to the Redevelopment Agency and the Innovation & Technology Department, the Planning Division is developing an interactive web map of available publicly-owned surplus land as a resource for affordable housing developers and in compliance with AB 1486.
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 while allowing lot consolidation without discretionary review and with fee reductions	Mid-Term	Planning Division staff presented an Infill Housing Development Strategies report to the City Council's Housing & Homelessness Committee in July of 2023 which outlined strategies to facilitate and incentive higher-density infill residential development close to employment, services and transit. The Committee directed staff to prepare 1) an Infill Residential Development ordinance and 2) a Small Lot Subdivision Ordinance, as well as conduct further study on a potential Density Transfer Program. The draft Infill Residential Development Ordinance will be considered by the Planning Commission and the City Council for adoption in Spring 2024. In July 2023, the City was also awarded a REAP 2.0 Pathways to Accelerating Transformative Housing (PATH) Grant from the Southern California Association of Governments to develop prototype plans for infill missing middle (2-12 unit) housing development to streamline and facilitate development of infills sites in transit-rich and high-resource areas.
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.	Ongoing	Engagement with the Riverside Food Systems Alliance to co-host the annual Grow Riverside & Beyond Conference promoting capacity building in the local food system as well as launching a minimal/low cost farmer training program targeting disadvantaged community members.