

# HOUSING DEVELOPMENT OVERVIEW

Community & Economic Development Department

## Budget Engagement Commission

February 12, 2026

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# REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

**RHNA  
Allocation  
Process**



6<sup>th</sup> RHNA Cycle:  
2021-2029



**3.4 million**  
units Statewide in 6<sup>th</sup> RHNA Cycle



**1.3 million**  
units across 6-county region



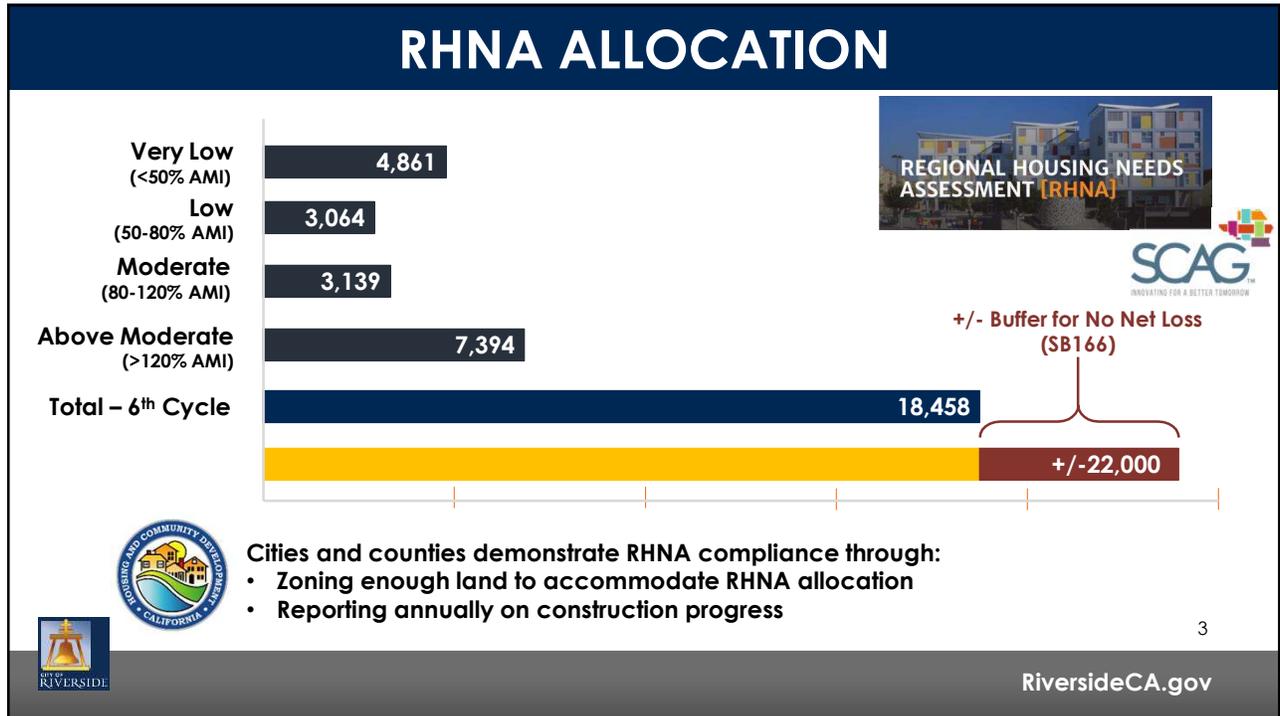
**18,458**  
Final 6<sup>th</sup>-Cycle Allocation



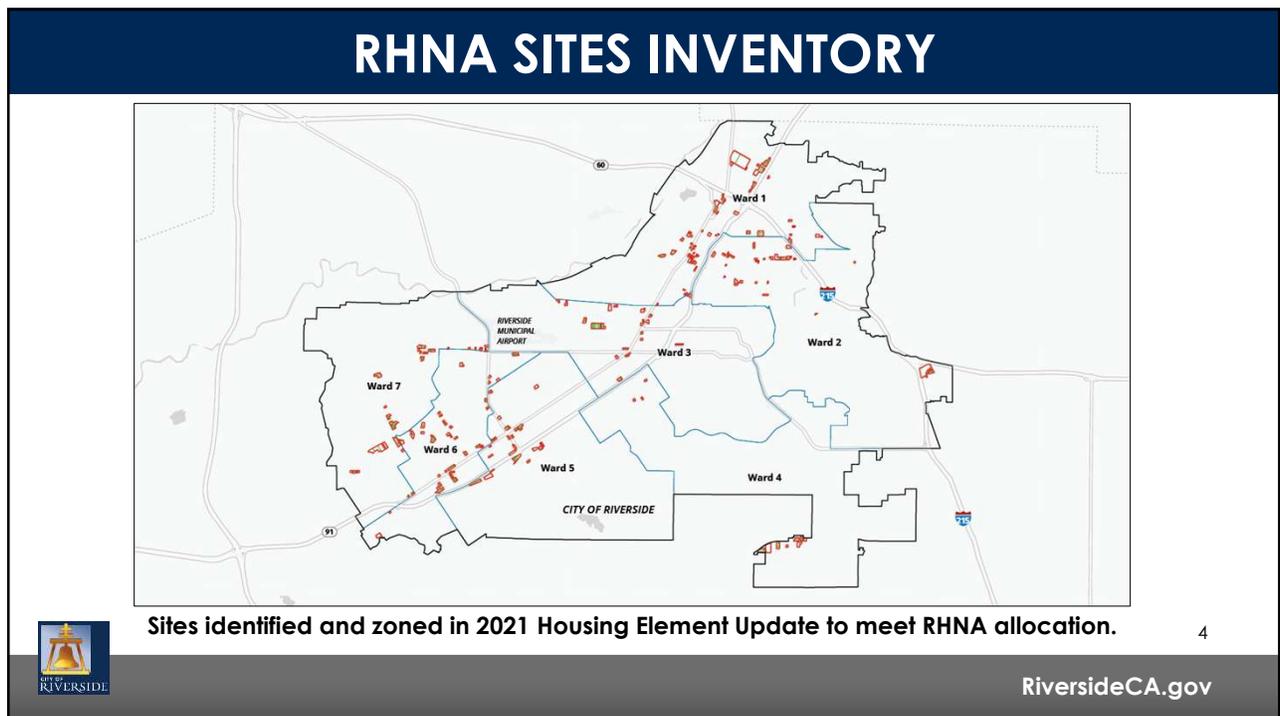
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## RHNA PROGRESS

Income level	RHNA Allocation	2021	2022	2023	2024	Remaining 6 <sup>th</sup> Cycle Obligation
Very Low	4,861	25	0	0	0	<b>4,836</b>
Low	3,064	25	226	33	0	<b>2,780</b>
Moderate	3,139	83	176	0	0	<b>2,880</b>
Above Moderate	7,394	340	183	1,061	897	<b>4,913</b>
<b>Total</b>	<b>18,458</b>	<b>473</b>	<b>585</b>	<b>1,094</b>	<b>897</b>	<b>15,409</b>

This chart represents the number of building permits issued annually by income level as reported to HCD. It does not include entitled units or units completing construction. Data for 2025 will be reported by April 2026.


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## 2024 HOUSING ACTIVITY - DETAILS

Status	# of Units	Affordable Units
<b>Completed Construction</b>	<b>602</b>	<b>155</b>
<b>Permits issued</b>	<b>897</b>	<b>0</b>
Single family	221	0
Multifamily	367	0
ADU's	309	0
<b>Entitlements approved</b>	<b>1020</b>	<b>8</b>



This chart shows additional details of housing activity beyond what we report to HCD, including the number of units completing construction and the number of entitled units. ("entitled" = Planning approval)


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# RESIDENTIAL PROJECTS IN PROGRESS

## Applications Under Review

- Linden Street Townhomes – 34 Units
- Canyon Springs Townhomes – 156 Units
- La Sierra Apartments – 272 Units
- Mikasa Apartments – 117 Units



*\*Note: Some projects may have been reported to HCD as permitted in years prior to 2024*

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# RESIDENTIAL PROJECTS IN PROGRESS

## Entitled – In Permitting

- La Sierra Townhomes – 232 Units
- Mission Grove Townhomes – 180 Units
- Crestview Apartments – 237 Units
- Arlington Sears Redevelopment – 388 units



*\*Note: Some projects may have been reported to HCD as permitted in years prior to 2024*

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# RESIDENTIAL PROJECTS IN PROGRESS

## Under Construction

- Warmington Townhomes – 70 Units
- Iowa Mixed Use – 300 Units
- The Exchange Mixed Use – 482 Units
- Mulberry Gardens – 209 units



\*Note: Some projects may have been reported to HCD as permitted in years prior to 2024

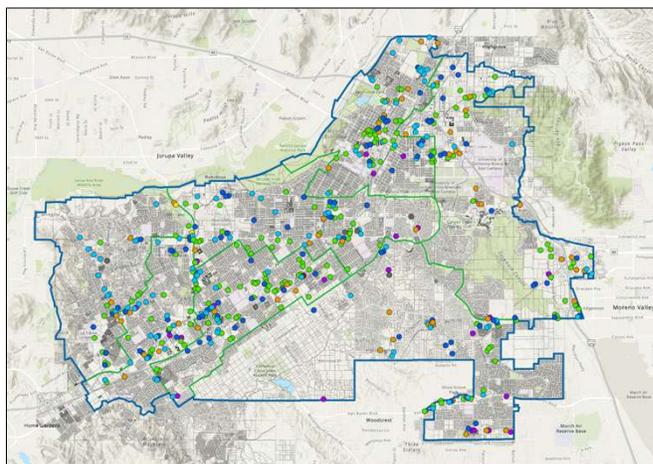
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# DEVELOPMENT PROJECTS IN PROGRESS MAP



Cumulative Projects	
Status	
Completed	Green circle
Completed (Phase 1) Entitled (Phase 2)	Yellow circle
Construction	Orange circle
Denied	Red circle
Entitled	Blue circle
Expired	Purple circle
Proposed	Cyan circle
Withdrawn	Grey circle
City of Riverside Boundary	
	Blue outline
Riverside City Wards	
	Green outline
City Parcels	
	Grey outline

Planning Webpage => Development Projects and CEQA Documents

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# FUNDING RESOURCES FOR AFFORDABLE HOUSING



**Federal:**

- HOME Investment Partnerships (HOME) Program - City
- Section 8 Project-Based Vouchers – Public Housing Authorities (Riverside County)

**State:**

- Permanent Local Housing Allocation (PHLA) - City
- No Place Like Home (NPLH) program - Counties
- Prohousing Incentive Program
- Homekey

**Local:**

- City of Riverside Housing Trust Fund

For more details visit <https://riversideca.gov/hhs/housing/funding-affordable-housing-state-and-federal>

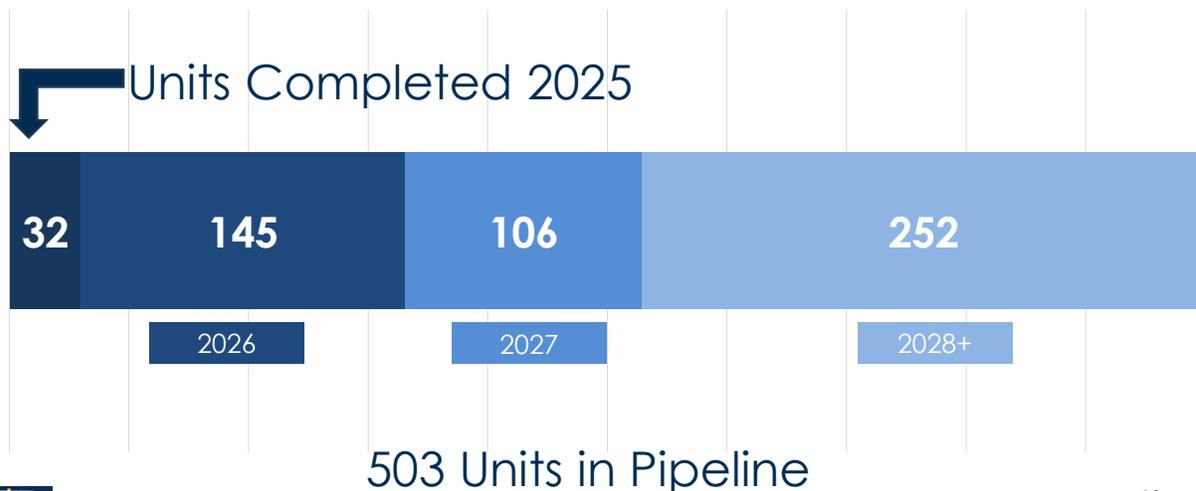


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# DHHS AFFORDABLE HOUSING PIPELINE



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# HOUSING INITIATIVES

1. Dwell Riverside Accessory Dwelling Unit Program
2. Density Bonus Regulation Updates
3. Missing Middle Housing Prototype Plans
4. Infill Development Standards
5. California Prohousing Designation Program
6. Repurpose Riverside Adaptive Reuse Ordinance
7. Developable Housing Site Dashboard
8. Vehicle Miles Traveled (VMT) Mitigation Program
9. Phase 2 General Plan Update

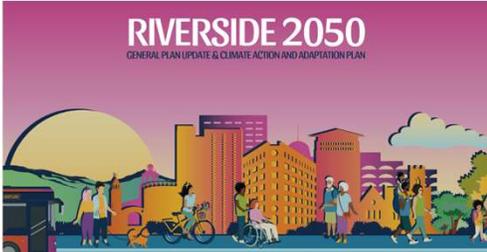







Image source: Abundant Housing Vancouver



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# STREAMLINING AND INCENTIVES





Zoning Code Streamlining

Housing Developments

Over the Counter Approvals

Code Improvements

Self-Certification Program





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# RECOMMENDATIONS

That the Budget Engagement Commission received and file this presentation.



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