

Prohousing Designation Program Application



**State of California
Governor Gavin Newsom**

**Lourdes Castro Ramírez, Secretary
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director
Department of Housing and Community Development**

**Megan Kirkeby, Deputy Director
Division of Housing Policy Development**

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Website: <https://www.hcd.ca.gov/community-development/prohousing>

Email: ProhousingPolicies@hcd.ca.gov

July 2021

Prohousing Designation Program Application Package Instructions

The applicant is applying for a Prohousing Designation under the Prohousing Designation Program (“**Prohousing**” or “**Program**”), which is administered by the Department of Housing and Community Development (“**Department**”) pursuant to Government Code section 65589.9.

The Program creates incentives for Jurisdictions that are compliant with Housing Element requirements and that have enacted Prohousing Policies. These incentives will take the form of additional points or other preference in the scoring of applications for competitive housing and infrastructure programs. The administrators of each such program will determine the value and form of the preference.

In order to be considered for a Prohousing Designation, the applicant must accurately complete all sections of this application, including any relevant appendices. The Department reserves the right to request additional clarifying information from the applicant.

This application is subject to Government Code section 65589.9, and to the regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) adopted by the Department in promulgation thereof (“**Regulations**”). All capitalized terms in this application shall have the meanings set forth in Section 6601 of the Regulations.

All applicants must submit a complete, signed application package to the Department, in electronic format, in order to be considered for a Prohousing Designation. Please direct electronic copies of the completed application package to the following email address: ProhousingPolicies@hcd.ca.gov.

A complete application will include all items identified in the Application Checklist.

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~strike through~~ and underline if proposing any modifications to the text of the Resolution.

Appendix 2, the Proposed Policy Completion Schedule, applies only if an application includes proposed policies.

Appendix 3, Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Project Proposal Scoring Sheet with an example of how this template may be completed.

Appendix 4 lists examples of Prohousing Policies with enhancement factors to aid applicants in understanding how enhancement factors may be applied.

Appendix 5 is where the applicant will include any additional information and supporting documentation for the application.

If you have questions regarding this application or the Program, or if you require technical assistance in preparing this application, please email ProhousingPolicies@hcd.ca.gov.

Application Checklist

	Yes	No
Application Information	☒	☐
Certification and Acknowledgement	☐	☐
The Legislative Information form is completed.	☒	☐
The Threshold Requirements Checklist is completed.	☒	☐
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See Appendix 1 for the Formal Resolution for the Prohousing Designation Program (New 04/21) form.)	☐	☐
If applicable, the Proposed Policy Completion Schedule is completed. (See Appendix 2 .)	☒	☐
The Project Proposal Scoring Sheet is completed. (See Appendix 3 for the Project Proposal Scoring Sheet and the Sample Project Proposal Scoring Sheet)	☒	☐
Additional information and supporting documentation (Applicant to provide as Appendix 5)	☒	☐

Application Information

Applicant (Jurisdiction):	City of Riverside
Applicant Mailing Address:	3900 Main Street, 3 rd Floor
City:	Riverside
ZIP Code:	92522
Website:	www.riversideca.gov/cedd
Authorized Representative Name	Mike Futrell
Authorized Representative Title:	City Manager
Phone:	951-826-5800
Email:	MFutrell@riversideca.gov

Contact Person Name:	Matthew Taylor
Contact Person Title:	Senior Planner
Phone:	951-826-5800
Email:	MTaylor@riversideca.gov
Proposed Total Score (Based on Appendix 3):	50

CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. _____), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature: _____

Name and Title: _____

Date: _____

Legislative Information

District	Number	Legislator's Name
Federal Congressional District	41	Mark Takano
State Assembly District	60	Sabrina Cervantes
State Senate District	31	Richard Roth

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>

Threshold Requirements Checklist

The applicant meets the following threshold requirements in accordance with Section 6604 of the Regulations:

	Yes	No
The applicant is a Jurisdiction.	☒	☐
The applicant has adopted a Compliant Housing Element.	☒	☐
The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.	☒	☐
The applicant has completed, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code section 65583, subdivision (c)(1).	☒	☐
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to, Housing Element Law; "No Net Loss" Law (Gov. Code, § 65863); the Housing Accountability Act (Gov. Code, § 65589.5); State Density Bonus Law (Gov. Code, § 65915 et seq.); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); the Housing Crisis Act of 2019 (Stats. 2019, ch. 654); and antidiscrimination law (Gov. Code, § 65008).	☒	☐
The applicant has duly adopted and certified a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.)	☐	☐

Project Proposal
Category 1: Favorable Zoning and Land Use

Category	Prohousing Policy Description	Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total or income category.	3
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones.	3
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total or income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above.	2
1D	Density bonus programs which exceed statutory requirements by 10 percent or more.	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit law (e.g., permitting more than one ADU or JADU per single-family lot). These policies shall be separate from any qualifying policies under Category (1)(B) above.	2
1F	Reducing or eliminating parking requirements for residential development as authorized by Government Code sections 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Government Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Government Code section 65915, subdivision (p).	2
1G	Zoning to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1
1H	Modification of development standards and other applicable zoning provisions to promote greater development intensity. Potential areas of focus include floor area ratio; height limits; minimum lot or unit sizes; setbacks; and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1

1I	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a housing sustainability district, as defined in Government Code section 66200.	1
1J	Demonstrating other zoning and land use actions that measurably support the Acceleration of Housing Production.	1

Project Proposal
Category 2: Acceleration of Housing Production Timeframes

Category	Prohousing Policy Description	Points
2A	Establishment of ministerial approval processes for a variety of housing types, including single-family and multifamily housing.	3
2B	Establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law (Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	2
2D	Establishment of permit processes that take less than four months. Policies under this Category (2)(D) must address all approvals necessary to issue building permits.	2
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2
2F	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1
2G	Absence, elimination or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1

2H	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	1
2I	Priority permit processing or reduced plan check times for ADUs/JADUs, multifamily housing, or homes affordable to lower- or moderate-income households.	1
2J	Establishment of a standardized application form for all entitlement applications.	1
2K	Practice of publicly posting status updates on project permit approvals on the Internet.	1
2L	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to Category (2)(E) are not eligible for points under this Category (2)(L).	1
2M	Demonstration of other actions, not listed above, that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1

Project Proposal

Category 3: Reduction of Construction and Development Costs

Category	Prohousing Policy Description	Points
3A	Waiver or significant reduction of development impact fees for residential development.	3
3B	Adoption of ordinances or implementation of other mechanisms that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	2

3C	Adoption of other fee reduction strategies separate from Category (3)(A) above, including fee deferrals and reduced fees for housing for persons with special needs.	1
3D	Promoting innovative housing types (e.g., manufactured homes, recreational vehicles, park models) that reduce development costs.	1
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes; creation of on-street parking for bikes; transit-related improvements; or establishment of carshare programs.	1
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	1
3H	Demonstration of other actions, not listed above, that quantifiably reduce construction or development costs.	1

Project Proposal
Category 4: Providing Financial Subsidies

Category	Prohousing Policy Description	Points
4A	Establishment of local housing trust funds or collaboration on a regional housing trust fund.	2
4B	Provide grants or low-interest loans for ADU/JADU construction affordable to lower- and moderate-income households.	2
4C	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to lower income households. A qualifying program may utilize mechanisms such as land	2

	donations, land sales with significant write-downs, or below-market land leases.	
4D	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to lower income households.	2
4E	Directed residual redevelopment funds to affordable housing.	1
4F	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source.	1
4G	Prioritization of local general funds for affordable housing.	1
4H	Demonstration of other actions, not listed above, that quantifiably promote, develop, or leverage financial resources for housing.	1

Project Proposal Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

Category	Prohousing Policy Description	Points
1	Policy that represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, affordable housing, climate change solutions, and/or hazard mitigation.	2
2	Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1.	1
3	Policies that diversify planning and target community and economic development investments (housing and non-housing) to improve lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and	1

	disadvantaged communities pursuant to California Senate Bill 535 (2012).	
4	Policies that go beyond state law requirements in reducing displacement of lower income households and conserving existing housing stock that is affordable to lower income households.	1
5	Rezoning and other policies that support high-density development in Location Efficient Communities.	1
6	Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.	1
7	Zoning policies that increase housing choices and affordability in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps.	1
8	Other policies that involve meaningful actions towards affirmatively furthering fair housing pursuant to Government Code section 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1

Project Proposal Scoring Sheet Instructions

The Department shall validate applicants' scores based on the extent to which each identified Prohousing Policy contributes to the Acceleration of Housing Production. The Department shall assess applicants' Prohousing Policies in accordance with Government Code section 65589.9, subdivision (f)(2), and Sections 6605 and 6606 of the Regulations.

The Department shall further assess applicants' Prohousing Policies using the following four scoring categories: Favorable Zoning and Land Use; Acceleration of Housing Production Timeframes; Reduction of Construction and Development Costs; and Providing Financial Subsidies. Applicants shall demonstrate that they have enacted or proposed at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories.

Instructions

Please utilize one row of the Scoring Sheet for each Prohousing Policy.

- **Category Number:** Select the relevant category number from the relevant Project Proposal list in this application. Where appropriate, applicants may utilize a category number more than once.
- **Concise Written Description of Prohousing Policy:** Set forth a brief description of the enacted or proposed Prohousing Policy.
- **Enacted or Proposed:** Identify the Prohousing Policy as enacted or proposed. For proposed Prohousing Policies, please complete **Appendix 2: Proposed Policy Completion Schedule**.
- **Documentation Type:** For enacted Prohousing Policies, identify the relevant documentary evidence (e.g., resolution, zoning code provisions). For proposed Prohousing Policies, identify the documentation which shows that implementation of the policy is pending.
- **Web Links/Electronic Copies:** Insert the Web link(s) to the relevant documentation or indicate that electronic copies of the documentation have been attached to this application as **Appendix 5**.
- **Points:** Enter the appropriate number of points using the relevant Project Proposal list in this application.
- **Enhancement Category Number (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the appropriate category number using the relevant Project Proposal list in this application.
- **Enhancement Points (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the point(s) for that Prohousing Policy.
- **Total Points:** Add the enhancement point(s) to the Prohousing Policy's general point score.

Appendix 1: Formal Resolution for the Prohousing Designation Program

Formal Resolution for the Prohousing Designation Program (New 04/21)

RESOLUTION NO. [INSERT RESOLUTION NUMBER]

A RESOLUTION OF THE GOVERNING BODY OF
THE CITY OF RIVERSIDE, CALIFORNIA
AUTHORIZING APPLICATION TO AND PARTICIPATION IN THE PROHOUSING
DESIGNATION PROGRAM

WHEREAS, Government Code section 65589.9 established the Prohousing Designation Program (“**PDP**” or “**Program**”), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive applications for specified housing and infrastructure funding; and

WHEREAS, the Department of Housing and Community Development (“**Department**”) has adopted emergency regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program (“**Program Regulations**”), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the City of Riverside, California (“**Applicant**”) desires to submit an application for a Prohousing Designation (“**Application**”).

THEREFORE, IT IS RESOLVED THAT:

1. Applicant is hereby authorized and directed to submit an Application to the Department.
2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and action include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or

4. permit procedures. Applicant further acknowledges and confirms that it commits itself to affirmatively furthering fair housing pursuant to Government Code section 8899.50.
5. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the “**Program Documents**”).
6. Applicant acknowledges and agrees that it shall be subject to the Application; the terms and conditions specified in the Program Documents; the Program Regulations; and any and all other applicable law.
7. **[INSERT THE TITLE OF THE APPLICANT’S AUTHORIZED SIGNATORY]** is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

PASSED AND ADOPTED this ____ day of _____, 20__, by the following vote:

AYES: **[Insert #]** NOES: **[Insert #]** ABSENT: **[Insert #]** ABSTAIN: **[Insert #]**

The undersigned, **[INSERT NAME AND TITLE OF NONSIGNATORY]** of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Applicant’s governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.

SIGNATURE: _____

DATE: _____

NAME: _____

TITLE: _____

Appendix 2: Proposed Policy Completion Schedule

Category Number	Concise Written Description of Proposed Policy	Key Milestones and Milestone Dates	Anticipated Completion Date	Notes
1G	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 number of affordable units in non-residential zones.	SB 2 Program List	September 2023	
2I	The City of Riverside is in the process of selecting a firm to prepare permit-ready construction plans for detached ADUs.	- Request for Proposals Released: May 16, 2022 - Final Questions Due: May 26, 2022 - Responses to Questions Released: May 31, 2022 - Proposals Due: July 29, 2022 - Notification of Tentative Selection: February 2023 - Anticipated contract award: May 2023 -	September 2023	
4A	Establishment of an Inclusionary Housing Fund per proposed Chapter 19.535 See: 19.535.130 Administration	- Milestones for proposed Chapter 19.535 Inclusionary Housing: - Housing & Homelessness Committee meeting – February 28, 2022 - Council Housing & Homelessness Committee Report – May 23, 2022 - Proposed Title 19 Amendments - City Planning Commission Minutes – August 18, 2022 - Technical Memorandum – Inclusionary Housing In-Lieu Fee Analysis	Anticipated City Council Adoption – May 2023	

		- Inclusionary Housing Program Summary –Developers - Planning Commission Hearing – October 13, 2022 - City Council Workshop – February 2023 - Final Planning Commission Hearing – March 2023		
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Appendix 3: Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet

Project Proposal Scoring Sheet

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Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
1F	No parking required for ADUs or JADUs	E	Zoning code	https://library.municode.com/ca/riverside/codes/codereofordinances?nodeId=PTIICOOR_TIT19ZO_ARTVIIIISIPLGEDEPR_CH19.580PALO_19.580.060PARE	2			2
1G	Policy to 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 number of affordable units in non-residential zones.	P	Housing Element Action Plan SB2 Program List	Electronic copy attached	1	1	2	3
1H	Higher residential densities are permissible for projects in the MU-V and MU-U Zones that have the potential to serve as transit-oriented developments. Increased du/ac and FAR.	E	Zoning code	Electronic copy attached	1	1	2	3

IJ	Ordinance 7574: An ordinance of the City of Riverside, California, amending the zoning map of the City of Riverside pursuant to Chapter 19.090 of the Riverside Municipal Code by rezoning land to allow for future residential and mixed-use development consistent with 6th Cycle 2021-2029 Housing Element Update.	E	Ordinance	Electronic copy attached	1		1
2A	The City has a General Application Form that serves as an application to determine completeness consistent with the Permit Streamlining Act and to ensure efficient processing (i.e., without delay). It is used as part of the ministerial approval process for a variety of housing types.	E	General Application Form	Electronic copy attached	3		3
2B	The City included program-level CEQA analysis and certification of its General Plan and Specific Plans with accompanying Environmental Impact Reports (EIR).	E	General Plan EIR	Electronic copy attached	2		2
2C	Documented practice of streamlining housing development at the project level such as by-right approval for projects.	E	Housing Element & Spreadsheet of past project streamlining	Electronic copy attached	2	1	4

2D	At the discretion of the City Building Official; projects deemed to be very large, unusual or complex in nature, may be designated as Tier 3 and subject to a 25 working day first review with a 15 working day review of resubmittals on a case by case basis. Tier 3 projects may include but are not limited to: • High Rise Projects • Multi-story or mixed use, 5 story or larger than 100,000 sq. ft. • Projects with multiple buildings that exceed 50,000 sq. ft. or larger • Other unique and complex projects defined by the Building Official	E	Building Plan Review 2022 Turnaround Times	Electronic copy attached	2		2
2E	19.670.010. Public hearings are not required for administrative discretionary actions, although public notice may be required.	E	Municipal Code	https://library.municode.com/ca/riverside/codes/code_of_ordinances?nodeId=PTIICOOR_TIT19ZO_ARTIXLAUSDEPE_REPR_CH19.670_PUHENORE_19.670.010GE	2		2

2F	The City established Streamline Riverside, a streamlined permit program to significantly reduce entitlement and building permit review times and cost for customers. Those positively affected by the Streamline Riverside program include property owners, business owners, developers, design professionals and contractors. It also contains other elements such as a streamlined development review committee process that includes an option for early input from all City Departments through the Conceptual Design Review process or comprehensive City-wide, coordinated review processes for all entitlements. It reduces red tape through code updates to the City Zoning Code, and others, which move projects through the process in an expedited manner. There is a uniform plan check turnaround ensures all City teams return plan review comments by the same date, creating efficiency and certainty for customers. The expedited plan check services allow one to request quicker service in times of need for an additional fee, which can cut review times in half.	E	City Web Page	https://www.riversideca.gov/buildriverside/	1		1
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2G	Ordinance No. 7592: Chapter 19.443 – Two-Unit Developments – This is a new Chapter that establishes procedures, eligibility requirements, development standards and additional regulations for Two-Unit Developments. The City has some ability to apply objective design standards so long as they do not prevent the minimum amount of development permitted by law. This new Chapter includes development regulations and design standards intended to implement SB 9 while retaining a reasonable degree of local control in addition to promoting infill housing development. In addition to minimum standards and requirements established by law.	E	Ordinance	Electronic copy attached	1	2	1	2
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2H	The City's Streamline Riverside provides a one stop shop permitting process. The One Stop Shop, located in between the City Hall lobby and the third floor, customers are assisted through a series of work stations staffed by experts from several city departments, including planning, building, fire, utilities, business license and public works.	E	City Web Page	https://riversideca.gov/press/riverside%E2%80%99s-%E2%80%99e-stop-D-boosts-customer-service-welcomes-investment	1			1
2I	The City of Riverside is in the process of selecting a firm to prepare permit-ready construction plans for detached ADUs per program HE 4-5 of their Housing Element.	P	Housing Element and RFP	Electronic copy attached	1			1
2K	The city publicly posts status updates on project permit approvals. See link for Residential and Commercial Building Permit Activity Reports: This dataset is updated weekly on Friday's.	E	City Web Page	https://riversideca.gov/transparency/data/dataset/shpw/34/Permit_Activity_Reports	1			1

2M	The Public Permit Portal enables developers to remotely submit Planning applications and electronic plans, pay fees, track progress, and more, 24 hours a day, 7 days a week. Developers can begin streamlining their development projects without visiting City Hall, waiting in lines for service, or printing paper plans.	E	City Web Page	https://riversideca.gov/cedd/building-safety/online-services/public-permit-portal	1		1
3A	City Council adopted a Residential In-Fill Strategy Program to encourage the development of such vacant or underutilized single family residential properties meeting the Program criteria by providing incentives for quality residential development and homeownership.	E	Resolution	Electronic copy attached	3		3
3B	The City of Riverside's Ordinance No. 7592 modifies ADU regulations and applies them to MADU's. Objective design and development standards are established for MADUs to ensure they maintain compatibility with their surroundings including screening of wheels and undercarriage, exterior finish materials, windows, doors, roof pitch and material and other design considerations.	P	Ordinance and Memorandum	Electronic copy attached	2		2

3D	The City includes Movable accessory dwelling units (MADUs) in its municipal code 19.442.010 to provide needed housing. ADUs, MADUs and JADUs, as defined in Article X (Definitions), are permitted in all residential zones, including all multi-family and mixed-use zones that include an existing or proposed dwelling.	E	Municipal Code	https://librarystag.e.municode.com/ca/riverside/code/s/code_of_ordinances?nodeId=PTIICOOR_TIT19ZO_ARTVIISPLAUS_PR_CH19.442ACDWUNAD	1	1	2	3
3E	The City has a robust Active Transportation Plan (ATP) that encourages alternative modes of transportation. The ATP is one component of the Riverside PACT: Pedestrian Target Safeguarding Plan, Active Transportation Plan, a Complete Streets Ordinance, and a Trails Master Plan. The PACT includes an expansion of bicycle and pedestrian facilities, identifying evaluating, and prioritizing bicycle and pedestrian infrastructure projects and supporting amenities and detailing implementation.	E	Plan	Electronic copy attached	1	1	2	3
3H	The City has provided affordable housing projects gap funding through city contributions totaling \$16,414,726 for 12 projects.	E	Spreadsheet of projects with gap funding	Electronic copy attached	1			1

4A	Establishment of an Inclusionary Housing Fund per proposed Chapter 19.535 See: 19.535.130 Administration	P	Draft MC 19.535	Electronic copy attached	2			2
4C	The City has given public land write downs for affordable housing projects that are new and under construction. Projects include 3943 10th Street, Mulberry, and Bushnell and Bogart.	E	Spreadsheet of projects with public write downs	Electronic copy attached	2	1	2	4
4E	[PENDING INFO FROM CITY] <i>Directed residual redevelopment funds to affordable housing development</i>	E			1			1
4H	Rehabilitation Loans: These loans provide up to \$60,000 for rehabilitation. These loans are interest-free and payment is deferred for 30 years for qualified homeowners. A Deed of Trust is used to secure the loan (as a lien on the property). Deferred loans become due and payable upon the resale, transfer of title, refinancing of the property with cash out, or death of borrower, whichever comes first.	E	City Web Page	https://www.riversideca.gov/homelessolutions/housing-authority/housing-programs/housing-rehabilitation-program	1	8	1	2
TOTAL					36		14	50

Sample Project Proposal Scoring Sheet

Note: This is a Sample Project Proposal Scoring Sheet; an actual submission may include more specificity when an applicant completes the “Concise Written Description of Prohousing Policy.”

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
1B	Permitted missing middle housing uses by allowing duplexes, and triplexes by right in existing low-density, single-family residential zones.	E	Zoning code	Electronic copy attached	3	6	1	4
1C	Sufficient sites to accommodate 131 percent of the current RHNA with rezoning by total or income category.	P	Resolution	Electronic copy attached	2	1	2	4

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
1D	Density bonus program exceeds statutory requirements by 12 percent.	E	Zoning code	Electronic copy attached	2			2
1F	Reduced parking requirements for residential development as authorized by Government Code sections 65852.2.	E	Zoning code	Electronic copy attached	2			2
1G	Zoning that allows mixed uses in one or more light industrial zones.	E	Zoning code	Electronic copy attached	1	1	2	3
1H	Modified development standards/other applicable zoning provisions to promote greater development intensity including floor area ratio and minimum lot or unit sizes.	E	Zoning code	Electronic copy attached	1	1	2	3
1J	Other zoning and land use actions that measurably support the	E	Resolution	Electronic copy attached	1			1

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	Acceleration of Housing Production.							
2B	Streamlined program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	E	Zoning code	Electronic copy attached	2			2
2G	Absence of subjective development and design standards with objective development and design standards.	E	Zoning code	Electronic copy attached	1			1
2I	Priority permit processing or reduced plan check times for ADUs/JADUs.	P	Resolution	Electronic copy attached	1	1	2	3
2M	Other actions that quantifiably decrease production timeframes.	E	Zoning code	Electronic copy attached	1			1

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
3A	Waiver of residential development impact fees.	E	Zoning code	Electronic copy attached	3			3
3B	Adopted ordinances that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22.	P	Resolution	Electronic copy attached	2	1	2	4
3E	Measures that reduce costs for transportation-related infrastructure.	E	Zoning code	Electronic copy attached	1			1
3H	Other actions that quantifiably reduce construction or development costs.	E	Zoning code	Electronic copy attached	1			1
4A	Local housing trust funds.	E	Zoning code	Electronic copy attached	2			2
4C	Surplus Land Act program making publicly owned land available for affordable housing.	E	Zoning code	Electronic copy attached	2	2	1	3

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
4E	Directed residual redevelopment funds to affordable housing.	E	Zoning code		1			1
4G	Prioritization of local general funds for affordable housing.	E	Zoning code		1			1
4H	Other actions, that leverage financial resources for housing.	E	Zoning code		1			1
TOTAL					31		12	43

Appendix 4: Examples of Prohousing Policies with Enhancement Factors

If a Prohousing Policy incorporates any of the enhancement factors specified in the Project Proposal Enhancement Factors chart, it will receive extra points as indicated therein. Examples of such qualifying Prohousing Policies include the following:

Category 1: Favorable Zoning and Land Use

- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities
- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149 percent of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10 percent or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Government Code section 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower income households and conserving existing housing stock that is affordable to lower income households.

Category 2: Acceleration of Housing Production Timeframes

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 3: Reduction of Construction and Development Costs

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 4: Providing Financial Subsidies

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.

Appendix 5: Additional Information and Supporting Documentation

1G_Riverside Action Plan, refer to pg. 10
1J_Ordinance 7574, refer to pg. 1
2A_General Application Form
2B_Final Environmental Impact Report
2B_Draft EIR Appendices Vol2
2C_Housing Element Six Cycle 2021-2029, refer to pg. 16
2C_Projects for Streamline Riverside
2D_Building Plan Review Turnaround Times 2022
2G_Ordinance No 7592, refer to pg. 34
2I_Housing Element Six Cycle 2021-2029, refer to pg. 21
2I_RFP-2183 Permit Ready ADU
2J_General Application Form
3A_Infill Residential Development Program
3B_City Council Memorandum ADU
3B_Ordinance No 7592, refer to pg. 29
3E_Riverside PACT Section 4 (Active Transportation Plan), refer to pg. 4-6
3H_Affordable Projects Gap Funding
4A_19.535.130 Inclusionary Housing Draft Ordinance, refer to pg. 8 through 9
4A_Planning Commission Memorandum Report, refer to pg. 2
4A_City of Riverside Inclusionary Housing Program Study
4A_Affordability Standards (Report Attachment
4B_Manufactured ADU Financing Program Flyer
4C_Affordable Projects Land Write Downs
4G_FY 2022-2024 Biennial Budget, refer to pg. 227