

Jurisdiction	Riverside
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	10/15/2021 - 10/15/2029 6th Cycle

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs. Please contact HCD if your data is different than the material supplied here

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability													
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2021 - 10/14/2021	2021 - 2025							2026 - 2029		Total Units to Date (all years)	Total Remaining RHNA Income Level
			2021	2022	2023	2024	2025	2026	2027	2028	2029		
Very Low	4,861	25	-	-	-	-	-	-	-	-	-	25	4,836
Low	3,064	25	226	32	-	-	-	-	-	-	-	283	2,781
Moderate	3,139	48	35	-	-	-	-	-	-	-	-	83	3,056
Above Moderate	7,394	29	311	358	897	1,067	-	-	-	-	-	2,662	4,732
Total RHNA	18,458	127	346	1,099	897	1,067	-	-	-	-	-	3,053	15,405
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).													
			2021 - 2025							2026 - 2029			
Extremely Low-Income Units*	2,431		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non-Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Riverside	
Reporting Year		2024 (Jan. 1 - Dec. 31)	
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.			
1	2	3	4
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	No updates. This item has continued to be tabled off-calendar.
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. In 2024, new state law expanded density bonus eligibility and incentives for low-income student housing and residential care facilities for the elderly. Staff anticipates City Council to adopt these changes in 2025.
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	The next round of Riverside County Section 8 Project Based Vouchers RFP will be released in the summer of 2025, which the City has two affordable housing developments that will be applying for this resource.
HE-1.4	Develop a streamlined process to assist homeowners and rental property owners to rehabilitate residential properties	Short-Term	The City's Housing Authority has a streamline application for affordable rental property owners to rehabilitate their properties that will require 55 year affordability covenants to be recorded against their properties to ensure long-term affordability requirements.
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	Staff submitted a CDBG funding application to assist low income homeowners with grants to rehabilitate their properties. Awards will be announced in 2025.
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 City completed the following two Housing First developments: (1) The Aspire TAY project, development of 32 affordable housing units, (2) Mulberry Cottages, development of 10 tiny cottages to provide affordable housing for our unhoused population. Request for Proposals were released for 8717 and 8733 Indiana Avenue and 6963 Streeter for the development of affordable housing. Proposals are under review. Housing staff continue to work with the Inland Southern California Housing Collective 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 17, 2024, 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 the 2025 is 2.24%. On September 23, 2024, staff presented changes to the Mobile Home Parks Rent Stabilization Ordinance to update definitions, increasing notification requirements, adding retaliation prohibition requirements, define frequency of rental increases and add a rental cap.
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 2024, 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 127 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 2024, the City continues to support 16 permanent supportive housing units and 12 Rapid Re-Housing clients. The City stood up a nonprofit collaborative group to identify resources that are already being provided to our low income and unhoused population and to identify gaps in services. The City funded ongoing shelter operations of 60 congregate shelter beds and 23 noncongregate shelter beds.
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. The City stood up a Youth Case Conferencing meetings to help the City achieve functioning zero among its Transitional Aged Youth population (18 - 24 years old).

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	In 2024, the Zoning Code was proposed to be amended to reflect new state law expanding density bonus-eligible senior housing to include residential care facilities for the elderly. The amendment is anticipated to be adopted early 2025.
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	In November 2024, the City held a Homeless Forum with the County of Riverside and cities throughout the County to discuss how we can collectively work together to address subregions. The County was broken out into 4 subregions and two cities Memorandum of Understandings on how they are collaborating to provide outreach, shelter, rental assistance and affordable housing in their cities. The City began conducting an assets survey to identify what outreach, shelter, transitional housing, permanent supportive housing and affordable housing is provided in each city to identify gaps in programs and services.
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 brainstorms with team members to overcome obstacles of placing individuals in programs. The Riverside Access Center also conducts bi-weekly case conferencing meetings to identify resources needed to help clients exit from the shelter into housing.
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	Short-Term	No progress has been made on this program. Staff will be working on this effort in 2025 and is currently working with a consultant to update the City's Analysis of Impediments to Fair Housing Choice.
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 2025.
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-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 2024 staff initiated a Reinvestment, Resilience, and Revitalization workplan and strategy that could be implemented across other neighborhoods, for a corridor-scale strategic plan for Magnolia Avenue, and eventually neighborhoods along other key corridors within the City. The draft tool kit is comprised of economic development, urban design, and public safety strategies to promote complete neighborhoods and is anticipated to move forward to Committee in early 2025. As part of the Phase II General Plan Update, 14 urban design focus areas in the City are anticipated to be chosen for study under urban design scenarios. This work is anticipated to begin in mid 2025.
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	On August 6, 2024, the City Council adopted the amendments to the zoning code including development standards for undersized lots in single and multifamily zones, as well as standards and established process for small-lot development standards.
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. 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. In November 2024, the pre-approved construction plans were released to the public as part of the new ADU streamlining program Dwell Riverside. The plans and program were presented to the City Council in December 2024.
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 number of affordable units in non-residential zones	Mid-Term	In 2024, the Western Riverside Council of Governments (WRCOG) provided the City with an opportunity for technical assistance to develop an adaptive reuse ordinance with funding from REAP 2.0 per SCAG. In 2025, the City will draft a Scope of Work in partnership with SCAG upon which a consultant will be selected to begin technical work surveying an existing inventory of buildings in the City most adept for adaptive reuse.
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. In August 2024, City Council approved the Infill Residential Development Ordinance and Small Lot Subdivision Ordinance.

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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. In 2024, new state law expanded density bonus eligibility and incentives for low-income student housing and residential care facilities for the elderly. Staff anticipates City Council to adopt these changes in 2025.
HE-5.7	Examine and consider Zoning Ordinance amendments to eliminate any discriminatory effect on people in a protected class.	Short-Term	Pursuant to City Council direction, in 2024 all references to the Crime-Free Multi-Family Housing program, which had discriminatory effects on historically marginalized communities, were removed from the Zoning Code.
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	Ongoing - Staff continues to monitor housing entitlement and permit activity city wide and on housing element sites specifically. At the end of the 2024 calendar year, the City still maintains enough capacity and a surplus buffer to accommodate the housing obligation in all income categories. Permitting software began testing upgrades in the winter of 2024 and will continue testing through spring of 2025.
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	Ongoing - Staff continues to monitor and track no net loss, adu production, housing development capacity, and housing permit and construction activity, which is used to convey housing stats and information to the public. This maintained dataset will be the basis of future publicly available dashboards.
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.arog.is/DG4aS . The Planning Division also maintains an inventory of residential projects and group housing by development status (i.e., proposed, entitled, complete) that is updated monthly and can be provided to developers and the public. Projects with affordable units and projects on Housing Element sites are specially noted.
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 continues to prioritize the 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 through the lives of various projects (e.g. General Plan Update, Magnolia Corridor Strategy, etc)
HE-EJ 7.1	Conduct an inventory of existing housing within environmental justice communities to determine the adequacy of existing housing	Ongoing	This action item will be revisited as scheduled in 2026.
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. In August 2024, City Council approved the Infill Residential Development Ordinance and Small Lot Subdivision Ordinance. 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. In December 2024, the City released a Request for Proposals (RFP) to select a consultant which will help with professional design, technical and community outreach services to facilitate the development of prototype housing plans for smaller scale multi-family development. The City and selected consultant will continue to work on this project in 2025.
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	The City submitted a letter of support for UCR's grant application titled "SRS RN: SoCalGrown" The Sustainable Agriculture Network of Inland Southern California for Thriving Communities and a Healthy Environment" was submitted this week. The focus of the grant is to develop a replicable, sustainable food-system model.