

California Housing & Community Development Prohousing Designation Program Re-Application

Preliminary Eligibility Assessment Checklist

July 2026

Threshold Requirements Checklist

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

	Yes	No	NOTES
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 or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate.	☒	☐	All required rezonings for the 6 th Cycle Housing Element were completed concurrently with adoption of the HE on October 5, 2021 (O-7574)
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Code section 65585, subdivision (j); 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); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a).	☒	☐	
The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page	☐	☐	TBD: Staff will evaluate and confirm compliance with 7 Principles document; alternatively, adoption of a Resolution

summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference.			committing to compliance may be required
The applicant has duly adopted and certified, by the applicant's governing body, 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.)	☒	☐	If directed to reapply, staff will bring forward a Council agenda item to adopt a resolution authorizing reapplication as required

Scoring Criteria

Category 1: Favorable Zoning and Land Use

Category	Prohousing Policy Description	Points	NOTES
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	3	NO
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	3	NO
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	2	MAYBE The adopted 6th Cycle RHNA Opportunity Sites Inventory is approximately 114% of the City's total RHNA obligation of 18,458 units. The inventory is 134% of the Remaining Need (13,679) as identified in Table HR-2 of the Housing Element Technical Background Report.
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	2	MAYBE The recently adopted Adaptive Reuse Ordinance may satisfy this criterion

1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2	NO
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	2	MAYBE Staff will evaluate adopted parking requirements pursuant to RMC Chapter 19.580 (Parking and Loading), in addition to relevant Specific Plans, to assess consistency with this criterion
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing this policy, especially in areas with existing industrial and polluting uses.	2	NO

1H	Zoning or other land use designation methods 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	MAYBE The recently adopted Adaptive Reuse Ordinance may satisfy this criterion
1I	Modification of development standards and other applicable zoning provisions or land use designation methods 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	MAYBE Recently adopted ordinances and programs including but not limited to the Adaptive Reuse Ordinance, Infill Residential Development Ordinance, and/or Small Lot Subdivision Ordinance may satisfy this criterion
1J	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	NO
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	1	NO
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.	1	NO
POTENTIAL POINTS		8	

Scoring Criteria

Category 2: Acceleration of Housing Production Timeframes

Category	Prohousing Policy Description	Points	NOTES
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	3	YES
2B	Acceleration of Housing Production through the 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	YES
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, (e.g., 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	YES
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	2	NO
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2	YES
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	2	NO
2G	Establishment of consolidated or streamlined permit processes that minimize	1	YES

	the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.		
2H	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	YES
2I	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	YES
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	1	NO
2K	Establishment of a standardized application form for all entitlement applications.	1	YES
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1	NO
2M	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.	1	N/A Points claimed for Category 2E make this category inapplicable
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1	NO
POTENTIAL POINTS		13	

Scoring Criteria

Category 3: Reduction of Construction and Development Costs

Category	Prohousing Policy Description	Points	NOTES
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	3	NO
3B	Adoption of policies 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	MAYBE Dwell Riverside Permit-Ready ADU program may satisfy this criterion.
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	1	NO
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	1	MAYBE Permit-Ready Missing Middle Prototype Plans may satisfy this criterion.

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	MAYBE VMT Mitigation Bank program may satisfy this criterion.
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1	NO
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	YES
3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	1	MAYBE Staff will evaluate adopted Housing Element Implementation Programs for compliance with this criterion.
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	1	NO
POTENTIAL POINTS		6	

Scoring Criteria

Category 4: Providing Financial Subsidies

Category	Prohousing Policy Description	Points	NOTES
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	2	NO
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	2	MAYBE The City of Riverside has established a Local Housing Trust Fund (LHTF) to support the production and preservation of affordable housing. The LHTF receives ongoing funding through the repayment of affordable housing loans, including residual receipts, principal, and interest payments. In addition, the City deposits 25% of the proceeds from the sale of General Fund-owned properties into the LHTF. These funding sources provide regular annual contributions that are leveraged through Notices of Funding Availability (NOFAs) to finance the development and preservation of affordable housing, accelerating the production of affordable housing within the community.

4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, “regular use” can be demonstrated through the number of units preserved annually by utilizing this funding source.	2	MAYBE The City of Riverside utilizes federal, state, and local funding sources, including HOME, Permanent Local Housing Allocation (PLHA), and Local Housing Trust Fund (LHTF) resources, to preserve affordable housing through acquisition, rehabilitation, and recapitalization of existing affordable housing developments. City staff monitor affordability expiration dates and proactively engage with property owners in advance of these dates to identify opportunities and strategies to preserve long-term affordability.
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	2	NO
4E	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 donations, land sales with significant write-downs, or below-market land leases.	2	YES
4F	Establishment of an Enhanced Infrastructure Financing District or similar	2	NO

	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.		
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	2	MAYBE The City has an adopted policy of direction a portion of sales proceeds from General Fund surplus property to the Local Housing Trust Fund, which supports the production of affordable housing.
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	1	MAYBE The City of Riverside directs residual redevelopment housing funds into its LHTF to support the production and preservation of affordable housing. The LHTF provides a dedicated local funding source that is made available through NOFAs to finance affordable housing developments, leveraging additional public and private funding to accelerate housing production.
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	1	MAYBE The City of Riverside maintains and regularly utilizes multiple housing funding sources to support the development of housing affordable to

			Lower-Income Households, including its LHTF, HOME Investment Partnerships Program (HOME) funds, and Permanent Local Housing Allocation (PLHA) funds. These funding sources are made available through periodic NOFAs and provide gap financing for the acquisition, construction, rehabilitation, and preservation of affordable housing. Through the ongoing use of these resources, the City facilitates the development of affordable housing and leverages additional state, federal, and private investment.
4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	1	NO
4K	Providing operating subsidies for permanent Supportive Housing.	1	MAYBE The City of Riverside supports the provision of operating subsidies for Permanent Supportive Housing (PSH) through partnerships with Riverside County and nonprofit housing providers, which provide operating subsidies for PSH projects funded within the City. In

			addition, the Housing Authority underwrites supportive housing developments with sufficient operating reserves and cash flow to help sustain ongoing operations and ensure the long-term viability of Permanent Supportive Housing projects.
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1	YES The City of Riverside provides subsidies for housing affordable to Extremely Low-Income households through its rental assistance programs. These programs pair rental subsidies with intensive case management to help households obtain and maintain stable housing while working toward long-term housing stability and self-sufficiency. The City's Mulberry Gardens and Sunrise at Bogart will also have Project-Based Section 8 vouchers to provide the subsidy for extremely low-income households.
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	1	NO

POTENTIAL POINTS	12	
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SUMMARY Minimum score required for designation is 30 points.			
SCORING CRITERIA	GUARANTEED POINTS	POSSIBLE POINTS	TOTAL POTENTIAL SCORE
FAVORABLE ZONING AND LAND USE	0	8	8
ACCELERATION OF HOUSING PRODUCTION TIMEFRAMES	13	0	13
REDUCTION OF CONSTRUCTION AND DEVELOPMENT COSTS	1	5	6
PROVIDING FINANCIAL SUBSIDIES	2	10	12
TOTAL	16	23	39