

Housing Incentives

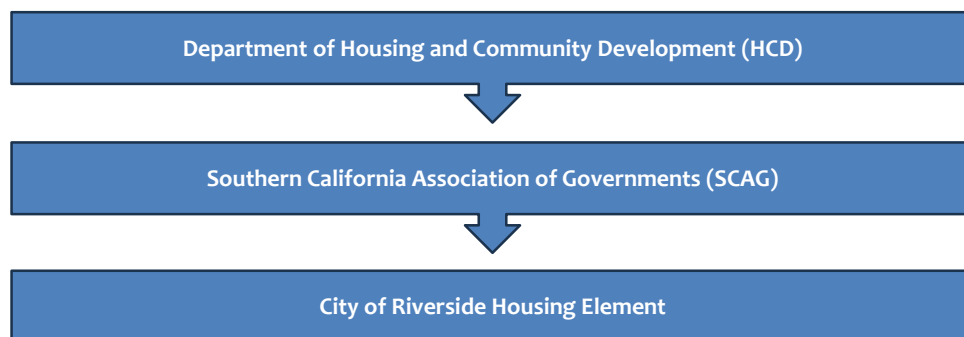
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
HOUSING & HUMAN SERVICES DEPARTMENT

Economic Development Committee

August 20, 2026

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DETERMINING HOUSING NEED



Regional Housing Needs Assessment (RHNA)



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RHNA PROGRESS – HOUSING PERMITS ISSUED

	RHNA Allocation	2021	2022	2023	2024	2025	Remaining 6 th Cycle Obligation
Very Low	4,861	25	0	0	0	22	4,813
Low	3,064	25	226	33	0	0	2,780
Moderate	3,139	83	176	0	0	0	2,880
Above Moderate	7,394	340	183	1,061	897	393	4,520
Total	18,458	473	585	1,094	897	415	14,993



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HOUSING ACTIVITY 2026 YTD

Status	# of Units
Units proposed	233 (15 affordable)
Units entitled	469 (6 affordable)
Units issued permits	362 (0 affordable)
Single family	138
Multifamily	26
ADUs	198
Units completed permits (completed construction)	294 (0 affordable)



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TYPES OF INCENTIVES

Financial

Monetary benefit to motivate or encourage a specific action or behavior

Regulatory

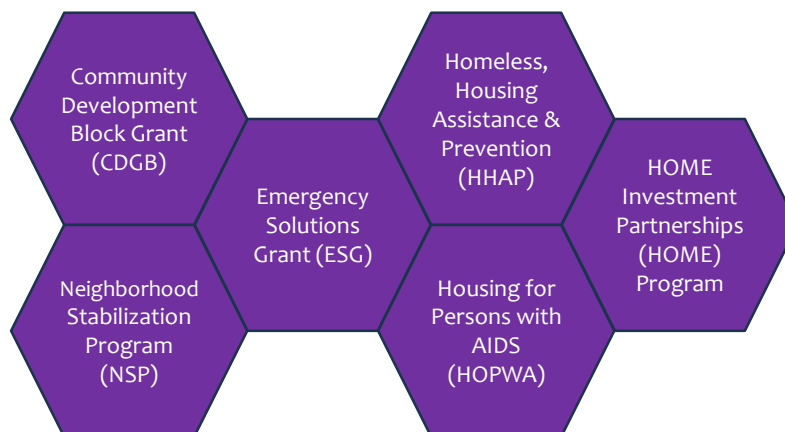
Tools to encourage specific behaviors or outcomes by making them more attractive



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GRANTS



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AFFORDABLE HOUSING PROGRAMS

- City-assisted Affordable Units
 - 2,170 family units
 - 1,367 senior units
- Senior Housing Rental Assistance Programs
- Housing Rehabilitation Program
- Landlord Incentive Program



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STATE HOUSING LAWS

- Density Bonus
- Accessory Dwelling Units
- SB 35/SB 423
- SB 9
- AB 2011/AB 2243
- SB 6/AB 2243
- SB 684/SB 1123
- AB 2097



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MISSING MIDDLE HOUSING

Refers to the lack of diverse medium-density housing types in between single-family homes and higher-density apartment complexes



Image Source: Opticos Design, Inc. ©



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MISSING MIDDLE DESIGN TYPES

Bungalow



Duplex



- Spanish Revival style; 2 to 3 bedrooms, 2 bathrooms
- Accessible ground floor bedroom and bathroom and in-unit laundry
- Structural, mechanical, electrical, and plumbing engineering
- Applicant responsible for site plan (open space, parking, trash, etc.) and site preparation (grading, utility connections, etc.)
- Two or more Bungalows or Duplexes or a combination of types can be arranged on larger lots



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PRE-APPROVED ADU PLANS



Single story, 746SF
ADU with 1 bedroom,
1 bathroom



Single story, 800SF
ADU with 2
bedrooms, 2
bathrooms



Single story, 1020SF
ADU with 2
bedrooms, 2
bathrooms



Single story, 1200SF
ADU with 3
bedrooms, 2
bathrooms

The elevations include the Craftsman, Ranch, and Spanish exterior styles.



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ADAPTIVE REUSE



Repurposing existing non-residential structures into new land uses.

- Incentivize housing production
- Revitalize neighborhood and commercial corridors
- Preserve historic structures and architectural heritage



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OVER THE COUNTER PLAN CHECK

BUILDING^{2,3}	
(APPOINTMENT ONLY)	(WALK-INS ACCEPTED)
DEMOLITION	WINDOW/SKYLIGHT REPLACEMENT
PATIO COVERS ¹	REROOF (OVERLAY AND TEAR-OFF) ¹
POOL AND SPA ¹	SIDING AND STUCCO REPLACEMENT ¹
SHED OR ACCESSORY STRUCTURE (<1000SF) ¹	CITY STANDARD FREESTANDING AND RETAINING WALLS
BATH AND KITCHEN REMODEL ¹	CITY STANDARD GARAGE ¹
MINOR ALTERATION (<750SF) ¹	CITY STANDARD CARPORT ¹
	EV CHARGING ¹
	SIGN

1. Applies only to single family residential sites.
2. Projects located within historic districts require a Certificate of Appropriateness (COA) review and cannot be reviewed over the counter.
3. The plans examination staff reserve the right to have any submitted plans be formally reviewed through the traditional plan check process.



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SELF-CERTIFICATION PROGRAM

- Licensed architects and engineers certify that plans they prepare comply with adopted building codes and standards.
- Bypass the City's technical plan review
 - Permit issued within 5 business days of a complete application
- Eligible Residential Projects
 - Interior remodels
 - Single-story room additions under 500 SF
 - Detached non-habitable accessory structures under 1,200 SF
 - Patio covers and carports under 1,200 SF
 - Detached garage under 1,200 SF
 - Rebuild of single-family dwellings impacted by a natural disaster



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OTHER BUILDING PROGRAMS

- SB 1226 and AB 2533 enable homeowners to legalize unpermitted ADUs or JADUs constructed before January 1, 2020
- Safety-First Amnesty Program provides a pathway for bringing unpermitted residential construction into compliance
- Expedited Review
- Hawarden Fire pre-consultations and concierge service



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OTHER INITIATIVES

SAVE THE DATE

CITY OF RIVERSIDE
DEVELOPER DAY

Please join us for a virtual event providing insights to streamline the development process in Riverside.

WEDNESDAY, JUNE 10, 2026
10 - 11 A.M.
VIRTUAL EVENT

TOPICS INCLUDE

Site Spotlight	The University Avenue Density Transfer Pilot Program	Senate Bill 1123	Q&As
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To register, please email PSanchez@RiversideCA.gov by Tuesday, June 9, 2026

CALIFORNIA
Permit Streamlining
ACADEMY

Building the Future



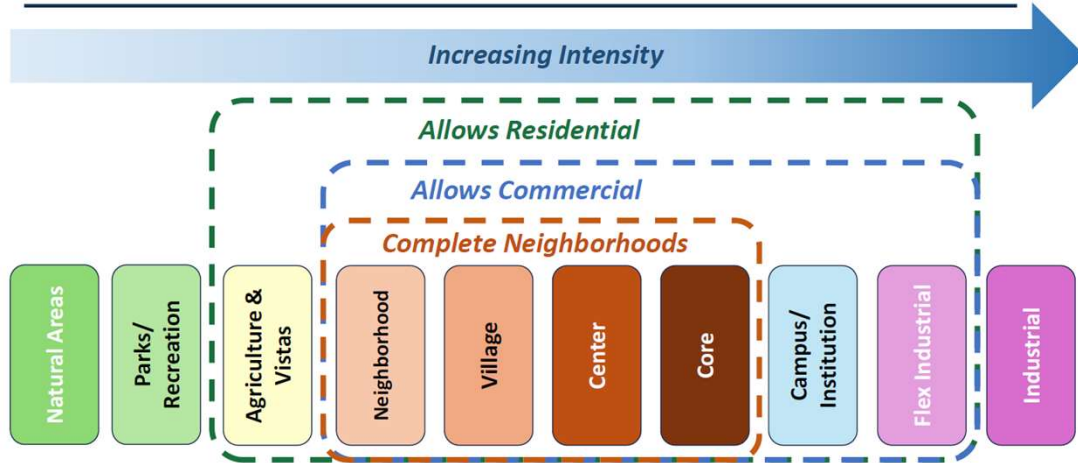
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HOUSING FUTURE

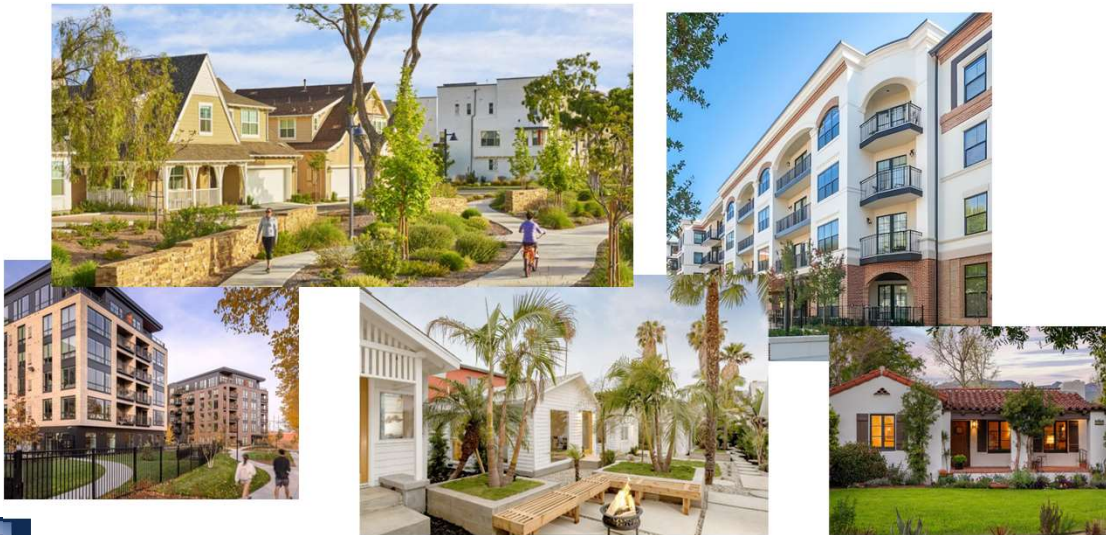
Development of Place Types



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THANK YOU!



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