

County of Riverside Prohousing Designation Program Application

Riverside County Planning Commission



Jordan Leffew, MPP
Assistant Planner, Advance Planning

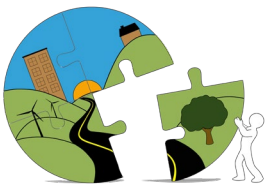
Chad Brown, MURP
Senior Planner, Advance Planning

Phayvanh Nanthavongdouangsy
Principal Planner, Advance Planning

AGENDA ITEM NO. 7.1

Overview

- Project Background.
- Application Review.



DRAFT 08/24/26

Prohousing Designation Program Application



State of California
Governor Gavin Newsom

Tomiquia Moss, 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

651 Bannon Street
Sacramento, CA 95811

Website: <http://www.hcd.ca.gov/planning-and-community-development/prohousing-designation-program>

Email: ProhousingPolicies@hcd.ca.gov

February 2025

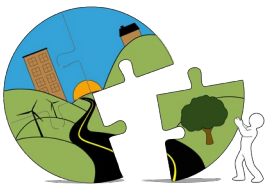
Rev 2/3/25

What is the Prohousing Designation Program?

The 2019-2020 Budget Act established the Prohousing Designation Program.

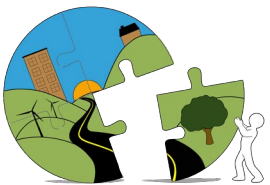
The Program:

- **Recognizes** jurisdictions that support housing.
- **Encourages** actions that streamline housing.
- **Supports** local housing solutions.
- **Provides** advantages for State funding.



Benefits of the Prohousing Designation

- **Exclusive access** to the Prohousing Incentive Program (PIP) grant.
- **Priority processing and additional scoring points** for State grant programs.
- **Supports eligibility** for HHAP Round 7 funding; jurisdictions must obtain and maintain a Prohousing Designation.
- **Demonstrates County leadership and commitment** to accelerating housing production & RHNA.



Application Structure

A. Must meet Threshold requirements:

- ✓ Compliant Housing Element
- ✓ Annual Progress Report

B. Seven (7) Appendices (required)

Appendix 1: Formal Resolution

Appendix 2: Proposed Policies

Appendix 3: Self-Scoring Sheet

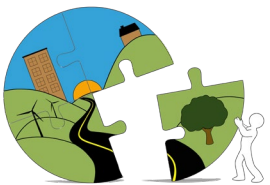
Appendix 4: Enhancement Factor Examples

Appendix 5: Homeless Encampment Policy

Appendix 6: Public Participation Process

Appendix 7: Additional Information and Supporting Documentation

- Points awarded on Base criteria & Enhancement Factors
 - 30 points minimum
 - Higher score = Grant competitiveness



Appendix 1: Signed Resolution

On **January 13, 2026**, the Board of Supervisors unanimously directed the Planning Department to pursue a Prohousing Designation from HCD and adopted **Resolution No. 2026-018**, authorizing submission of the application.



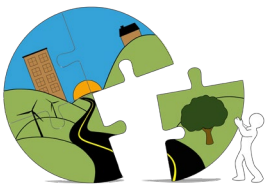
1	<u>Board of Supervisors</u>	<u>County of Riverside</u>
2		
3	RESOLUTION NO. 2026-018	
4	AMENDING	
5	A RESOLUTION OF THE GOVERNING BODY OF	
6	RIVERSIDE COUNTY AUTHORIZING APPLICATION TO AND PARTICIPATION IN THE	
7	PROHOUSING DESIGNATION PROGRAM	
8		
9	WHEREAS , Government Code section 65589.9 established the Prohousing Designation Program	
10	("Program"), which creates incentives for jurisdictions that are compliant with state housing element	
11	requirements and that have enacted Prohousing local policies; and	
12	WHEREAS , such jurisdictions will be designated Prohousing, and, as such, will receive additional	
13	points or other preference during the scoring of their competitive Applications for specified housing and	
14	infrastructure funding; and	
15	WHEREAS , the California Department of Housing and Community Development ("Department")	
16	has adopted regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program ("Program	
17	Regulations"), as authorized by Government Code section 65589.9, subdivision (d); and	
18	BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of	
19	the County of Riverside in regular session assembled on January 13, 2026 that:	
20	1. The Director of Planning, or his designee, is hereby authorized and directed to submit an	
21	Application to the Department of Housing and Community Development on behalf of the	
22	County of Riverside.	
23	2. The County of Riverside acknowledges and confirms that it is currently in compliance with	
24	applicable state housing law.	
25	3. The County of Riverside acknowledges and confirms that it will continue to comply with	
26	applicable housing laws and to refrain from enacting laws, developing policies, or taking	
27	other local governmental actions that may or do inhibit or constrain housing production.	
28	Examples of such local laws, policies, and actions include moratoriums on development;	

FORM APPROVED COUNTY COUNSEL
BY: BRADLEY HOLLY
DATE: 1/13/26

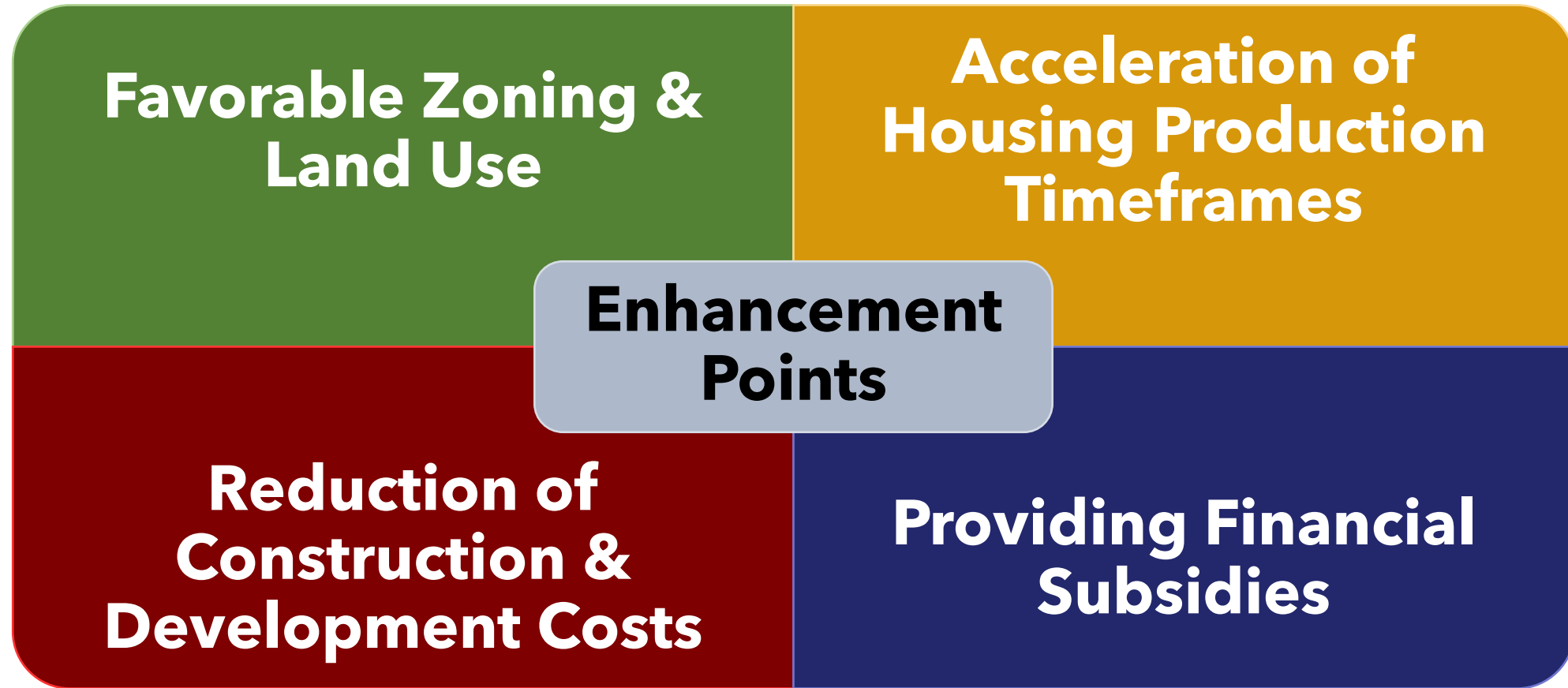
Appendix 2: Proposed Policy Completion Schedule

Provides an implementation timeline for the County's proposed Prohousing policies and tracks completion.

- **Identifies** each proposed Prohousing policy
- **Outlines** key milestones and target dates
- **Highlights** actions related to zoning, streamlining, housing costs, and affordable housing
- **Tracks** implementation through 2028



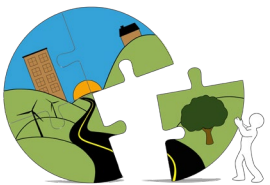
Appendix 3: Self-Scoring Sheet



Appendix 3:

Category 1 - Favorable Zoning & Land Use

Category	Prohousing Policy Description	Points
1C	Update the Housing Element Sites Inventory to maintain capacity for 125-149% of the RHNA across all income categories.	2
1D	Provide a density bonus program that goes beyond State requirements.	2
1E	Increase allowable density in single-family residential areas beyond State ADU and SB 9 requirements.	2
1F	Reduce or eliminate minimum parking requirements.	2
1H	Allow residential or mixed-use development in eligible non-residential zones.	1
1I	Modify development standards to allow greater housing development intensity.	1
1K	Establish an inclusionary housing program.	1
TOTAL		11



Appendix 3:

Category 2 - Acceleration of Housing Production Timelines

Category	Prohousing Policy Description	Points
2A	Establishment of ministerial approval processes for multiple housing types.	3
2B	Streamline CEQA review through program-level environmental analysis.	2
2C	Streamline project-level housing approvals through by-right processes and applicable CEQA exemptions.	2
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2
2F	Priority permit processing or reduced plan check times for affordable housing.	2
2H	Use objective development and design standards to simplify and expedite housing approvals.	1
2K	Establish a standardized application form for all development applications.	1
2L	Provide online status updates for project permit approvals.	1
TOTAL		14



Appendix 3:

Category 3 – Reduction of Construction & Development Costs

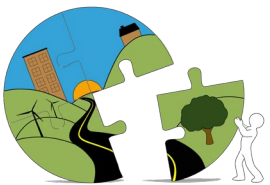
Category	Prohousing Policy Description	Points
3A	Waive or reduce development impact fees for affordable housing.	3
3B	Reduce barriers to ADU/JADU development through streamlined permitting, technical assistance, and pre-approved designs.	2
3D	Support innovative housing types that reduce development costs and accelerate housing production.	1
3E	Reduce costs for transportation infrastructure and programs that support multi-modal improvements.	1
TOTAL		7



Appendix 3:

Category 4 – Financial Subsidies

Category	Prohousing Policy Description	Points
4B	Establish or regularly contribute to a housing trust fund.	2
4C	Regularly use funding to preserve affordable housing and convert market-rate units to affordable housing.	2
4E	Make publicly owned land available at reduced costs.	2
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool.	4
4K	Providing operating subsidies for permanent Supportive Housing.	1
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1
4M	Other policies that promote, develop, or leverage financial resources for affordable housing.	1
TOTAL		13



Scoring Requirements

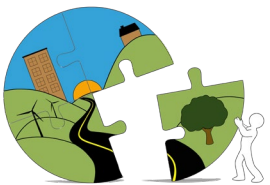
Minimum score required for designation: 30 points

Scoring Criteria	Total Potential Points
Favorable Zoning & Land Use	11
Acceleration of Housing Productions Timeframes	14
Reduction of Construction and Development Costs	7
Providing Financial Subsidies	13
TOTAL	45



Appendix 5: Homeless Encampments

- Highlights the County's approach to homeless encampments.
- Demonstrates how County policies align with the United State's "7 Principles for Addressing Encampments".
- Emphasizes coordinated outreach for connecting people experiencing homelessness with supportive services and pathways to permanent housing.



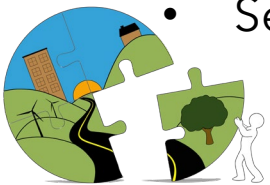
Appendix 6: Public Participation Checklist

30-day Public Review Period (August 24, 2026 – September 23, 2026)

- The Draft Application is posted on the County's Prohousing Designation Program Webpage.

Outreach Methods:

- **(3) Open Houses**
 - Sept. 3, 2026 (Palm Desert)
 - Sept. 9, 2026 (Riverside)
 - Sept. 22, 2026 (Mecca)
- **(1) Housing Review Committee Presentation**
 - Sept. 14, 2026 (Mecca)
- **(1) Planning Commission Workshop**
 - Sept. 23, 2026 (Riverside + RivCo TV Live)



Appendix 6: Public Participation Checklist

Outreach Methods Continued...

- **(1) Inland SoCal Housing Collective Monthly Meeting Presentation**
 - Sept. 17, 2026 (Online via Teams)
- **(4) RivCo Municipal Advisory Committees (MACs) & Community Councils (CCs)**
 - Sept. 16th – Warm Springs
 - Sept. 23rd – Highgrove
 - Sept. 24th – Thousand Palms
 - Sept. 28th – Thermal-Oasis
- **TLMA Social Media Posts & Flyers**
 - Public Review Period Announcement – LinkedIn, Facebook, X, and Nextdoor
 - All three (3) Open Houses – LinkedIn and Facebook
 - Planning Commission Workshop – LinkedIn and Facebook
- **Planning Department Gov Delivery Bulletins**
 - Email announcements for all events to the Department's ~1,440 subscribers



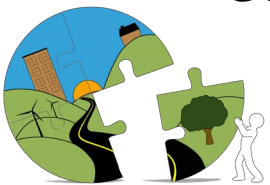
Public Comments

As of Tuesday, September 22nd, we have received seven (7) public comments.

- Support: 2
- Oppose: 2
- Neutral (General Comments/Questions): 3

Comments address:

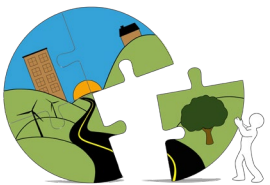
- Improve and streamline ADU/JADU permitting
- Prioritize housing over warehouse development
- Expand housing assistance and supportive services
- Reduce credit-related barriers to rental housing
- Opposition to additional housing and growth
- Opposition to homelessness services/assistance
- General inquiry regarding the Prohousing Program



Next Steps

1. Review remaining public comments.
2. Submit the Prohousing Application to HCD by September 30, 2026.
3. Await HCD's 60-day review period through approximately November 30, 2026.
4. Revise the application in response to HCD comments.
5. Post the revised application for a 7-day extended public review period and consider comments received.
6. Resubmit the revised application to HCD by the end of 2026.
7. Anticipate Prohousing Designation in early 2027.

The Prohousing webpage will be updated regularly throughout the process.



Thank You!

Riverside County Advance Planning Division

Email: AdvancePlanning@rivco.org

Phone: (951) 955-2525

For additional information and/or to submit your comments please contact us using the email provided above.

