

Please Start Here

General Information	
Jurisdiction Name	Riverside County - Unincorporated
Reporting Calendar Year	2022
Contact Information	
First Name	John
Last Name	Hildebrand
Title	Planning Director
Email	jhildebr@rivco.org
Phone	9519553200
Mailing Address	
Street Address	4080 Lemon Street
City	Riverside
Zipcode	92501

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

3_6_23

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Submittal Instructions

Please save your file as Jurisdictionname2022 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

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461020042	n/a	SFD	O	11/29/2022															No	No	No	Approved

Housing Element Implementation

Click to gray out cell calculation formula.

Table with columns for Reporting Year, Period, and various data points. The table contains a large number of rows, each representing a specific housing unit or project, with columns for identification numbers, status, and other metrics.

Reporting Year: 2022 (Rev. 1/28/21)
 Fiscal Year: 10/15/2021 - 10/15/2022

Housing Element Implementation

Cells in gray contain auto-calculation formulas.

Project ID	Project Name	Category	Phase	Start Date	End Date	Units	Cost (\$)	Other Metrics	Notes
20190007 20000001 20000002	GULFVIEW RANCHWAY & WEST OF INDIAN TRUCK DRIVE	SFD	O		15	780000			
48040002 48040003 48040002	LYN AVE. SOUTH OF FLORIDA AVE (BRT PA)	SFD	O		144	7140000			
47200008	MARSHALL BL & SOUTH OF 7th St	S-	R		46	830000			
48120001	NWEST CORNER CORNINGWAY PERRY & DICE ROAD	S+	R		200	800000			

Jurisdiction	Riverside County - Unincorporated
Reporting Year	2022 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021 - 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	10,371	-	-	-	-	-	-	-	-	-	-	-	10,371
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	6,627	-	-	299	-	-	-	-	-	-	-	299	6,328
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	7,347	-	-	-	-	-	-	-	-	-	-	48	7,299
	Non-Deed Restricted		-	-	48	-	-	-	-	-	-	-	-	-
Above Moderate		16,302	357	436	791	-	-	-	-	-	-	-	1,584	14,718
Total RHNA		40,647												
Total Units			357	436	1,138	-	-	-	-	-	-	-	1,931	38,716
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*		5,186		-	-	-	-	-	-	-	-	-	-	5,186

*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.

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.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Riverside County - Unincorporated
Reporting Year	2022 (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
1.1a	Use funding available for the production and subsidization of lower- and moderate-income housing, priority given to lower income households (including extremely low-, very low, and low-income households). Work with public or private sponsors to identify candidate sites and to make applications to state and federal housing programs for new construction of rental housing for seniors and other special needs and take all actions necessary to expedite processing and approval of such projects. Utilize public financing tools when available, including but not limited to: multi-family revenue bonds and)/Home Investment Partnership Act (HOME) funds and Low and Moderate Income Housing Asset Funds (LMIHAF) to provide low-interest loans, and where feasible, leverage other state and federal financing obtained by the developer (e.g., Low Income Housing Tax Credits [LIHTC], CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans), and other financing available.	The County is an entitlement community for CDBG and Home funds. Affordable Housing Partners y apply for LIHTC, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, etc.	The County uses various funding sources to provide for long-term affordability of rental units. Funding sources available to the County during this planning period for the production and subsidization of lower- and moderate-income housing included housing bond proceeds; Local Controlled Funding: HOME, PLHA, NSP, Housing Authority Low and Moderate Income Housing Asset Funds (LMIHAF), Housing Authority Project-Based Vouchers, ARPA, CARES, HOPWA, HHAP, Low Income Housing Tax Credits, Homekey, No Place Like Home, AHSC. The County applies for entitlement funding annually: PLHA awarded in 2022 \$9,987,833, HOME 2022-23 \$2,676,122. Developers use County local funds and applied and secured LIHTC, Homekey, NPLH, and AHP funding in 2022.
1.1b	Continue utilization of tax-exempt revenue bonds for the financing of new multifamily construction	EDA/Housing Authority	Developers leveraged local County funds to apply and secure tax exempt revenue funds. Funds are competitive and local funds help developers secure these funds
1.1c	Continue to utilize federal and state funding programs to assist prospective owners and renters of mobile homes in funding the purchase and/or installment of mobile home units.	Annually, or in response to the Notice of Funding Availability (NOFA).	The Housing Authority of the County of Riverside applied and secured \$9,665,339 in State Homekey funds and County provided \$6,250,000 in County CARES funds to acquire 107 mobile homes for homeless farmworkers. All 107 mobile homes are located at Mt. View Phase III in the unincorporated community of Thermal/Oasis.
1.1d:	Continue to offer fast track/priority processing, gap financing options, density bonus and fee deferral and subsidies (when funding is available) to developers of County-assisted projects proposing new housing, mixed-use or infill projects affordable to lower-income households, farm workers, seniors, and other special needs groups.	Ongoing, as projects are processed through the Planning Department.	In 2022, no projects were submitted to the county. The County TLMA will continue to promote these options to developers.

1.1e	When funding is available, the County shall assist to write down land costs of acquiring sites, offer assistance with land acquisition, and other upfront costs as well as assistance in securing federal or state housing financing resources for projects which reserve a proportion of units affordable to lower-income households (incomes below 80 percent of the County median).	Review resources on an annual basis through 2021.	The City was able to assist the Unincorporated County with \$6,250,000 in County CARE funds. Additionally to ensure lower-income households (incomes below 80 percent of the County median the inside cities were assisted with the following funds: HOME - \$7,000,000 CARES - \$1,900,000 RDA - \$1,780,000 HOPWA - \$1,000,000 NSP - \$2,610,000 HHAP - \$634,498 PLHA - \$3,788,650 ARPA - \$16,014,633 Land - \$1,339,000
1.1f	Continue to give priority to permit processing for non-County assisted projects providing affordable housing for seniors and other special needs groups.	Ongoing, as projects are processed through the Planning Department.	In 2022, the County did not give priority to permit processing for affordable housing projects for seniors or other special needs groups.
1.1g	Continue to promote use of density bonus provisions and adopt an ordinance to ensure consistency with state law.	Ongoing. Within 6 months of adoption of the Housing Element	The County's Density was updated in 2021.
1.1h	Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.	Review on a project by project bases, as projects are proposed.	A Community Housing Development Organization (CHDO) is a private, nonprofit, community-based service organization that has obtained or intends to obtain staff with the capacity to develop affordable housing for the community it serves. As a Participating Jurisdiction (PJ), the County of Riverside must set aside at least 15 percent of HOME allocations for housing development activities in which qualified CHDOs are the owners, developers, and/or sponsors of the housing. The CVHC and the Riverside Housing Development Corporation is certified as a CHDOs annually
1.1i	The County will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.	Ongoing, as projects are processed, and annual outreach with local developers.	During this reporting period the the County provided financial assistance to facilitate the development of extremely low-income housing for 539 units.
1.1j:	Due to the dissolution of the Redevelopment Agency, the County will annually explore a variety of new funding and housing and community development activities, such as: SERAF, property transfer tax, commercial linkage and boomerang funds	Annually	Since the dissolution of the County's Redevelopment Agency, the Housing Authority, in its capacity as the housing successor to the former Redevelopment Agency for the County of Riverside (HASA), has been working with developers to apply for new funding from HCD, including the following programs: Affordable Housing and Sustainable Communities Program (AHSC), CalHome, Housing for a Healthy California (HHC), Housing-Related Parks Program, Infill Infrastructure Grant Program (IIG), Mobile Home Park Rehabilitation and Resident Ownership Program (MPRROP), Multifamily Housing Program (MHP), National Housing Trust Fund, No Place Like Home, SB 2 Planning Grants Program, Section 811 Project Rental Assistance, Supportive Housing Multifamily Housing Program (SHMHP), Veterans Housing and Homelessness Prevention Program (VHHP).

1.2a	<p>To ensure the County has enough land and sufficient programs to meet its Regional Housing Needs Allocation (RHNA), once the County has processed the General Plan redesignation and rezoning (action 1.2f), the County will annually monitor the effectiveness of the sites and programs to encourage development, particularly for lower income households. The County will also annually monitor proximity to major transportation corridors and transit nodes with more intensive uses and mixed-use development and an equitable development pattern.</p> <p>Sites and programs such as incentives for small and large sites will be revised upon the outcome of an evaluation. Should additional sites need to be identified, the County can rely on sites located within Appendix P-1b.</p>	<p>Annually monitor the effectiveness of the sites inventory and programs and revise upon the outcome of the evaluation. A full review of the inventory will be done with the 2017 Housing Element update.</p>	<p>The County monitors Housing Element sites to ensure affordable housing is provided where applicable.</p>
1.2b	<p>Where feasible, the County shall work with nonprofits in the development of County-owned sites in planning areas where affordable housing is needed. Combine provision of sites with other subsidy/assistance programs.</p>	<p>Annually meet with non-profit developers.</p>	<p>To facilitate the development of affordable housing, the County developed Cedar Glen II on County owned land (100% leased up). The City has several other sites in DDAs or ENA with developers and is actively working with nonprofits and affordable housing developers to entitle County-owned property for the construction of affordable housing.</p>
1.2c	<p>Work with advocate and outreach groups in the Coachella Valley to identify sites suitable for farm worker housing in the Coachella Valley</p>	<p>Continue to meet with the Housing Review Committee quarterly to discuss farm worker housing</p>	<p>The County currently has several projects in the pipeline that will be restricted for farm workers.</p>
1.2d	<p>The County will continue to allow for reduced parking requirements for senior and affordable housing projects as well as pursue the following revisions to the County's parking standards to more easily accommodate higher densities on multifamily and mixed-use sites. Further study of these revisions shall be conducted before changes to the Zoning Ordinance are made:</p> <ul style="list-style-type: none"> - Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate – or if spaces will not be “preassigned” to specific units in the project. - Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback. - Standards for “shared parking” when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure. - Reductions to the space requirements for studio and one-bedroom apartments (presently two spaces per unit). - In addition, the County should explore the feasibility of an ordinance which would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes, thereby ensuring that the spaces remain available for tenant use. - The County will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development 	<p>Review standards and revise as necessary within two years of adoption of the Housing Element</p>	<p>Parking standards are planned to be reviewed for possible reduced parking for affordable projects. In 2022, no affordable housing projects were submitted.</p>

1.2e	<p>The County will provide for the inclusion of mixed-income housing in future new growth areas of the county through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the County will routinely coordinate with property owners and give high priority to processing subdivision maps that include rezoned R-7 sites or affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and applicable specific plan.</p>	<p>Ongoing, as projects are processed through the Planning Department.</p>	<p>In 2022, no mixed-use that included housing were approved.</p>
1.2f	<p>In December 2016 the County processed a General Plan redesignation and rezoning for approximately 5,000 acres of land located in 10 area plans to either the Highest Density Residential (HHDR) designation or the Mixed Use Area (MUA) with an R-7 or Mixed Use zoning. All rezoned sites permit owner-occupied and rental multifamily developments by right and do not require a plot plan, conditional use permit, a planned unit development permit, or any other discretionary review. All sites can accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements.</p> <p>The County will continue to review the available sites to ensure there is sufficient capacity to meet the RHNA throughout the remainder of the planning period.</p>	<p>Ongoing, update as projects are processed through the Planning Department.</p>	<p>Completed in 2016.</p>
1.2g	<p>To ensure that there is a sufficient supply of multifamily zoned land to meet the County's regional housing needs allocation (RHNA), the County will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/owners approach the County interested in lot consolidation for the development of affordable housing, the County will offer the following incentives on a project by project basis:</p> <ul style="list-style-type: none"> - allow affordable projects to exceed the maximum height limits, - lessen set-backs, and/or - reduce parking requirements. - The County will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing. 	<p>Ongoing, as projects are processed through the Planning Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.</p>	<p>In 2022, no developers approached the County to consolidate lots to accommodate an affordable housing project.</p>

1.2h	<p>As development is proposed for an unincorporated community, County staff will work closely with the developer and the service provider to facilitate adequate infrastructure to support the development. The County will continue to coordinate with various service providers to ensure adequate infrastructure and services are available to serve proposed development.</p> <p>Continue to coordinate with service providers to assess the needs for infrastructure and services and plans for expansion. Communicate with service providers as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County's RHNA consistent with housing development trends.</p>	<p>Ongoing 2014- 2021, as projects are processed through the Planning Department. Annually apply for funding, as NOFAs are released.</p>	<p>The 4th district Board of Supervisor allocated \$3,000,000 in ARPA funds to fund infrastructure in the community of Mecca that will facilitate the development 290 Nuestro Orgullo self help/home ownership project for low income first time home buyers. Coordination is ongoing with service providers with regards to infrastructure for development projects. A copy of the HCD certificated/adopted housing element will be provided to service providers, which will help facilitate affordable housing units. A copy of the HCD certificated/adopted housing element will be provided to service providers, which will help facilitate affordable housing units.</p>
1.3a:	<p>Continue to work with non-profit organizations to provide funding resources and assistance with the production of self-help housing for ownership and multifamily farm worker housing opportunities</p>	<p>HOME entitled, annually apply for HUD and HCD grants.</p>	<p>In 2022, the County partnered with several local organizations to help produce and fund self housing ownership and multi-family farmworker housing that included:</p> <p>RCHC – The Housing Authority sponsored an application of Homekey funds to acquire 107 mobile homes for at risk or homeless farm workers. RCHC is the Housing Authority's nonprofit.</p> <p>CVHC – County provided HOME/NSP/RDA funding to Coachella Valley Housing Coalition for the development of Villa Hermosa II (68 units) and Villa Hermosa III (107 units).</p> <p>Chelsea – County provided funding and PBVs for the deployment of Pueblo Viejo Villas, 105 units of affordable housing in the City of Coachella. 11 of those units have a preference for farm workers</p>
1.3b	<p>The County will process an amendment to Ordinance No. 348 (zoning ordinance), to comply with Health and Safety Code Sections 17021.5 and 17021.6. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.</p>	<p>Within 6 months of adoption of the Housing Element.</p>	<p>Will be completed in 2023.</p>

1.3c	The County will partner with developers to assist with farmworker housing site identification, work with growers to identify strategies, and meet annually with developers and the agriculture industry to identify the constraints and solutions to development of farmworker housing.	Annually meet with developers	<p>During the reporting period the 4th district Board of Supervisor allocated \$3,000,000 in ARPA funds to fund infrastructure in the community of Mecca that will facilitate the development 290 Nuestro Orgullo self help/home ownership project for low income first time home buyers.</p> <p>Additionally, the County partnered with several local organizations to help produce and fund self housing ownership and multi-family farmworker housing such as:</p> <p>RCHC – The Housing Authority sponsored an application of Homekey funds to acquire 107 mobile homes for at risk or homeless farm workers. RCHC is the Housing Authority's non profit.</p> <p>CVHC – County provided HOME/NSP/RDA funding to Coachella Valley Housing Coalition for the development of Villa Hermosa II (68 units) and Villa Hermosa III (107 units).</p> <p>Chelsea – County provided funding and PBVs for the deployment of Pueblo Viejo Villas, 105 units of affordable housing in the City of Coachella. 11 of those units have a preference for farm workers</p>
1.3d	Through the Mobile Home Tenant Loan (MHTL) Assistance Program the County will provide assistance for extremely low-income mobile home owners in un-permitted mobile home parks to purchase a replacement unit in a permitted mobile home park. The MHTL will provide financing for replacement of existing mobile home/coaches that will serve low income farm workers of the Coachella Valley in the County of Riverside. Additionally, through the HOME Program The County will provide assistance for the development, construction, or rehabilitation of affordable housing for low- and moderate-income farm worker households. The County will assist approximately a minimum of 83 households with the MHTL program .	As loans are processed. Based on HOME funds availability at the time of application.	The MHTL is no longer in operation.
1.4a	Maintain a Mental Health Housing Coordinator or services coordination by a nonprofit organization.	Ongoing	The County provides diversified services to those living on the streets or at risk of homelessness, including those with substance use and co-occurring mental disorders. This effort is managed Riverside University Health System – Behavioral Health's (RUHS-BH) Homeless Housing Opportunities Partnerships and Education program (HHOPE). HHOPE staff provide households with linkage to mainstream benefits, health care, mental health, substance use treatment, social security, legal aid, employment, and housing of all types.
1.4b	Support current legislation for block grant funding to aid Supportive Housing Program and Shelter Plus Care Program Funds	Meet annually with County legislative advocates to address implications of new legislation.	RUSH-BH receives HUD Supportive Housing Program funding in form of Permanent Supportive Housing (PSH) that provides long-term rental assistance with intensive case management to individuals who are chronically homeless and have mental health disorder(s). RUHS-BH uses a Housing First model with no preconditions for housing and provides tenant based rental assistance in the community of the individual's choice. Cumulatively, RUHS-BH offers 275 PSH beds, throughout Riverside County. RUHS-BH's primary goals for PSH are to build self-sufficiency and housing stability by facilitating recovery with the individual's goals in mental health, physical health, mainstream benefits and stable long-term housing

1.4c	Provide housing suitable for the mentally disabled as part of affordable housing projects and promote the integration of other special needs housing into affordable housing communities	Ongoing	The County currently has 541 units of permanent supportive housing units either completed or under construction during this reporting period. These units are restricted to people that are chronically homeless, homeless or at risk of homeless.
1.4d	Promote the integration of special needs housing into affordable housing communities.	Ongoing, throughout the planning period.	The County HWS in partnership with Behavioral Health have 541 units of permanent supportive housing units either completed or under construction during this reporting period. These units are restricted to people that are chronically homeless, homeless or at risk of homeless.
1.4e	Continue to participate in the Continuum of Care Supportive Housing Program and Shelter Plus Care Program. Continue the Shelter Plus Care Program through addition of permanent housing facilities for the mentally disabled, as funding is available, and implement a new program to provide safe havens to the mentally ill .	Ongoing, throughout the planning period.	The County currently has 541 units of permanent supportive housing units either completed or under construction during this reporting period. These units are restricted to people that are chronically homeless, homeless or at risk of homeless. Funds were either awarded directly to the County or developers that the County partner with for the development of projects targeting this population. These funds include: <ul style="list-style-type: none"> •Homekey – 42,311,559 •County CARES – \$8,150,000 •County ARPA – \$14,114,633 •HOPWA - \$1,000,000 •No Place Like Home - \$45,168,362 •NSP - \$1,500,000 •HHAP - \$634,498 •VHHP - \$19,133,451
1.5a	In cooperation with nonprofits and local jurisdictions, assist in the development of transitional housing facilities in established regions of the county where the need is highest.	Ongoing as funding is available.	The County assisted in the development of two projects. Project Legacy in the City of Riverside, 49 beds and Youth Village in Moreno Valley, 12 rooms.
1.5b	Assist with the expansions of the number of emergency shelters in identified areas of Riverside County in cooperation with nonprofit organizations and local jurisdictions. Prioritize resources for the Eastern portion of the County.	Ensure the emergency shelter needs of mentally ill and domestic violence victims are addressed. Ongoing, as funding is available.	In 2022, the County did not build or allocate funding for new construction of emergency shelter.
1.5c	Process an amendment to Ordinance No. 348 (zoning ordinance) to add the current definition of transitional housing and supportive housing and to permit transitional and supportive housing types as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone.	Within 6 months of adoption of the Housing Element.	Completed in 2021.
1.6a	Continue to work with nonprofit organizations in providing homeownership opportunities through the Rural Development Self Help program and other self-help construction programs within Riverside County as Community Housing Development Organizations (CHDOs) under the HOME program.	Establish an annual meeting with CHDOs to provide policy direction.	In 2022, in partnership with Habitat for Humanity one self-help project located in the City of Lake Elsinore was constructed with County NSP funds. Nothing with Rural Development Self Help program was developed in 2022

1.7a	Continue to provide for greater flexibility in the design of single-family development through the processing of PUDs, specific plans, and area plans, and application of density bonus provisions, when requested, to allow for varying lot sizes and development standards than normally required in residential districts.	Ongoing, as projects are processed.	The County provides flexibility in residential design through individual project review of housing development within existing Specific plans and Area plan(s).
1.7b	Encourage construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units by continuing to waive the fees (when funding is available) as an incentive.	Ongoing, as projects are processed.	The county encouraged new mobile home parks and manufactured housing through development fee options (reduced for mobile/manufactured homes).
1.7c	Encourage new large-scale development proposals to provide a range of housing types and densities for all income levels through the use of creative planning concepts such as specific plans and mixed-use development.	Ongoing, as projects are processed.	To facilitate the development of larger-scale, higher-density affordable housing, the County has approved the Oasis and will be spearheaded by the Coachella Valley Housing Coalition.
1.7d	The County will explore the adoption of countywide provisions, thresholds, or criteria for affordability to be used in the design of specific plans. In addition, evaluate existing specific plans in cooperation with developers to achieve affordability restrictions and develop minimal affordability thresholds.	Consider adopting provisions within three years. Continue to pursue on an ongoing basis.	The County continues to support private-sector residential Specific Plans and has zoning provisions allowing for clustering of development through a PRD. As with any residential project proposed using Specific Plan or PRD zoning, the opportunities for promoting affordable housing are always examined
1.7e:	The County will adopt of a local inclusionary housing program. The program could include requiring developers of certain types of housing developments to construct inclusionary affordable units or, in limited circumstances where the County deems construction of inclusionary units to be impractical, pay an in-lieu fee, or donate land to subsidize affordable housing development	Explore alternatives within 3 years; adopt program before end of 6th Cycle Housing Element.	The County continues to support private-sector residential Specific Plans and has zoning provisions allowing for clustering of development through a PRD. As with any residential project proposed using Specific Plan or PRD zoning, the opportunities for promoting affordable housing are always examined.
2.1a	When funding is available, advertise and promote the availability of funds for the following: Rehabilitation of single-family and mobile home dwelling units. Rehabilitation of multifamily units.	Ongoing, as funding is available. Provide informational materials as funding permits. Entitled, apply annually HCD and HUD.	The City assisted with the rehabilitation of 424 units all of which were in City limits.
2.1b	The Housing Authority, to the extent feasible, will pursue all available federal and state funds to modernize all public housing units affordable to very low- and low-income households.	Ongoing, throughout the planning period.	Prior to October of 2016, the Housing Authority owned and operated affordable public housing across Riverside County serving 464 low-income households including families, seniors and persons with disabilities. Due to insufficient funding to maintain the affordable public housing properties, the United States Department of Housing and Urban Development (HUD) approved conversion via the process called Rental Assistance Demonstration (RAD) conversion. RAD was created in order to give public housing authorities a tool to preserve and improve public housing properties and address the \$26 billion dollar nationwide backlog of deferred maintenance. RAD allows public housing agencies to leverage public and private debt and equity to maintain properties and allow units to move to a Section 8 platform and ensure that the units remain permanently affordable to low-income households. On October 1, 2016, public housing units were finally converted and transferred to the Housing Authority's non-profit arm, Riverside County Housing Corporation (RCHC), to own and operate the former public housing units.
2.1c	Continue utilization of tax-exempt private activity bonds for the financing of multifamily housing rehabilitation	As projects come forward assist with the process for applying for funding on the developers' behalf.	The County continued to assist developers that applied for tax exempt bond financing.

2.1d	Continue to provide funding from CDBG-funded Housing Rehabilitation Program to retrofit units to meet accessibility standards. The County of Riverside's Five-Year Consolidated Plan (2014-2018) anticipates assisting a minimum of 85 households.	Continue program when funding becomes available.	For this reporting period approximately \$500,000 was included for the Home Enhancement program. The program is eligible in unincorporated and participating cities. Rehab Program (Home Enhancement Program) is included in the Five-Year Consolidated Plan (2019/2024). A total of 26 HEP HH were assisted and a total amount of \$497,632 was spent and a total of \$796,364 was allocated for HEP in the FY 21-22.
2.1e	The Community Action Partnership (CAP) shall continue to implement the Home Weatherization program to conserve existing single-family housing through weatherization and/or rehabilitation.	Ongoing program	The Community Action Program (CAP) oversees this program and reports 32 households located in unincorporated areas received weatherization services in calendar year 2022. Funding has been exhausted, program no longer offered.
2.1f	Through the Senior Home Rehabilitation Program (SHRP), the County will provide one-time grants to qualified very low-income senior homeowners (62 years or older) or very low-income persons with disabilities of any age to repair or improve their homes within the scope of eligible program repairs. The grant requires that repairs address health and safety issues and handicapped accessibility improvements exclusively.	Ongoing as funds are available	Funding has been exhausted, program no longer offered.
2.1g	Through the Home Enhancement Program, assist lower income homeowners in fixing or repairing exterior problems to their homes such as minor roofing, broken/missing windows, exterior paint, etc. Funding may be used to eliminate health and safety issues, make the home more energy-efficient, and undertake eligible exterior improvements.	Ongoing as funds are available	For this reporting period approximately \$500,000 was included for the Home Enhancement program. The program is eligible in unincorporated and participating cities. Rehab Program (Home Enhancement Program) is included in the Five-Year Consolidated Plan (2019/2024). From FY 2014 to current, the Home Enhancement project is active with funding for the current and FY 2023.
2.1h	The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy and safe housing opportunities. Together with residents and stakeholders, the County will develop a plan with specific timelines for implementation to prioritize and conduct proactive rehabilitation efforts to ensure that housing complies with basic habitability standards, while preventing displacement in addressing unsafe housing conditions and prioritizing efforts (i.e., location; types of units, rentals, versus resident owned). Timing for implementing the plan will seek to utilize existing efforts such as community plan updates or other activities and the plan will contain various strategies to avoid or lessen displacement and its impacts and on-going affordability such as integration with rehabilitation programs or other efforts to maintain the housing stock.	Develop a plan by summer 2019	For this reporting period approximately \$500,000 was included for the Home Enhancement program. The program is eligible in unincorporated and participating cities. Rehab Program (Home Enhancement Program) is included in the Five-Year Consolidated Plan (2019/2024). From FY 2014 to current, the Home Enhancement project is active with funding for the current and FY 2023.
2.2a	Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use, and occupancy of mobile home parks.	Ongoing, on a case-by-case basis.	The County continues to implement a proactive code enforcement program that responds to citizen complaints and can result in citations and correction requirements. Code enforcement officers also issue citations and correction requirements based on their own observations.
2.2b	Through the Mobile Home Tenant Loan Foreclosure/Abandonment Program, the County will provide assistance where it is economically feasible to recover and preserve an abandoned or foreclosed mobile home and return it to the affordable housing stock.	Ongoing as funds are available and units are identified.	In 2022, 2 mobile home were preserved as part of this program.

2.3a	As funding is available, preserve existing affordable mobile home housing stock. The County will also work with park owners and tenants to explore homeownership opportunities such as through the MPRROP program.	Ongoing as funds are available and units or parks are identified.	The County did not apply for MPRROP funds.
2.3b	Organize bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources.	Continue to hold quarterly meetings to discuss. As funding for programs is available, bilingual brochures will be provided.	Through the help of nonprofit partners, the County's programs have been translated and extended to the farmworker communities through bilingual outreach materials and community meetings that also use translators to reach farmworkers.
2.4a	Ensure that County assisted affordable housing remains affordable by doing the following: Through the maintenance of an inventory of County assisted units with monitoring of expiration dates on an annual basis. Priority on providing financial assistance, where feasible and if funding is available, to preserve County assisted affordable units at risk of conversion to market rate during the planning period Conduct annual compliance monitoring site visits and file audits of County assisted units as part of ongoing compliance requirements enforced by loan agreements. Coordinate with owners of at-risk units to have the property owners provide education and work with tenants regarding their rights and conversion procedures.	Annually review existing covenants and update as necessary. County will coordinate with owners of at-risk units to have the owners provide tenant education within 30 days of a notice of conversion.	The Economic Development Agency/Housing Authority has monitored income-restricted projects in the county unincorporated area. In 2022, 53 projects were monitored totaling 1,655 dwelling units, all of which were income restricted. No units have been lost to date due to affordability expirations
3.1a	Continue to use the services of the Fair Housing Council of Riverside County to implement a number of programs, including: 1. Audits of lending institutions and rental establishments. 2. Education and training of County staff. 3. Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities.	Housing Authority staff coordinates with the Fair Housing Council and monitors its work program. Funding is proposed to continue to establish existing efforts.	The County continues to use the Fair Housing Council of Riverside County to complete audits of lenders and rental establishments. Annually, housing staff attend workshops hosted by the Fair Housing Council of Riverside County to obtain the latest updates in regulations and best practices, and discuss current issues facing lenders, property managers, homebuyers, and renters. Staff attended the Fair Housing Council's 2019 Housing Conference. The County of Riverside under its implementation of the Emergency Rental Assistance Program, known locally as UnitedLift, set aside a portion of its administrative fee and ERAP monies to fund Riverside Legal Aid and the Fair Housing Counsel to assist families that were going through the eviction process.
3.1b	Update the Analysis of Impediments to Fair Housing choice per HUD requirements.	2019	The County continues to use the Fair Housing Council of Riverside County to complete audits of lenders and rental establishments. Annually, housing staff attend workshops hosted by the Fair Housing Council of Riverside County to obtain the latest updates in regulations and best practices, and discuss current issues facing lenders, property managers, homebuyers, and renters. Staff attended the Fair Housing Council's 2022 Housing Conference. The AFFH plan will be prepared for the 2025-2029 CON Plan in partnership with TLMA and Housing Authority
3.2a	Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English as well as for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyer Down Payment Assisxtance Program.	Ongoing, as funding permits.	For Fiscal Year 2021-2022, through a CDBG grant of \$135,000 with Fair Housing Council of Riverside County: • 26 individual clients were assisted under the project, Fair Housing Anti-Discrimination; and • 5,758 individual clients were assisted under the project, Landlord and Tenant Services.

3.3a	<p>Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the following: Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities. Encourage “universal design” features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities. Encourage multifamily housing developers to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs. Coordinate with the Inland Regional Center to promote outreach efforts that inform families in the county on housing and services available for persons with developmental disabilities.</p>	Ongoing, as projects are processed.	<p>The County’s HOME Investment Partnership Act (HOME) program, a federally funded program, follows housing accessibility requirements at 24 CFR Part 8, complying with Section 504 of the Rehabilitation Act of 1973 (29 USC 794) and the Disability/Accessibility Provisions of the Fair Housing Act of 1988. Dwelling units must be designed and constructed in accordance with the Uniform Federal Accessibility Standards, which is deemed to comply with the Section 504 regulation. 24 CFR Part 8.22, New construction—housing facilities establishes requirements for new construction of multifamily projects: 5 percent of the units (but not less than one unit) must be accessible to individuals with mobility impairments, and an additional 2 percent of the units (but not less than one unit) must be accessible to individuals with sensory impairments. Prospective tenants may apply for and request units that are accessible to individuals with mobility impairments or sensory impairments upon availability. Additionally, the County’s Building Code provides accessibility criteria for disabled persons. The Building Code does not include any separate design criteria. The County provides personal and website assistance to persons with disabilities and therefore requiring special accommodation, especially for residents who are completing applications for Section 8 or Public Housing Programs. Additionally, the County has prepared a guidebook with procedures for the disabled to pursue Section 8 assistance. The County updated its reasonable accommodation ordinance in June 2016 to meet legislative requirements. There is no separate coordination with the Inland Regional Center regarding services for disabled persons.</p>
3.3b:	<p>Continue to utilize the following programs to assist special needs households: 1. Housing Choice Voucher Program (Section 8 Certificates). 2. Family Unification Program. 3. Family Self Sufficiency (FSS) Program. 4. Housing Opportunities for Persons with AIDS (HOPWA). 5. Veteran’s Affairs Supportive Housing Program (VASH).</p>	Programs will continue as funding is obtained.	<p>The County continued to utilize the following programs to assist special needs households. Assisted households for 2022 are listed below: 1. Housing Choice Voucher Section 8 (HCV) Program: Approximately \$85,173,732 in total HAP assisted 8,694 clients. Of the clients served, whose incomes at admission must be at or below 50 percent AMLI, 613 households were veterans and 5,860 were disabled and/or elderly including veterans. 2. Family Self Sufficiency (FSS) Program: The FSS program served 349 participants. A total of 7 families graduated. Of the 7 graduates, 1 purchased their own home. 3. HUD-VASH: The VASH program provided 389 veterans with Case Management administration from the Housing Authority Team and clinical supportive services from the VA Loma Linda Healthcare Team. 4. CalWORKs Housing Support Program (HSP): The CalWORKs HSP program provided 489 cash-aid eligible families with rapid rehousing assistance to help them relocate and stabilize in permanent housing. 5. ESG Housing First Program: The ESG Program provided 89 households for a total of \$190K impacted by Covid and/or experiencing homelessness with rapid rehousing and homeless prevention services to help them relocate and stabilize in permanent housing. 6. HOPWA: The program assisted 329 households with \$1.3M in services that included Tenant Based Rental Assistance, Project Based Rental Assistance, Short-Term Rental Mortgage and Utility Assistance (STRMU), & Permanent Housing Placement (PHP) Services. Family Unification Program (FUP). The FUP assisted 184 households</p>
3.3c	Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program, previously known as Section 8 Rental Assistance Program).	Ongoing, throughout the planning period.	Please see the implementation status for Program 3.3b.
3.3d	The Housing Authority shall continue its collaborative agreement with Riverside County Department of Mental Health to administer Shelter Plus Care housing assistance for mentally ill homeless persons in the City of Riverside and within western and eastern Riverside County, as funding is awarded. Services should be expanded to include western Riverside County during the planning period.	Ongoing, throughout the planning period.	The Shelter Plus Care Program administered by HACR was ended in June of 2022
3.3e	Maintain public housing units and assist extremely low- and very low-income recipients with Housing Choice Vouchers (Section 8 rental assistance vouchers).	Ongoing, throughout the planning period.	Please see the implementation status for Program 3.3b.

3.3f	DPSS shall continue to work with nonprofit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.	Ongoing, throughout the planning period	Please see the implementation status for Program 3.3b.
3.3g	Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.	Ongoing	Shelter Plus Care Program administered by HACR was ended in June of 2022.
3.3h:	The County will continue to administer the Mobile Home Rent Stabilization Ordinance No. 760, limiting rent increases to correspond to the increase in the Consumer Price Index.	Ongoing	The Mobile Home Rent Stabilization Ordinance No. 760 serves various residents in approximately 56 mobile home parks located within the unincorporated area
3.4a:	Continue to implement the Mortgage Credit Certificate Program (MCC) for low- to moderate-income homeowners	Ongoing.	Program is no longer funded.
3.4b:	Continue to provide down payment assistance and closing cost assistance to low-income first-time homebuyers through the First Time Home Buyer Program	Ongoing.	In 2022, the County assisted 8 households within the unincorporated area of the county
3.5a	Work with public or private sponsors to encourage acquisition/rehabilitation of existing multifamily units to be converted to senior housing with a portion of the units required to be reserved for households with incomes below 80 percent of the County median.	Annually meet with interested developers.	The County assisted with 6 acquisition and rehabilitation rental projects this reporting period.
3.5b	Consider the conversion of small older hotels to transitional housing facilities, emergency shelters, or single-room occupancy units (SRO) in conjunction with qualified nonprofit organizations. The Department of Social Services shall work with participating jurisdictions when requested. Assist with available housing for extremely low and lower income households by: (1) Process an amendment to Ordinance No. 348 (zoning ordinance) to define SROs and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit (2)Review Ordinance 348 to ensure consistency with state law concerning accessory dwelling units (AB2299 and SB 1069), including evaluating and addressing potential constraint such as lot sizes to ensure promoting the development of accessory dwelling units.	Within six months of adoption of the Housing Element.	The County acquired 1 hotel and converted to Permanent Supportive Housing units, funded with State Homekey and County American Rescue Plan Act (ARPA) funds.
4.1a	To ensure fees do not pose a constraint to the development of housing, the County will review its fees on an annual basis	Annually	The county annually reviews fees.
4.1b:	Continue to review the definition of family so that it does not limit the number of persons per household, and does not require that persons are related by blood.	Ongoing	The County is planning to update the definition with Ordinance 348

General Comments			

Jurisdiction	Riverside County Unincorporated
Reporting Period	2022 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Unincorporated	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Summary Row: Start Data Entry Below												

Jurisdiction	side County - Unincorporated	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	299
Moderate	Deed Restricted	0
	Non-Deed Restricted	48
Above Moderate		791
Total Units		1138

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	538	787	1466
2 to 4	0	1	0
5+	300	0	0
ADU	0	25	35
MH	0	325	265
Total	838	1138	1766

Housing Applications Summary	
Total Housing Applications Submitted:	990
Number of Proposed Units in All Applications Received:	993
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Pershing County - Unincorporated	
Reporting Year	2022	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$ 750,000.00 <small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update	\$240,918.00	\$481,868.84	In Progress	SB2 Grant	The project has been adopted however it requires revisions that necessitates another adoption for completion. SB2 Grant funding is available to complete this project as of June 2022.
Safety Element Update	\$100,000.00	\$107,452.83	Completed	None	
Environmental Justice Update	\$100,000.00	\$63,711.13	Completed	None	
Land Use Element Update	\$100,000.00	\$16,768.00	Completed	None	The activities under the Land Use Element Update have been included in the Housing Element Update.
Land Use Ordinance Amendment	\$45,000.00	\$0.00	Completed	None	The activities under the Land Use Ordinance Amendment have been included in the Housing Element Update.
CEQA - Environmental Assessment	\$164,082.00	\$80,199.20	Completed	None	CEQA Activities are ongoing in preparation for the Housing Element Updates.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		838
Total Units		838

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	299
Moderate	Deed Restricted	0
	Non-Deed Restricted	48
Above Moderate		791
Total Units		1138

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	253
Moderate	Deed Restricted	0
	Non-Deed Restricted	44
Above Moderate		1469
Total Units		1766