

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 1.2
(ID # 18355)

MEETING DATE:
Tuesday, March 22, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
Riverside County Housing Element 2021 Annual Progress Report. All Districts. [\$24,000 Total
Cost – LEAP Grant Funds 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Riverside County Housing Element 2021 Annual Progress Report; and
2. **DIRECT** the Planning Director or designee to submit the Riverside County 2021 Annual Progress Report to the State of California Department of Housing and Community Development (HCD), the State of California Office of Planning and Research (OPR), and to the Southern California Association of Governments (SCAG).

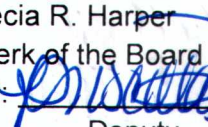
ACTION: Consent


John Hildebrand, Planning Director 3/4/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: March 22, 2022
xc: Planning

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 24,000	N/A	\$ 24,000	N/A
NET COUNTY COST	\$ 24,000	N/A	\$ 24,000	N/A
SOURCE OF FUNDS: 100% grant-funded (LEAP) reimbursement to Net County Cost			Budget Adjustment: No	
			For Fiscal Year: 21/22	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

State law requires local jurisdictions to prepare a Housing Element as part of their General Plan, pursuant to Government Code (“Gov’t Code”) Section 65580 – 65589.8. Housing Elements assess the current and future housing needs for local jurisdictions, which are, therefore, required to identify in their Housing Element adequate sites to address their very low, low, moderate, and above moderate income housing needs, based on their Regional Housing Needs Assessment (“RHNA”) allocation, an appropriate goals, policies, and programs to address the housing needs of the local jurisdiction. Housing Elements are reviewed and certified by the California Department of Housing and Community Development (“HCD”) for compliance with State housing element law.

The County of Riverside (“County”) had a compliant housing element through October 2021, at which time adoption of the 6th Cycle Housing Element was statutorily due, which commenced the subsequent 8-year planning period for housing that ends October 2029. On September 28, 2021, the County adopted its 6th Cycle Housing Element and subsequently submitted the adopted element to HCD for review and certification. HCD requested additional revisions to the adopted element to receive certification. The County is working on addressing HCD’s additional requests and comments to receive final certification by Summer 2022.

Government Code Section 65400 mandates that an annual report be provided to the legislative body of a jurisdiction prior to submitting to the Office of Planning and Research and HCD by April 1st of every year. The purpose of the Housing Element Annual Progress Report (“APR”) is to present information on a jurisdiction’s status in implementing its Housing Element and progress in meeting its share of the RHNA allocation, including reporting housing production by income category.

Amongst other information, the APR provides the following HCD required tables: **Applications submitted** (Table A), including (a) discretionary housing applications (e.g., use permits or development plot plans permits, subdivisions, and legislative actions, etc.) that were received and deemed complete and (b) ministerial housing applications (i.e. housing building permits and special multiple family reviews for by-right housing) for any net increase in housing units for

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unincorporated County; **Issued, approved, and applications completed** (Table A2), including (a) completed housing entitlement projects, (b) issued housing building permits, (c) issued certificates of completion or similar action for housing building permits for any net increase in housing units for unincorporated County; **RHNA progress** (Table B), summarizing the County's progress in meeting housing goals; **Housing program implementation status** (Table D), providing updates on implementation of housing goals, policies and programs; **Units rehabilitated, preserved, and acquired** (Table F), listing any of these units used by the County for alternate adequate housing sites; **Surplus lands** (Table H), listing all County-owned surplus property that may be used for housing; and **Local Early Action Planning ("LEAP") program reporting** (i.e. status, expenditure, etc.) of grant-funded projects. All other tables, including Tables C, E, and G, are not applicable to the County for the 2021 reporting year.

A summary of application and production information, along with a comparison to the 2020 numbers, is provided as an attachment to this staff report (Attachment A, 2021 APR Summary). A complete 2021 APR may be viewed via the County's APR webpage on the Planning Department website, or by using the following direct web address:

https://planning.rctlma.org/Portals/14/AP/APR/RiversideCounty_2021APR.pdf.

Impact on Residents and Businesses

The APR is mandated by the Government Code, as noted above. Meeting the reporting requirements will allow the County to compete for several funding programs that will improve the quality of life of our constituents. These include programs for affordable housing, special needs housing, homelessness, park improvements, infrastructure improvements, and housing planning.

SUPPLEMENTAL:

Additional Fiscal Information:

This reporting effort will be completely funded using funding allocations awarded to the County from the Local Early Action Planning (LEAP) grant; however, the County must first cover all costs, which were included in the 21/22 fiscal year's budget under Net County Cost. After approval of the APR, County staff will request reimbursement for all costs associated for this effort. Furthermore, due to annual reporting requirements, the cost for the next Housing Element Annual Progress Report will be included in next fiscal year's budget request to be reviewed, approved, and adopted by the Board of Supervisors, if grant funding is no longer available for the 2022 reporting year.

ATTACHMENT(S):

A. 2021 APR Summary

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Jason Farin, Principal Management Analyst 3/15/2022

RIVERSIDE COUNTY
2021 Annual Progress Report
SUMMARY

Below are summaries of the data within the Tables A and A2 of the 2021 Housing Element Annual Progress Report (APR) for Riverside County, which is required by Section 65400 of the Government Code. This summary is followed by brief descriptions of what all other APR tables describing what each table is intended to report. A full report (2021 APR) for Riverside County can be found via the following link: https://planning.rctlma.org/Portals/14/AP/APR/RiversideCounty_2021APR.pdf

Table A: Housing Development Applications Submitted

Applications	QTY.	Units	Housing Type
Building Permits	2,370	3,019***	Most housing units were moderate and above-moderate income units, which were mostly owner occupied / single family housing, mobile homes, and additional residential accommodations (i.e., ADUs, etc.).

***Building permit applications submitted in 2021 yielded an increase of housing units proposed

Table A2: Annual Building Activity Report Summary – New Const., Entitled, Permits and Completed Units

Activity	QTY.	Units	Housing Type
Entitlements (E.g., CUPs, PPs, subdivisions, SPs, etc.)			
Approved Entitlements*	37	1,488**	Most housing units were owner moderate and above-moderate income units, which were mostly owner-occupied / single family units. However, one (1) by-right housing design review was approved for 846 multiple family dwellings; one (1) farmworker, lower income housing entitlement for 160 units was approved; and one special needs housing entitlement with 128 units was approved
Building Permits (BPs)			
Issued BPs	1,677	1,867***	Most housing units were moderate and above-moderate income housing units. All were mostly owner-occupied / single-family housing, mobile homes, and additional residential accommodations (i.e., ADUs, etc.).
Finalized BPs (Certificates of Occupancy or other form of readiness)	2,154	2,210***	Most housing units were moderate and above moderate income. All were mostly owner-occupied / single-family houses, mobile homes, and additional residential accommodations (i.e., ADUs, etc.).

***Issued and finalized building permits in 2021 yielded an increase of housing units proposed

Table B: Regional Housing Needs Assessment (RHNA) Allocation Progress

See full report for 5th Cycle progress.

Table C: Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

No sites identified or rezoned during the 2021 calendar year for this purpose.

Table D: Program Implementation Status

See full report for 5th Cycle program implementation status.

Table E: Commercial Development Bonus Approved

No commercial development bonuses were approved during the 2021 calendar year.

Table F: Units Rehabilitated, Preserved, and Acquired for Alternate Adequate Sites

See full report for units were rehabilitated, preserved, and acquired , pursuant to Government Code Section 65583.1, subdivision (c)(2), during the 2021 calendar year.

Table G: Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

No locally owned lands were included in the 5th Cycle Housing Element site inventory.

Table H: Locally Owned Surplus Sites

See full report for full list of locally owned surplus sites.