Housing Policy Department
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Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: CITY OF RIALTO

Mailing Address: 150 S. PALM AVENUE, RIALTO, CA 92376

Contact Person: JOHN DUTREY **Title:** PROJECT MANAGER

Phone: (909) 820-8014 **E-mail:** jdutrey@rialtoca.gov

Reporting Period by Calendar Year: JANUARY 1, 2012 to DECEMBER 31, 2012

These forms and tables, (see sample – next page) 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 (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Rialto

Reporting Period Date 01-01-12 - Date 12-31-12

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Telacu 3	5+	R	74	0	0	0	74		RDA, Federal 202	Regulatory Agreement	0
West Jackson Phase 1 - 379 W. Jackson Ave	2-4	R	0	4	0	0	4		RDA, Federal Tax Credits	Regulatory Agreement	0
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	9	9				
(10) Total by income Table A/A3 ► ►			74	4		9	87				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units		19	15	34	The units have an affordability covenant for 55 years and comply with the Housing Element
(5) Total Units by Income	0	19	15	34	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**	9					9	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012	2013	2014	2015	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1,023	107			91		93				291	732
	Non-deed restricted												
Low	Deed Restricted	700	43		1	24		19				87	613
	Non-deed restricted												
Moderate	Deed Restricted	812											812
	Non-deed restricted												
Above Moderate		1,788	244	38	37	69	21	9				418	1,370
Total RHNA by COG. Enter allocation number:		4,323											
Total Units ► ► ►			394	38	38	184	21	121				796	3,527
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** 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.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
1. Acquisition, Rehabilitation and Resale Program	Assist approximately 100 homes under the NSP 1 grant and approximately 200 homes under the NSP 2 grant.	Ongoing	In FY 2011-12, 12 homes assisted under both NSP 1 and NSP 3. City failed to received NSP 2 award, but did receive NSP 3 award.
2. Home Sweet Home	Approximately 15 households per year will be assisted through this program.	Ongoing	Program discontinued due to loss of RDA.
3. Minor Rehabilitation Program	The City expects to assist approximately 15 households per year with this program.	Ongoing	Program discontinued due to loss of RDA.
4. Senior Minor Repair	Assist approximately 140 low-and moderate-income seniors per year.	Ongoing	Program discontinued due to loss of RDA.
5. Rental Property Acquisition/Rehabilitation	Continue participation and advertise availability.	Ongoing	No activity.
6. Rental Property Rehabilitation/Refinance	Continue participation and advertise availability.	Ongoing	No activity.
7. Emergency Repair Mobile Home Program	Assist 30 households per year.	Ongoing	Program discontinued due to loss of RDA.
8. Code Enforcement	Continue to focus on deteriorating neighborhoods.	Ongoing	City continues to utilize Code Enforcement, Housing and Building Division staff to focus on deteriorated neighborhoods.
9. Multi-Family Improvement Districts	Evaluate the expansion of this program to other neighborhoods beyond Willow-Winchester and East Jackson Street.	Evaluation of neighborhoods - 1 year from adoption	In CY 2012, neighborhood revitalization is on-going.
10. Citywide Homeowner Association Survey	Conduct citywide survey of homeowners' associations. Investigate and evaluate regulatory and incentive-based options to encourage strong homeowners' associations.	Conduct Survey - 3 years	Staff has yet to conduct such activity.

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11. Targeted Neighborhood Approach	Identify and prioritize problem neighborhoods and utilize resources to address issue in priority neighborhoods.	Implement different actions with 11 months	Staff has yet to conduct such activity.
12. Receivership	Continue to implement receivership as needed.	Ongoing, as needed	In CY 2012, receivership used for a house.
13. Crime free Multi-Housing	Develop and find funding for program; implement program in multi-family neighborhoods.	1 year to develop	Staff has yet to conduct such activity.
14. Providing Adequate Sites	The City will adopt the Renaissance Specific Plan and update the Rialto Zoning Code to bring it into compliance with the new General Plan.	Within one year of adoption of General Plan	The Renaissance Specific Plan has been adopted.
15.Downpayment Assistance Program	Approximately 100 homes under the NSP 1 grant and approximately 200 homes under the NSP 2 Grant.	Ongoing	In FY 2011-12, 17 homes assisted under NSP 1 and NSP 3. City failed to received NSP 2 award, but did receive NSP 3 award.

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16. Acquisition, Rehabilitation and Rental Program	Approximately 8 units under the NSP 1 grant and 16 units under the NSP 2 grant.	Ongoing	In CY 2012, 8 units were approved for assistance under NSP 3.
17. Preservation of At-Risk Units	Work with property owners to develop a strategy to maintain affordability controls on assisted units.	Ongoing	No activity.
18. Mobile Home Park Preservation	Continue to oversee mobile home rent control to ensure that mobile homes remain an affordable option in Rialto.	Ongoing	City continues to monitor rent control for mobile homes.
19. Homeownership Assistance Program	Continue participation and advertise availability of the County program and Officer/Teacher Next Door Program.	Ongoing	City continues to inform public of such programs.
20. Section 8 Rental Assistance	Continue subsidy and encourage registration of buildings; provide information and referrals to landlords regarding participation in the Housing Choice Voucher Program.	Ongoing	County Housing Authority continues to administer Section 8 Rental program in Rialto.
21. Tenant-Based Rental Assistance	Continue participation and advertise availability, including by maintaining information about the program and link to the County's Housing Development Division web page on the City's website.	Ongoing	City staff provide public information on rental assistance programs available.
22. Density Bonus	Encourage housing development through the provision of density bonus/equivalent incentives. Incorporate the density bonus program into the zoning ordinance.	Amend zoning ordinance in 2010; ongoing thereafter	The City has approved the Foothill Boulevard Specific Plan, Downtown Vision Plan and the Renaissance Rialto Specific Plan, which all allow density bonus.
23. Energy Conversation Density Bonus Program	Continue to implement the Energy Conservation Density Bonus Program to reduce energy consumption.	Ongoing	City staff is cognizant to this program.
24. Second Unit Ordinance	Amend the Zoning Ordinance to provide for a ministerial process for CDP approval. Continue implementation of the Second Unit Ordinance.	Ongoing	The Zoning Code has been amended to allow for second units.

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25. Update Zoning Standards to Allow Densities Specified in General Plan	Update zoning regulations to allow densities specified in the updated General Plan.	Within one year from adoption of General Plan	The City has approved the Foothill Boulevard Specific Plan, Lytle Creek Specific Plan and the Renaissance Rialto Specific Plan, which all allow densities specified in the General Plan.
26. Extremely Low Income and Special Needs Housing	Within one year from adoption of General Plan.	Within one year from adoption of General Plan	The Zoning Code does not prohibit the development of housing for extremely low income or special needs housing.
27. Amend the Zoning Code to prohibit new single-family development on land zoned for multi-family development	As part of focused zoning code amendment process to ensure compliance with updated General Plan, establish minimum density limits for each zone district.	Within one year from adoption of General Plan	The Zoning Code has yet to be amended to reflect this program. However, staff will consider such uses as a program in the Housing Element.
28. Fair Housing Services	Continue participation and advertise program availability.	Ongoing	The City continues to utilize Inland Mediation Board for fair housing services.
29. Reasonable Accommodation Procedure	Adopt a reasonable accommodation procedure and/or zoning code amendment; provide information to resident via public counters and the City's website.	Within one year of adoption of the Housing Element	City staff is cognizant to rules, policies, practices, and procedures to afford individuals with disabilities equal opportunity to housing. The Zoning Code has yet to be amended to reflect this program. However, staff will consider such uses as a program in the Housing Element.