

**Draft**  
**2014-2021**  
**Rialto Housing Element**  
**Mid Cycle Update**

**April 1, 2020**

**HCD DRAFT SUBMITTAL #2**





# 1. Introduction

The Housing Element provides the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all within the community.

## 1.1 Role of Housing Element

The Housing Element, as part of the Rialto General Plan, is developed to ensure that the City establishes policies, procedures and incentives in its land use planning and development activities; which results in the maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in Rialto. The Housing Element institutes policies that will guide City decision-making and establishes an implementation program to achieve housing goals through the year 2021.

## 1.2 Housing Element State Law

### 1.2.1 Background

The Housing Element of the General Plan identifies and analyzes the City's existing and projected housing needs and contains a detailed outline and work program of the City's goals, policies, quantified objectives, and schedule programs for the preservation, improvement, and development of housing for a sustainable future. The Housing Element is one of the seven mandatory General Plan elements. The Housing Element identifies ways in which housing needs of current and future residents can be met.

### 1.2.2 State Requirements

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for Housing Element of the General Plan. California Government Code Section 65588 requires that local governments review and revise the Housing Element of their comprehensive General Plans not less than once every eight years.

The California Legislature has determined that a primary housing goal for the State is ensuring every resident has a decent home and suitable living environment. Section 65588.0 of the California Government Code describes the goal in detail:

- a. *The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.*
- b. *The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.*
- c. *The provisions of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.*
- d. *Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic,*



*environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.*

**Table 1-1** summarizes State requirements for Housing Element and identifies the applicable sections in the 2014-2021 Housing Element where these requirements are addressed.

| <b>Table 1-1: Housing Element Requirements</b>   |                          |                                     |
|--|--------------------------|-------------------------------------|
| <b>Issues Requiring Analysis</b>   | <b>Gov. Code Section</b> | <b>Reference in Housing Element</b> |
| Analysis of employment trends.   | Section 65583.a          | Section 2.4.4                       |
| Projection and quantification of existing and projected housing needs for all income groups.   | Section 65583.a          | Section 4.1                         |
| Analysis and documentation of the City’s housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.                              | Section 65583.a          | Section 2.5                         |
| An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.   | Section 65583.a          | Section 4.3                         |
| Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.   | Section 65583.a          | Section 3.2                         |
| Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.                             | Section 65583.a          | Section 3.1                         |
| Analysis concerning the needs of the homeless.   | Section 65583.a          | Section 2.6.8                       |
| Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.   | Section 65583.a          | Section 2.6                         |
| Analysis of opportunities for energy conservation with respect to residential development.   | Section 65583.a          | Section 4.6                         |
| Identification of Publicly-Assisted Housing Developments.  | Section 65583.a          | Section 2.8                         |
| Identification of Units at Risk of Conversion to Market Rate Housing.  | Section 65583.a          | Section 2.8, Appendix B             |
| Identification of the City’s goal relative to the maintenance, improvement, and development of housing.  | Section 65583.a          | Section 5.1                         |
| Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.   | Section 65583.b          | Section 5.6                         |
| Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels. | Section 65583.c(1)       | Section 4.4                         |
| Identification of strategies to assist in the development of adequate housing to meet the  | Section 65583.c(2)       | Section 5.3                         |



| Table 1-1: Housing Element Requirements   |                   |                              |
|---|-------------------|------------------------------|
| Issues Requiring Analysis   | Gov. Code Section | Reference in Housing Element |
| needs of low and moderate-income households.  |                   |                              |
| Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.        | Section 65583.d   | Section 1.4, Appendix A      |
| Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments. | Section 65583.e   | Section 4.1                  |
| Review of the effectiveness of the past Element, including the City’s accomplishments during the previous planning period.  | Section 65583.f   | Section 6                    |
| Source: State of California, Department of Housing and Community Development.   |                   |                              |

Rialto’s Housing Element was last updated in 2010 for the 5<sup>th</sup> cycle from years 2014 to 2021, as part of the new update cycle for jurisdictions within the SCAG (Southern California Association of Governments) region to allow for synchronization with the 2012-2035 Draft Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). The Element sets forth an 8-year strategy to address the City’s identified housing needs, including specific implementing programs and activities.

Multiple amendments have been made to Housing Element law since the adoption of the City’s current Housing Element; such amendments and subsequent housing laws can be found in HCD’s list of 2017 government laws and housing package. The contents of this updated Housing Element comply with these amendments and all other requirements of Housing Element law.

### 1.2.3 Regional Housing Needs Assessment

Section 65583 of the Government Code sets forth the specific components of a jurisdiction’s housing element. Included in these requirements is an obligation on the part of local jurisdictions to provide their fair share of regional housing needs. Local governments and Councils of Governments (COGs) are required to determine existing and future housing need and the allocation of said need must be approved by the California Department of Housing and Community Development (HCD). Rialto is a member of the Southern California Association of Governments (SCAG) and SCAG is responsible for preparing the Regional Housing Needs Assessment for the six-county territory that it represents.

HCD established the planning period for the current Regional Housing Needs Assessment (RHNA) from January 1, 2014 to October 30, 2021. For the 2014-2021 planning period the City was allocated a total of 2,715 units, including 636 for very low-income, 432 for low-income, 496 for moderate-income, and 1,151 for above-moderate income households. This report is a mid-cycle update to the 2014-2021 5<sup>th</sup> RHNA cycle, therefore the allocation remains the same.

Changes to Housing Element law, specifically, AB 1233 passed in January 2006, requires “communities that failed to comply with requirements to make available sufficient sites to meet their regional housing need in the previous planning period must, within the first year of the new planning period, zone or rezone enough sites to accommodate the RHNA not accommodated from the previous planning period.”



The Housing Element for the 2008-2014 planning period was adopted in 2010 and certified by HCD. The 2008-2014 Housing Element identified sufficient sites to accommodate the 2008-2014 RHNA allocation.

### 1.3 General Plan Consistency

The Housing Element is one of the elements of the Rialto General Plan. The goals, policies, actions, and programs within this element relate directly to, and are consistent with, all other elements. The City's Housing Element identifies programs and resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of its population. Through the regulation of the amount and variety of open space and recreation areas, acceptable noise levels in residential areas, and programs to provide for the safety of the residents, policies contained in the General Plan elements directly affect the quality of life for all Rialto citizens.

The Housing Element is affected by development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the City, and defines the land use build-out potential. By designating residential development, the Land Use Element places an upper limit on the densities and types of housing units constructed in the City. The Land Use Element also identifies acreage designated for a range of commercial and office uses creating employment opportunities for various income groups. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The Circulation Element of the General Plan also affects the implementation of the Housing Element. The Circulation Element establishes policies for a balanced circulation system in the City. Consequently, the Housing Element must include policies and incentives that consider the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City.

The Housing Element has been reviewed for consistency with the City's other General Plan elements, and the policies and programs in this Element are consistent with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

### 1.4 Public Participation

Section 65583 (c) (7) of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." A discussion of citizen participation is provided below.

During the initial development of the 5<sup>th</sup> Cycle Housing Element Update, a community workshop was held on November 17, 2016 at the Rialto Community Center. The workshop sought to inform residents and other interested stakeholders of the 2014-2021 Housing Element update process. The goal of the workshop was to receive feedback related to the current and future housing needs of the City. Workshop participants included residents who conveyed the need for more access to affordable housing; programs to address homelessness in the community; balancing growth and the availability of community services and housing inventory; and location of future housing development. The workshop was advertised at City Hall and the City's website. The City of Rialto also directly outreached to local and regionally-serving community housing organizations, homeowner advocacy groups, housing developers doing business in



the City and individual local citizens who expressed interest in local housing issues to inform them of the Housing Element workshop. Attention was paid to current organization and developers doing business in the City. The City provided notices and workshop materials in both English and Spanish. Spanish-speaking staff were also present at the Workshop to engage Spanish-speaking participants. Materials documenting the City's outreach efforts are included in **Appendix A, Community Outreach**. After the State Department of Housing and Community Development's review of the draft Housing Element, additional hearings will be held before both the Planning Commission and City Council. Notification of these hearings will be posted at prominent public facilities and provided on the City's website and City Hall in advance of each hearing.

As required by state law, the City is required to submit a Mid Cycle Update to the 5<sup>th</sup> Cycle Housing Element and include additional community outreach. The City of Rialto conducted three Community Workshops in development of the Mid Cycle Update. These included:

- October 29, 2019 Community Workshop at the Rialto Community Center
- November 22, 2019 at the Grace Vargas Senior Center
- December 3, 2019 at the Saint Catherine of Sienna Catholic Church

Each of these Workshop were duly noticed to the public by the following methods:

- Workshop Notice Flyers in Spanish and English Posted at various City Facilities
- Distribution of Spanish/English Notice Flyers to select service agencies and organizations
- Posting Notices and Flyers on the City's website
- Distributing notices on various social media platforms
- Public Announcements and City Council Meetings

A list of Stakeholders who received correspondence for the Community Workshops is provided in Appendix A.

The first Mid-Cycle Housing Element workshop was held on October 29, 2019 at the City of Rialto's Community Center. The workshop sought to inform residents and other interested stakeholders of the Housing Element Mid-cycle update process. The goal of the workshop was to receive feedback related to the current and future housing needs of the City. The workshop included approximately 8 participants consisting of residents and interested stakeholders who expressed concerns regarding housing for seniors, including design compatibility and availability, balancing growth and services; concerns regarding cost of living in the city, and affordable rent options; high cost of land value and concerns over location of future housing.

For the first Workshop, The City of Rialto directly outreached to local and regionally-serving community housing organizations, homeowner advocacy groups, non-profit organizations with representing diverse and individual local citizens who expressed interest in local housing issues to inform them of the Housing Element workshop. The City provided notices and workshop materials in both Spanish and English in print and online, and the workshop was announced at the October 22, 2019 City Council meeting, which is broadcasted live.

At the conclusion of the first Workshop, the participants requested that additional outreach be conducted and efforts to include seniors and the City's predominately Latino population. Based on these



recommendations, the City collaborated with iHELP IE and a Council Member to schedule additional Workshops.

The City of Rialto also held a second workshop in association with iHELP IE. The workshop was held on November 22, 2019 at the Grace Vargas Center. The workshop intended to inform the senior community and additional attendees about the Housing Element MidCycle update and gather input regarding current housing options or existing housing opportunities and constraints. Approximately 30 residents and stakeholders participated in the Workshop. Spanish translation was provided during the Workshop. A presentation was given to the community members in attendance regarding the Housing Element and the Mid-Cycle Update. Following the presentation, the attendees were given a survey (Spanish translation of the survey was provided to residents) containing questions regarding current housing situations, housing availability, access to housing and housing amenities; the survey allowed for additional input and free response from attendees. Majority of attendees responded that they were happy with their current housing situation, those that remarked they were unhappy with their current living situation cited concerns about size, safety, cost, quality, services and amenities. When responding to what type of amenities would make housing more livable, majority of respondents cited programs and activities, other responses included parks space, transportation, parking, walkways and bikeways. The most common concern regarding housing problems was cost of housing, with majority of attendees citing affordable housing as a primary change to make housing better in Rialto. The City provided notices in both Spanish and English.

A thirdcommunity Workshop was held on December 3, 2019 at Saint Catherine of Siena Catholic Church. At the request of prior Workshop participants, this session location was purposefully chosen to provide opportunities with the local Latino population The workshop provided Spanish translation. The workshop intended to inform residents about the Housing Element Update and sought to gather additional input on opportunities and challenges to housing in the City of Rialto. Approximatley 15 attendees had concerns about affordability of housing and accessibility of housing to low and extremely low-income residents. Attendees noted the cost of housing surpasses the above moderate-income affordability and discussed the opportunity for both rent control and low-income housing in the City of Rialto. A reoccurring topic of discussion was the ability of the City to incentivize developers to build more housing in the City of Rialto. Residents also had concerns about the extended process of the California environmental Quality Act. The attendees saw opportunities for rent control in the City of rialto, as well as opportunities for beautification and maintenance programs. Attendees also noted opportunities for the city to identify adequate funding for housing and to distribute additional information regarding opportunities..

Upon completion of the three outreach Workshops, the City compiled all comments/concerns and summarized them into nine theme areas, including:

- Dissemination of Housing Information
- Rent Control/Reducing Displacement
- Beautification and Maintenance
- Identifying Adequate Funding and Resources
- Developer Incentives
- Housing Availability
- Homeless Services



- Safety
- Housing for All Incomes

These nine theme areas were utilized to review 5<sup>th</sup> Cycle policies and programs to demonstrate efforts in development of policies reflecting community identified need. A summary matrix was developed showing the relationship between these nine theme areas and the policies and programs contained in the Housing Element. The summary matrix is provided in Appendix A.

A Notice of Availability of the Mid Cycle was released in December 18, 2019 providing opportunity for the public to comment on the draft Housing Element. A copy of the Notice of Availability is provided in Appendix A. The document was made available from December 18, 2019 through January 27, 2020. The Housing Element was made available on the City's website and at the Rialto Library. Interested parties were invited to provide comments to the City and were also informed of their right to provide comments directly to HCD during the 60-day review period. One comment letter was received by Inland County Legal Services (ICLS) during the review period. ICLS comments were forwarded to HCD and considered during their review process.

## 1.5 Element Organization

This Housing Element is a mid-cycle update to the 2014-1021 5<sup>th</sup> cycle required update. The updated Rialto Housing Element is comprised of the following sections:

1. **Population and Housing Profile** with an analysis of the City's population, household and employment base, and the characteristics of the housing stock;
2. **Housing Constraints** examining governmental and non-governmental constraints on production, maintenance, and affordability of housing;
3. **Housing Resources** presenting an inventory of potential housing sites in the community;
4. **Availability of Sites for Housing** to estimate anticipated and potential affordable housing development during the planning period;
5. **Evaluation of 2014-2019 Housing Element Programs** to assess past housing accomplishments; and
6. **Housing Plan** to address Rialto's identified housing needs, including housing goals, policies and programs.





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## 2 Population and Housing Profile

This section provides an overview of housing and population conditions in the City of Rialto. This profile serves as the foundation for the mid-cycle update to the City's Housing Element as required by HCD. Housing needs vary by demographic and household characteristics, income, and cultural backgrounds and preferences, as well as other special circumstances. Determining household needs in Rialto requires understanding population growth trends, age, race/ethnicity, and employment characteristics.

### 2.1 Data

The data used in this needs assessment has been collected from the Southern California Association of Governments (SCAG) pre-approved housing needs data for the 5<sup>th</sup> cycle housing element updates, except where more recent data is available. Data sources include the 2000 and 2010 U.S. Census, 2013-2017 American Community Survey, the California Department of Finance, the California Employment Development Department, and the California Department of Education.

### 2.2 Summary

The City of Rialto is composed of diverse, predominantly detached single-family home neighborhoods. Continuing to provide adequate and affordable housing to its residents is a goal of the City and this Housing Element. One of the largest cities in San Bernardino County, Rialto's population is expected to continue to grow, especially with young residents. Over two-thirds of the population is Latino or Hispanic, and the median income is slightly higher than the median income for San Bernardino County. Most households in the community own their homes, with a housing stock composed primarily of single-family homes. SCAG's Regional Housing Needs Assessment (RHNA) has determined that Rialto's fair share allocation is 2,715 new housing units for the 2014-2021 planning period.

### 2.3 Community Location

The City of Rialto is in the western portion of San Bernardino County, approximately 60 miles east of Los Angeles. The City is intersected (east to west) by two major freeways: Interstate 10 (I-10) freeway in the southern portion of the City and State Route 210 (SR-210) freeway in the northern portion of the City. The City is adjacent to the City of Fontana to the west and the City of Colton to the east. Originally an agricultural town, Rialto's development was heavily influenced by the establishment of Route 66 (Foothill Boulevard) and the Pacific Electric railroad. These two transportation corridors increased regional connectivity to Los Angeles and influenced overall growth in Rialto.

### 2.4 Population Characteristics

#### 2.4.1 Population Growth Trends

In 2000, the U.S. Census reported that the City of Rialto had a population of 91,873 persons. By the year 2010, the number of residents in the City grew to 99,171, marking an increase of 7,298 people in ten years. During the same period, San Bernardino County experienced a 19 percent population growth, with the number of residents increasing from 1,709,434 to 2,035,210. From 2000 to 2010 the City of Rialto's population growth rate of 8 percent was less than half the County's population growth rate.



The Department of Finance estimates Rialto’s 2019 population to be 107,271, a 16.8 percent increase from the population reported in 2000 and an 8.2 percent increase from the population reported in 2010. From 2000 to 2018, the growth rate for San Bernardino County was 28.2 percent, reflecting that population growth in the City was slower than the County. In comparison to other cities in the surrounding region (including Fontana, Colton, Rancho Cucamonga, and San Bernardino), Rialto experienced population growth at a similar rate. Population increases were reported at a high of 64.5 percent in the City of Fontana to a low of 14.1 percent in the City of Colton. **Table 2-1** summarizes population growth trends for Rialto and surrounding communities.

| <b>Table 2-1: Population Growth Trends</b>   |               |               |                |                                 |
|--|---------------|---------------|----------------|---------------------------------|
| <b>Jurisdiction</b>  | <b>2000</b>   | <b>2010</b>   | <b>2019</b>    | <b>Percent Change 2000-2019</b> |
| <b>Rialto</b>  | <b>91,873</b> | <b>99,171</b> | <b>107,271</b> | <b>16.8%</b>                    |
| Fontana  | 128,929       | 196,069       | 212,078        | 64.5%                           |
| Colton   | 47,662        | 52,154        | 54,391         | 14.1%                           |
| Rancho Cucamonga   | 127,743       | 165,269       | 179,412        | 40.4%                           |
| San Bernardino   | 185,401       | 209,924       | 219,233        | 18.2%                           |
| San Bernardino County  | 1,709,434     | 2,035,210     | 2,192,203      | 28.2%                           |
| Source: U.S. Census Bureau, 2000, and 2010 and Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2019 with 2010 Census Benchmarks. |               |               |                |                                 |

### 2.4.2 Age Characteristics

The age structure of a population is an important factor in evaluating housing needs. The traditional assumption is that in many communities, young adults tend to prefer apartments, low- to moderate-cost condominiums, and smaller or more affordable single-family units, while mature adults provide the market for moderate to high-end condominiums and single-family homes. The senior population (65 years and older) tends to generate demand for low- to moderate-cost apartments and condominiums, community residential settings, and mobile homes.

Per the 2013-2017 American Community Survey , San Bernardino County, is characterized as having a young population with an average age of 32.9 years in 2017. In comparison, Rialto has a lower median age of 30.0 years. In Rialto, preschool and school age residents comprised over a third of the population in 2017. Young adults between the age of 25 and 44 comprised over 28.2 percent of the population. Although residents 65 years and older make up only 8.4 percent of the total population, the large number of adults (over 20 percent of the total population) over 45 years of age is indicative of the aging baby boomer population that will likely change the demographic and economic dynamic of the City over the next 15 to 20 years.



| Age Group                    | San Bernardino County |             | Rialto         |             |
|------------------------------|-----------------------|-------------|----------------|-------------|
|                              | Population            | Percent     | Population     | Percent     |
| Preschool, under 5 years     | 154,070               | 7.3%        | 8,028          | 7.5%        |
| School Age, 5-19 years       | 481,945               | 22.7%       | 25,284         | 24.6%       |
| College Age, 20-24 years     | 171,907               | 8.1%        | 9,412          | 9.2%        |
| Young Adults, 25-44 years    | 585,473               | 27.6%       | 28,957         | 28.2%       |
| Middle Age, 45-64 years      | 502,651               | 23.7%       | 22,432         | 21.8%       |
| Senior Citizens, 65 and over | 225,174               | 10.6%       | 8,595          | 8.4%        |
| <b>Total</b>                 | <b>2,121,220</b>      | <b>100%</b> | <b>102,708</b> | <b>100%</b> |
| Median Age                   | 32.9                  |             | 30.0           |             |

Source: 2013-2017 American Community Survey, 5-Year Estimates

### 2.4.3 Race and Ethnicity

The racial and ethnic composition of a community affects housing needs due to the household characteristics of different groups. **Table 2-3** shows the changes in the racial/ethnic composition of Rialto residents between 2000 and 2017.

In Rialto, Hispanic/Latino is the largest racial group, making up 73.01 percent of the City’s total population in 2017. Between 2000 and 2017 the U.S. Census and the American Community Survey shows an increase in the number of Hispanic or Latino residents. The second largest group is White residents comprising approximately 50.43 percent of the population in 2017. From 2000 to 2017, this population group experienced growth from comprising approximately 21 percent of the total population to 50 percent of the total population.

In comparison to the increase in the number of Hispanic/Latino and White residents, demographic trends between 2000 and 2017 show a decrease in the Black (African-American) population.

| Race/Ethnicity                             | 2000    |         | 2010    |         | 2017    |         |
|--|---------|---------|---------|---------|---------|---------|
|  | Persons | Percent | Persons | Percent | Persons | Percent |
| Hispanic or Latino                         | 47,050  | 51.2%   | 67,038  | 67.6%   | 74,984  | 73.01%  |
| White Alone                                | 19,713  | 21.5%   | 31,117  | 31.4%   | 51,792  | 50.43%  |
| Black or African American Alone            | 20,464  | 22.3%   | 16,236  | 16.4%   | 12,131  | 11.81%  |
| American Indian and Alaska Native Alone    | 695     | 1.1%    | 1,062   | 1.1%    | 520     | .51%    |
| Asian Alone                                | 2,271   | 2.5%    | 2,258   | 2.3%    | 2,406   | 2.34%   |
| Native Hawaiian and Other Pacific Islander | 392     | 0.4%    | 361     | 0.4%    | 115     | .11%    |
| Some Other Race Alone                      | 26,824  | 29.2%   | 30,993  | 31.3%   | 19,395  | 18.88%  |
| Two or More Races                          | 4,789   | 5.2%    | 4,669   | 4.7%    | 2,557   | 2.49%   |

Source: U.S. Census 2000 and 2010.  
2013-2017 American Community Survey, 5-year Estimates



## 2.4.4 Employment

The 2013-2017 American Community Survey reports that there were 42,965 people aged 16 years and older, employed in the Rialto labor force. Among the occupational categories listed in **Table 2-4**, the most prominent industry was educational services, health care and social assistance occupations with approximately 18 percent of all residents employed in this sector. The next highest category is wholesale trade at 14.6 percent, followed by Transportation and warehousing, and utilities at 12.9 percent. Generally, pay compensation for managerial, professional and related occupations are significantly higher than all the other occupational categories. However, because the categories listed below are broad, it is difficult to draw specific conclusions. The education, health and social services industry, however, has been growing and is expected to continue to grow if the State population continues to grow as the aging “baby boomer” population grows.

| <b>Table 2-4: Employment by Sector</b>                            |               |                |
|---|---------------|----------------|
| <b>Industry Sector</b>  | <b>Jobs</b>   | <b>Percent</b> |
| Agriculture, forestry, fishing and hunting, and mining            | 326           | .7%            |
| Construction  | 3,378         | 7.9%           |
| Manufacturing   | 4,038         | 9.4%           |
| Wholesale trade   | 1,670         | 3.9%           |
| Retail trade  | 6,253         | 14.6%          |
| Transportation and warehousing, and utilities                     | 5,549         | 12.9%          |
| Information   | 549           | 1.3%           |
| Finance and insurance, real estate and rental leasing             | 1,605         | 3.7%           |
| Professional, scientific, management, and administrative services | 3,725         | 8.7%           |
| Educational services, and health care and social assistance       | 7,907         | 18.4%          |
| Arts, entertainment and recreation                                | 3,735         | 8.7%           |
| Public administration   | 2,378         | 5.5%           |
| Other professions   | 1,852         | 4.3%           |
| <b>Total (civilian employment population)</b>                     | <b>42,965</b> | <b>100%</b>    |

Source: 2013-2017 American Community Survey, 5-Year Estimates

Data provided by the State of California Employment Development Department, as of May 2016, shows the City of Rialto had a labor force of 44,600 and an unemployment rate of 4.8 percent. This is slightly lower than the San Bernardino County unemployment rate of 5.1 percent. **Table 2-5** depicts the annual average unemployment rate for the City of Rialto and San Bernardino County. As seen in **Table 2-5**, unemployment has decreased from 2011-2019 in both the City of Rialto and San Bernardino County.

| <b>Table 2-5: Unemployment Rate from 2011 to 2015</b> |              |              |              |             |             |             |
|---|--------------|--------------|--------------|-------------|-------------|-------------|
| <b>Jurisdiction</b>                                   | <b>2011</b>  | <b>2012</b>  | <b>2013</b>  | <b>2014</b> | <b>2015</b> | <b>2019</b> |
| <b>Rialto</b>   | <b>17.0%</b> | <b>15.3%</b> | <b>12.9%</b> | <b>9.5%</b> | <b>7.7%</b> | <b>4.8%</b> |
| San Bernardino County                                 | 13.4%        | 12.0%        | 10.1%        | 8.0%        | 6.5%        | 5.1%        |

Source: California Employment Development Department, Labor Force and Unemployment Data.



## 2.5 Household Characteristics

An analysis of household characteristics provides information on the housing needs of the community. Income and affordability are best measured at the household level, as are the special needs of certain groups, such as large families, female-headed households, or extremely low-income households. For example, if a City has a substantial number of young families whose incomes preclude the option of buying a home due to local housing costs; it may wish to initiate a homebuyer assistance program.

The Bureau of the Census defines a “household” as “all persons who occupy a housing unit, which may include families, singles, or other.” Boarders are included as part of the primary household by the Census. Families are households related through marriage, domestic partnerships, blood or adoption, and includes single-parent households with children. A single household refers to individuals living alone. “Other” households reflect unrelated individuals living together (e.g. roommates). Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

### 2.5.1 Household Composition and Size

The 2013-2017 American Community Survey indicates there were 26,013 households in the City of Rialto with an average household size of 3.92 persons in 2017. Of these households, 21,535 (approximately 82 percent) were families. In comparison, family households in San Bernardino County comprised approximately 76 percent of all households in 2017. Non-family households also had a significant presence in the City. In 2017, 17.2 percent of all households in Rialto were non-family households. The remaining 13.3 percent of households were households living alone. Household characteristics in the City of Rialto are shown in **Table 2-6**.

| Household Type           | 2000          |             | 2010          |             | 2017          |             | Percent Change |
|--------------------------|---------------|-------------|---------------|-------------|---------------|-------------|----------------|
|                          | Households    | Percent     | Households    | Percent     | Households    | Percent     |                |
| Families                 | 20,523        | 83.2%       | 21,177        | 84.0%       | 21,535        | 82.8%       | 4.93%          |
| With children            | 13,022        | 52.8%       | 11,897        | 47.2%       | 10,738        | 41.3%       | 17.54%         |
| Without children         | 7,501         | 30.4%       | 9,280         | 36.8%       | 12,606        | 48.5%       | 68.06%         |
| Non-family households    | 4,136         | 16.8%       | 4,025         | 16.0%       | 4,478         | 17.2%       | 8.27%          |
| Householder living alone | 3,299         | 13.4%       | 3,141         | 12.5%       | 3,457         | 13.3%       | 4.79%          |
| <b>Total Households</b>  | <b>24,659</b> | <b>100%</b> | <b>25,202</b> | <b>100%</b> | <b>26,013</b> | <b>100%</b> | <b>5.49%</b>   |
| Average Household Size   | 3.69          |             | 3.92          |             | 3.92          |             | 6.23%          |
| Average Family Size      | 4.01          |             | 4.20          |             | 4.25          |             | 5.99%          |

Source: U.S. Census 2000 and 2010. 2013-2017 American Community Survey, 5-Year Estimates

Household size is an indicator of one source of population growth. A city’s average household size is also an indicator of the character and size of households, which represent the most basic unit of demand for housing. Although there can be more than one household in a housing unit, the measure of persons per



household provides an indicator of the number of persons residing in a household organizing unit and the number of persons living in a housing unit. Average household size can be both a result and indicator of housing affordability and other household economic conditions.

As summarized in **Table 2-7**, Rialto’s average household size was larger in comparison to some neighboring cities. In 2019, average household size among neighboring cities ranged from 3.09 persons per household in the City of Rancho Cucamonga to 4.12 persons per household in the City of Fontana. San Bernardino County had 3.16 persons per household in 2019.

| <b>Jurisdiction</b>   | <b>Persons Per Household</b> |
|-----------------------|------------------------------|
| <b>Rialto</b>         | <b>4.06</b>                  |
| Fontana               | 4.12                         |
| Colton                | 3.58                         |
| Rancho Cucamonga      | 3.09                         |
| San Bernardino        | 3.54                         |
| San Bernardino County | 3.16                         |

Source: Source: U.S. Census Bureau, 2000, and 2010 and Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2019 with 2010 Census Benchmarks.

### 2.5.2 Overcrowding

The federal government defines an overcrowded household as one with more than one occupant per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with greater than 1.5 persons per room. An overcrowded household results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size.

The 2013-2017 American Community Survey shows 3,023 households, or 11.6 percent of all households in Rialto were overcrowded. Of this total, approximately 1,574 were renter households, representing 52.1 percent of all overcrowded households and 16.6 percent of all renter households. In comparison, approximately 1,449 owner households were considered overcrowded representing 47.9 percent of all overcrowded households and 8.9 percent of all owner households.

As shown in **Table 2-8**, there are approximately 779 households that are severely overcrowded, including 526 renter households and 253 owner households. Severely overcrowded households make up approximately 2.9 percent of all households in the City.

The incidence of overcrowded and severely overcrowded households can lead to neighborhood deterioration due to the intensive use of individual housing units leading to excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. Furthermore, overcrowding in neighborhoods can lead to an overall decline in social cohesion and environmental quality. Such decline can often spread geographically and impact the quality of life and the economic value of property and the vitality of commerce within a city.



| Table 2-8: Overcrowding by Tenure           |                        |                        |              |                                 |             |
|---|------------------------|------------------------|--------------|---------------------------------|-------------|
| Tenure                                      | Occupied Housing Units | Overcrowded Households | Percentage   | Severely Overcrowded Households | Percentage  |
| Renters                                     | 9,492                  | 1,574                  | 16.2%        | 526                             | 5.5%        |
| Owners                                      | 16,251                 | 1,449                  | 8.9%         | 253                             | 1.6%        |
| <b>Total</b>                                | <b>26,013</b>          | <b>3,023</b>           | <b>11.6%</b> | <b>779</b>                      | <b>2.9%</b> |
| Source: 2013-2017 American Community Survey |                        |                        |              |                                 |             |

### 2.5.3 Household Income and Income Distribution

Assessing income groups is a major component of evaluating housing affordability. Per the 2013-2017 American Community Survey, the median household income in Rialto was \$54,962 per year, which was higher than the median household income for San Bernardino County at \$54,156 per year. The State Department of Housing and Community Development developed the following income categories based on the Median Family Income (MFI) of a Metropolitan Statistical Area (MSA) established by the U.S. Department of Housing and Urban Development.

- Very-Low-Income: 50 percent or less of the area MFI;
- Low-Income: between 51 and 80 percent of the area MFI;
- Moderate-Income: between 81 and 120 percent of the area MFI;
- Upper-Income: greater than 120 percent of the area MFI.

The 2016 MFI for the San Bernardino County MSA was \$65,000. The income distribution of the City of Rialto, based on 2013-2017 American Community Survey data, is presented in **Table 2-9**.

| Table 2-9: Household Income                 |                      |                  |
|---|----------------------|------------------|
| Income Level                                | Number of Households | Percent of Total |
| < \$10,000                                  | 2,308.404            | 4.2%             |
| \$10,000 - \$14,999                         | 2,583.214            | 4.7%             |
| \$15,000 - \$24,999                         | 5,716.048            | 10.4%            |
| \$25,000 - \$34,999                         | 5,825.972            | 10.6%            |
| \$35,000 - \$49,999                         | 8,299.262            | 15.1%            |
| \$50,000 - \$74,999                         | 11,432.096           | 20.8%            |
| \$75,000 - \$99,999                         | 8,683.996            | 15.8%            |
| \$100,000 - \$149,999                       | 6,980.174            | 12.7%            |
| \$150,000 - \$199,999                       | 2,253.442            | 4.1%             |
| \$200,000 +                                 | 934.354              | 1.7%             |
| Median household income                     | \$54,962             |                  |
| Source: 2013-2017 American Community Survey |                      |                  |

### 2.5.4 Housing Overpayment

State and federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Overpayment for housing can cause an imbalance on the remainder of a household’s budget. Per the 2013-2017 American Community Survey, there were 26,013 occupied





households, of those households, 48 percent were overpaying for housing. Of these overpaying households, 5,504 were households with a mortgage, while the remaining 5,459 households were in renter-occupied units. **Table 2-10** summarizes housing overpayment statistics by tenure for the City of Rialto.

| <b>Table 2-10: Summary of Housing Overpayment</b> |                   |                |                                      |
|---|-------------------|----------------|--------------------------------------|
| <b>Overpayment</b>                                | <b>Households</b> | <b>Percent</b> | <b>San Bernardino County Percent</b> |
| <b>Owners with mortgage</b>                       | 12,633            | -              | -                                    |
| Overpayment (>30% income on housing)              | 5,504             | 43.6%          | 39.6%                                |
| <b>Occupied units paying rent</b>                 | 9,302             | -              | -                                    |
| Overpayment (>30% income on housing)              | 5,459             | 58.7%          | 58.8%                                |
| Source: 2013-2017 American Community Survey       |                   |                |                                      |

## 2.6 Special Needs Groups

State law recognizes that certain households may have more difficulty in finding adequate and affordable housing due to special circumstances. Special needs populations include seniors, persons with disabilities, female-headed households, large households, and farm workers. In addition, many often have lower incomes because of their conditions.

### 2.6.1 Seniors

The senior population, which is generally defined as those over 65 years of age, has several concerns: limited and fixed incomes, high health care costs, transit dependency, and living alone. Specific housing needs of the senior population include affordable housing, supportive housing (such as intermediate care facilities), group homes, and other housing that includes a planned service component.

The 2013-2017 American Community Survey identifies 8,595 residents in the City as 65 years and older, or approximately eight percent of the total population in Rialto. In 2017, the senior population lived in 3,558 owner-occupied and 966 renter-occupied housing units. Programs including assisted care, shared housing, and housing rehabilitation assistance can help seniors live comfortably.

### 2.6.2 Persons with Disabilities

Physical and mental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. As shown in **Table 2-11**, the 2013-2017 American Community Survey Estimates indicate that 23.4 percent of Rialto’s population age 18 to 64 years old has some form of work or mobility/self-care disability. In comparison, approximately 56.3 percent of the City’s population age 65 years and over has one or more disabilities.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of persons with disabilities would have annual incomes within Federal Section 8 income limits, especially those households not in the labor force. Furthermore, many lower income persons with disabilities are likely to require housing assistance. Their housing needs are further compounded by design issues and location requirements, which can often be



costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

Housing opportunities for individuals with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility.

| <b>Table 2-11: Disability Status</b> |                               |                                |                                  |
|--------------------------------------|-------------------------------|--------------------------------|----------------------------------|
| <b>Disability Status</b>             | <b>Persons 5-17 Years Old</b> | <b>Persons 18-64 Years Old</b> | <b>Persons 65 Years and Over</b> |
| Hearing Difficulty                   | 150                           | 1,022                          | 1,132                            |
| Vision Difficulty                    | 151                           | 1,252                          | 721                              |
| Cognitive Difficulty                 | 772                           | 2,616                          | 1,009                            |
| Ambulatory Difficulty                | 119                           | 3,028                          | 2,466                            |
| Self-Care Difficulty                 | 304                           | 1,286                          | 973                              |
| Independent Living Difficulty        | -                             | 2,265                          | 1,592                            |
| <b>Total with Disability</b>         | <b>973</b>                    | <b>5,730</b>                   | <b>3,587</b>                     |
| <b>Total Population in City</b>      | <b>21,653</b>                 | <b>64,274</b>                  | <b>8,513</b>                     |

Source: 2013-2017 American Community Survey

### 2.6.3 Persons with Developmental Disabilities

Per Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require treatment like that required for individuals with intellectual disability, but shall not include other handicapping conditions that are solely physical in nature.

Many people with developmental disabilities can live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 269,900 persons with developmental disabilities and 40,300 infants with a developmental delay or established risk condition and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.



The following information from the Inland Regional Center provides a closer look at the population with developmental disabilities. As shown in **Table 2-12**, there are approximately 977 individuals (0.9 percent of the total population) diagnosed with a cognitive or developmental disability in the City of Rialto.

| <b>Table 2-12: Developmentally Disabled Residents by Ages</b> |                                     |
|---|-------------------------------------|
| <b>Age Range</b>  | <b>Number of Individuals Served</b> |
| 0 – 2 years   | 126                                 |
| 3 – 16 years  | 309                                 |
| 17 – 22 years   | 136                                 |
| 23 – 57 years   | 353                                 |
| 58 years and older  | 53                                  |
| <b>Total</b>  | <b>977</b>                          |
| Source: Inland Regional Center, 2016.                         |                                     |

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating ‘barrier-free’ design in all, new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

#### 2.6.4 Large Households

Per the 2013-2017 American Community Survey, there were approximately 8,263 large households with five or more people living in Rialto. This is approximately 31.8 percent of the total number of households in the City. Large family households require special consideration because they generally require larger dwellings with sufficient bedrooms to meet their housing needs without overcrowding.

Securing housing large enough to accommodate all members of a household is more challenging for renters, because multi-family rental units are typically smaller than single-family ownership units. While apartment complexes offering two and three bedrooms are common, apartments with four or more bedrooms are rare. It is more likely that a large family will experience overcrowding in comparison to smaller families. Additionally, throughout the region, larger single-family homes, whether to rent or own, are generally not affordable to most lower income households.

**Table 2-13** reflects the number of large households by number of occupants by tenure. The table indicates that there are more owner-occupied units than renter occupied units housing large families. Large households account for approximately 32 percent of all owner-occupied housing in the City while large households occupying rental units make up approximately 30 percent of total renter-occupied households. Approximately 49 percent of all large households are made up of five people, while



households with six and seven or greater households make up a smaller percentage, with 27 percent and 24 percent respectively.

| Table 2-13: Large Households by Tenure      |                |                 |              |
|---|----------------|-----------------|--------------|
| Number of Persons in Unit                   | Owner Occupied | Renter Occupied | Total        |
| Five  | 2,692          | 1,382           | 4,074        |
| Six   | 1,347          | 872             | 2,219        |
| Seven or more                               | 1,333          | 637             | 1,970        |
| <b>Total</b>                                | <b>5,372</b>   | <b>2,891</b>    | <b>8,263</b> |
| Source: 2013-2017 American Community Survey |                |                 |              |

### 2.6.5 Female-Headed Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. Many female-headed households with children are susceptible to having lower incomes than similar two-parent households. Single, female mothers face social marginalization pressures that often limit their occupational choices, housing options and access to supportive services.

The 2013-2017 American Community Survey indicated that there were 4,666 female-headed households in the City of Rialto, which is approximately 17.9 percent of all households in the City. Of these female-headed households, 2,840 had children under the age of 18. In comparison, there were 99,129 female-headed households, which is approximately 16.2 percent of all households in the County. Of these female-headed households, 54,352 had children under the age of 18.

### 2.6.6 Farm Workers

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The 2013-2017 American Community Survey reported that less than one percent of the City of Rialto’s residents (299 persons) were employed in agriculture, forestry, fishing and hunting, and mining occupations. Due to the City’s urban setting and the lack of farming-related land uses in the region, the special housing needs of this group can generally be addressed through overall programs for housing affordability.

### 2.6.7 Extremely Low-Income Households

Per 2011 – 2015 Comprehensive Housing Affordability Strategy (CHAS) data generated for the City, there were approximately 3,140 very low-income households living in Rialto. Very low-income households are those households that earn 50 percent or less of the median family income (MFI) for the statistical region in which they are located. Extremely low-income households are those households which earn less than 30 percent of the MFI. There are approximately 3,125 extremely low-income households in Rialto (renters and owners). **Table 2-14** below, includes data characterizing affordability and other housing problems in Rialto for various income groups.



**Table 2-14: Housing Problems for All Households**

| Household by Type, Income & Housing Problem | Total Renters | Total Owners  | Total Households |
|---|---------------|---------------|------------------|
| <b>Extremely Low-Income (0-30% MFI)</b>     | <b>2,020</b>  | <b>1,105</b>  | <b>3,125</b>     |
| # with any housing problems                 | 2,020         | 1,105         | 3,125            |
| # with cost burden > 30%                    | 1,770         | 835           | 2,605            |
| # with cost burden > 50%                    | 1,635         | 710           | 2,345            |
| <b>Very Low-Income (31-50% MFI)</b>         | <b>1,750</b>  | <b>1,390</b>  | <b>3,140</b>     |
| # with any housing problems                 | 1,750         | 1,390         | 3,140            |
| # with cost burden > 30%                    | 1,585         | 1,055         | 2,640            |
| # with cost burden > 50%                    | 870           | 670           | 1,540            |
| <b>Low-Income (51-80% MFI)</b>              | <b>2,285</b>  | <b>3,165</b>  | <b>5,450</b>     |
| # with any housing problems                 | 2,285         | 3,165         | 5,450            |
| # with cost burden > 30%                    | 1,365         | 1,855         | 3,220            |
| # with cost burden > 50%                    | 170           | 625           | 795              |
| <b>Moderate-Income (81%+ MFI)</b>           | <b>3,345</b>  | <b>10,140</b> | <b>13,485</b>    |
| # with any housing problems                 | 920           | 2,425         | 3,345            |
| # with cost burden > 30%                    | 510           | 1,035         | 1,545            |
| # with cost burden > 50%                    | 25            | 135           | 160              |
| <b>Total Households</b>                     | <b>9,485</b>  | <b>15,715</b> | <b>25,200</b>    |
| # with any housing problems                 | 2,510         | 7,630         | 10,140           |
| # with cost burden > 30%                    | 5,230         | 5,835         | 11,065           |
| # with cost burden > 50%                    | 2,700         | 2,290         | 4,990            |

Source: CHAS Data Book, 2011-2015.

### 2.6.8 Homeless Persons

Homelessness can be triggered by a variety of factors, including mental illness, family violence, severe and sudden economic burdens, and housing costs. Per the U.S. Department of Housing and Urban Development, a person is considered homeless by residing in places not meant for human habitation, such as cars parks, sidewalks and abandoned buildings; in an emergency shelter; or in transitional housing for homeless persons.

In April 2019, the San Bernardino County Homeless Partnership in collaboration with the Office of Homeless Services published the results of the 2019 Point-in-Time Homeless Count, a one-day street-based and service-based count and subpopulation survey of sheltered and unsheltered individuals which identifies how many people in San Bernardino County are homeless and their subpopulation characteristics on a given day.

The Point-in-Time Homeless County found that there was a total of 133 homeless persons in the City of Rialto, with the majority (133 individuals) being unsheltered. Veterans made up 6 percent (3) of the homeless population and youths age 18 to 24 made up 9 percent (4) of the homeless population surveyed. **Table 2-15** below, includes the Point-in-Time results for the number of homeless people in San Bernardino County and the City of Rialto.



Another sector of homelessness that is much less visible than those in shelters or on the street is the informal homeless sector. This sector includes individuals who are staying with friends and relatives, in motels and other informal housing arrangements. It is likely that an even larger number of individuals fall into this category, but estimates are unavailable.

| <b>Table 2-15: Total Number of Sheltered and Unsheltered Persons</b>   |                  |                             |                    |              |
|--|------------------|-----------------------------|--------------------|--------------|
| <b>Jurisdiction</b>  | <b>Sheltered</b> |                             | <b>Unsheltered</b> | <b>Total</b> |
|  | <b>Shelter</b>   | <b>Transitional Housing</b> |                    |              |
| <b>Rialto</b>  | <b>0</b>         | <b>0</b>                    | <b>133</b>         | <b>133</b>   |
| San Bernardino County  | 123              | 128                         | 639                | 890          |
| Source: San Bernardino County Homeless Partnership. <i>San Bernardino County 2019 Homeless County and Subpopulation Survey</i> . April 2019. |                  |                             |                    |              |

The City of Rialto participates in the San Bernardino County Continuum of Care Plan, which helps bring homeless people into shelters, provide supportive services, and helps them transition to more permanent housing. Most of the homeless shelters in San Bernardino County are in or near the City of San Bernardino.

## 2.7 Housing Profile

A housing unit is defined as a house, apartment, or single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other person in the building and which have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.

### 2.7.1 Housing Growth

Per the Department of Finance's Population and Housing Estimates, there were 26,045 housing units in Rialto in 2019, an increase of 5.7 percent since 2000. Compared to neighboring jurisdictions, Rialto has one of the lower growth rates for the period from 2000 to 2019. A comparison of housing growth trends for Rialto and neighboring jurisdictions is provided on **Table 2-16**.

| <b>Table 2-16: Housing Growth Trends</b>   |               |               |               |                                 |
|--|---------------|---------------|---------------|---------------------------------|
| <b>Jurisdiction</b>  | <b>2000</b>   | <b>2010</b>   | <b>2019</b>   | <b>Percent Change 2000-2019</b> |
| <b>Rialto</b>  | <b>26,045</b> | <b>27,203</b> | <b>27,533</b> | <b>5.71%</b>                    |
| Fontana  | 35,908        | 51,857        | 54,945        | 53.0%                           |
| Colton   | 15,680        | 16,350        | 16,512        | 5.3%                            |
| Rancho Cucamonga   | 42,134        | 56,618        | 59,399        | 40.9%                           |
| San Bernardino   | 63,535        | 65,401        | 65,614        | 3.2%                            |
| San Bernardino County  | 601,369       | 699,637       | 723,783       | 20.4%                           |
| Source: U.S. Census Bureau, 2000, and 2010 and Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2019 with 2010 Census Benchmarks. |               |               |               |                                 |



]

## 2.7.2 Housing Type and Tenure

**Table 2-17** provides characterization of the housing stock in Rialto and San Bernardino County per the 2013-2017 American Community Survey. The 2013-2017 American Community Survey indicates that single-family detached homes are the predominant housing type in both Rialto and San Bernardino County. Single-family housing units make up over 62 percent of Rialto’s housing stock, while multi-family units make up 16.3 percent of the housing stock. Mobile homes make up the remaining 5.1 percent of the housing stock.

| <b>Table 2-17: Housing Units by Type</b> |                        |                            |                              |                            |
|--|------------------------|----------------------------|------------------------------|----------------------------|
| <b>Unit Type</b>                         | <b>City of Rialto</b>  |                            | <b>San Bernardino County</b> |                            |
|  | <b>Number of Units</b> | <b>Percentage of Total</b> | <b>Number of Units</b>       | <b>Percentage of Total</b> |
| <b>Single-Family</b>                     |                        |                            |                              |                            |
| Detached                                 | 18,742                 | 60.7%                      | 441,598                      | 58.7%                      |
| Attached                                 | 472                    | 1.5%                       | 24,704                       | 3.3%                       |
| <b>Total</b>                             | <b>19,214</b>          | <b>62.3%</b>               | <b>466,302</b>               | <b>62%</b>                 |
| <b>Multi-Family</b>                      |                        |                            |                              |                            |
| 2-4 Units                                | 1,387                  | 4.5%                       | 42,102                       | 5.6%                       |
| 5+ Units                                 | 3,615                  | 11.7%                      | 84,400                       | 11.2%                      |
| <b>Total</b>                             | <b>5,023</b>           | <b>16.3%</b>               | <b>126,502</b>               | <b>16.8%</b>               |
| Mobile Homes                             | 1,585                  | 5.1%                       | 32,717                       | 4.3%                       |
| Boat, RV, van, etc.                      | 9                      | 0.02%                      | 694                          | 0.09%                      |
| <b>Total Housing Units</b>               | <b>30,833</b>          |                            | <b>752,717</b>               |                            |

Source: 2013-2017 American Community Survey

In 2017, the proportion of owner-occupied households in Rialto was nearly 60.4 percent compared to 34.7 percent renter-occupied households as summarized in **Table 2-18**. The balance of ownership housing and rental housing remained the same from 2000 to 2017 with a small increase in ownership housing and a small increase in rental housing.

| <b>Table 2-18: Total Number of Housing Units in 2000-2010</b> |                        |                         |                        |                         |                        |                         |
|---|------------------------|-------------------------|------------------------|-------------------------|------------------------|-------------------------|
| <b>Housing Type</b>   | <b>2000</b>            |                         | <b>2010</b>            |                         | <b>2017</b>            |                         |
|   | <b>Number of Units</b> | <b>Percent of Total</b> | <b>Number of Units</b> | <b>Percent of Total</b> | <b>Number of Units</b> | <b>Percent of Total</b> |
| <b>Total Housing Units</b>                                    | <b>26,045</b>          |                         | <b>27,203</b>          |                         | <b>27,338</b>          |                         |
| Total Occupied  | 24,659                 | 94.7%                   | 25,202                 | 92.6%                   | 26,013                 | 95.2%                   |
| Owner-occupied  | 16,865                 | 68.4%                   | 16,294                 | 64.7%                   | 16,521                 | 60.4%                   |
| Renter-occupied   | 7,794                  | 31.6%                   | 8,908                  | 35.3%                   | 9,492                  | 34.7%                   |
| Vacancies   | 1,386                  | 5.3%                    | 2,001                  | 7.4%                    | 1,325                  | 5.8%                    |

Source: U.S. Census Bureau, 2000, and 2010; 2013-2017 American Community Survey



### 2.7.3 Age and Condition of Housing Stock

**Table 2-19** shows the age of the housing stock in Rialto. In general, housing over 30 years old is usually in need of some major rehabilitation, such as a new roof, plumbing, etc. As indicated in the table below, approximately 48 percent of Rialto’s housing units were constructed prior to 1980. The biggest period of growth in the City was during the 1980s, when 31.7 percent of the housing stock was built. Typically, units that are more than 30 years old, require preventative maintenance to avoid major housing deterioration. Some households, such as senior households, who are longtime homeowners living on limited income, may not be able to afford the cost of major repairs or renovations needed to maintain their property.

| <b>Table 2-19: Age of Housing Stock</b>     |               |                |
|---|---------------|----------------|
| <b>Structures Built</b>                     | <b>Number</b> | <b>Percent</b> |
| <b>Total Housing Units</b>                  | <b>27,338</b> | <b>100%</b>    |
| 2010 or later                               | 540           | 1.9%           |
| 2000 to 2009                                | 1,823         | 6.7%           |
| 1990 to 1999                                | 3,703         | 13.5%          |
| 1980 to 1989                                | 8,633         | 31.7%          |
| 1970 to 1979                                | 4,343         | 15.9%          |
| 1960 to 1969                                | 3,573         | 13.1%          |
| 1950 to 1959                                | 3,734         | 13.6%          |
| 1940 to 1949                                | 516           | 1.9%           |
| 1939 or earlier                             | 473           | 1.7%           |
| Source: 2013-2017 American Community Survey |               |                |

Information further verified through recent windshield surveys indicate that residential neighborhoods around Downtown Rialto and in the eastern half of the City have the oldest housing stock and therefore are likely to exhibit the highest incidence rehabilitation need. City staff estimates that potentially 30 percent of single-family units and 50 percent of multi-family units in the City may need substantial rehabilitation. These older residential neighborhoods may likely need seismic retrofits along with maintenance and repairs.

### 2.7.4 Housing Costs

Affordability is determined by comparing the cost of housing to the income of local households. HUD defines affordable housing costs as contract rents or mortgage payments, including taxes and insurance, but not utilities, that are equal to or less than 30 percent of the gross income of very low-, low-, and moderate-income households.

Households spending more than 30 percent of gross annual income on housing experience a housing cost burden, which occurs when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. Lower income households with a burdensome housing cost are more likely to become homeless or experience overcrowding. Homeowners with a housing cost burden have the option of selling the homes and becoming renters. Renters, however, are vulnerable and subject to constant changes in the housing market.





For purposes of determining housing affordability, the California Health and Safety Code Section 50052.5 provides the following definition of affordable housing cost based on the area median income (AMI), which is adjusted by family size and income level for each multi-family income (MFI) range.

| Table 2-20: Affordable Housing Costs by Tenure |                 |                 |
|--|-----------------|-----------------|
| Income Level                                   | Owner           | Renters         |
| Extremely Low-Income (0-30% MFI)               | 0% to 30% AMI   | 0% to 30% AMI   |
| Very Low-Income (0-50% MFI)                    | 30% to 50% AMI  | 30% to 50% AMI  |
| Low-Income (51-80% MFI)                        | 30% to 70% AMI  | 30% to 60% AMI  |
| Moderate-Income (81-120% MFI)                  | 35% to 110% AMI | 30% to 110% AMI |

Source: California Health and Safety Code Section 50052.5

### Ownership Housing

Per a survey conducted in September 2019 of home prices on Zillow.com, the median sales price of homes in Rialto is \$363,500. Per Trulia.com, in July 2019 there were approximately 175 properties for sale in Rialto. Of the 175 properties (single-family residences and condominiums/townhouses) for sale, Trulia indicated that the majority (67 listings) had 3 or more bedrooms. Per the 2013-2017 American Community Survey, single-family homes with three or more bedrooms constitute 38.7 percent of the City’s housing stock as shown in **Table 2-21**.

| Table 2-21: Number of Bedrooms |               |             |
|--------------------------------|---------------|-------------|
| Bedrooms                       | Number        | Percent     |
| <b>Total Housing Units</b>     | <b>27,338</b> | <b>100%</b> |
| No Bedroom                     | 339           | 1.2%        |
| 1-bedroom                      | 1,946         | 7.2%        |
| 2-bedroom                      | 5,037         | 18.4%       |
| 3-bedroom                      | 10,592        | 38.7%       |
| 4-bedroom                      | 8,290         | 30.3%       |
| 5 or more bedrooms             | 1,132         | 4.2%        |

Source: 2013-2017 American Community Survey

### Rental Housing

According to the 2013-2017 American Community Survey, there were 26,013 total occupied units in Rialto of which 9,492 (36.5 percent) were renter occupied. The median gross rent for Rialto was \$1,147 per month per the 2013-2017 American Community Survey. This was the third lowest median rent level among all neighboring cities, which had a median rental range from \$987 in the City of San Bernardino to a high of \$1,654 in Rancho Cucamonga. The median rent for San Bernardino County was approximately \$1,182. **Table 2-22** provides a comparison of median rental rates for Rialto and neighboring jurisdictions.



| <b>Table 2-22: Median Housing Rental Rates</b> |                          |
|--|--------------------------|
| <b>Jurisdiction</b>                            | <b>Median Gross Rent</b> |
| <b>Rialto</b>                                  | <b>\$1,147</b>           |
| Fontana  | \$1,224                  |
| Colton   | \$1,085                  |
| Rancho Cucamonga                               | \$1,654                  |
| San Bernardino                                 | \$987                    |
| San Bernardino County                          | \$1,182                  |
| Source: 2013-2017 American Community Survey    |                          |

Rental information for Rialto was obtained from a survey of current rental listings on Zillow.com in July 2019. The survey resulted in the following posted rental rates:

- 1-bedroom, 1-bath, 600 SF: \$975/mo.
- 1-bedroom, 1-bath, 750 SF: \$1,100/mo.
- 1-bedroom, 1-bath, - SF: \$1,100/mo.
- 2-bedroom, 1-bath, 801 SF: \$1,350/mo.
- 2-bedroom, 1.5-bath, 936 SF: \$1,500/mo.
- 2-bedroom, 2-bath, 800 SF: \$1,550/mo.
- 2-bedroom, 2-bath, 850 SF: \$1,225/mo.
- 2-bedroom, 2-bath, 937 SF: \$1,803/mo.
- 2-bedroom, 2-bath, 937 SF: \$1,828/mo.
- 2-bedroom, 2.5-bath, 1,034 SF: \$2,119/mo.
- 2-bedroom, 2.5-bath, 1,034 SF: \$2,148/mo.
- 3-bedroom, 2-bath, 987 SF: \$1,495/mo.
- 3-bedroom, 2-bath, 1,450 SF: \$1,900/mo.
- 3-bedroom, 1.5-bath, 1,332 SF: \$1,850/mo.
- 3-bedroom, 2.5-bath, 1,075 SF: \$2,303/mo.
- 3-bedroom, 2-bath, 1,098 SF: \$2,250/mo.
- 3-bedroom, 2-bath, 1,098 SF: \$2,250/mo.
- 3-bedroom, 2-bath, 1,200 SF: \$1,695/mo.
- 3-bedroom, 2-bath, 1,200 SF: \$1,695/mo.
- 3-bedroom, 2-bath, 1,272 SF: \$2,200/mo.
- 3-bedroom, 2-bath, 1,357 SF: \$2,332/mo.
- 3-bedroom, 2.5-bath, 1,289 SF: \$2,438/mo.
- 3-bedroom, 2.5-bath, 1,289 SF: \$2,488/mo.
- 3-bedroom, 3-bath, 1,182 SF: \$1,925/mo.
- 4-bedroom, 2-bath, 1,428 SF: \$2,425/mo.
- 4-bedroom, 2-bath, 1,500 SF: \$2,100/mo.
- 4-bedroom, 2-bath, 1,599 SF: \$2,100/mo.
- 4-bedroom, 2-bath, 1,744 SF: \$2,515/mo.
- 4-bedroom, 2-bath, 1,800 SF: \$2,306/mo.



## City of Rialto

- 4-bedroom, 2-bath, 1,899 SF: \$2,200/mo.
- 4-bedroom, 2-bath, 2,447 SF: \$2,295/mo.
- 4-bedroom, 2.5-bath, 1,703 SF: \$2,150/mo.
- 5-bedroom, 3-bath, 1,923 SF: \$2,455/mo.

**Table 2-23** summarizes the average rents for studio, one-bedroom, two-bedroom, three-bedroom, and four-bedroom rentals in Rialto, including apartments, condominiums/townhomes, and single-family homes based on rental rates found on Zillow.com.

| <b>Table 2-23: Rents in the City of Rialto</b> |   |                              |   |                              |
|--|---|------------------------------|---|------------------------------|
| <b>Bedroom Type</b>                            | <b>Average Size<br/>2016<br/>(in Square feet)</b> | <b>Average Rent<br/>2016</b> | <b>Average Size<br/>2019<br/>(in Square feet)</b> | <b>Average Rent<br/>2019</b> |
| 0-Bedroom                                      | 410 SF  | \$814                        | NA  | NA                           |
| 1-bedroom                                      | 750 SF  | \$928                        | 650 SF  | \$1,108                      |
| 2-bedroom                                      | 1000 SF   | \$1,314                      | 911 SF  | \$1,654                      |
| 3-bedroom                                      | 1250 SF   | \$1,564                      | 1273 SF   | \$1,273                      |
| 4-bedroom                                      | 1800 SF   | \$1,983                      | 1760 SF   | \$2,298                      |

Source: Zillow.com, accessed September 2016, July, 2019.

### Tenure

Tenure in the housing industry typically refers to the occupancy of a housing unit, whether the unit is owner-occupied or renter-occupied. Tenure preferences are primarily related to household income, composition, and age of the householder. The tenure distribution (owner versus renter) of a community's housing stock may influence housing stock availability with ownership housing showing a much lower turnover rate than rental housing.

According to the 2013-2017 American Community Survey, there were 26,013 occupied housing units in Rialto and 5.1 percent (1,325 units) of the total housing units were vacant. Most these occupied units were owner-occupied (63.5 percent). In comparison, renter-occupied units constituted approximately 36.5 percent of all occupied units in the City.

### Housing Costs and Affordability

The costs of home ownership and rent can be compared to a household's ability to pay for housing, using the 2019 HUD-established Area Median Family Income (MFI) limit for San Bernardino County of \$69,700.

**Table 2-24** illustrates maximum affordable mortgage payments and rents for a four-person household in San Bernardino County. Affordable housing cost is based on a maximum of 30 percent of gross household income devoted to mortgage or rental costs. These maximum affordable costs would be adjusted downward for smaller households, or upward for larger households.

A comparison between the maximum affordable purchase prices in **Table 2-24** and the median housing sales price for the City show that homeownership is unlikely for all four income groups. As discussed above, Rialto had a median sales price of \$363,500 in August 2019 for single family homes sold in Rialto, which is still higher than the highest affordable home price for even a moderate-income family of five or more. Furthermore, the data in this report shows that larger homes, of over 2,000 square feet or more,



are typically only affordable to above moderate-income households, whether new or existing stock. When considering that affordability limits are based on a family of four, and that HCD and HUD have suggested that more than one person per room creates overcrowding, this reduces the inventory of resale stock suitable for a larger family to two and three-bedroom units. This suggests that there is a need to augment the existing housing stock to accommodate households with incomes below the County median. There is also potential to offer homeownership opportunities for households with incomes below the County median to maximize the wealth of existing older units in the City available at affordable prices.

In comparison, the rental market can accommodate the rental housing needs of Rialto’s lower income households. According to the 2013-2017 American Community Survey, the average rent price in Rialto was \$1,147 per month as shown in **Table 2-22**. Rental housing in the City can generally be considered affordable to low-income households and moderate-income households. The remaining two income groups, including extremely low-, and very low-income, are unable to afford a housing unit with more than one-bedroom at market rate.

HUD and HCD have established that a one-bedroom unit is not acceptable for a four-person family. To avoid overcrowded conditions (more than one person per room), a family of four must find housing with three or more bedrooms, making the Rialto rental market particularly challenging for lower income households. Similarly, the median rent of two-bedroom units is more than \$1,500 per month as summarized in **Table 2-23**. With few exceptions, rental prices for single-family homes and two-bedroom multi-family units were not affordable to lower income households. Extremely low- and very low-income households have few rental options available and may choose to share rental expenses with roommates, which may result in overcrowded conditions.

| Table 2-24: Affordable Rent and Purchase Price by Income Category |                |  |  |
|---|----------------|--|--|
| Income Category <sup>1</sup>                                      | Maximum Income | Affordable Monthly Rent Payment <sup>2</sup> | Estimated Affordable Purchase Price <sup>3</sup> |
| Extremely Low-Income (0-30% MFI)                                  | \$20,910       | \$522.75                                     | \$96,750   |
| Very Low-Income (0-50% MFI)                                       | \$34,850       | \$871.25                                     | \$161,250  |
| Low-Income (51-80% MFI)   | \$55,760       | \$1,394                                      | \$258,000  |
| Moderate-Income (81-120% MFI)                                     | \$83,640       | \$2,091                                      | \$387,500  |

Source: California Department of Housing and Community Development, State Income Limits for 2019.  
 Notes:  
 1. Based on County of San Bernardino Area Median Income for a family of four of \$69,700, from the HUD FY 2019 estimate  
 2. 30% of Gross Rent or PITI  
 3. Assumes 6.0% interest rate, 30-year mortgage with 10% down payment, a 1.25% property tax rate and 0.3% home insurance rate. Mortgage payments equal to 30% of monthly income

## 2.8 Assisted Housing At-Risk of Conversion

State Housing Element law requires an analysis of the potential for currently rent-restricted affordable housing units to convert to market rate housing, and to propose programs to preserve or replace any units “at-risk” of conversion. This section presents an inventory of all assisted rental housing in Rialto and evaluate those units at-risk of conversion during the ten years following the beginning of the planning period (2014-2024). As shown in **Table 2-25**, there are currently 1,266 housing units with affordability covenants, of which 140 housing units are at-risk of converting to market-rate during the period 2014-



2024. Consistent with the requirement to analyze the impacts of the potential conversion of these units to market-rate units, an analysis of preservation of assisted housing at-risk of conversion is presented in **Appendix B, Analysis of Assisted Units “At-Risk” of Conversion.**

| <b>Table 2-25: Assisted Affordable Housing Units</b>   |                       |                    |                              |                            |                    |
|--|-----------------------|--------------------|------------------------------|----------------------------|--------------------|
| <b>Project Name</b>  | <b>Assisted Units</b> | <b>Total Units</b> | <b>Assistance Program</b>    | <b>Earliest Conversion</b> | <b>Risk Status</b> |
| <b>Federally Assisted Units</b>  |                       |                    |                              |                            |                    |
| Southpointe Villa<br>302 W. Merrill (1-bdr units)  | 99                    | 100                | Section 8                    | May 2020                   | At-Risk            |
| Willow Village<br>1150 N. Willow   | 100                   | 100                | Section 8                    | December 2033              | Not At-Risk        |
| Green Tree Senior Apartments<br>245 E. First Street  | 270                   | 272                | LIHTC                        | December 2030              | Not At-Risk        |
| <b>Nonprofit Units</b>   |                       |                    |                              |                            |                    |
| TELACU La Paz<br>164 W. Merrill Ave.<br>(1-bdr units)  | 69                    | 70                 | PRAC/202                     | 2061                       | Not At-Risk        |
| TELACU Tierra Serrano<br>773 W Foothill Blvd.  | 74                    | 75                 | PRAC/202/HOME                | February 2032              | Not At-Risk        |
| TELACU Rio Alto Senior Apartments<br>545 Bloomington Ave.<br>(1-bdr units)                       | 74                    | 75                 | PRAC/202                     | 2067                       | Not At-Risk        |
| Citrus Grove Apartments<br>1432 N Willow Ave.<br>(100 2-bdr units, 52 3-bdr units)               | 150                   | 152                | LIHTC                        | 2062                       | Not At-Risk        |
| Citrus Grove – Phase #2  | 41                    | 42                 | LMH, TC                      | 2065                       | Not At-Risk        |
| Vista Cascade<br>422 W Cascade Dr. (38 2-bdr units; 4 3-bdr units)                               | 41                    | 42                 | LIHTC                        | December 2024              | At-Risk            |
| Ramrod Mobil Home Park<br>1010 N. Terrace Ave.   | 101                   | 101                | Former RDA/Non-Housing Funds | held by nonprofit, 2031    | Not At-Risk        |
| The Crossing (Natl. CORE)<br>177 West South Street   | 99                    | 100                | LIHTC                        | held by nonprofit, 2029    | Not At-Risk        |
| Park Place Rialto<br>385 W Jackson St.   | 30                    | 32                 | LIHTC/former RDA             | December 2026              | Not At-Risk        |
| Renaissance Village (Natl. CORE)<br>220 N. Glenwood  | 143                   | 144                | LIHTC/former RDA             | 2069                       | Not At-Risk        |
| Park Place #2  | 8                     | 8                  | Former RDA & NSP             | December 2026              | Not At-Risk        |
| Park Place #3  | 8                     | 8                  | NSP                          | December 2028              | Not At-Risk        |
| <b>Total Units</b>   | <b>1,266</b>          | <b>1,380</b>       |                              |                            |                    |
| Source: National Housing Preservation Database, accessed July 7, 2016; and City of Rialto, 2019. |                       |                    |                              |                            |                    |





### 3 Housing Constraints

This section of the Housing Element examines constraints that could hinder the City's achievement of its objectives and the resources that are available to assist in the production, maintenance, and improvement of the City's housing stock.

The City of Rialto is committed to creating adequate and affordable housing opportunities for all income levels. However, certain market, governmental, and environmental factors may add to the cost of housing in the City and constrain the provision of affordable units. State law requires that housing elements analyze potential and actual governmental and nongovernmental constraints in the production, maintenance, and improvement of housing for all persons in all income levels, including persons with disabilities. Should constraints preclude the achievement of housing goals, State Housing Element law requires jurisdictions to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

#### 3.1 Market Constraints

Many factors affecting housing costs are related to the larger housing market. Construction and land costs, as well as, land availability contribute to the cost of housing and can hinder the production of affordable housing. Additionally, access to and the availability of financing can limit access to homeownership for some lower income households. The market impacts discussed in this section are prevalent throughout the region and as such, these factors do not represent unique or unusual constraints. The City strives to encourage and facilitate new home purchases and maintenance of housing through homebuyer assistance programs and homeowner rehabilitation programs.

##### 3.1.1 Construction Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, there is wide variation within each construction type, depending on the size of the unit and the number and quality of amenities provided.

An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not consider regional difference in the price of the land upon which the building is constructed. The national averages for costs per square foot unit of residential multi-family range from \$112.76 to \$167.27 and residential, one- and two-family range from \$122.46 to \$155.84 per square foot. The unit costs for residential care facilities generally range between \$142.33 and \$197.83 per square foot. These costs are exclusive of the costs of land and soft costs (e.g., entitlements, financing).

Another factor related to construction costs is development density. With an increase in the number of units built in a project, overall costs generally decrease as builders can benefit from the economies of scale.



### 3.1.2 Land Availability and Cost

The price of land is one of the largest components of housing development costs. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g., steep slopes, soil stability, seismic hazards, flooding) can also be factored into the cost of land. **Table 3-1** shows the vacant land for sale in the City of Rialto in July 2019. Based on the vacant land for sale on Redfin.com, vacant land where residential units could be developed averaged \$504,172 (\$11.57 per square foot).

| Table 3-1: Vacant Residential Land Prices |   |         |                |
|---|---|---------|----------------|
| Location                                  | Price   | Acreage | Price per Acre |
| Arrow Blvd                                | \$575,000   | 1.75    | \$328,571      |
| Bloomington Avenue                        | \$260,000   | 1.52    | \$171,052      |
| South Sycamore Avenue                     | \$550,000   | .41     | \$1,341,463    |
| <b>Average Price per Acre</b>             | <b>\$504,172 per acre (\$11.57 per square foot)</b> |         |                |

Source: Redfin.com, accessed July 18, 2019.

### 3.1.3 Labor Cost

The California Labor Code applies prevailing wage rates to public works projects exceeding \$1,000 in value. Public works projects include construction, alteration, installation, demolition, or repair work performed under contract and paid for in whole or in part out of public funds. While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies. The information in this section has been confirmed, and there are no updates to the data.

### 3.1.4 Financing

The availability of financing in a community depends on multiple factors, including types of lending institutions that are active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to such institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

**Table 3-2** summarizes the disposition of home purchase loan applications in 2014-2016 by income of applicants. The data shown in the table is the Riverside-San Bernardino-Ontario Metropolitan Statistical Area, which includes the City of Rialto. The data includes purchases of one- to four-family homes and manufactured homes for both FHA, FSA/RHS, and VA home-purchase loans, as well as conventional home-purchase loans. Over 53 percent of the home loan applications received were from above moderate-income households. In contrast, low-income households made up just 19.8 percent of loan applications and 28.1 percent of loan application denials.





| Table 3-2: Disposition of Home Loan Applications |                    |                               |              |                                  |
|--|--------------------|-------------------------------|--------------|----------------------------------|
| Income <sup>1</sup>                              | Total Applications | Loans Originated <sup>2</sup> | Loan Denied  | Application Withdrawn/Incomplete |
| Less Than 50% of Median Income                   | 1,067              | 543                           | 238          | 194                              |
| 50-79% of Median Income                          | 5,926              | 3,982                         | 694          | 823                              |
| 80-99% of Median Income                          | 6,199              | 4,421                         | 617          | 750                              |
| 100-119% of Median Income                        | 6,163              | 4,514                         | 521          | 748                              |
| 120% of Median Income                            | 16,268             | 11,998                        | 1,372        | 1,924                            |
| <b>Total</b>                                     | <b>35,623</b>      | <b>25,458</b>                 | <b>3,442</b> | <b>4,439</b>                     |

Source: Home Mortgage Disclosure Act (HMDA), 2016. Compiled by Kimley-Horn. Accessed August 1, 2019

Notes:

1. Median income for the Riverside-San Bernardino-Ontario Metropolitan Statistical Area
2. "Originated" refers to loans approved by the lender and accepted by the applicant.

### 3.2 Government Constraints

Local policies and regulations can affect the price and availability of housing and the provision of affordable housing particularly. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing. State and Federal regulations, which the City has no control over, also affect the availability of land for housing and the cost of housing production. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability. While constraints exist at other levels of government, this section includes policies and regulations that can be mitigated by the City.

#### 3.2.1 Land Use Controls

The Land Use Element in the City of Rialto General Plans sets forth policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. **Table 3-3** details major land use categories, their density levels, and residential types permitted.

| Table 3-3: Residential Land Use Designations |                     |   |
|--|---------------------|---|
| General Plan Designation                     | Permitted Densities | Typical Residential Types   |
| R2 – Residential 2                           | 0-2 du/acre         | Reserves areas for very-low-density residential development characterized by single, detached homes on large lots with a density of no more than two units per acres. |
| R6 – Residential 6                           | 2.1-6 du/acre       | Allows for residential development at low densities, with development generally consisting of detached units in suburban-style subdivisions, with one unit per lot.   |
| R12 – Residential 12                         | 6.1-12 du/acre      | Allows for residential development at moderate densities. Development approaches may include detached single units on individual lots, low-scale                      |



|                                  |                 |   |
|----------------------------------|-----------------|---|
|                                  |                 | attached units with private and/or shared open space, groups of attached housing with larger common open space areas, and mobile home parks.  |
| R21 – Residential 21             | 12.1-21 du/acre | Allows for residential development at higher densities with locations typically located along major streets and near major activity center. Development approaches may include low-scale units with private and/or shared open space, and groups of attached housing with larger common open space areas. Common usable open space and other recreation amenities are provided. |
| R30 – Residential 30             | 22.1-30 du/acre | Creates opportunities for higher-density, multi-story residential development with either surface or structured parking with locations occurring along or near major transportation corridors and within walking distance of commercial centers and transit services.   |
| DMU – Downtown Mixed Use         | 6.1-60 du/acre  | Residential uses within the Downtown district may be developed as a stand-alone structure or as part of a mixed-use development.  |
| SP – Specific Plan               | Plan specific   | The Specific Plan designation requires the implementation of a specific plan. The specific plan will specify the land use designations and must be consistent with the General Plan.  |
| Source: Rialto General Plan 2010 |                 |   |

One aspect of land use controls that limit the location and types of housing is density. The City’s residential designations allow for densities up to 30 dwelling units per acre and up to 60 dwelling units per acre in the Downtown Mixed-Use designation.

### 3.2.2 City of Rialto Zoning Code

The City of Rialto Zoning Code identifies the following zones that allow for residential development:

- A-1 Agricultural Zone
- R-1 Single Family Zone
- R-1 A-10,000 Single Family Zone
- R-1 B Single Family Zone
- R-1 C Single Family Zone
- R-1 D Single Family Residential Zone
- R-1 6,000 Single Family Zone
- R-3 Multiple Family Zone
- R-4 High Density Multiple Family Zone
- Planned Residential Development-Attached (PRD-A) District
- Planned Residential Development-Detached (PRD-D) District
- Mobile Home Development (MHD) Zone



3.2.3 Specific Plans

The City has adopted multiple specific plans which provide for further variety in residential type and locations. The Specific Plans in the City that allow for residential development include:

- **Central Area Specific Plan**

The Central Area Specific Plan permits single-family and multi-family residential uses. The purpose and intent of the Specific Plan is to enhance the design quality and economic vitality of the area bounded by Foothill Boulevard, Merrill Avenue, Sycamore Avenue, and Willow Avenue. The Central Area Specific Plan allows single-family and multi-family residential development. **Table 3-4** lists development standards for residential uses in the Central Area Specific Plan.

| Table 3-4: Central Area Specific Plan Residential Development Standards |                                  |                          |                  |                  |              |                             |  |   |
|---|----------------------------------|--------------------------|------------------|------------------|--------------|-----------------------------|--|---|
| District  | Maximum Density (units/acre)     | Lot area min. (sf)       | Lot width (feet) | Lot depth (feet) | Lot Coverage | Building height max. (feet) | Front/Side/Rear Setback min. (feet)  | Dwelling size min. (sf)   |
| Single Family Residential (SFR)   | 5                                | 7,700                    | 70               | 100              | 40%          | 35 (3 Stories Max)          | Front: 25<br>Side Interior: no less than 3, no more than 5<br>Side Corner: no less than 10, no more than 15<br>Side Private Garage: 18<br>Rear: 20 | 1,200 or per the R-1C zone in the City  |
| Multi-Family Residential (MFR)  | 21                               | 8,000 and 2,000 (per du) | 80               | 100              | N/A          | 38 (3 Stories Max)          | Front: 15<br>Side Interior: 5<br>Side Corner: 15<br>Side Private Garage: 18<br>Rear: 15  | 600 per unit, or on one site with four or more units, for every three units built at 600 sf minimum, one unit may be 425 sf minimum |
| Increased Density Residential (R-X)                                     | 21 – 48 (with lot consolidation) | 8,000 and 2,000 (per du) | 80               | 100              | N/A          | 38 (3 Stories Max)          | Buildings on the same lot: 15<br>Between main building and accessory building: 10  | 600 per unit, or on one site with four or more units, for   |



|  |  |  |  |  |  |  |  |                            |   |
|--|--|--|--|--|--|--|--|----------------------------|---|
|  |  |  |  |  |  |  |  | Side Private<br>Garage: 18 | every<br>three<br>units built<br>at 600 sf<br>minimum,<br>one unit<br>may be<br>425 sf<br>minimum |
|--|--|--|--|--|--|--|--|----------------------------|---|

Source: Rialto Central Area Specific Plan

- Foothill Boulevard Specific Plan**

The Foothill Boulevard Specific Plan establishes land use patterns along the major Foothill Boulevard thoroughfare, including residential nodes that allow densities of 30 units per acre. The Specific Plan designates two residential districts, Residential-Mixed Use (R-MU) and Residential-High Density (R-HD), and one commercial district that allows residential uses, Commercial-Mixed Use (C-MU). **Table 3-5** lists development standards for residential uses in the Foothill Boulevard Specific Plan.

| Table 3-5: Foothill Boulevard Specific Plan Residential Development Standards |                      |   |                       |                       |              |                             |   |                         |
|---|----------------------|---|-----------------------|-----------------------|--------------|-----------------------------|---|-------------------------|
| District  | Density (units/acre) | Lot size min. (sf)  | Lot width min. (feet) | Lot depth min. (feet) | Lot Coverage | Building height max. (feet) | Front/Side/Rear Setback min. (feet)   | Dwelling size min. (sf) |
| C-MU  | 30                   | 1 acre for new residential subdivisions or new multifamily developments | --                    | --                    | --           | 75                          | Residential Zone=7, landscaped w/trees (1 additional foot for each 2 feet of height over 35 feet.<br><br>Street and Alley=5<br><br>Interior Side Yard not abutting Residential=0<br><br>Interior Rear Yard not abutting Residential=0 |                         |
| R-MU  | 30                   | 1 acre for new residential subdivisions or new                          | --                    | --                    | --           | 75                          | Residential Zone=7, landscaped w/trees (1   |                         |



|      |    |   |    |    |    |    |  |
|------|----|---|----|----|----|----|--|
|      |    | multifamily developments  |    |    |    |    | <p>additional foot for each 2 feet of height over 35 feet.</p> <p>Street and Alley=5</p> <p>Interior Side Yard not abutting Residential= 10 ft. average, 5 ft. min.</p> <p>Interior Rear Yard not abutting Residential=0</p>   |
| R-HD | 30 | 1 acre for new residential subdivisions or new multifamily developments | -- | -- | -- | 75 | <p>Residential Zone= 7, landscaped w/trees (1 additional foot for each 2 feet of height over 35 feet.</p> <p>Street and Alley=5</p> <p>Interior Side Yard not abutting Residential= 10 ft. average, 5 ft. min.</p> <p>Interior Rear Yard not abutting Residential= 15 ft. average, 10 ft. min.</p> |

Source: Foothill Boulevard Specific Plan



- Renaissance Specific Plan**

The Renaissance Specific Plan superseded the Rialto Airport Specific Plan for the 1,439 acres comprising the Renaissance Specific Plan area. The remainder of the Rialto Airport Specific Plan continues to regulate the areas outside of the Renaissance Specific Plan. The most recent amendment to the Renaissance Specific Plan in 2015, accommodates 1,262 residential units. The allowable residential density in Renaissance is mixed, ranging from eight to 30 units per acre.

**Table 3-6** lists development standards for residential uses in the Renaissance Specific Plan.

| Table 3-6: Renaissance Specific Plan Residential Development Standards |                      |                             |                       |                       |              |                             |   |   |
|--|----------------------|-----------------------------|-----------------------|-----------------------|--------------|-----------------------------|---|---|
| Land Use Category/ Residential Type                                    | Density (units/acre) | Lot size per unit min. (sf) | Lot width min. (feet) | Lot depth min. (feet) | Lot Coverage | Building height max. (feet) | Front/ Side/ Rear Setback min. (feet)                             | Dwelling size min. (sf)                           |
| Low Density Residential (Standard Detached)                            | 3-8                  | 3,600                       | 35                    | 70                    | 60%          | 40                          | Front= 10/5 or 18/10/5<br>Side=10/4<br>Rear=0 or 5/0/0/1.5        | 1,300   |
| Low Density Residential (Clustered Detached)                           | 3-8                  | N/A                         | None                  | None                  | 60%          | 40                          | Front= 10/5 or 18/10/5<br>Side=10/4<br>Rear=0 or 5/0/0/1.5        | 1,300   |
| Medium Density Residential (Detached)                                  | 8-14                 | N/A                         | None                  | None                  | 70%          | 40                          | Front= 10/5 or 18/5/5<br>Side=10/3<br>Rear=0 or 3/0/0/1.5         | 1,000   |
| Medium Density Residential (Attached)                                  | 8-14                 | --                          | --                    | --                    | 65%          | 40                          | Habitable structure= 10<br>Porch=5<br>Projections into setback= 3 | Studio=550<br>1-Bdr=700<br>2-Bdr=900<br>3-Bd=1100 |
| Medium High Density  | 14-20                | --                          | --                    | --                    | 70%          | 45                          | Habitable structure= 10   | Studio=550<br>1-Bdr=700<br>2-Bdr=900              |



|                                     |       |    |    |    |     |    |   |   |
|-------------------------------------|-------|----|----|----|-----|----|---|---|
| Residential (Attached)              |       |    |    |    |     |    | Porch=5<br>Projections into setback=3                           | 3-Bd=1100   |
| High Density Residential (Attached) | 20-30 | -- | -- | -- | 80% | 55 | Habitable structure=10<br>Porch=5<br>Projections into setback=3 | Studio=550<br>1-Bdr=700<br>2-Bdr=900<br>3-Bd=1100 |

Source: Renaissance Specific Plan

• **Lytle Creek Ranch Specific Plan**

The Lytle Creek Ranch Specific Plan permits the development of up to 8,407 dwelling units and 849,420 gross leasable square feet of multiple uses including general and specialty commercial, office, business park, light industrial and manufacturing, warehouse and distribution center. **Table 3-7** lists development standards for residential uses in the Lytle Creek Specific Plan.

**Table 3-7: Lytle Creek Ranch Specific Plan Residential Development Standards**

| Land Use Category   | Density (units/acre) | Minimum Lot Area per Dwelling Unit (sf) | Lot width min. (feet) | Lot depth min. (feet) | Maximum Lot Coverage | Building height max. (feet) | Front/ Side/ Rear Setback min. (feet) | Dwelling size min. (sf) |
|---|----------------------|---|-----------------------|-----------------------|----------------------|-----------------------------|---------------------------------------|-------------------------|
| Single-Family Residential One (SFR-1)                             | 2-5                  | 5,500                                   | 50                    | 90                    | 60%                  | 40                          | 10/corner side=10; interior side=5/15 | 1,600                   |
| Single-Family Residential Two (SFR-2) Detached                    | 5-8                  | 3,750                                   | 35                    | 80                    | 60%                  | 40                          | 10/corner side=10; interior side=0/10 | 1,000                   |
| Single-Family Residential Two (SFR-2) Motorcourt and Garden Court | 5-8                  | 3,750                                   | 30                    | 65                    | 70%                  | 40                          | 0/0/0                                 | 1,000                   |
| Single-Family Residential   | 5-8                  | 3,750                                   | 35                    | 80                    | 70%                  | 40                          | 0/corner side=10;                     | 1,000                   |



**Table 3-7: Lytle Creek Ranch Specific Plan Residential Development Standards**

| Land Use Category  | Density (units/acre) | Minimum Lot Area per Dwelling Unit (sf) | Lot width min. (feet) | Lot depth min. (feet) | Maximum Lot Coverage | Building height max. (feet) | Front/Side/Rear Setback min. (feet)  | Dwelling size min. (sf)   |
|--|----------------------|---|-----------------------|-----------------------|----------------------|-----------------------------|--|---|
| Two (SFR-2) Detached Alley Loaded  |                      |   |                       |                       |                      |                             | interior side=0/0  |   |
| Single-Family Residential Three (SFR-3) Detached                                 | 8-14                 | 2,000                                   | 30                    | 65                    | 80%                  | 45                          | 10/5/0   | 1,000   |
| Single-Family Residential Three (SFR-3) Detached Alley Loaded or Reverse Cluster | 8-14                 | 2,000                                   | 30                    | 65                    | 80%                  | 45                          | 5/5/0  | 1,000   |
| Single-Family Residential Three (SFR-3) Duplexes, Triplexes                      | 8-14                 | N/A                                     | 85                    | 90                    | 80%                  | 45                          | 5/5/0  | 1,000   |
| Single-Family Residential Three (SFR-3) Attached                                 | 8-14                 | N/A                                     | 100                   | N/A                   | 75%                  | 45                          | 10/NA/NA   | 1,000   |
| Multi-Family Residential (MFR)   | 14-28                | N/A                                     | N/A                   | N/A                   | 70%                  | 45                          | Local, collector or arterial street= 5<br>Off-site open space= 10<br>Off-site Residential=15<br>Off-site Commercial, | Studio=550<br>1-Bdr= 650<br>2-Bdr=850<br>3-Bd=1000<br>4-Bd=1200 |





**Table 3-7: Lytle Creek Ranch Specific Plan Residential Development Standards**

| Land Use Category              | Density (units/acre) | Minimum Lot Area per Dwelling Unit (sf) | Lot width min. (feet) | Lot depth min. (feet) | Maximum Lot Coverage | Building height max. (feet) | Front/Side/Rear Setback min. (feet)  | Dwelling size min. (sf)   |
|--------------------------------|----------------------|---|-----------------------|-----------------------|----------------------|-----------------------------|--|---|
|                                |                      |   |                       |                       |                      |                             | Office or Light Industrial=25  |   |
| High Density Residential (HDR) | 25-35                | N/A                                     | N/A                   | N/A                   | 70%                  | 55                          | Local, collector or arterial street= 5<br>Off-site open space= 10<br>Off-site Residential=15<br>Off-site Commercial, Office or Light Industrial=25 | Studio=550<br>1-Bdr= 650<br>2-Bdr=850<br>3-Bd=1000<br>4-Bd=1200 |

Source: Lytle Creek Ranch Specific Plan



- **Pepper Avenue Specific Plan**

The Pepper Avenue Specific Plan is in the eastern portion of Rialto and includes commercial and retail uses and allows up to 275 multi-family dwelling units at 30 dwelling units per acre. **Table 3-8** lists development standards for residential uses in the Pepper Avenue Specific Plan.

| Table 3-8: Pepper Avenue Specific Plan Residential Development Standards |                      |                             |                       |                       |              |                             |   |  |
|--|----------------------|-----------------------------|-----------------------|-----------------------|--------------|-----------------------------|---|--|
| District   | Density (units/acre) | Lot size per unit min. (sf) | Lot width min. (feet) | Lot depth min. (feet) | Lot Coverage | Building height max. (feet) | Front/Side/Rear Setback min. (feet)   | Dwelling size min. (sf)  |
| PA-3 Residential Overlay   | 30                   | --                          | 150                   | --                    | 70%          | 35                          | Pepper Ave ROW=25<br>Other Front Property Line=15<br>Side and Rear= 5<br>Off-Site Commercial, Office or Light Industrial=25 | Studio=600<br>1-Bdr=700<br>2-Bdr=850<br>3-Bd=1000<br>4-Bd=1200 |

Source: Pepper Avenue Specific Plan

### 3.2.4 Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Code (Title 18 of the City of Rialto Municipal Code). Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as implement the policies of the City’s General Plan. The Zoning Code also serves to preserve the character and integrity of existing neighborhoods.

Title 18 of the Rialto Municipal Code sets forth specific residential development standards. Areas under existing specific plans are regulated by residential development standards established in those plans. **Table 3-9** shows the current development standards for residential development in the City. These development standards are considered typical for communities in San Bernardino County and Southern California, and do not impede the ability to develop housing at appropriate densities.



| Zoning District | Maximum Density (units/acre) | Lot area min. (sf) | Lot width min. (feet) | Lot depth min. (feet) | Lot Coverage | Building height max. (feet) | Front/Side/Rear Setback min. (feet) | Dwelling size min. (sf) |
|-----------------|------------------------------|--------------------|-----------------------|-----------------------|--------------|-----------------------------|-------------------------------------|-------------------------|
| A-1             | 1                            | 43,560             | 120                   | n/a                   | n/a          | 35                          | 25/5/20                             | n/a                     |
| R-E             | N/A                          | N/A                | N/A                   | N/A                   | N/A          | N/A                         | N/A                                 | N/A                     |
| R-1A-10,000     | 2.5                          | 10,000             | 100                   | 100                   | 30%          | 35                          | 25/3/20                             | 1,620                   |
| R-1A            | 3.7                          | 8,400              | 80                    | 100                   | none         | none                        | 25/3/20                             | 1,440sf                 |
| R-1B            | 3.7                          | 8,400              | 80                    | 100                   | 30%          | 35                          | 25//20                              | 1,260                   |
| R-1C            | 3.9                          | 7,700              | 70                    | 100                   | 30%          | 35                          | 25/3/20                             | 1,000                   |
| R-6000          | 5                            | N/A                | N/A                   | N/A                   | N/A          | N/A                         | N/A                                 | N/A                     |
| R-1D            | 6                            | n/a                | 60                    | 100                   | 50%          | 35                          | 25/3/20                             | 1,800                   |
| R-3             | 16                           | 43,560             | 150                   | n/a                   | 35%          | 35                          | 15/5/15                             | 600                     |
| R-4             | 21                           | 7,200              | 60                    | 100                   | 60%          | 75                          | 15/5/15                             | 600                     |
| PRD-A           | 12                           | 43,560             | n/a                   | n/a                   | 35%          | 35                          | 25/15/15                            | varies                  |
| PRD-D           | 3                            | 217,800            | n/a                   | n/a                   | 35%          | 35                          | 25/10/20                            | 1,200                   |
| MHD             | 7                            | 4,000              | 55                    | 80                    | 60           | 25                          | 10/5/5                              | 600                     |

Source: Rialto Municipal Code and Rialto General Plan 2010.

### 3.2.5 Parking

**Table 3-10** summarizes the Rialto’s parking requirements for residential uses. Parking requirements are stated in the Rialto Municipal code, Title 18 Zoning. The requirements are determined by the type of use and capacity. Two garage spaces are required for single-family homes. In multi-family developments, one covered space and one open space are required, in addition to one guest space for every four units.

| Use                       | Parking Requirement  |
|---------------------------|--|
| Single-family residential | 2 parking spaces within an enclosed garage, not to exceed 3 enclosed spaces  |
| Multi-family residential  | 2 parking spaces, with 1 space within an enclosed garage. In lieu of the enclosed garage requirement, one parking space of the two required may be located within a covered carport<br><br>1 additional guest space is required for every 4 dwelling units |
| Mobile home park          | 2 spaces per mobile home site, 1 guest space for every 5 mobile home sites   |
| PRD-A                     | 2 parking spaces, with 1 space enclosed for single and 1-bedroom units. Three parking spaces, with 1 space enclosed for 2-, 3-, and 4-bedroom units. 1 open parking space for every 5 dwelling units for guest parking                                     |
| PRD-D                     | 2 parking spaces within an enclosed garage, not to exceed 3 spaces. 1 additional guest space is required for every 5 dwelling units  |



|                        |   |
|------------------------|---|
| Boarding/lodging       | 1 space for every guest room, or every 2 beds, whichever is greater, plus 1 space for every 2 employees or a minimum of 5 spaces for employee parking, whichever is greater |
| Senior citizen housing | 0.75 spaces per unit, half of which are covered, and 1 guest space for every 4 units  |
| Rest homes             | .5 spaces per bed   |

Source: Rialto Municipal Code, Title 18 Zoning

The City encourages the development of and equal access to housing for special needs groups, seniors, and persons with disabilities by reducing mandatory parking requirements. Title 18 Zoning of the Rialto Municipal Code eases parking requirements for senior apartments, with only 0.75 spaces required per unit. Half of the required parking spaces must be enclosed, excluding guest spaces.

### 3.2.6 Open Space Requirements

To improve the living environment of residential neighborhoods, communities typically require housing to have a certain amount of open space such as yards, common space, and landscaping. For single-family homes and multi-family developments in the R-4 district, open space is reflected in setbacks, yard sizes, and lot coverage requirements. Multi-family projects (apartments and condominiums) in the R-3 and PRD-A zones are also required to have dedicated open space, both common and private for each individual unit.

Multi-family developments in the R-3 zone must provide common recreational and leisure areas that equal at least 400 square feet per unit. These open space areas may include game courts, swimming pools, saunas, tennis courts, play lots, outdoor cooking areas, and lawn bowling. Private open space in the form of a patio, yard, balcony, or combination must contribute to the required recreational and leisure areas and meet the following minimum sizes and dimensions: for ground level units, 100 square feet of private yard at grade level is required, with a minimum ground level dimension of eight feet. Upper level units must be provided 60 square feet of balcony space, with a minimum dimension of six feet.

Multi-family developments in the R-4 zone must provide front and rear yards of at least 15 feet and an additional side yard area of at least three feet. Dedicated, usable open space areas in this zone are not required.

Developments in the PRD-A zone are required to incorporate a minimum of 40 percent of the project area as open space. The requirements are flexible and do not specify percentages required for private or common open space.

### 3.2.7 On- and Off-Site Improvements

Site improvements are an important component of new development and include water, sewer, circulation, and other infrastructure needed to make development feasible. The City requires developers of larger tracts to pay offsite extension of the water, sewer, and storm drain systems; traffic signals; and other needed infrastructure. Developers must construct all internal streets, sidewalks, curbs, gutters, and affected portions of off-street arterials. The City also requires landscaping along arterials. These are requirements that many neighboring cities impose on developers and are reflected in housing costs across the region. New residential construction will either occur as infill, where infrastructure is already in place, or in undeveloped areas, where adequate public services and facilities will be required.



Requiring developers to construct site improvements, pay toward other infrastructure costs, or provide public services and utility systems increases the cost of housing. While these impact affordability, these requirements are necessary to maintain quality of life desired by Rialto residents, and are consistent with the City's General Plan goals to ensure that public services and facilities are in place at the time of need, thus avoiding the overloading of existing urban service systems. These requirements are common for all communities throughout the region, fiscally prudent, and therefore are not considered to be a constraint to housing development.

### 3.2.8 Density Bonus

State law mandates that all cities and counties shall adopt an ordinance that specifies how the jurisdiction intends to comply with Government Code Sections 65915-65918 regarding density bonus opportunities. The City has amended the Zoning Code to address density bonus incentives. Revisions to the Zoning Code to address density bonus incentives in the City will be completed in conjunction with the adoption of the Housing Element include changes per recent state legislation: AB 2501, AB 2556, AB 2442, and AB 134. To facilitate development, the City offers developers the opportunity for a density increase of up to 35 percent plus development incentives and concession for qualified projects that provide a minimum number of affordable units. The units must remain affordable for at least 55 years if the density bonus is granted.

Developers may seek a waiver or modification of development standards that have the effect of precluding the construction of a housing development meeting the density bonus criteria. The developer must show that the waiver or modification is necessary to make the housing units economically feasible. Developers also have the option to seek incentives or concessions, based on the proportion of affordable units for target groups. Incentives or concessions may include, but are not limited to, a reduction in setback and square footage requirements and a reduction in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions.

In addition to the density bonuses required by State law, homes in the PRD-A zone may also qualify for an additional density bonus of two dwelling units per acre for passive solar design and two dwelling units per acre for excellence in design, resulting in up to an additional four dwelling units per acre.

### 3.2.9 Inclusionary Housing

The City does not currently have a formal inclusionary housing Ordinance. Project applicants utilizing density bonus provision will require inclusionary units, but they are not subject to additional policies, regulations or provisions.

#### 3.2.9.3.2.10 Provisions for a Variety of Housing Types

Housing Element law requires jurisdictions to identify available sites in appropriate zone districts with development standards that encourage the development of a variety of housing types for all income levels, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. The following sections describe how the City provides for these types of housing.



### Second Units

The City of Rialto has an ordinance allowing for the construction of attached or detached accessory second units in the R-1 zone, and has adopted conditions under which second dwelling units may be permitted. These conditions are consistent with State law and include:

- Minimum lot size by district;
- Owner of property must live in one of the units;
- Only one second dwelling unit permitted on any one lot, provided the lot does not contain an existing guest house;
- Maximum square footage of an attached second dwelling unit shall not exceed 30 percent of the main residential structure; maximum square footage of a detached second dwelling unit not less than 400 square feet but no more than 1,200 square feet;
- Minimum yard setbacks, lot coverage, height restrictions and other development standards for the primary unit residence shall apply to the secondary dwelling unit;
- Mobile and trailer units prohibited; and
- One off-street parking space is required, not to be in the driveway for the primary residence.

The ordinance requires approval of a precise plan of design by the City's Development Review Committee. As of January 1, 2020, the City of Rialto will comply with recently enacted state laws addressing accessory dwelling units (ADU) and junior accessory dwelling (JADU) units. The new laws, effective January 1, 2020, clarify and improve various provisions in order to promote the development of ADUs and junior accessory dwelling units (JADUs). These include ministerial approvals, allowing ADUs and JADUs to be built concurrently with a single-family dwelling, opening areas where ADUs can be created to include all zoning districts that allow single-family and multifamily uses, modifying fees from utilities such as special districts and water corporations, limited exemptions or reductions in impact fees, reduced parking requirements, among other provisions. The City of Rialto intends to codify these requirements in the Municipal Code.

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### Multi-Family Rental Housing

Multi-family housing comprises over 25 percent of the City's housing stock. The maximum permitted density ranges from 12 to 30 units per acre. Densities of up to 60 units per acre are allowed in the Downtown Mixed-Use land use designation and up to 30 units per acre in the Foothill Boulevard and Renaissance Specific Plan areas. Also, the Planned Residential Development-Attached Permit (PRD-A) process classification allows for attached units offers with an additional zoning relief flexibility by in allowing flexibility for the development of various residential uses. Achievable densities may be increased further through the application of density bonuses or application for reduced minimum unit sizes and parking standards.

### Manufactured and Mobile Homes

According to the 2017 American Community Survey, there are 1,706 mobile homes in the City of Rialto. All land occupied by mobile home parks are zoned MHD (Mobile Home Development Zone) to protect mobile home parks from conversion to another use. This zone was created to provide for an alternative type of residential accommodation for persons who desire a dwelling other than a conventional single- or multi-family dwelling. The zone provides greater diversity of housing choices, types, and prices. Additionally, the City has adopted a mobile home rent control ordinance to further promote affordability



(Chapter 4.01 of the Rialto Municipal Code). The existing Zoning Code does not include a definition for manufactured homes and does not identify a zone(s) where such housing is permitted. Therefore, the City has included a housing program to revise the Zoning Code to address manufactured homes.

The City of Rialto is currently developing a manufactured home ordinance with an anticipated adoption date of June 2020.

**Short Term Rentals**

The City currently does not have an ordinance establishing a permitting process and appropriate standards to regulate short-term rentals of single-family dwellings.

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**Transitional and Supportive Housing and Emergency Shelters**

In compliance with Senate Bill 2, Rialto has amended the Zoning Code to allow emergency shelter by-right in the I-P (Industrial Park) zone. The I-P zone encompasses just over 100 acres, of which 33 acres are vacant. The zone currently allows a variety of light-industrial, light-manufacturing, and warehousing uses. The average lot size in the I-P zone is just over 2 acres. Opportunities for homeless shelter siting also exist in warehouse-type developments with large, ready-to-occupy spaces that would be appropriate for use as an emergency shelter. The area where the bulk of the I-P zone can be found is centrally located and well served by major regional transportation.

The City also amended the Zoning Code to allow transitional and supportive housing in all zones that allow residential uses, subject only to those regulations that apply to other residential uses of the same type in the same zone. Additionally, the City anticipates the adoption of an ordinance addressing emergency, transitional and supportive housing to be adopted in June 2020. The Ordinance will address all current requirements of state law.

The City will continue to monitor the inventory of sites appropriate to accommodate emergency shelters and transitional and supportive housing and will work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met.

Based on the amount of available industrial land, vacant properties, range of lot sizes available, and opportunities for a adaptive reuse of existing buildings, the zone has sufficient capacity to accommodate the identified homeless need (55 persons) in a at least one year-round shelter.

**Housing for Persons with Disabilities**

Physical disabilities can hinder access to housing units of transitional design as well as limit the ability to earn a adequate income. According to the 2017 American Community Survey, approximately 10 percent of Rialto's population was reported to be living with a disability, this count includes age-related, as well as, other disabilities. Housing opportunities for the persons with physical disabilities are maximized through the provision of a affordable, barrier-free housing. Special modifications include units with access ramps, wider doorways, assist bars in bathrooms, lower cabinets, and elevators. This is accomplished through the



## City of Rialto

City's compliance with the Federal Americans Disabilities Act (ADA) and the 2013 Title 24 Part 2, California Building Code regulations.

As previously indicated, the Rialto Municipal Code permits residential care facilities, including facilities for persons with disabilities (with 6 or fewer residents), by right in all zones that allow residential uses in the City. Residential care facilities are permitted as a conditional use in the A-P and O-P zones. There are no facility concentration or distance requirements, or similar limitations for either type of residential care facility. The applicable development standards are no more restrictive than standards that apply to other residential uses of the same type permitted in the same zone.

Inclusion of an overly restrictive definition of a "family" in the zoning code may have ~~the~~ potential of discriminating against group homes or other housing for persons with disabilities based on familial status. In Rialto, "family" is defined as one or more persons living together as a single nonprofit housekeeping unit in a dwelling unit in conformance with the Uniform Housing Code. This definition is tailored to be open to a variety of living arrangements and be non-discriminatory.

To accommodate persons with disabilities in public facilities, the City defers to Title 24 of the California Handicap Accessibility Code. The City has adopted the California Building Standards Code, which include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act. No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted.

Per State law, cities must develop reasonable accommodation procedures to provide relief to Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities. The City ~~has amended is in the process of updating~~ the Zoning Code to incorporate a Reasonable Accommodation Ordinance that conforms to state requirements. The Ordinance is expected to be codify in June 2020. The process for reasonable accommodation includes submittal of an application form to the City's Planning Division, an administrative review by City staff, and a decision within 30 days after the application is submitted.





3.2.103.2.11 Housing Types Permitted by Zoning District

Table 3-11 summaries housing types permitted by zoning district in the City of Rialto.

| Table 3-11: Housing Types Permitted by Zoning District |          |          |          |          |          |          |          |          |
|--|----------|----------|----------|----------|----------|----------|----------|----------|
| Use  | A-1      | R-1      | R-3      | R-4      | MHD      | PRD-A    | PRD-D    | I-P      |
| Single-Family  | P        | P        | P        | P        | -        | -        | P*       |          |
| Multi-Family ≤ 4 units                                 | -        | -        | P        | P        | -        | p*       | -        |          |
| Multi-Family > 4 units                                 | -        | -        | C        | P        | -        | p*       |          |          |
| Residential Care Facility < 6 persons                  | -        | P        | P        | P        | -        | -        | P        |          |
| Emergency Shelter                                      |          |          |          |          |          |          |          | P        |
| Mobile Homes   | -        | -        | -        | -        | P        | -        | -        |          |
| Transitional housing                                   | P        | P        | P/C      | P        |          | p*       | p*       |          |
| Supportive housing                                     | P        | P        | P/C      | P        |          | p*       | p*       |          |
| Second Units   | P*       | P*       | P*       | P*       | -        | -        | -        |          |
| Residential Care Facilities <sup>1</sup>               | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>C</u> | <u>C</u> | <u>C</u> |

Source: Rialto Municipal Code  
 Notes:  
 P = Permitted use by right  
 C = Conditional Use. Use eligible for consideration under the conditional use procedures and permitted only if the conditional use permit is approved, subject to the specific conditions of such permit.  
 \* = Use shall be subject to special conditions or specific restrictions as listed in this section.  
 - = Not a permitted use.  
<sup>1</sup> = Residential Care Facilities defined as Group Facilities in the Municipal Code.

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3.2.113.2.12 Development Impact and Planning Entitlement Fees

The City charges planning and development fees to process and review permits for residential developments. These development review fees are updated regularly to reflect the average cost of processing particular cases. Table 3-12 provides a listing of development and planning fees for residential development in the City of Rialto.

| Table 3-12: Fees Charged for Residential Development |  |
|--|--|
| Permit   | Fee Rate                                     |
| General Plan Amendment                               | Fee by hourly rate, minimum of \$3,920.50    |
| Zone Change Review                                   | \$4,410.00                                   |
| Conditional Development Permit – Minor               | \$2,198.50                                   |
| Conditional Development Permit - Major               | \$3,109.10                                   |
| Variance – Minor                                     | \$1,274.80                                   |
| Variance – Major                                     | \$1,274.80                                   |
| Precise Plan of Design Residential < 5 acres         | \$2,367.60                                   |
| Precise Plan of Design Residential 5-10 acres        | \$2,966.00                                   |
| Precise Plan of Design Residential > 10 acres        | \$3,551.40                                   |
| Environmental Negative Declaration                   | \$1,521.90 + Dept. of Fish & Game filing fee |
| Environmental Categorical Exemption                  | \$325.10 + Dept. of Fish & Game filing fee   |
| Environmental Impact Report Review & Processing      | City EIR Contract Cost + 5% Dept Admin.      |



**City of Rialto**

|  |   |
|--|---|
| Specific Plan Review   | City Contract Cost+ 5% Dept Admin.                    |
| Specific Plan Amendment Review   | Fee by hourly rate, deposit of \$4,775.10             |
| Tentative Parcel Map Review  | \$2,705.80  |
| Tentative Parcel Map Review<br>(Commercial/Industrial), 5 lots or more | \$3,785.60  |
| Tentative Parcel Map Review (Residential), 5 lots or more              | \$4,279.90  |
| Vested Tentative Tract Map Review                                      | \$5,684.90  |
| Geologic Review Fee Plus Cost for Consultant Review                    | \$1,222.80  |
| Landscape Plan Review  | \$351.20  |
| Building Permit  | Valuations & fees based on 1997 Uniform Building Code |
| Plan Check   | \$23.50   |

Source: City of Rialto, 2018.

The City also charges impact fees to ensure that services and infrastructure are in place to serve development. The fees are intended to provide funds to recover the cost of providing infrastructure, while not unduly constraining the feasibility of both market-rate and affordable housing, including streets, water, sewage treatment and disposal, storm drainage, police and fire protection, libraries, landscaping, traffic control, etc. **Table 3-13** provides a listing of impact fees for residential development in Rialto.

| <b>Table 3-13: Development Impact Fees</b>  |   |                              |                              |
|---|---|------------------------------|------------------------------|
| <b>Impact Fee</b>   | <b>Single-Family (per du)</b>                                 | <b>Multi-Family (per du)</b> | <b>Mobile Homes (per du)</b> |
| General Facilities  | \$1,946.05  | \$1,833.81                   | \$1,833.81                   |
| Law Enforcement   | \$1,381.54  | \$1,302.97                   | \$1,302.97                   |
| Fire Protection   | \$1,016.79  | \$959.56                     | \$959.56                     |
| Park Development  | \$3,359.00  | \$3,167.08                   | \$3,167.08                   |
| Quimby Act In-Lieu Fee<br>(only applies to residential projects that contain 50 or more dwelling units) | \$5,834.75  | \$5,501.44                   | --                           |
| Open Space  | \$606.82  | \$137.81                     | \$328.62                     |
| Library Facilities  | \$347.90  | \$347.71                     | \$347.71                     |
| Regional Traffic Fees   | \$3,533.00  | \$2,448.00                   | --                           |
| Street Medians  | \$53.46   | \$35.16                      | \$26.93                      |
| Storm Drain Facilities  | \$3,798.93  | \$1,288.39                   | \$1,288.39                   |
| Water Holding & Distribution  | Depends on water meter size and type<br>\$8,421.34–667,898.87 |                              |                              |
| Sewage Collection   | \$1,974.66  | \$1,974.66                   | \$1,974.66                   |
| Sewage Treatment  | \$3,577.61  | \$2,785.42                   | --                           |
| <u>School Impact Fees</u>   | <u>\$3.79/sq ft</u>   | <u>\$3.79/sq ft</u>          | <u>\$3.79/sq ft</u>          |

Source: City of Rialto Development Impact fees, 2018 and Rialto Unified School District.



State law requires that all development impact fees must have a substantial connection to the residential development and that fees must be proportional to the impact. The City's development impact fees were updated to reflect increasing localized costs for the provision of infrastructure. However, the fees did not increase substantially, despite the drastic increase in construction, land costs, and median home prices in the area during the housing market boom of the mid-2000s. In 2000, impact fees represented over nine percent of the median sales price of a new single-family residence (\$101,500). By 2006-2007, these same fees represented about three percent of the median price of a new home (\$380,000). Currently the median home value in Rialto is \$363,500, with trends showing that home values have increased 3.8% over the past three years. The percentage of impact fees relative to the median home price is about 8 percent. With the collapse of the housing market in 2007-2008, however, the when median home prices in the City dropped to \$154,000, it increased the percentage of impact fees relative to median sales price to 7.5 percent. Since the last planning period, impact fees in the City have increased by two percent annually.

Recent samples of multi-family, and single-family residential development were surveyed to determine the average total cost of fees paid.

| Type of Unit  | City Permit # | Type     | Amount of Total Fees | Units    |
|---------------|---------------|----------|----------------------|----------|
| Single-Family | BLD19-0778    | 2,600 SF | \$26,500.00          | 1 unit   |
| Single-Family | BLD19-0780    | 1,360 SF | \$25,300.00          | 1 unit   |
| Multi-Family  | BLD18-1430    | per unit | \$15,360.00          | 15 units |
| Multi-Family  | BLD18-0825    | per unit | \$20,800.00          | 5 units  |

Fees indicated above include all fees, inclusive of development impact fees, school fees, special district fees and other required processing fees. These fees are comparable to other fees in the local area.

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### 3.2.123.2.13 Building Codes and Enforcement

The Code Enforcement Division of the Development Services Department is responsible for the enforcement of City standards governing the construction, alteration, and maintenance of buildings. This includes structural, electrical, mechanical engineering, plan check services, administration of abatement programs for substandard and unsafe structures, and providing State and local code administration interpretations.

The City of Rialto has adopted the 2019 California Building Standards Code, which establishes standards and requires inspections at various stages of construction to ensure code compliance. The City's building code also requires new residential construction to comply with the Federal American Disabilities Act (ADA) standards, which specify that a minimum percentage of dwelling units in new developments must be fully accessible to the persons with physical disabilities. While the incorporation of these measures may raise the cost of construction and therefore housing, these standards are necessary to provide access to homes



for people with disabilities. Further, building codes are adopted by many cities throughout Southern California and do not pose a constraint to residential development.

Local amendments were made to the California Building Code to facilitate fire safety and standards related to Rialto. As part of the amendment process, the City adopted appropriate findings as required by State law. Modified fire standards include those tailored specifically to tall buildings so that fire personnel may reach upper floors during emergencies. These standards include automatic fire sprinkler systems and pressurized doors for buildings with more than 55 feet above the lowest floor having building access.

The amendment that may be considered a constraint is the requirement for installation of an automatic sprinkler system in all Group R, Division 1 occupancies, which include apartment houses. This is a standard amendment and helps prevent and quickly extinguish fires that may have far costlier impacts.

3.2.13.2.14 Local Processing and Permit Procedures

The development review process helps ensure that new housing meets health and safety codes and has adequate utilities and infrastructure. However, the development review process can also constrain opportunities for the development of lower-income housing, particularly through the indirect cost of time in the process and the direct cost in fees.

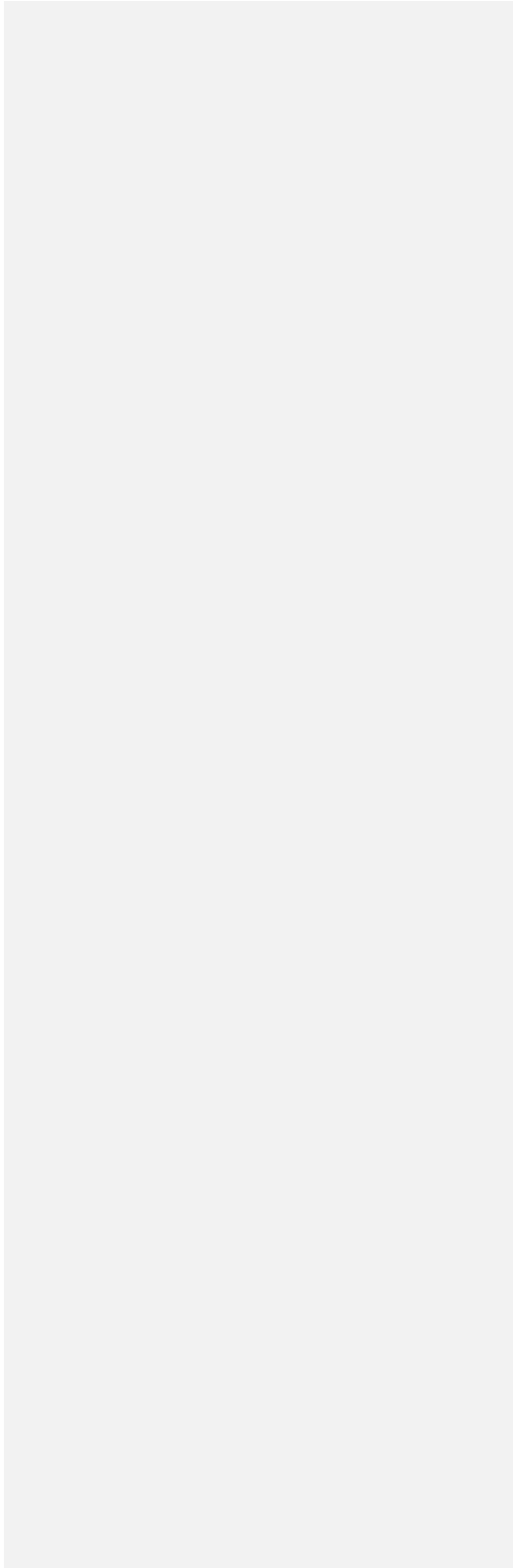
The Development Services Department is the lead agency for processing residential development applications and as appropriate, coordinates the processing of these applications with other City departments and agencies. The City uses various development permits to ensure quality housing while minimizing the costs associated with lengthy reviews, and provides a procedural guide to facilitate the submittal process.

State law requires communities to work toward improving the efficiency of their building permit and review processes by providing “one-stop” processing, thereby eliminating the unnecessary duplication of effort. The Permit Streamlining Act helped reduce governmental delays by limiting processing time in most cases to one year and requiring agencies to specify the information needed to complete an acceptable application. The City makes available a procedural guide for submitting proposed projects. Planning staff is actively involved in maintaining efficient permit processing procedures. Processing times for residential projects vary according to the complexity of the proposal. Table 3-14 shows the time frames for development review by the City.

| Table 3-14: Development Review Time Frames |                        |                                 |                                    |  |
|--|------------------------|---------------------------------|------------------------------------|--|
| Residential Type                           | Precise Plan of Design | Building Permit Process         | Variations or Discretionary Permit | Planning Commission Review             |
| Single-Family                              | 4-6 weeks              | 7-10 days (plan check comments) | 6-8 weeks                          | 6-8 weeks                              |
| Multi-Family                               | 4-6 weeks              | 2 months                        | 1 to 3 months                      | 2-3 months (CEQA)<br>1 month (no CEQA) |

Source: City of Rialto

City of Rialto





### Developed Densities and Permit Times

The City of Rialto Zoning Code does not establish minimum density requirements for most single-family zoned districts. Most zoning is based on the maximum permitted density. On average, requests for development for single family development or generally comparable to the densities permitted in the Zoning Code. Single Family projects currently require an administrative review (Precise Plan of Design) process. For larger-scale single-family developments requiring subdivision, recent development applications including Renaissance Specific Plan and Lytle Creek Ranch Specific Plan have permitted development with a mix of product types, including single-family, small lot single-family and multi-family development which result in projects generally exceeding net unit yields and therefore, requiring approval of Zoning Code amendments to permit the development unit yields in excess of those previously permitted. For multiple family development, the most recent development applications in the City have constructed affordable units that generally meet or exceed permitted densities. For example, the recent development of 606 S. Riverside Drive in the R-3 zone, permitted residential development in 7 separate building of 15 dwelling units per building. The development also included a selection of family-sized 3 bedroom units. Actual development of the approved project was generally equivalent to the maximum permitted by the zoning code. According to the City's permit tracking system, 164 individual permits building for single family development were issued since the beginning of the planning period through summer of 2019. Of those permits finalized, the vast majority developed at equivalent densities permitted in the Zoning Code.

The timeline from receiving approval for housing development and submittal of building permits vary depending the type and size of development. The majority of single-family development on single parcels are generally permitted as a matter of right and therefore, no specific entitlements beyond what is granted as a matter of right is required. For larger projects such as larger-scale single-family developments requiring parcel subdivisions, or larger multifamily projects, timelines vary depending project phasing, funding, financing or other factors outside of the control of the City. The City has determined the average length of time from project approval to requests for initial building permits to be approximately three to four months. For larger-scale multi-family development the time from project approval to requests for initial building permits is approximately six months. Timing can vary significantly depending upon the applicant and complexity of site conditions and other factors.

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### **Precise Plan of Design**

To ensure high-quality development, the City requires a Precise Plan of Design (PPD) to be approved by the City's Development Review Committee prior to issuance of any building permit for the new construction of housing or for new development or expansion of an existing use in Commercial, Industrial, and Overlay zones. The Development Review Committee is comprised of Building, Engineering, Fire, Planning, Public Works, and Police staff. The purpose of the Precise Plan is to promote an orderly and aesthetically pleasing environment, and to ensure that development complies with all City ordinances and



regulations. This process is similar to the plan check process. The City has found that the Precise Plan of Design process does not constrain the development of housing in Rialto.

Approval, conditional approval or disapproval of a Precise Plan of Design are based on the following principles and findings:

- a. Every proposed use and development of land shall be in compliance with all City Ordinances and Regulations.
- b. Every proposed use and development of lands shall be considered on the basis of suitability of the site for the particular use of development intended; and the total development shall be so arranged as to avoid or reduce traffic congestion; ensure the health, safety and welfare of the general public; prevent adverse effects on neighboring properties and shall be in general accord with all Elements of the General Plan.
- c. If the proposed development contains elements which would substantially depreciate the property values of the neighboring properties, or would unreasonably interfere with the use or enjoyment of neighboring property rights or would endanger the peace, health, safety, or welfare of the general public, the Precise Plan of Design may be disapproved or may be so modified or conditioned as to remove or mitigate such objections.
- d. In reviewing a Precise Plan of Design, the Development Review Committee may consider the architectural design, general exterior appearance, landscaping, color, texture, surface materials and exterior construction, shape and bulk, and other physical characteristics, including the location of public utility facilities.

A PPD application to construct a single- or multi-family home takes two to three months to process. Additional time is needed to review grading plans, building plan checks, etc. Generally, this process takes two months. Complex projects involving a general plan amendment, zone change, subdivision, or conditional development permit may take considerably longer to process. For example, a development project with a zone change would require three to four months to process. Nonetheless, many of these processes can occur simultaneously, reducing the time associated with consecutive approvals.

Mobile home developments in the MHD zone and multi-family developments in the R-3, R-4, and PRD-A zones must receive PPD approval by the City’s Development Review Committee (DRC). Additionally, single-family homes in the R-1D and PRD-D zones must also receive PPD approval.

**Conditional Development Permits**

The purpose of a conditional development permit is to allow city staff and decision makers to conduct review of development proposals that have the potential to create impacts on surrounding uses, and to impose conditions on such development and operation of uses to ensure compatibility. Multi-family projects in the R-3 zone consisting of five or more units have a longer review timeline, as they are subject to approval of a conditional development permit (CDP) by the Rialto Planning Commission. While this process may extend the timeframe to process residential development permit applications, the process ensures the compatibility of multi-family development projects within existing neighborhoods.

**Streamlining Provisions Subject to State Law**

California Senate Bill 35 (“SB 35”) (Government Code Section 65913.4) became effective January 1, 2018. SB 35 applies to cities and counties that have not made sufficient progress toward meeting their

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## City of Rialto

affordable housing goals for above-moderate and lower income levels as mandated by the State. SB 35 requires cities and counties to streamline the review and approval of certain affordable housing projects by providing a ministerial process. The California Department of Housing and Community Development (“HCD”) determined that the City of Rialto has not made sufficient progress toward their above – moderate income and lower income housing goals. Therefore, HCD determined that the City is subject to SB 35 streamlining. Therefore, the City will adopt procedures to comply SB 35 requirements.

As required by SB 35, When jurisdictions have insufficient progress toward their Above Moderate income RHNA and/or have not submitted the latest Housing Element Annual Progress Report, these jurisdictions are subject to the streamlined ministerial approval process streamlining for proposed developments with at least 10% affordability.

### 3.3 Environmental Constraints

Rialto has several environmental constraints that affect potential development. These constraints are due to local and regional earthquake faults, excessive noise levels near transportation routes, mineral extraction activities, archaeological sensitive lands, historic properties, presence of a landfill, biological resources, and flood hazards. This section describes these constraints.

#### 3.3.1 Seismic Conditions

Majority of the vacant land in Rialto is located in the northwestern part of the City, within the Renaissance Specific Plan. Additionally, vacant area is abundant in the City’s northern sphere of influence, near Lytle Creek. However, this area of the City has significant geological hazards. Three faults run through the area, the San Jacinto Fault, the Glen Helen Fault, and the Lytle Creek Fault. As noted in the Rialto General Plan Safety Element, the San Jacinto Fault is considered one of the most active in Southern California. The California Geological Survey has designated this fault system as one of California’s Alquist-Priolo Earthquake Fault Zones. The State Alquist-Priolo Fault Zoning Act was enacted with the purpose of mitigating the hazard of fault rupture by prohibiting buildings along all active fault lines.

#### 3.3.2 Noise Levels

In making decisions regarding the location of future residential development, the City considers how the noise environment may impact residents. Areas where noise levels either are currently or expected to exceed acceptable levels, as identified in the Noise Element, are along the I-10 and SR-210 freeway corridors and Riverside Avenue. Additionally, residential land along other principal arterials may experience unacceptable noise levels.

#### 3.3.3 Mineral Extraction

Lands along Lytle Creek, which traverses the north and northeast sections of Rialto, have been designated by the State as Mineral Resource Areas. These areas contain valuable aggregate resources and will remain undeveloped with urban uses as long as sand and gravel extraction continues, or as long as mining activity is economically viable. Due to the noise, dust, and trucking activity associated with mining activities, residential development in the vicinity is not desirable.





### 3.3.4 Cultural Resources

Areas along the Lytle Creek Wash and the hills in South Rialto are known to contain prehistoric cultural resources. Downtown and surrounding neighborhoods contain historic buildings. Prior to development in sensitive archaeological areas, the City requires detailed studies consistent with State law and requirements of the California Environmental Quality Act (CEQA). Where resources are identified, developers could be required to leave resources in place and protected, thereby reducing sites available for housing development. Regarding historic buildings, the City requires a similar review and mitigation process. These processes can increase development costs but further City cultural resource protection goals.

### 3.3.5 Flooding

Rialto and surrounding areas are subject to unpredictable seasonal rainfall. During intense rainfall, the geographic and geologic characteristics typical of the Upper Santa Ana River Valley, where Rialto is located, make this area especially vulnerable to flood hazards. The gently sloping alluvial fan upon which Rialto is located emanates from a deep canyon within the San Gabriel Mountains, this contributes to the City's vulnerability to flood hazards. Though recent decades have seen major flood control efforts, there remain significant areas of the City where development is limited due to flood vulnerabilities.

### 3.3.6 Contaminated Sites

Historically, some areas of Rialto were used for the manufacturing of rocket fuel and fireworks. U.S. Department of Defense contractors began making rockets locally in the 1950s, and fuel residue from these sites as well as from the Mid-Valley Sanitary Landfill has since leaked into the region's underground water basin. The seepage has created a massive plume of perchlorate in the groundwater. The City has a zero-tolerance policy, meaning it will not tolerate any detectable levels of perchlorate in drinking water. This pollution and the operation of the landfill, 408 acres of which are still active, potentially limits housing development at some sites in the City.

### 3.3.7 Biological Resources

Portions of Rialto are a key natural habitat for the Delhi Sands flower-loving fly (DSF), which is an endemic insect restricted to the semi-arid sand dunes in Southern California's San Bernardino and Riverside counties. The DSF was put on the Endangered Species list in 1993 by the Fish and Wildlife Service. Development of all types in some areas in the eastern portion of the City is severely restricted by the presence of the DSF.



**City of Rialto**

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## 4 Housing Resources

This section summarizes the land, financial, and administrative resources available for the development and preservation of housing in Rialto. The analysis includes an evaluation of the availability of land resources for future housing development, the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

### 4.1 Regional Housing Needs Allocation (RHNA)

The passage of SB 375 in 2008 extended the Housing Element planning period to 8 years, allowing for synchronization with updates to the Regional Transportation Plan and the Sustainable Communities Strategy. For the 2014-2021 Housing Element update cycle, California Department of Housing and Community Development (HCD) allocated housing units for the Southern California Association of Governments (SCAG) region who then allocated units to each individual jurisdiction. SCAG released final draft Regional Housing Needs Allocation (RHNA) for each jurisdiction in April 2012 and finalized in October of 2012, allowing the City to move forward in the update process to accommodate their allocated housing need. The RHNA allocation for each jurisdiction is divided into four household income categories used in Federal and State programs: Very Low (50 percent of AMI); Low (50-80 percent of AMI); Moderate (80-120 percent of AMI); and Above-Moderate Income (over 120 percent of AMI). The allocations are further adjusted to avoid an overconcentration of lower income households in any one jurisdiction. The City must also plan for the needs of extremely low-income households.

For the 2014-2021 planning period, Rialto has been allocated a RHNA of 2,715 housing units, including 636 units for very low-income households, 432 units for low-income households, 496 units for moderate-income households, and 1,151 units for above moderate-income households. It is assumed that the projected need for extremely low-income households is 50 percent of the allocated need for very low-income households, or approximately 318 units. The 2014-2021 Regional Housing Needs Allocation for the City of Rialto is shown in **Table 4-1, Regional Housing Needs Allocation 2014-2021**.

| <b>Table 4-1: Regional Housing Needs Allocation 2014-2021</b> |                        |                         |
|---|------------------------|-------------------------|
| <b>Income Group</b>   | <b>Number of Units</b> | <b>Percent of Total</b> |
| Extremely Low <sup>1</sup>                                    | 318                    | 11.7%                   |
| Very Low  | 318                    | 11.7%                   |
| Low   | 432                    | 15.9%                   |
| Moderate  | 496                    | 18.3%                   |
| Above Moderate  | 1,151                  | 42.4%                   |
| <b>Total</b>  | <b>2,715</b>           | <b>100%</b>             |

Source: Southern California Association of Governments, 5<sup>th</sup> Cycle Regional Housing Needs Assessment Final Allocation Plan, 1/1/2014 – 10/1/2021.  
 Notes:  
 1. Regional housing needs allocation for extremely low-income units assumed to be 50% of the very low-income share.



## 4.2 Vacant Residential Land

The Rialto General Plan establishes several land use designations that allow for residential development at varying densities that correspond with residential zoning districts in the Rialto Municipal Code. Each residential zoning district has associated development standards that dictate the maximum residential densities permitted. The densities allowed by the General Plan, in conjunction with existing zoning regulations, establish the location, intensity and appearance of residential development within the City. Specifically, the Rialto General Plan and Zoning Ordinance provide for a range of residential General Plan land use development densities as follows:

1. R-1A-10,000: Allows 2.5 dwelling units per acre
2. R-1A: Allows 3.7 dwelling units per acre
3. R-1B: Allows 3.7 dwelling units per acre
4. R-1C: Allows 3.9 dwelling units per acre
5. R-6,000: Allows 5 dwelling units per acre
6. R-1D: Allows 6 dwelling units per acre
7. R-3: Allows 16 dwelling units per acre
8. R-4: Allows 21 dwelling units per acre

A portion of Rialto's 2014-2021 RHNA can be accommodated on vacant residential land in the City, as shown in **Table 4-2, Summary of Unit Capacity for Vacant Residential Land**.

These sites were identified in the City's previous 4<sup>th</sup> cycle Housing Element and are still available for the 2014-2021 planning period. The potential unit capacity of each parcel has been determined using current allowable densities, parcel size, required development standards, and right-of-way allocation.



**Table 4-2: Summary of Unit Capacity for Vacant Residential Land**

| General Plan Designation                  | Maximum Density     | Total Acreage                   | Potential Units             | Income Group            |
|---|---------------------|---------------------------------|-----------------------------|-------------------------|
| R-2                                       | 2 du/ac             | 3.17                            | 5                           | Above Moderate          |
| R-6                                       | 6 du/ac             | 113.47                          | 124                         | Above Moderate          |
| R-12                                      | 12 du/ac            | 1.55                            | 7                           | Above Moderate          |
| R-21                                      | 21 du/ac            | 11.42                           | 116                         | Moderate                |
| <del>R-30</del>                           | <del>30 du/ac</del> | <del>2.06</del>                 | <del>48</del>               | <del>Low/Very-Low</del> |
| <del>Downtown Mixed-Use</del>             | <del>60 du/ac</del> | <del>5.93</del>                 | <del>224</del>              | <del>Low/Very-Low</del> |
| Foothill Commercial Mixed Use/Residential | 30 du/ac            | 5.87                            | 39                          | Low/Very-Low            |
| Foothill Residential                      | 30 du/ac            | 20.51                           | 488                         | Low/Very-Low            |
| Foothill Residential Mixed-Use            | 30 du/ac            | 8.89                            | <del>1678.89</del>          | Low/Very-Low            |
| <i>Subtotal Foothill (Low/Very-Low)</i>   | <i>30 du/ac</i>     | <i>35.27</i>                    | <i>694</i>                  | <i>Low/Very-Low</i>     |
| <b>TOTAL</b>                              |                     | <del>143.83</del> <b>135.42</b> | <del>1,101</del> <b>925</b> |                         |

**Note:** As shown above, the City demonstrates the ability to meet 50% of their very-low/low-income RHNA need on vacant residentially zoned land. The City shows the ability to provide 694 units, with a very-low and low-income RHNA need of 534 (65%). There is an additional unit capacity to meet the very-low and low-income need within the Pepper Avenue, and Lytle Creek Specific Plan areas. These areas are entitled to allow for the construction of the units listed in Table 4-3, however they have not yet been subdivided so exact acreages and dwelling units are not listed here. Those Specific Plan areas provide for additional capacity from what is shown in this table and further enhance the City's ability to meet their very-low and low-income RHNA need. Table 4-2 was prepared in compliance with AB 1397 requirements and only includes parcels that meet the provisions contained therein.

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The capacity of vacant sites suitable to accommodate the City's lower income RHNA is ~~835~~**694** units, ~~78.65~~**65**% of the City's total lower income RHNA.

### 4.3 Zoning to Accommodate the Development of Housing Affordable to Lower-Income Households

Affordability is typically correlated with density. HCD has established "default densities" that are considered sufficient to provide market-based incentives for the development of housing for lower-income households. For jurisdictions with a population greater than 25,000 and located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million, the default density is 30 dwelling units per acre (or higher). Rialto has a population greater than 25,000 and is within the Riverside-San Bernardino-Ontario MSA; therefore, the default density for the City is 30 dwelling units per acre.



## City of Rialto

Rialto is relying on both vacant residentially-zoned sites and sites within specific plans to meet its lower-income RHNA. For existing specific plans, the existing capacity and allowable density has been determined through the specific plan process. Housing Element law requires jurisdictions to provide requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development.

The City has evaluated the development capacity of each area based on the existing land uses and other site characteristics. For vacant land zoned for residential uses, development potential was calculated by first eliminating all properties under 0.5 acres and above 10 acres as being unlikely to be developed within the planning period per new state law (AB 1397). Additionally, all properties within the environmentally sensitive habitat of the Delhi Sands flower-loving fly, within the Alquist-Priolo Earthquake Fault Zone were eliminated. Gross unit potential was calculated for the remaining properties by multiplying the acreage by the number of units per acre allowed by the General Plan designation. Potential dwelling units were then calculated at 80 percent of maximum density to allow for infrastructure and similar improvements. In cases where the unit calculation resulted in a fraction, the amount was rounded down to the nearest whole number. For calculations of development potential in mixed-use parcels, the City utilizes assumptions indicated in **Appendix C, Land Inventory**. For Downtown Mixed-Use parcels, potential dwelling units were calculated at 64 percent of maximum density.

For vacant lots within the Foothill Boulevard Specific Plan area, potential dwelling units were calculated at 80 percent of maximum density within the Foothill Residential designation. For the mixed-use designations within the Foothill Boulevard Specific Plan area, potential dwelling units were at 24 percent of maximum density within the Foothill Commercial Mixed-Use designation and 64 percent of maximum density within the Foothill Residential Mixed-Use designation, as indicated in **Appendix C, Land Inventory**.

In estimating the development capacity of vacant land zoned for residential uses and parcels within the Downtown Mixed-Use category and Foothill Boulevard Specific Plan, the City utilizes conservative assumptions. The sites inventory relies on proposed projects or data provided by developers for projects in the preliminary design phase. It also takes into consideration factors such as previous development applications submitted for these parcels or historical trends for similar sites, conversations with land owners, existing development standards, and specific site characteristics.

For parcels within the Renaissance Specific Plan, Pepper Avenue Specific Plan, and Lytle Creek Ranch Specific Plan, realistic development capacity was determined through separate specific plan processes. This process considered existing uses, environmental constraints, availability of infrastructure, and market potential. Maximum residential build-out in each specific plan assumes residential development on only a portion of the parcels within the specific plan area boundaries to accommodate other potential uses and future infrastructure improvements.

### 4.3.1—Vacant Residential Land

As previously discussed, Rialto currently has existing vacant residential land that can accommodate a portion of the City's remaining lower income RHNA. These vacant parcels are designated Residential 30 (R-30) and Downtown Mixed-Use (DMU), which allows up to 30 dwelling units per acre and 60 dwelling units per acre, respectively. These parcels can accommodate 272 very low- and low-income RHNA units.



#### 4.3.24.3.1 Specific Plans

Rialto has several specific plans that can also accommodate the City's remaining RHNA as shown in **Table 4-3, Residential Capacity in Specific Plans.**

- **Foothill Boulevard Specific Plan**

The Foothill Boulevard Specific Plan establishes land use patterns along the major Foothill Boulevard thoroughfare, including residential nodes that allow densities of 30 units per acre. The Specific Plan designates two residential districts: Residential-Mixed Use (R-MU) and Residential-High Density (R-HD), and one commercial district that allows residential uses: Commercial-Mixed Use (C-MU). The Foothill Boulevard Specific Plan provides capacity for ~~694,961~~ low- and very low-income units.

- **Renaissance Specific Plan (Amended 2018)**

The Renaissance Specific Plan superseded the Rialto Airport Specific Plan for the 1,439 acres comprising the Renaissance Specific Plan area. The remainder of the Rialto Airport Specific Plan continues to regulate the areas outside of the Renaissance Specific Plan. The most recent amendment to the Renaissance Specific Plan accommodates 1,253,279 residential units. The ~~allowable target~~ residential density in Renaissance is mixed, ranging from ~~eight~~ 8 to ~~2530~~ 2530 units per acre. The Renaissance Specific Plan provides capacity for 515,512 moderate-income units and ~~767,738~~ above moderate-income units.

- **Pepper Avenue Specific Plan**

The Pepper Avenue Specific Plan is in the eastern portion of Rialto and includes commercial and retail uses and allows up to 275 multi-family dwelling units at 30 dwelling units per acre. The Pepper Avenue Specific provides capacity for 275 low- and very low-income units.

- **Lytle Creek Ranch Specific Plan**

The Lytle Creek Ranch Specific Plan permits the development of up to 8,407 dwelling units and 849,420 gross leasable square feet of general and specialty commercial, office, business park, light industrial and manufacturing, warehouse and distribution center, and other similar uses. Development within this specific plan area is planned to take place across four individual neighborhoods. As of February 2020, two of those neighborhoods (Neighborhoods II and III) have been successfully annexed into the City of Rialto. Only Neighborhoods II and III were considered as part of the sites inventory. The Lytle Creek Ranch Specific Plan provides capacity for ~~1,325,989~~ very low- and low-income units, ~~1,828,959~~ moderate-income units, and ~~5,254,148~~ above moderate-income units.



| Table 4-3: Residential Capacity in Specific Plans |             |                          |                        |                             |
|---|-------------|--------------------------|------------------------|-----------------------------|
| Specific Plan District                            | Density     | Total Acreage            | Potential Units        | Income Group                |
| <b>Foothill Boulevard Specific Plan</b>           |             |                          |                        |                             |
| Commercial Mixed-Use                              | 30 du/ac    | <del>12,365.87</del>     | <del>7739</del>        | <del>Low/Very-Low/Low</del> |
| Residential                                       | 30 du/ac    | <del>25,7420.51</del>    | <del>538488</del>      | <del>Low/Very-Low/Low</del> |
| Residential Mixed-Use                             | 30 du/ac    | <del>10,918.89</del>     | <del>346167</del>      | <del>Low/Very-Low/Low</del> |
| <i>Subtotal</i>                                   |             | <del>35.3</del>          | <del>964694</del>      |                             |
| <b>Renaissance Specific Plan</b>                  |             |                          |                        |                             |
| Low Density Residential                           | 8 du/ac     | <del>50,5046.7</del>     | <del>404375</del>      | Above Moderate              |
| Medium Density Residential                        | 12.5 du/ac  | <del>29,029</del>        | <del>363363</del>      | Above Moderate              |
| Medium High Density Residential                   | 16 du/ac    | <del>19,5019.5</del>     | <del>312312</del>      | Moderate                    |
| High Density Residential                          | 25 du/ac    | <del>8,08.0</del>        | <del>200203</del>      | Moderate                    |
| <i>Subtotal</i>                                   |             | <del>103.2</del>         | <del>1,279,253</del>   |                             |
| <b>Pepper Avenue Specific Plan</b>                |             |                          |                        |                             |
| Residential Overlay                               | 30 du/ac    | 9.4                      | 275                    | Very Low/Low                |
| <i>Subtotal</i>                                   |             | <del>9.4</del>           | 275                    |                             |
| <b>Lytle Creek Ranch Specific Plan</b>            |             |                          |                        |                             |
| Single-Family Residential 1 (SFR-1)               | 2-5 du/ac   | <del>263,20164.7</del>   | <del>943615</del>      | Above Moderate              |
| Single-Family Residential 2 (SFR-2)               | 5-8 du/ac   | <del>304,50291.9</del>   | <del>1,9081,806</del>  | Above Moderate              |
| Single-Family Residential 3 (SFR-3)               | 8/14 du/ac  | <del>220,0157.5</del>    | <del>2,4031,727</del>  | Above Moderate              |
| Multi-Family Residential (MFR)                    | 14-28 du/ac | <del>106,352.3</del>     | <del>1,828959</del>    | Moderate                    |
| High Density Residential (HDR)                    | 25-35 du/ac | <del>45,433.4</del>      | <del>1,325989</del>    | Very Low/Low                |
| <i>Subtotal</i>                                   |             | <del>699.8</del>         | <del>8,4076,206</del>  |                             |
| <b>TOTAL</b>                                      |             | <del>1,104,81847.7</del> | <del>10,8588,428</del> |                             |

4.3.3.3.2 Analysis of Land Inventory

Housing Element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; (2) utilize default density standards deemed adequate to meet the appropriate zoning test. Per state law, the default density standards for the City of Rialto is 30 dwelling units per acre.

The City currently has capacity for ~~2,791,694~~ very low- and low-income units on vacant residentially-zoned land and adopted Specific Plans (Table 4-2). This far exceeds 50% of the City's unmet low and very-low

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RHNA need (533 units) for the planning period. Existing high density residential zoning districts allow up to 30 dwelling units per acre and mixed-use zoning districts allow up to 60 dwelling units per acre. Higher density residential development within adopted specific plans identified in **Table 4-36, Residential Capacity in Specific Plans** allow between 25–35 dwelling units per acre.

These densities do not currently meet the state's default density standard of a minimum 30 dwelling units per acre, however, recent developments in the City demonstrate that units affordable to lower income households have been produced on parcels with densities lower than 30 dwelling units per acre. Within the previous and current planning period, Rialto has approved and/or completed several affordable projects in the City at less than 30 dwelling units per acre:

- 74-unit affordable senior housing development plus one manager unit (75 units total) on 3.85 acres (TELACU, Tierra Serrano)**

TELACU Tierra Serrano is a 75-unit senior, low-income apartment community built in 2011 located within walking distance to shops, restaurants, a medical center, a senior center, the post office and public transportation. The development was constructed on 3.85 acres, resulting in a density of 19.48 units per acre. The apartments are available to residents at least 62 years old with an income that does not exceed 50 percent (very low-income) of the HUD annual income limits.
- 74-unit affordable senior housing development plus one manager unit (75 units total) on 3.46 acres (TELACU, Rio Alto)**

TELACU Rio Alto is a 74-unit senior, low-income apartment community built in 2009 located within walking distance to shops, restaurants, a medical center, a senior center, the post office and public transportation. The development was constructed on 3.46 acres, resulting in a density of 21.68 units per acre. The apartments are available to residents at least 62 years old with an income that does not exceed 50 percent (very low-income) of the HUD annual income limits.
- 63-unit affordable housing development plus one manager unit (64 units total) on 2.55 acres (National CORE/LaBarge Industries)**

In 2016, the City approved a 64-unit affordable housing project that includes a 3,416-square foot community center/leasing office and 115 surface parking spaces. The project is jointly proposed by National Community Renaissance and LaBarge Industries, developers who have cumulatively constructed over 20,000 affordable housing units, many in San Bernardino County. The project consists of 12 one-bedroom units, 36 two-bedrooms, and 16 three-bedrooms. The development is proposed on 2.55 acres, resulting in a density of 25 units per acre. Units will be restricted to the following household income limits: 20 units for extremely low-income households; 26 units for very low-income households; and 17 units for low-income households.

Based on recent developments, the City of Rialto has determined that parcels with a minimum density of less than 30 dwelling units per acre are appropriate to accommodate the development of affordable housing in the City. Rialto has identified parcels with densities between 25–35 dwelling units per acre to accommodate the very low- and low-income RHNA (**Table 4-3 – 989 units within the Lytle Creek Ranch Specific Plan**).

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### 4.3.3 Development in Non-Residential Zones

The City currently has capacity for 969 low and very-low income dwelling units, as shown in Table 4-4, accommodated for on parcels historically zoned for non-residential uses. These parcels are located within the Foothill Boulevard Specific Plan area and the Pepper Avenue Specific Plan Area. Since the adoption of these specific plans, these areas now provide the adequate residential zoning to allow for the development of housing at densities suitable to produce affordable housing.

Due to the limited undeveloped land within the City, infill sites provide an opportunity for the City to meet their RHNA obligation on parcels that were previously existing or planned for non-residential uses. As the City continues to plan for the development of housing for all income categories, Specific Plan areas have proven to be a great opportunity to provide flexibility in potential uses for different areas throughout Rialto through the use of overlays, mixed-use zones, and zones that allow for higher density residential.

The candidate sites analysis anticipates 39 very-low/low-income dwelling units within the Commercial Mixed-Use (C-MU) district, 167 very-low/low-income dwelling units within the Residential Mixed-Use (R-MU) district, and 488 very-low/low dwelling units within the High Density Residential (R-HD) district of the Foothill Boulevard Specific Plan. Historically, the three mile corridor was primarily regional and highway commercial uses, including service stations, lodging, and fast food uses. In recent years those uses have shifted to more locally-serving retail uses, but the majority of the corridor is still designated for commercial uses. The Foothill Boulevard Specific Plan was adopted in response to the City's desire to see a diversification of uses within the corridor, including higher density residential uses. Goal 7 of the Specific Plan states that the plan strives to "Provide housing opportunities along Foothill Boulevard in order to increase activity in commercial areas." Multi-family development and live-work units are permitted within the R-MU, C-MU, and R-HD districts and each allow development of residential units up to 30 dwelling units per acre. As shown in Appendix C, there are a number of existing vacant parcels within the Foothill Boulevard Specific Plan area that are directly adjacent and provide the opportunity for the development of very-low and low-income housing.

The Pepper Avenue Specific Plan was adopted in 2016 to plan for future development of a new commercial gateway for the City at the intersection of the 210 Freeway and the Pepper Avenue extension. This area is currently vacant, though the 210 Freeway interchange was recently completed and provides direct access to the Specific Plan Area. Similar to the Foothill Boulevard Specific Plan, this plan provides flexibility for the development of an area that is primarily planned for commercial uses. One of the stated Specific Plan objectives is to "address the City of Rialto's current and projected housing needs by allowing a portion of the project to be developed with multi-family residences." The Pepper Avenue Specific Plan includes a residential overlay that allows development up to 30 dwelling units per acre and a maximum of 275 dwelling units. This residentially overlay represents the City's intent to develop housing at densities that support the development of affordable housing in a range of areas, including commercial corridors.

In addition to the existing entitlements provided by the Foothill Boulevard and Pepper Avenue Specific plans that promote the development of affordable housing in non-residential zones, the City's 969 units on non-residentially zoned parcels meets approximately 92% of the City's overall very-low/low-income RHNA need. With the addition of 999 additional dwelling units located within existing residential areas and the Lytle Creek Specific Plan area (as shown in Table 4-4), the City has allocated sites that provide the opportunity to well exceed its very-low and low-income RHNA allocation.

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#### 4.4 Summary of Available Sites

**Table 4-4, Accommodation of 2014-2021 RHNA**, provides a summary of available capacity the City has identified to facilitate the development of new residential units to accommodate the remaining RHNA need. Units constructed since January 2015 have been counted as credits towards the City's 2014-2021 RHNA, provided in detail in **Appendix D, Units Constructed**. A detailed inventory and map of sites are provided in **Appendix C, Land Inventory**.



| Table 4-4: Accommodation of 2014-2021 RHNA                                |                        |     |                        |                        |                         |
|---|------------------------|-----|------------------------|------------------------|-------------------------|
|   | Very Low               | Low | Moderate               | Above Moderate         | Total                   |
| 2014-2021 RHNA  | 636                    | 432 | 496                    | 1,151                  | 2,715                   |
| Units Constructed Since January 2015                                      | 3                      | 0   | 13                     | <del>388</del> 434     | <del>404</del> 450      |
| Adjusted 2014-2021 RHNA   | 633                    | 432 | 483                    | <del>763</del> 717     | <del>2,311</del> 2,265  |
| <b>Available Sites to Accommodate RHNA by Zoning Classification</b>       |                        |     |                        |                        |                         |
| R-2   |                        |     |                        | 7                      | 7                       |
| R-6   |                        |     |                        | <del>354</del> 649     | <del>649</del> 354      |
| R-12  |                        |     |                        | 14                     | 14                      |
| R-21  |                        |     | <del>310</del> 273     |                        | <del>310</del> 273      |
| R-30  | 10                     |     |                        |                        | 10                      |
| Downtown Mixed Use (DMU)  | <del>220</del>         |     |                        |                        | <del>220</del>          |
| Foothill Boulevard Specific Plan  | <del>961</del> 694     |     |                        |                        | <del>961</del> 694      |
| Renaissance Specific Plan   |                        |     | <del>512</del> 515     | <del>767</del> 738     | <del>1,279</del> 2,53   |
| Pepper Avenue Specific Plan   | 275                    |     |                        |                        | 275                     |
| Lytle Creek Ranch Specific Plan   | <del>1,325</del> 989   |     | <del>1,828</del> 959   | <del>5,254</del> 4,148 | <del>8,407</del> 6,096  |
| <b>TOTAL Capacity of Available Sites</b>                                  | <del>2,665</del> 1,968 |     | <del>2,650</del> 1,747 | <del>6,691</del> 5,261 | <del>12,006</del> 8,976 |
| <b>Unaccommodated 2014-2021 RHNA</b>                                      | <u>0</u>               |     | <u>0</u>               | <u>0</u>               | <u>0</u>                |
| <b>Source: City of Rialto GIS data and County Assessor Tax Roll data.</b> |                        |     |                        |                        |                         |

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As shown in Table 4-4, Accommodation of 2014-2021 RHNA, the City can accommodate the remaining RHNA of 2,311 units (See Table 4-5 for constructed units within the planning period and the City's adjusted RHNA need). Based on permitted densities, residentially-zoned land can accommodate ~~230~~10 very low- and low-income units, ~~310~~273 moderate-income units, and ~~670~~375 above moderate-income units. The City has also identified several Specific Plans that provide a available residential capacity to accommodate an additional ~~2,561~~1,958 very low- and low-income units, ~~2,340~~1,474 moderate-income units, and ~~6,021~~4,886 above moderate-income units.

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**Figure 4-1, 2014-2021 RHNA Allocation Sites Map, shows an overall City map with candidate sites identified.**

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City of Rialto

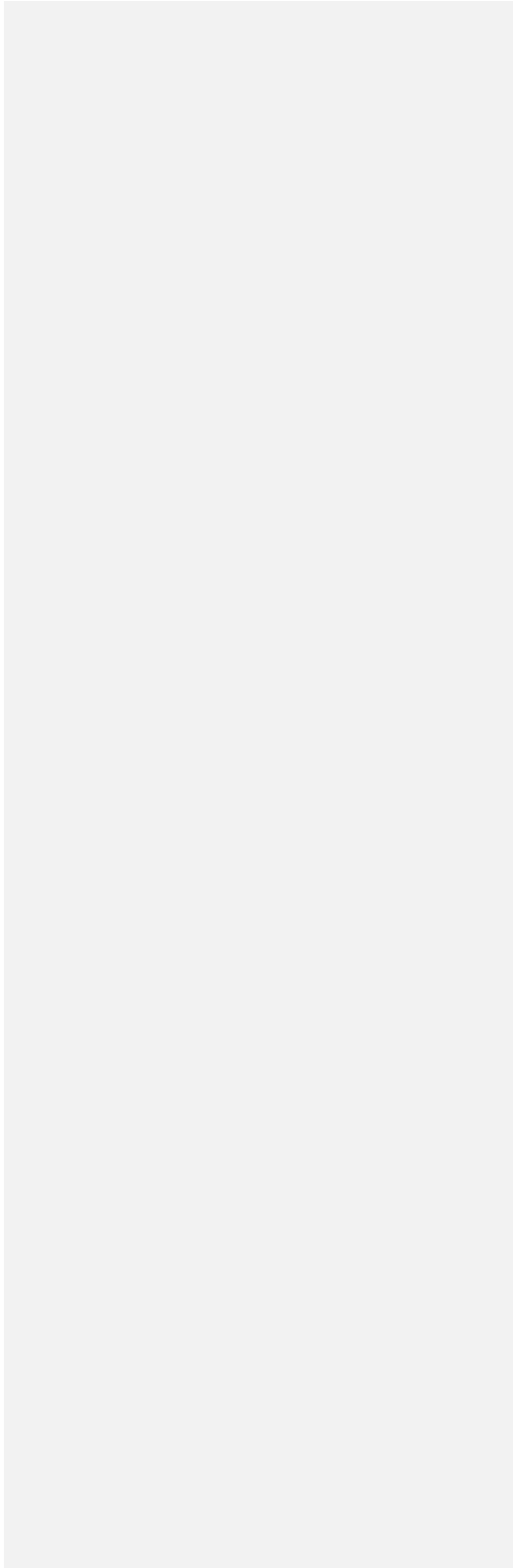
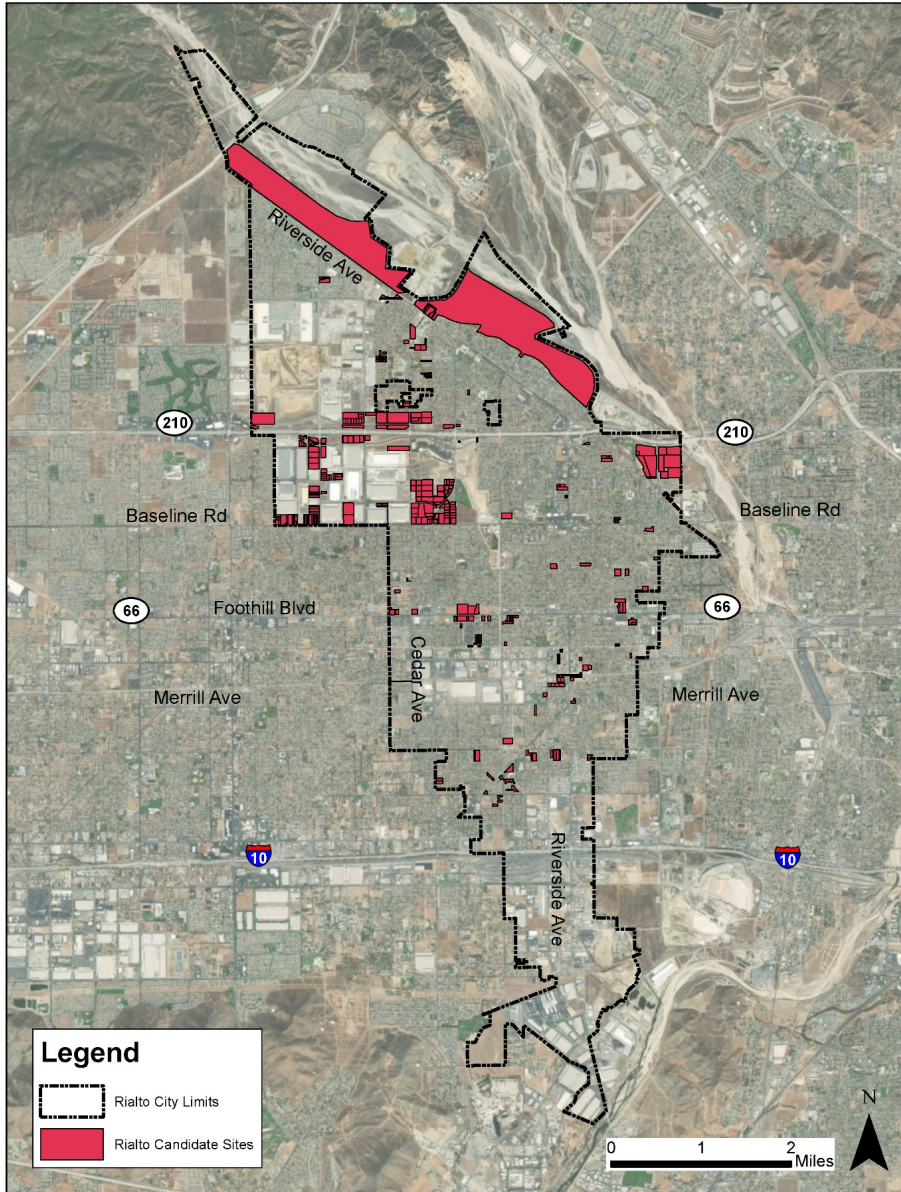




Figure 4-1 – 2014-2021 RHNA Allocation Sites Map





**AB 1397 Compliance**

In accordance with Assembly Bill 1397, housing element sites identified as part of the supply available to meet the low- and very-low income are greater than a half an acre in size and less than 10 acres in size. Several sites are identified that do not meet the minimum size requirements, however these sites show the ability to be consolidated with surrounding parcels in order to meet the half an acre minimum size requirement, as indicated in **Appendix C, Land Inventory**. The sites inventory tables within Appendix C show many “consolidation groups” have a common ownership and the maps provided within Appendix C show that all parcels identified to meet the very low- and low-income that are located within consolidation groups are contiguous.

Additionally, all sites identified are located directly adjacent to constructed public right-of-way with water, sewer, and dry utilities available to serve the parcels.

**4.4.1 Mid-Cycle Update Progress in Meeting RHNA**

The "projection period" (the period for which the RHNA was calculated) in San Bernardino County began on January 1, 2010. The City of Rialto was required by state law to complete a mid-cycle update to their 5<sup>th</sup> cycle Housing Element. The mid-cycle update project period began January 1, 2015. Table 4-8 shows the City's progress in meeting its RHNA obligations from January 1, 2015 to August 28, 2019 in all income categories, including both building permits issued and projects with all discretionary entitlements. The City has made progress in all RHNA income categories, with most of the permitted or constructed units meeting the moderate- and above moderate-income levels. A significant gap remains in meeting the need for low- and very low-income housing.

**Table 4-5: Progress in Accommodating 2014-2021 RHNA**

|                                | Very Low   | Low        | Moderate   | Above Moderate           | Total                    |
|--------------------------------|------------|------------|------------|--------------------------|--------------------------|
| <b>2014-2021 RHNA</b>          | <b>636</b> | <b>432</b> | <b>496</b> | <b>1,151</b>             | <b>2,715</b>             |
| <b>Units Constructed</b>       |            |            |            |                          |                          |
|                                |            |            |            |                          |                          |
| 2015                           | 1          |            | 5          | 125                      | <b>131</b>               |
| 2016                           | 2          | 0          | 8          | 73                       | <b>83</b>                |
| 2017                           | 0          | 0          | 0          | 69                       | <b>69</b>                |
| 2018                           | 0          | 0          | 0          | 120                      | <b>120</b>               |
| 2019 (thru Aug 2019)           | 0          | 0          | 0          | <del>147</del>           | <del>147</del>           |
| <b>TOTAL UNITS CONSTRUCTED</b> | <b>3</b>   | <b>0</b>   | <b>13</b>  | <del><b>388434</b></del> | <del><b>404450</b></del> |
| <b>Adjusted 2014-2021 RHNA</b> | <b>633</b> | <b>432</b> | <b>483</b> | <b>763</b>               | <b>2,311</b>             |

Source: City of Rialto Community Development Department.

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#### 4.4.2 Environmental Constraints

Potential environmental constraints to future development of sites identified include seismic and liquefaction hazards and flooding, which are addressed in the Non-Governmental Constraints section of the Housing Element. Identified residential sites are not within areas that have development restrictions due to risk of damage from disasters (such as floods, wildfires, or seismic events). The sites have a land use designation which was determined based on surrounding land uses and have already been examined for potential environmental constraints. Aside from the constraints mentioned above, there are no additional constraints that would impede the development of new housing units in the future on the identified sites. The information in this section has been confirmed, and there are no updates to the data.

#### 4.4.3 Infrastructure Constraints

The Mid Cycle Housing Element update promotes the production of housing which in turn may result in population growth. The Southern California Association of Governments (SCAG) is responsible for producing socioeconomic projections and developing, refining, and maintaining the SCAG regional and small area forecasting models. These forecast numbers are used to forecast travel demand and air quality for planning activities such as the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), the Air Quality Management Plan, and the Regional Housing Needs Assessment (RHNA) allocations. SCAG projects that Rialto's 2040 population will increase to 112,000 and the number of households will increase to 31,500. The City understands that improvements to infrastructure can be achieved with a comprehensive approach that includes reviewing infrastructure plans for each application for discretionary approval of General Plan amendments, tentative parcel or tentative tract maps, or development proposals that includes extension of an existing street or construction of a new street. The City requires that project applications for new development be reviewed for adequate infrastructure. Applications are evaluated on a case-by-case basis to ensure there is enough capacity to service new developments.

The 2015 San Bernardino Valley Regional Urban Water Management Plan indicates three different entities that provide water service to different portions of the City of Rialto: City of Rialto, the West Valley Water District, and the Fontana Union Water Company. Each agency has its own water supply and resources, and must meet its demands through those resources. The City's water supply sources consist of water from canyon surface flows on the east side of the San Gabriel Mountains, including the North Fork Lytle Creek, Middle Fork Lytle Creek and South Fork Lytle Creek which is treated at the Oliver P. Roemer Water Filtration Plant. The City also receives water through the Baseline Feeder from SBVMWD and from fourteen wells in the five ground water basins. The City of Rialto sits at the base of the San Bernardino Mountains in the interior valley known as the San Bernardino Valley and within the Santa Ana River Basin Watershed. The topography ranges from 1120 feet to a high of 1520 feet above sea level. The City's service area encompasses approximately 89 square miles within the central area of the City and provides service to approximately 54,453 customers as of December 2015. The City distributes its water to its 11,956 service connections through a 162-mile network of distribution mains with pipeline sizes ranging from 2 to 48 inches. The water system consists of three pressure zones and three subzones that provide sufficient water pressure to customers.

Climate data in California has been recorded since 1858. Since then California has experienced three periods of severe drought: 1928-1934, 1976-1977 and 1987-1989. The year 1977 is the driest year of





record for the Four Rivers Basin by DWR. These rivers feed the Delta and are the source of water for SWP water. Southern California sustained few adverse impacts from the 1976-1977 drought, however the 1987-1991 drought created considerable concern for Southern California. Thus, the City is vulnerable to water shortages due to seasonal hot weather and climatic influences. Drought planning considers water supplies during single-dry and multiple-dry years. Single dry and multiple-dry year conditions are usually based on historical records of annual runoff from a watershed. A multiple-dry year period is generally three or more consecutive years with the lowest average annual runoff. Single dry year and multiple-dry periods should be determined for each watershed from which the water agency receives a water supply. The City of Rialto has multiple water supply sources, surface supply, groundwater and imported. Historically overall water use tends to increase during “dry” years where annual precipitation is low, but with conservation efforts currently and over the past five years there has been a decline in water use during the past three “dry” years. The City of Rialto has determined that water demands would not increase during single or multiple dry years. The 2015 San Bernardino Regional Urban Water Management Plan indicates that there is sufficient water supply in the City during the 2014-2021 planning period to meet normal year, single dry year, and multiple dry year demand conditions.

The City of Rialto Public Works Department oversees the treatment of the City’s wastewater and the maintenance sewer mains. The sanitary sewer system includes gravity sewer pipes, sewer lift stations and sewage pressure pipes. This system conveys the wastewater to the Rialto Sewage Treatment Plant located south of Santa Ana Avenue near the Rialto Channel. The Rialto Sewage Treatment Plant’s processing capacity is approximately 11.7 million gallons per day (mgd). On average a housing unit generates approximately 180 gallons of sewage daily. Given the projected demand and the existing treatment capacity, future developments’ treatment demand can be met by the service provider. The information, conclusions, and data in this section have been confirmed; there are no updates to the data.

## 4.5 Resources for Addressing Housing Needs

The City of Rialto has access to a variety of existing and potential funding sources available for affordable housing activities. They include programs from local, state, federal and private resources. In addition, various public and nonprofit agencies are available to assist the City in implementing its housing policies and programs.

### 4.5.1 Potential Future Funding Sources

Rialto has access to varied funding sources to assist with affordable housing programs. These include local, State, and Federal programs, as well as private resources. This section describes some of most significant housing funding sources currently used in Rialto, including the Community Development Block Grant program (CDBG), County HOME sources, and Section 8 funds.

#### **Community Development Block Grant (CDBG) Funds**

HUD provides funds to local governments for many community development activities. The eligible range of activities includes, but is not limited to: 1) acquisition and/or disposition of real estate, 2) public facilities and improvements, 3) relocation, rehabilitation, and construction (under certain limitations) of housing, 4) homeownership assistance, and 5) clearance activities. In addition, these funds can be used to acquire or subsidize at-risk units. Rialto receives approximately \$1.3 million annually in funding for housing and community development activities from the CDBG program.



## City of Rialto

### **HOME Investment Partnership Program**

Rialto is eligible for County HOME funds, which are awarded on a formula basis by HUD. HOME funds can be used to promote affordable rental housing and homeownership, including but not limited to building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. A city must also provide matching contributions on a sliding scale: 25 percent local share for rental assistance/rehabilitation, 33 percent for substantial rehabilitation, and 50 percent for new construction. The rehabilitation of Willow/Winchester in recent years was awarded \$3 million in federal HOME funds.

### **Section 8 Rental Assistance Funds**

The San Bernardino County Housing Authority administers the Section 8 Rental Assistance Program that extends rental subsidies to very low-income households. The subsidy represents the difference between the excess of 30 percent of the recipient's monthly income and the federally approved fair market rents. Two types of rental assistance are available: vouchers and certificates. In the last year, the County assisted 1,392 individuals in Rialto through the Section 8 program.

### **CalHFA HELP funds**

The HELP Program offers a 3.5 percent interest rate loan to local government entities for their locally determined affordable housing activities and priorities. HELP Program funds can be used to assist with the acquisition, development, rehabilitation, or preservation of multi-family rental units and special needs housing. In addition, this program also provides financing to facilitate the construction or rehabilitation of ownership housing, as well as making funds available for the implementation of subordinate loan programs for eligible home buyers. The Willow/Winchester rehabilitation project received \$2 million in CalHFA HELP funds.

### **Section 221(d)(4)**

Section 221(d)(4) insures mortgage loans to profit-motivated sponsors to facilitate the new construction or substantial rehabilitation of multi-family rental or cooperative housing for moderate-income families, elderly, and the handicapped. This program makes capital more readily available by insuring lenders against loss on mortgage defaults. Both Southpointe Villa and Willow Village were financed with Section 221(d)(4) funds.

### **Section 202**

Through the Section 202 program, HUD provides capital advances to finance the construction, rehabilitation, or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable. This program helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently in an environment that provides services such as cleaning, cooking, transportation, etc. The TELACU senior housing project was financed with Section 202 funds.



#### 4.5.2 Administrative Resources

Agencies with administrative capacity to implement programs in the Housing Element include the City of Rialto, County agencies, and local and national non-profit private developers.

##### **Rialto Recreation and Community Services Department**

The Recreation and Community Services Department supports affordable housing in Rialto through administration of the CDBG program.

##### **Rialto Development Services Department**

Within the Development Services Department are the Planning and Code Enforcement Divisions. The Planning Department is responsible for preparing ordinances and policies to facilitate housing development and maintenance. The Planning Department is also responsible for tracking the number and affordability of new housing units that will be built during this planning period. The Code Enforcement Division is responsible for responding to code violations for substandard housing issues.

##### **Nonprofit Agencies**

An alternative to providing subsidies to existing owners to keep units available as low-income housing is for public or nonprofit agencies to acquire or construct housing units to replace at-risk units lost to conversion to market rates. Described below are agencies that can serve as resources in the implementation of housing activities in Rialto.

**The East Los Angeles Community Union (TELACU):** TELACU is a non-profit community development corporation founded in 1968. It is self-sustained by TELACU Industries, a for-profit family of companies which provides the economic means to fulfill TELACU's mission. The agency recently constructed three affordable housing projects in the city of San Bernardino. In Rialto, TELACU recently completed construction of a 70-unit senior development, with all units available to seniors earning 50 percent or less of the median income.

**Southern California Presbyterian Homes (SCPH):** SCPH is an experienced nonprofit housing developer. Through federal and local funds, SCPH has developed many affordable senior housing units throughout Southern California. Numerous housing projects have been completed by SCPH in San Bernardino County communities.

**Home AID:** HomeAID is a nonprofit corporation established by the Building Industry Association to help alleviate homelessness in the region. HomeAID has a dual focus: to construct/renovate shelters and to develop housing for lower-income households. The Inland Empire Chapter of HomeAID has completed several projects in the Inland Empire, including Hillview Acres Children's Home – Residential Program and Teen Mom program, Casa de Paz (Alternatives to Domestic Violence), Operations SafeHouse Inc., and Turning Point Development Center.

**National CORE:** National Community Renaissance (National CORE) is the new name for the combined group of companies that includes National Community Renaissance of California (formerly Southern California Housing Development Corporation), National Community Renaissance Development Corporation (formerly National Housing Development Corporation), and the Hope Through Housing Foundation. This combined agency develops, manages, and



## City of Rialto

provides supportive services to 76 affordable housing communities nationwide. The organization has several projects in Rialto, including Renaissance Village, with 144 units that were rehabilitated for affordable housing in 1996; The Crossings, a 100-unit complex that was completed in 2000; and the recently completed rehabilitation of the Willow/Winchester project, adding 160 additional affordable units.

**Housing Action Resource Trust (HART):** HART is a nonprofit developer located in Rancho Cucamonga which develops, rehabilitates, and/or manages low- and moderate-income housing in the Inland Empire.

**Neighborhood Housing Services of the Inland Empire, Inc.:** Neighborhood Housing Services is a nonprofit corporation established in 1982. Their mission is to revitalize neighborhoods through housing rehabilitation, down payment assistance, homeownership counseling, and neighborhood fix-up programs to residents of the Inland Empire.

### 4.6 Energy Conservation Opportunities

Utility-related costs can impact the affordability of housing in Southern California. However, Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires adoption of an “energy budget.” In turn, the home building industry must comply with these standards, while localities are responsible for enforcing the energy conservation regulations.

The following are ways Rialto can set the foundation for achieving these energy standards. Alternative 1 encompasses the passive solar approach, which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and modern insulation levels. Alternative 2 generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements, and Alternative 3 incorporates passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Rialto encourages energy conservation by offering a density bonus not to exceed four units per net acre, which may be granted when energy consumption per Title 24 State of California Energy Calculations can be reduced as follows:

- 1) Two-unit bonus per net acre for passive solar design of units so that average energy savings for the units is at least 35 percent of the allowed energy consumption per Title 24; and
- 2) An additional bonus of two units per net acre for passive solar design of units so that average energy savings for the units is at least 50 percent of the allowed energy consumption per Title 24.

Additional conservation approaches that can be used include: 1) locating the home on the northern portion of the sunniest part of the site; 2) designing the structure to admit the maximum amount of sunlight into the building and reduce exposure to extreme weather; 3) locating indoor areas of maximum use along the south building face; 4) making the main entrance a small enclosed space that creates an air lock between the building and exterior; and 5) orienting the entrance away from winds or using a windbreak to reduce wind velocity. This latter measure has applicability in Rialto, as significant wind speeds from adjacent mountain passes are common occurrences.

Utility companies serving Rialto offer programs to promote the efficient energy use and assist lower-income customers. Southern California Edison participates in the Low-Income Energy Efficiency program



to help homeowners and renters conserve energy and control costs. Eligible customers receive no-cost weatherization, including attic insulation, energy efficient refrigerators, energy-efficient furnaces, weather stripping, caulking, low-flow showerheads, water heater blankets, and door and building envelope repairs which reduce air infiltration. Edison also participates in the California Alternate Rates for Energy program, which provides a 15 percent discount on electric bills for low-income customers.

Edison offers a summer discount plan that provides rate discounts when the customer allows Edison to turn off their central air conditioner by remote control, for time periods chosen by the customer, when power supply gets tight, as well as several rebates and incentives for homeowners using energy-efficient appliances, heating and cooling systems, lighting, and insulation and weatherization improvements. Also, the Residential Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation and window categories. These improvements are to be used to retrofit existing multi-family properties of two or more units.

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## 5. Housing Plan

The Housing Plan provides direction for City decision makers to achieve the long-term housing objectives set forth in the Rialto Housing Element. This Plan identifies goals, policies, and programs aimed at providing additional housing opportunities, removing governmental constraints to affordable housing, improving the condition of existing housing, and providing equal housing opportunities for all residents. These goals, policies, and programs continue the City's efforts to expand the local supply of housing while improving quality and affordability.

As used here, a goal is a statement defining a desired result; for example: *"Create greater housing options for low-income residents."* A policy is a plan of action to guide decisions and actions; for example: *"Promote the revitalization and rehabilitation of residential structures that are substandard or have fallen into disrepair."* The program identifies the method, agencies, officials, funding sources, and time frame the City will undertake to implement the policies and achieve the goals set forth in this Housing Element. Together, goals, policies, and programs establish the framework for making decisions that affect the availability of housing in Rialto.

In adopting this updated element, the City Council has translated and expanded the goals, policies, quantified objectives, and housing programs of the prior Housing Element. The goals, policies, and programs contained in the prior Element have been reintroduced, augmented, or eliminated as appropriate, based on input from the constraints analysis in this Element, input from City staff, and comments received at public meetings and hearings.

### 5.1 Housing Conservation and Improvement

Housing and neighborhood conservation are important to maintaining and improving quality of life. Though most of the City's housing stock is new, some of the older neighborhoods show signs of inadequate maintenance and deterioration. Neighborhoods with large numbers of foreclosed and abandoned homes are a concern, especially with the recent collapse of the housing market. Efforts to improve and revitalize housing must not only address existing conditions, but also focus on preventative repairs to ensure the quality of the housing stock is maintained. The following policies address the continued need for housing and neighborhood conservation.

**Goal 5-1: Maintain and improve the quality of existing housing and neighborhoods in Rialto.**

**Policy 5-1.1:** Promote the revitalization and rehabilitation of residential structures that are substandard or have fallen into disrepair.

**Policy 5-1.2:** Promote the maintenance of existing sound quality housing through preventative, rather than remedial, maintenance.

**Policy 5-1.3:** Encourage neighborhood and local involvement in addressing housing and neighborhood maintenance and improvement.

**Policy 5-1.4:** Undertake comprehensive neighborhood reinvestment strategies to stabilize and improve neighborhoods.



## City of Rialto

**Policy 5-1.5:** Preserve the existing character and quality of established single-family neighborhoods and communities.

**Policy 5-1.6:** Promote focused code enforcement and rehabilitation efforts to reverse the decline of transitioning neighborhoods.

**Policy 5-1.7:** Promote the conservation of physically sound buildings and neighborhoods that have historical or architectural significance.

### **Program 5.1A – Acquisition, Rehabilitation and Resale Program**

Rialto will continue to acquire, maintain, and rehabilitate foreclosed homes in the community through the City's Acquisition, Rehabilitation, and Resale (ARR) Program. The City will continue to implement the ARR program ~~utilizing~~ **and is currently using** grant funds acquired through the Department of Housing and Urban Development's Neighborhood Stabilization Program **(NSP)**. The City will continue to provide information on the ARR Program on the City's website, at City Hall, and in other public places to increase awareness and solicit applications for the program. The City anticipates assisting approximately 100 homes during the planning period.

**Timeframe:** Ongoing, 2014-2021

**Responsible Agency:** Development Services Department

**Funding Sources:** Department of Housing and Urban Development Neighborhood Stabilization Program **(NSP), CalHOME/Home Sweet Home**

### **Program 5.1B – Funding for Housing Rehabilitation Programs**

Rialto is committed to providing opportunities for the rehabilitation of housing within the City through various programs. Several of the City's rehabilitation programs for both owner-occupied and rental housing relied on Redevelopment Agency Housing Set-Aside funds, including the following:

- Home Sweet Home Program
- Minor Rehabilitation Program
- Senior Minor Repair Program
- Rental Property Acquisition/Rehabilitation Program
- Rental Property Rehabilitation/Refinance Program
- Emergency Repair Mobile Home Program

Since the dissolution of Redevelopment, Rialto's housing rehabilitation programs are temporarily deferred pending the availability of other funding resources. For the 2014-2021 planning period, the City will annually investigate new funding opportunities, including CalHOME and CDBG funds. When additional funding sources are identified, the City will promote the housing rehabilitation programs on the City's website, at City Hall, and in other public places to increase awareness and solicit applications.



During the remainder of the 5<sup>th</sup> Cycle planning period, the City will investigate new funding opportunities offered by federal, state, local and private entities to support housing rehabilitation activities. The city is committed to investigate and/or apply to up to two additional funding sources that can contribute to housing rehabilitation.

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**Timeframe:** Ongoing, 2014-2021. Investigate two additional opportunities for funding in 2020 and 2021.

**Responsible Agency:** Development Services Department

**Funding Sources:** General Fund

**Program 5.1C– Code Enforcement**

Rialto will continue to implement a proactive code enforcement program through the Code Enforcement Division. Code Enforcement will work closely with the Development Services Department to implement the City’s housing programs to preserve and improve Rialto’s neighborhoods. The Division will also continue to engage in emergency nuisance abatement actions against vacant and abandoned buildings to ensure that these buildings do not become havens for vagrants or gangs. The City will continue to provide information on the City’s zoning and building requirements and any available housing rehabilitation programs on the City’s website and at City Hall.

**Timeframe:** Ongoing, 2014-2021

**Responsible Agency:** Code Enforcement Division and Development Services Department

**Funding Sources:** General Fund

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**Program 5.1D– Multi-Family Improvement Districts**

Rialto will expand the Multi-Family Improvement District Program to other neighborhoods. This program is multi-action oriented and may include: implementing an acquisition, rehabilitation and affordable rental program and creation of an assessment district by the owners of at least two-thirds of the properties in a neighborhood. Since the dissolution of Redevelopment, expansion of this program has been temporarily deferred pending the availability of other funding sources. For the 2014-2021 planning period, the City will annually investigate new funding opportunities. When additional funding sources are identified, the City will evaluate the application of this program to other neighborhoods in Rialto.

The City will commit to apply to at least one applicable funding source prior to the end of the 2014-2021 planning period.

**Timeframe:** Annually investigate new funding opportunities; Evaluation of neighborhoods within one-year of funding availability. In 2020, the City will investigate new funding opportunities and





## City of Rialto

[apply for at least one funding opportunity to implement this program prior to the end of the 2014-2021 planning period.](#)

**Responsible Agency:** Development Services Department

**Funding Sources:** General Fund

### **Program 5.1E – Citywide Homeowner Association Survey**

The strength of the homeowners' association is one of the critical factors contributing to the long-term success of a common-interest development. Factors common to effective HOAs are:

- An active Board of Directors, elected by the residents
- An approved set of CCRs and a willingness to enforce them
- Strong on-site property management
- Good potential tenants screening
- Adequate budgeting and reserves to address ongoing expenses and deferred maintenance

Larger multi-family properties which do not have these factors in place are likely to experience continuing problems, eventually leading to problem tenants, deteriorating appearance, and diminishing property values. These troubled properties eventually contribute to the decline of the surrounding neighborhood. The City will conduct a citywide survey of homeowner associations to identify and analyze their strength and health. In addition, the City will evaluate the options for enforcement legislation or incentive policies that would encourage strong homeowners' associations.

**Timeframe:** Conduct survey and evaluate regulatory and incentive-based options in 2020 and 2021.

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund

### **Program 5.1F – Targeted Neighborhood Approach**

The major source of housing problems and other societal neighborhood problems in the City of Rialto is distressed, poorly managed multi-family properties. In addition, the surrounding neighborhoods where these properties are located need attention as well. To systematically address these problem neighborhoods, the City will adopt a Targeted Neighborhood approach, focusing a variety of resources on specific neighborhoods in a concentrated and comprehensive fashion. Under the Targeted Neighborhood Approach, the City will first identify and prioritize its problem neighborhoods; determine which resources would be most appropriate for the targeted neighborhood; and apply resources to the targeted neighborhood until the desired measurements are achieved.



**Timeframe:** . Identify and Prioritize neighborhoods in 2020. Identify potential funding and resource allocations in 2021 and continue through 6<sup>th</sup> Cycle.

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund

**Program 5.1G – Receivership**

To assist property owners with addressing problems with blighted properties, the City will continue to implement receivership. In cases where the owner cannot be contacted, or refuses to cooperate, however, the City has proactively sought the appointment of a receiver to oversee the repair and maintenance of the property, and to ensure that the property is occupied or purchased by an owner who will maintain the property.

**Timeframe:** Ongoing, 2014-2021, as needed

**Responsible Agency:** City of Rialto

**Funding Sources:** General Fund

**Program 5.1H – Crime Free Multi-Housing**

To address concerns of crimes against property and persons in multi-family housing developments which historically have had such problems, the City will develop a Crime Free Multi-Housing Program. This program may include such measures as a certification process for property owners and management companies that partner with the Police Department and receive specialized training to keep their multi-family housing crime free. The incentives to participate may include police-issued signs for the property, certificates of participation, and advertising privileges that would allow participating multi-family housing properties to be promoted in the media as a “crime-free” property. Another component could be a Crime Free Lease Addendum, which would be added to rental agreements and would list specific criminal acts that, if committed on the property, will result in the immediate termination of the resident’s lease. This program will ensure that residents are not unfairly penalized for reporting crimes and lease addendums have provisions that do not directly or indirectly penalize resident for reporting crimes. .The City will identify at least one funding source and provide a Crime Free Multi Housing Framework Plan that details the eligibility provisions for the programs and a list of approved measures that can be employed at any multifamily housing development

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The City will investigate potential funding sources to implement this program within the 2014-2021 planning period.

**Timeframe:** Annually investigate potential funding sources; Implement program within one-year of funding availability. Investigate future potential funding opportunities of this program during FY 20/21. Identified at least one funding source and develop Crime Free Multi Housing Framework Plan in FY 2020.



**City of Rialto**

**Responsible Agency:** Development Services Department; Police Department

**Funding Sources:** General Fund



## 5.2 Housing Availability and Production

Meeting the housing needs of all residents of the community requires the identification of a adequate sites to accommodate a variety of housing types. By continuing to maintain an inventory of potential sites, the City will ensure that a adequate residentially-zoned and mixed-use sites are available to accommodate the 2014-2021 RHNA.

**Goal 5-2: Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region.**

**Policy 5-2.1:** Utilize the Managing the Land Supply Element, Zoning Ordinance, and other land use controls to provide housing sites that can facilitate and encourage the development of a variety of housing consistent with the City’s identified local needs and its regional housing responsibilities.

**Policy 5-2.2:** Establish incentives and regulatory concessions to promote the development of housing for very low-, low-, and moderate-income persons, and especially those with special needs.

**Policy 5-2.3:** Encourage the infilling of vacant residential land and the recycling of underutilized residential land, particularly in Downtown Rialto, along Foothill Boulevard, the Pepper Avenue Specific Plan area, the Renaissance Specific Plan area, and the Lytle Creek Ranch Specific Plan area.

**Policy 5-2.4:** Address the housing needs of special populations and extremely low-income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units.

**Policy 5-2.5:** Promote the phased and orderly development of new neighborhoods consistent with the provision of infrastructure improvements.

### **Program 5.2A – Provide Adequate Sites to Accommodate the RHNA**

To facilitate development of affordable housing to accommodate the 2014-2021 RHNA as identified in [Table 4-1 of Chapter 4](#) of this Housing Element, the City has identified approximately ~~144,135~~ ~~acres~~ acres of vacant residential land within the City. Additional growth potential in Specific Plan areas and various infill parcels provide sufficient opportunity to accommodate estimated growth need on currently zoned sites. The identified land inventory ([Table 4-4](#)) allows a range of residential densities ranging from ~~2-~~ ~~3060~~ dwelling units per acre. To demonstrate adequate sites, the City has provided an analysis of recent development within the City and realistic development capacity of identified sites as detailed in Chapter 4 of this Housing Element.

To ensure sufficient residential capacity to accommodate the identified regional need for lower income households is maintained; the City will develop and implement a formal monitoring program. The program will track development (residential, commercial, and mixed-use) approvals in the identified Housing Element land inventory sites. The City will report on the progress of development in its annual progress reports required pursuant to Government Code Section 65400 and due on April 1st of each year. The inventory of available sites will also be made available to the development community through various outreach methods.

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The City acknowledges it is subject to the no net loss requirements of SB 166, mandating that “at all times” the Housing Element land inventory and site identification programs must make sufficient sites available to accommodate the city’s remaining RHNA need –for each income category. SB 166 requires the City of Rialto to ensure the maintaining of available, sufficient sites at appropriate densities to accommodate the RHNA needs for lower income housing. If at any time these sites are not available in the inventory or developed at densities less than identified in the sites inventory, the City will take remedial action within the time period required by State law by identifying and if necessary rezoning, alternative sites to replace the ones not developed at the affordability or the densities projected in the site inventory.

**Timeframe:** Ongoing, 2014-2021; Provide an annual update on the inventory of available sites as part of the City’s Annual Report review and documentation

**Responsible Agency:** Development Services Department

**Funding:** General Fund

**Program 5.2B Non-Vacant Adequate Sites to Satisfy By-Right Requirements of AB 1397**

State law requires that any non-vacant sites identified in a prior housing element must be zoned at 30 units per acre and allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households, if they are to be considered a adequate for lower income housing.

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All of the non-vacant sites shown to be suitable for lower income housing in the Housing Element Sites Inventory provided in Appendix C were also identified in the 4th cycle housing element. Therefore, the City is required by statute to permit 30 units per acre on these sites and to allow residential use by right for housing developments when at least 20 percent of the are affordable to lower income households.

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**Timeframe:** Complete necessary rezoning and Code amendments in FY 2020.

**Responsible Agency:** Development Services Department

**Funding:** General Fund

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**Program 5.2C – Lot Consolidation**

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The City will encourage and facilitate the consolidation of vacant and underutilized lots for residential development through a variety of incentives, including, but not limited to: technical assistance to property owners and developers in support of lot consolidation, identifying opportunities for potential consolidation and offering development incentives such as reduction in setbacks, parking requirements, and other standards. Consolidation will provide the opportunity to develop vacant and underutilized lots to their fullest potential. The City will evaluate the appropriateness of a variety of incentives and provide this information to the developers and other interested parties through the City’s website and print material at City Hall.



**Timeframe:** identify lot consolidation standards, incentives and encouragement tools in FY 2020

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**Responsible Agency:** Development Services Department

**Funding:** General Fund

**Program 5.2D – Pursue Annexation of County Islands**

To provide for the orderly and efficient expansion of Rialto and to provide additional opportunities for housing the city with pursue annexation of the remaining county island within Rialto. As a condition of an annexation of the remaining two components of the Lytle Creek Specific Plan area, five of the nine unincorporated county are to be annexed. The Local Agency Formation Commission (LAFCO) annexed Neighborhoods 2 and 3 of the Lytle Creek Specific Plan from the unincorporated area of the County of San Bernardino to the City of Rialto pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Section 56000 et seq. of the Government Code. Annexation proceedings for the reorganization of Neighborhoods 2 and 3 (LAFCO 3201/Rialto Annexation No. 170) became effective on July 25, 2016. As requested by LAFCO, the five north Rialto unincorporated islands are to be annexed prior the approval of the 2 remaining Lytle Creek Specific Plan areas.

The City will work proactively with LAFCO to finalize the annexation of the five north Rialto Islands.

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**Timeframe:** Seek to collaborate with LAFCO to complete annexations within the 2014-2021 planning period.

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**Responsible Agency:** Development Services Department, LAFCO

**Funding:** General Fund

**Program 5.2B-2E – Second Unit Ordinance and Programs to Encourage Accessory Dwelling Units (ADUs) Affordable to Lower Income and Moderate Income Households.**

Rialto recognizes that second units are a crucial mechanism for home owners to create additional housing options in the City. To encourage and promote the continued development of new second units, the City will continue to implement the Second Unit Ordinance, and provide information on second unit development application, regulations, and standards on the City's website and at City Hall.

Accessory Dwelling Units (ADUs) provide the opportunity to accommodate additional housing opportunities for very-low, low and moderate-income households. The City has worked to reduce the cost of ADUs by compliance with recent statutory requirements. The City will develop and implement appropriate programs and procedures to incentivize the development of ADUs affordable to lower income households. The development of regulatory provisions and/or incentives will be based upon review and evaluation of current programs and policies, survey of programs from other agencies to determine the most feasible and effective alternatives.



## City of Rialto

To address recent changes in state law and meet new requirements for second units, the City will review and revise the Second Unit Ordinance. Changes to the ordinance will consider the following state legislation that came into effect on January 1, 2017: SB 1069, AB 2299, and AB 2406.

**Timeframe:** Ongoing, 2014-2021; Revise Second Unit Ordinance, as appropriate, within 1 year of Housing Element adoption in FY 2020.

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund

**Program 5.2C2F—Emergency Shelters** In compliance with Senate Bill 12, the City of Rialto will amend the Zoning Code to permit emergency shelters by-right within the Industrial Park (I-P) zoning district. This area will be selected due to the availability of multiple vacant parcels and the conversion of existing commercial and industrial development for the development of new emergency shelters. The City will continue to monitor the inventory of sites appropriate to accommodate emergency shelters and will work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met. The City is committed to prioritizing funding and other available incentives for projects that provide housing for homeless and extremely low-income residents whenever possible.

**Timeframe:** Adopt Emergency Shelter Ordinance by April-June 2020.

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund



### **Program 5.2D2G – Transitional and Supportive Housing**

In compliance with Senate Bill 2 and SB 745 the City of Rialto will ensure the Zoning Code is amended to encourage and facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act. This Program ~~would~~ will permit transitional and supportive housing by-right in all zones allowing residential uses ~~and mixed use zones allowing residential~~, subject only to those regulations that apply to other residential uses of the same type in the same zone. In addition, the Zoning Code will be amended to define “supportive housing”, “target population” and “transitional housing” pursuant to state law. The City will continue to monitor the inventory of sites appropriate to accommodate transitional and supportive housing and will work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met. The City is committed to prioritizing funding and other available incentives for projects that provide housing for homeless and extremely low-income residents whenever possible.

New State law provisions have recently been modified to require approval 'by right' of supportive housing with up to 50 units and low barrier navigation centers that meet the requirements of state law. If the City receives applications for these uses, it will process them as required by State law.

**Timeframe:** Adopt Transitional and Supportive Housing Ordinance by April/June 2020.

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund

### **Program 5.2E2H – Housing for Persons with Developmental Disabilities**

The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and requires in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities. Rialto will also provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups. The city will partner with the Inland Regional Center to provide better access to residents through outreach and other appropriate communication tools to services that are currently available. As housing is developed or identified, Rialto will work with the Inland Regional Center to implement an outreach program informing families within the City of housing

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## City of Rialto

and services available for persons with developmental disabilities. The City will provide information at City Hall and on the City's website.

**Timeframe:** Ongoing, 2014-2021; Provide an annual update on programs to encourage the development of housing for persons with developmental disabilities as part of the City's Annual Report review and documentation

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund

### **Program 5.2F21 – Manufactured Housing**

State law (Government Code Section 65852.3) requires that the city's zoning code allows and permits manufactured housing in the same manner and in the same zone as a conventional structures are permitted. Specifically, manufactured homes should only be subject to the same development standards that a conventional single-family residential dwelling on the same lot would be subject to. Government Code Section 65823(a) specifies that local governments cannot exclude permanently sited manufactured homes from lots zoned for single-family dwellings (unless manufactured housing is more than 10 years old), but may require certain design/architectural requirements. To meet comply with State law, the City will amend the Rialto Zoning Code to define manufactured housing and mobile homes consistent with State law and identify the zone(s) where such housing is permitted. The City will also ensure that the requirements for manufactured homes is the same as a conventional single-family dwelling unit in the same zone.

**Timeframe:** Revise Zoning Code within one year of Housing Element adoption Code in FY 2020 to ensure consistency with state law.

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund

### **Program 5.2G2J – Condominium Conversion**

Rialto recognizes the importance of preserving the City's affordable rental housing stock and discouraging conversions that could decrease the number of existing affordable units. The City will research and consider the applicability of a citywide Condominium Conversion Ordinance. The research will review the following topics: how to minimize the potential displacement of current tenants, replacement requirements for affordable rental units, and ways to alleviate the potential negative effects of condominium conversion on the rental housing stock.

**Timeframe:** Annually monitor any potential Condominium Conversions to determine if there if those they create a new future potential impact to the housing stock.

**Responsible Agency:** Planning Division

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**Funding Sources:** General Fund

**Program 5.2H2K – Single-Room Occupancy (SRO)**

Rialto recognizes that single-room occupancy units may provide a valuable source of affordable housing for individuals and can serve as an entry point into the housing market for people who previously experienced homelessness. The City will adopt provisions in its Zoning Code to identify zone(s) to permit single-room occupancy units and consider additional requirements for this type of housing, including parking, on-site amenities, and management and safety plans. The City will consider more streamlined permitting procedures, technical assistance for potential SRO developers, and outreach to property owners of existing SRO developments.

**Timeframe:** ~~Finalize research and adopt provision in the Zoning Code by December 2020. Revise Zoning Code to permit permitting~~ single-room occupancy units (SROs) and additional development regulations and requirements. ~~within one year of Housing Element adoption~~

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund

**Program 5.2I2L – Alternative Housing Concepts**

To provide more potential housing opportunities in Rialto, the City will review and research alternative housing concepts such as live-work developments, small lot developments, two master-bedroom housing units, and co-op housing. The City will review the applicability of these housing types in Rialto and review and revise the Zoning Code, as appropriate, to encourage development.

**Timeframe:** Research alternative housing concepts and ~~and~~ revise Zoning Code, as appropriate by December 2020

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund

**Program 5.2M – Residential Care Facilities**

State Law defines residential care facilities as any family home, group care facility or similar facility for 24-hour non-medical care of persons in need of personal services supervision or assistance essential for sustaining activities of daily living for the protection of the individual. Such uses are permitted by law and subject to the same standards as described in the residential zone it is permitted.

The City's current Zoning will be updated to clearly defined Residential Care Facilities to provide greater consistency with the definitions described in State Law and provide clearly

**Timeframe:** Provide updates to Zoning Code by December 2020.



**City of Rialto**

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund

**Program 5.2N – Replacement Housing**

The City may have existing non-vacant sites included within the inventory of sites that may contain vacant or demolished residential units that were occupied by lower income households or households subject to affordability requirements within the last five years. The City will adopt a formal replacement housing program to ensure the replacement of any units lost for housing units shall comply with the same requirements pursuant to Government Code section 65915.

**Timeframe:** Formalize program requirements by December 2020.

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund

**Program 5.2O – Farmworker Housing**

The City of Rialto shall amend Zoning Code Section 18.08.020 to permit employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwelling units as permitted in the same zone. Additionally, employee housing consisting of no more than 12 units or 36 bed shall be permitted in the same manner as other agricultural uses in the same zone.

**Timeframe:** Provide updates to Zoning Code by December 2020.

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund

**Program 5.2P – SB 35 Compliance**

The City of Rialto shall amend, as appropriate, policies, programs and procedures in the Zoning Code and other applicable portions of the Municipal Code to comply with the requirements of SB 35. These provisions shall apply when the City is not meeting the requirements Regional Housing Needs Assessments (RHNA)

**Timeframe:** Provide updates to Zoning Code by December 2020.

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund

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### 5.3 Housing Affordability

Rialto is committed to furthering statewide goals for the provision of decent, adequate, and affordable housing to accommodate existing housing needs, as well as those that will come with regional growth. The City will assist in the development of a dequate housing that is affordable to all economic segments of the population.

**Goal 5-3: Maximize the use of available financial resources and pursue creative and resourceful methods to reduce the overall cost of housing.**

**Policy 5-3.1:** Facilitate the development and preservation of affordable housing by offering financial and/or regulatory incentives.

**Policy 5-3.2:** Provide homeownership assistance for lower- and moderate-income households; support rental assistance for lower-income households.

**Policy 5-3.3:** Encourage the development of housing for special need households by offering density bonus and other zoning incentives.

**Policy 5-3.4:** Support the development of rental units with three or more bedrooms to provide affordable housing that adequately accommodates larger families, thereby reducing overcrowding and overpayment.

**Policy 5-3.5:** Encourage the construction of a partment complexes with strong on-site management to ensure that housing is well maintained.



## City of Rialto

### **Program 5.3A – Mortgage Assistance Program**

The City will continue to assist homebuyers through the Mortgage Assistance Program a deferred loan program provided as down-payment assistance. Applicants are required to first time homebuyers and must meet County HUD income limits. The City will continue to provide information on the Mortgage Assistance Program on the City's website and at City Hall. The City anticipates assisting 100 new homeowners during the 2014-2021 planning period, depending on ongoing funding availability.

**Timeframe:** Ongoing, 2014-2021

**Responsible Agency:** Development Services Department

**Funding Sources:** Neighborhood Partnership Housing Services and General Fund.

### **Program 5.3B – Acquisition, Rehabilitation and Rental Program**

The City will continue to implement the Acquisition, Rehabilitation, and Rental (ARRental) Program designed to acquire, maintain, and rent foreclosed multi-family units to very low-income households. The units will be acquired by either the City or by for-profit or non-profit companies under the agreement of the City. Once complete, the units will be owned and managed by the company and must remain affordable for very low income households for 55 years. The City will continue to provide information on the ARRental Program on the City's website and at City Hall.

The City will investigate alternative funding sources in addition of current funding provided by NSP, CBDG and CalHome/Home Sweet Home sources currently being utilized. The City will seek to acquire new funding sources as they are made available by state, federal, local and other private and non-profit entities.

The City anticipates assisting 50 units during the 2014-2021 planning period, depending on grant funding availability.

**Timeframe:** Ongoing, 2014-2021

**Responsible Agency:** Development Services Department

**Funding Sources:** Department of Housing and Urban Development Neighborhood Stabilization Program ([NSP](#)), [Community Development Block Grants \(CDBG\)](#), [CalHome/Home Sweet Home](#)

### **Program 5.3C – Preserve and Monitor At-Risk Units**

The City works with individual property owners to encourage the maintenance of affordability of assisted units. There are 140 assisted multi-family units at-risk of converting to market rate during the ten years following the beginning of the planning period (2014-2024). The City is committed to preserving its stock of affordable housing and will provide technical assistance, seek additional



nonprofit and for-profit partners, and facilitate financial assistance for affordable housing units at-risk of conversion. The City will continue to work with property owners to develop a strategy to maintain affordability controls on assisted units.

The City will also inventory and gather information to establish an early warning system for publicly assisted housing units that have the potential to convert to market rate. This will include an annual review of the conversion status of all subsidized housing in the City and the proper noticing to tenants regarding potential conversions and tenant education to ensure tenants are aware of their rights. The City will develop and maintain an AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. The database will indicate the expiration date of any covenant and any requirements governing reimbursement.

When available, the City will utilize resources such as HUD Section 208/811 loans, HOPE II and III Homeownership program funds, HOME funds, CDBG funds, Low-Income Housing Tax Credit Programs, California Housing Finance Agency single-family and multi-family programs, programs to stimulate private developer and nonprofit entity efforts in the development and financing of housing for lower and moderate-income households. The City will continue to monitor at-risk developments throughout the planning period and pursue partnership opportunities with nonprofits to preserve and expand affordable housing in the City.

**Timeframe:** Ongoing, 2014-2021; Review and provide an annual update on the at-risk status of affordable units in Rialto as part of the City's Annual Report review and documentation

**Responsible Agency:** Development Services Department

**Funding Sources:** General Fund

**Program 5.3D – Mobile Home Park Preservation**

Mobile home parks provide a valuable source of affordable ownership housing in Rialto. To encourage the preservation of mobile home parks, the City will continue to implement the mobile home rent control ordinance and convene the Mobile Home Rent Review Commission. The City will continue to provide information on the mobile home rent control ordinance at City Hall and work with mobile home park owners and tenants to resolve any issues.

**Timeframe:** Ongoing, 2014-2021

**Responsible Agency:** Development Services Department

**Funding Sources:** General Fund

**Program 5.3E – County Homeownership Program**

To encourage low- and moderate-income homeownership, Rialto will continue to provide information on the City's website and at City Hall on the County of San Bernardino's



## City of Rialto

Homeownership Assistance Program (HAP). The program assists low- and moderate-income homebuyers meet the cash requirements of a home purchase. The HAP funds may be used for gap financing, down payment, or closing cost assistance. The assistance is in the form of a deferred loan and is secured by a second trust deed.

**Timeframe:** Ongoing, 2014-2021

**Responsible Agency:** County of San Bernardino Economic and Community Development Department; Rialto Development Services Department

**Funding Source:** County of San Bernardino; General Fund

### **Program 5.3F – Good Neighbor Next Door Program**

To support homeownership among local police officers, fire personnel, and teachers, Rialto will continue to participate in and provide information on the Department of Housing and Urban Development's (HUD) Good Neighbor Next Door Program at City Hall. Through the federal program, applicants can purchase homes from a selected list of HUD homes, which are available at a 50 percent discount off the listed price. The City continues to provide information on the Good Neighbor Next Door Program at City Hall.

**Timeframe:** Ongoing, 2014-2021

**Responsible Agency:** Department of Housing and Urban Development; Rialto Development Services Department

**Funding Sources:** Department of Housing and Urban Development Good Neighbor Next Door Program; General Fund

### **Program 5.3G – County Housing Voucher Program**

Continue to cooperate with the San Bernardino County Housing Authority to administer the Housing Voucher Program (Section 8). The program provides rent subsidies to very low-income households that spend more than 50 percent of their income on rent. The City will continue to refer residents to the County program and provide information at City Hall, the City's website, and other public places to increase awareness and solicit applications.

**Timeframe:** Ongoing, 2014-2021

**Responsible Agency:** County of San Bernardino Housing Authority; Rialto Development Services Department

**Funding Sources:** County of San Bernardino; General Fund



**Program 5.3H – Tenant-Based Rental Assistance**

Through the Security Deposit Assistance Program, the County of San Bernardino uses HOME funds to provide financial assistance with required security deposits on rental housing units and tenant-paid utilities to persons who can afford monthly rent payments but lack necessary funds to get into and/or, to avoid being displaced from, decent housing. In addition, the County provides funds to low- and moderate-income renter households through the Monthly Rent Subsidies Program, also funded by the County HOME Program. Rialto will continue to participate in this County program and provide information about the program at City Hall and the City’s website.

**Timeframe:** Ongoing, 2014-2021

**Responsible Agency:** County of San Bernardino Economic and Community Development Department; Rialto Development Services Department

**Funding Sources:** County of San Bernardino HOME Funds; General Fund

**5.4 Removing Governmental Constraints**

Factors that pose constraints to the provision of housing include the costs of developing both ownership and rental housing, which are ultimately passed to the consumers; the availability and cost of mortgage and rehabilitation financing; and restrictive zoning or other development regulations. These factors tend to disproportionately impact lower- and moderate-income households due to their limited resources for absorbing the costs. The City of Rialto will, where legally possible, will remove governmental constraints affecting the maintenance, improvement, and development of housing.

**Goal 5-4: Alleviate any potential governmental constraints to housing production and affordability.**

**Policy 5-4.1:** Periodically review City regulations and ordinances to ensure that they do not unduly constrain housing development.

**Policy 5-4.2:** Offer financial and/or regulatory incentives where feasible to offset or reduce the costs of developing affordable housing.

**Policy 5-4.3:** Provide for timely processing of development projects to minimize project holding costs.

**Policy 5-4.4:** Periodically review residential development fees and service fees to ensure that they are appropriately related to and do not constrain the development.

**Program 5.4A – Density Bonus**

~~To facilitate development, the City offers developers the opportunity to take advantage of the Density Bonus Program which is a density increase of 35 percent plus development incentives for qualified affordable projects. The City will provide information on the Density Program at City Hall and the City’s website.~~

~~The City will update its Density bonus ordinance to comply with current state law.~~





## City of Rialto

Government Code Section 65915 requires that a jurisdiction adopt a local Density Bonus Ordinance consistent with State law. State Density Bonus Law requires a local jurisdiction to grant an increase in density, if requested by a developer, for providing affordable housing as part of a development project. Key provisions of the law include incremental density bonuses that correspond to the percentage of housing set aside as affordable units. State law caps the maximum density bonus at 35 percent and allows the developer to request up to three incentives or concessions, if required to provide the affordable units. The law also provides reduced parking requirements and allows requests for waivers of development standards, such as increased height limits and reduced setback requirements. The developer must provide reasonable documentation demonstrating that incentives reduce costs to provide for affordable units; and that waivers are required because the usual standards physically preclude the project from achieving the allowed density and incentives.

Developers in the City have utilized State Density Bonus Law in the construction of affordable housing units. To comply with State Density Bonus law, the City will amend the ordinance as needed to ensure that its local ordinance remains consistent with State law, but will apply current state law even before local amendments are adopted. The City commits to continue to review and approve requests under State Density Bonus Law (including requests for incentives, concessions, waivers, and parking reductions) so that projects that qualify are not prevented from developing at the densities to which they are entitled.

**Timeframe:** Adopt revised Zoning Code by June 2020. Ongoing monitoring, 2014-2021; Provide an annual update on the progress of the Density Bonus Ordinance as part of the City's Annual Report review and documentation

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund



**Program 5.4B – Remove Development Constraints**

On a regular basis, City staff will review the development standards and design review findings in the Zoning Code to identify standards and requirements that may constrain the development of a affordable housing in Rialto. Specifically, staff will review the following:

Review multi-family parking standards to determine if the existing standards create a constraint to development. Should the analysis determine the existence of constraints, parking standards for multi-family development will be modified in the city's Zoning Code.

The City of Rialto is subject to SB 35 streamlining provisions and will be required to permit streamlining for projects with at least 10% affordable units. The City must review permits for qualifying housing developments within a statutory time frame (90 days for ≤ 150 units; 180 days for ≥ 150 units). Projects cannot go through design review or be subject to public hearings and in many cases the City cannot require parking. All projects covered under SB 35 are still subject to the zoning and building code. At this time, qualified housing proposals with at least 10% affordable units may be eligible for SB 35 streamlining in Rialto. Should compliance with SB 35 occur in the future, subsequent projects may not be subject to these requirements.

Staff will review requirements such as the minimum unit size, including minimum unit size requirements for Accessory Dwelling Units (ADUs) and Single-Room Occupancy units (SROs); setbacks; parking requirements, including parking requirements for studio apartments/units; height restrictions; etc. to ensure that they are necessary and pertinent.

The City will also review the existing Precise Plan of Design requirements and process to identify any constraints and the existence of objective standards applied to project applicants on the development of a affordable housing in the City.

The City will review permit requirements for Multi-family projects in the R-3 zone consisting of five or more units that may have a longer review timeline, as they are subject to a approval of a conditional development permit (CDP). The City will evaluate modifications to these standards to ensure they do not pose a constraint on development.

Staff will also on a case-by-case basis identify ways that standards can be relaxed if it is determined that such requirements are in any way impeding the development of a affordable housing in the City. The City will also continue to provide development standard modifications including inclusion of objective design and development standards, streamlined processing for applications related to the creation of a affordable housing, and will offer fee modifications for projects proposing a affordable units that are required to apply for variations to the existing development standards.

**Timeframe:** Review multi-family parking standards and provide modified standards by January 2021. Update Zoning Code to address Residential Care Facilities definitions in zones permitting residential uses by December 2020. Update Code to address Precise Plan of Design requirements by December 2020. Ongoing, 2014-2021; Establish SB 35 Procedures by December 2020; Review and revise minimum unit size requirements by December 2020; Revise

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## City of Rialto

CUP Requiements for multi-family development in the R-3 zone by December 2020; Provide ongoing review and pProvide an annual update on the review of the City's development standards and requirements in the Zoning Code as part of the City's Annual Report review and documentation

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund



#### **Program 5.4C – Water and Sewer Service Providers**

Pursuant to Chapter 727, Statutes of 2005 (SB 1087), the City of Rialto is required to deliver its adopted housing element and any amendments thereto to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects, to ensure that the providers have an opportunity to provide input on the Element. Additionally, review of the Housing Element ensures that priority for water and sewer services is granted to projects that include units affordable to lower-income households. The City will submit the adopted Housing Element to local water and sewer providers for their review and input.

**Timeframe:** Ongoing, 2014-2021

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund

## 5.5 Equal Housing Opportunity

To fully meet the community's housing needs, the City must assure that housing is accessible to all residents, regardless of race, religion, family status, age, or physical disability.

**Goal 5-5: Promote equal opportunity for all residents to reside in the housing of their choice.**

**Policy 5-5.1:** Continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing based on race, religion, family status, national origin, disability, or other protected class.

**Policy 5-5.2:** Ensure that residents are aware of their rights and responsibilities regarding fair housing.

**Policy 5-5.3:** Continue to cooperate with the Inland Mediation Board to enforce fair housing laws, and provide fair housing education services.

#### **Program 5.5A – Fair Housing Services and Affirmatively Further Fair Housing**

The City will continue to provide fair housing services through the Inland Fair Housing and Mediation Board. The ongoing contract provides Rialto residents with the following fair housing services: shared housing information for senior residents, counseling and information on housing discrimination, tenant/landlord dispute resolution, bilingual housing literature, and testing for housing discrimination. The City will continue to provide informational and educational materials on fair housing services for property owners, apartment managers, and tenants at City Hall and the City's website. The City will also continue to monitor and respond, as appropriate, to complaints of discrimination, and will refer tenants to the Inland Fair Housing and Mediation Board for proper intake investigation and resolution of fair housing complaints.



## City of Rialto

Pursuant to AB 686, The City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristic, as defined by California law.

The City will partner with capable organizations to review housing discrimination complaints, attempt to facilitate equitable resolution of complaints, and, where necessary, refer complainants to the appropriate state or federal agency for further investigation and action. Additionally the city will work with the County to update the Regional Analysis to the Impediments (AI) to Fair Housing Choice in partnership with local agencies. The City will implement the actions contained in the AI and collaborate with the jurisdictions in partnership with the County to complete the AI.

**Timeframe:** Ongoing, 2014-2021

**Responsible Agency:** Development Services Department, Inland Fair Housing and Mediation Board

**Funding Sources:** Inland Fair Housing and Mediation Board, General Fund

### Program 5.5B – Reasonable Accommodation

Pursuant to Government Code Section 65583, the City of Rialto is obligated to remove potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Reasonable accommodation provides a basis for residents with disabilities to request flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements from the local government to ensure equal access to housing opportunities. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be “reasonable” based on fair housing laws and case law interpreting the statutes. The City of Rialto encourages and promotes accessible housing for persons with disabilities. In general, City Staff takes into consideration the provisions of the California Americans with Disabilities Act (Cal ADA) in the review and approval of housing projects and grants modifications and deviations from the Municipal Code to accommodate the needs of persons with disabilities. The City will provide information on formal reasonable accommodation procedures at City Hall and on the City’s website.

**Timeframe:** Adopt Reasonable Accommodation Procedure by April-June 2020.

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund

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## 5.6 Summary of Quantified Objectives

**Table 5-1, Summary of 2014-2021 Housing Element Quantified Objectives**, summarizes the City's quantified objectives for the 2014-2021 planning period by income group.

| Table 5-1<br>Summary of 2014-2021 Housing Element Quantified Objectives                                |                             |          |          |          |                |            |
|--|-----------------------------|----------|----------|----------|----------------|------------|
|  | Income Level                |          |          |          |                | TOTAL      |
|  | Extremely Low <sup>*1</sup> | Very Low | Low      | Moderate | Above Moderate |            |
| Construction (remaining RHNA)  | 670317                      | 670317   | 1,084432 | 749481   | 1,951717       | 5,1252,265 |
| Rehabilitation <sup>2</sup>  |                             |          | 50       | 50       |                | 100        |
| Preservation <sup>3</sup>  |                             |          | 290      |          |                | 290        |
| <b>Notes:</b>  |                             |          |          |          |                |            |
| <sup>*1</sup> Extremely low-income 50% of very low-income RHNA   |                             |          |          |          |                |            |
| <sup>2</sup> Rehabilitation efforts address rehabilitation goals via programs under Goal 5.1.          |                             |          |          |          |                |            |
| <sup>3</sup> Preservation effort address preservation of existing affordability or lower income units. |                             |          |          |          |                |            |



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## 6 Mid-Cycle Review of Performance of 2014-2021 Housing Element

The following chart is a review of the City of Rialto’s housing project and program performance in the 2014-2019 Planning cycle. It is an evaluation and update to the 5<sup>th</sup> cycle’s Policy Program and considers all current and existing programs and projects as well as the most current accomplishments and effectiveness and appropriateness.

| <b>Table 6-1: Past Performance</b> |   |   |   |   |   |
|------------------------------------|---|---|---|---|---|
| <b>#</b>                           | <b>Program</b>                                  | <b>Program Objective</b>  | <b>Program Action</b>   | <b>Current Planning Period Accomplishments</b>  | <b>Effectiveness and Appropriateness</b>  |
| 5.1A                               | Acquisition, Rehabilitation, and Resale Program | Acquire, maintain and rehabilitate foreclosed homes (described as single-family units, condominiums and townhomes) and resell these homes to qualified income homebuyers. | Assist approximately 100 homes under the NSP 1 grant and approximately 200 homes under the NSP 2 grant. | Due to low foreclosure activity citywide, the City has experienced a decrease in demand for acquisition, rehabilitation and resale. | The City continues to evaluate potential for Acquisition, Rehabilitation, and Resale program opportunities as demand changes.   |
| 5.1B                               | Home Sweet Home                                 | Provide up to \$60,000 for single-family property improvements.   | Approximately 15 households per year will be assisted through this program.                             | During the FY 2014-2015, the City funded six home repairs and in the FYs 2018-20 the City funded four additional home repairs.      | The program has shown effective and contributed to the repairs of 10 homes from 2014-2019. The City continues to explore alternative funding sources to continue the program. |
| 5.1B                               | Minor Rehabilitation Program                    | Provides home improvement assistance to Rialto homeowners with an interest free deferred loan of up to \$10,000 with an extra   | The City expects to assist approximately 15 households per year with this program.                      | There are no current activities or policies for Minor Rehabilitation Program.   | Due to the passage of AB1X26 and AB1X27 by the State of California, which allowed redevelopment   |





**Table 6-1: Past Performance**

| #    | Program                                    | Program Objective   | Program Action  | Current Planning Period Accomplishments  | Effectiveness and Appropriateness  |
|------|--|---|---|--|--|
|      |  | \$5,000 possible in cases of serious Health and Safety Code violations.   |   |  | dissolution, implementation of this program has been impeded/delayed.  |
| 5.1B | Senior Minor Repair                        | Assist persons 62 years or older as well as the disabled.   | Assist approximately 140 low- and moderate-income seniors per year. | There are no current activities or policies for Senior Minor Repair.   | The City continues to explore alternative funding sources to continue the program.   |
| 5.1B | Rental Property Acquisition/Rehabilitation | Provide loans using HOME funds to both for-profit and non-profit developers of affordable housing who propose to acquire and/or rehabilitate existing rental units. | Continue participation and advertise availability.                  | There are no current activities or policies for Rental Property Acquisition/Rehabilitation.                                  | The City continues to explore alternative funding sources to continue the program. This program will be modified in the 2014-2021 Housing Element. |
| 5.1B | Rental Property Rehabilitation/Refinance   | Use HOME funds to refinance existing debt, so long as the primary activity is the rehabilitation of affordable housing.   | Continue participation and advertise availability                   | There are no current activities or policies for Rental Property Rehabilitation/refinance.                                    | The City continues to explore alternative funding sources to continue the program.   |
| 5.1B | Emergency Repair Mobile Home Program       | Provides assistance to mobile home residents for emergency repairs in an amount not to exceed \$7,000 per unit.   | Assist 30 households per year.                                      | In FY 2014-2015, the City approved CDBG funds for projects commencing in FY 2015-2016. In FYs 2017-20 the City funded 7 home | The City continues to explore alternative funding sources to continue the program and was able to secure CDBG funds in                             |



**Table 6-1: Past Performance**

| #    | Program                               | Program Objective   | Program Action  | Current Planning Period Accomplishments  | Effectiveness and Appropriateness  |
|------|---------------------------------------|---|---|--|--|
|      |                                       |   |   | repairs through the mobile home repair program.  | FY 2014-2015, and was thus able to assist home repairs in the FYs 2017-20  |
| 5.1C | Code Enforcement                      | Engage in emergency nuisance abatement actions against vacant and abandoned buildings.  | Continue to focus on deteriorating neighborhoods.   | The City continues to utilize Code Enforcement, Housing, and Building staff to focus on deteriorated neighborhoods. Code Enforcement focuses on helping businesses, residents, and property owners comply with State and local codes through abating property maintenance and nuisance issues. On an annual basis, the City issues 1,500 notices of code violations. |  |
| 5.1D | Multi-Family Improvement Districts    | Implement an acquisition, rehabilitation, and affordable rental program; creation of an assessment district by the owners of at least two-thirds of the properties in a neighborhood. | Evaluate the expansion of this program to other neighborhoods beyond Willow-Winchester and East Jackson Street. | Due to the passage of AB1X26 and AB1X27 by the State of California, which allowed redevelopment dissolution, implementation of this program has been impeded/delayed.  | Due to a lack of funding and staff, the program has yet to be implement in the current FY 2018-19. The City will continue to seek funds to continue this program in the planning period. |
| 5.1E | Citywide Homeowner Association Survey | Conduct a citywide survey of homeowner  | Conduct citywide survey of  | Due to lack of funding and staff availability, the City  | The City will continue to seek funds to  |



**Table 6-1: Past Performance**

| #    | Program                        | Program Objective  | Program Action   | Current Planning Period Accomplishments  | Effectiveness and Appropriateness  |
|------|--------------------------------|--|--|--|--|
|      |                                | association to identify and analyze their strength and health.       | homeowners' associations; Investigate and evaluate regulatory and incentive-based options to encourage strong homeowners' associations.  | was not able to implement this program during the planning period.   | continue this program in the planning period.  |
| 5.1F | Targeted Neighborhood Approach | Address existing distressed, poorly managed multi-family properties. | Identify and prioritize problem neighborhoods; Determine which resources would be most appropriate for the targeted neighborhood; Determine measurements to be used to measure success of program; Apply resources to targeted neighborhood until desired measurements achieved; Move on to the next neighborhood on priority list | Due to lack of funding and staff availability, the City was not able to implement this program during the planning period. | The program has yet to be implement in the current FY 2018-19. The City will continue to seek funds to continue this program in the planning period. |



**Table 6-1: Past Performance**

| #    | Program                  | Program Objective   | Program Action   | Current Planning Period Accomplishments   | Effectiveness and Appropriateness   |
|------|--------------------------|---|--|---|---|
| 5.1G | Receivership             | Deal with blighted properties that have been vacant for an extended period of time.   | Continue to implement receivership as needed.  | The City continues to implement receivership as needed and considers it a key remedy to correct serious building code violations.   | The City will continue to seek funds to continue this program in the planning period.   |
| 5.1H | Crime Free Multi-Housing | Address concerns of crimes against property and persons in multi-family housing development which historically have had such problems.  | Develop and find funding for program; implement program in multi-family neighborhoods.   | There is currently one year of funding for this project, however it has yet to be implanted up to the current FY 2018-2019.   | The program has yet to be implement in the current FY 2018-19. The City will continue to seek funds to continue this program in the planning period.  |
| 5.2A | Providing Adequate Sites | Re-designate sufficient sites at high-enough densities for the City to meet and exceed it RHNA allocation for the provision of sites adequate to the development of housing along a broad spectrum of affordability levels. | The City will adopt the Renaissance Specific Plan and update the Rialto Zoning Code to bring it into compliance with the new General Plan. | The Renaissance Specific Plan was adopted in 2010. The Plan is a proposed master plan project located on and around the site of the Rialto Municipal Airport and encompasses 1,445 acres of land. The Plan proposes a total of approximately 1.2 million square feet of business and commercial uses, 1,667 residential units, one school, one community park, and multiple neighborhood parks. | The City has effectively implemented this program during the planning period. This program will be modified for the 2014-2021 Housing Element to monitor availability of existing identified sites and to publicize the housing opportunity sites inventory on the City website and at City Hall. |



**Table 6-1: Past Performance**

| #    | Program                             | Program Objective   | Program Action  | Current Planning Period Accomplishments  | Effectiveness and Appropriateness   |
|------|-------------------------------------|---|---|--|---|
|      |                                     |   |   | The City's Zoning Code has been updated to be consistent with the most recent General Plan update.   |   |
| 5.2B | Second Unit Ordinance               | Provide additional affordable housing options in the community. | Amend the Zoning Ordinance to provide for a ministerial process for CDP approval. Continue implementation of the Second Unit Ordinance. | The City has amended the Zoning Code to provide for a ministerial process to approve second units in the R-1 Single Family zone.   | The City will continue to promote the adopted Second Unit Ordinance on the City website and at City Hall.                                     |
| 5.2C | Emergency Shelters                  | Allow emergency shelters by right.                              | Amend the Zoning code to allow emergency shelters by-right within the Industrial Park zoning district.                                  | The City is planning on adopting an emergency shelter ordinance by April 2020.   | The City will work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met.             |
| 5.2D | Transitional and Supportive Housing | Allow transitional and supportive housing by-right.             | Amend the Zoning code to allow emergency shelters by-right within the Industrial Park zoning district.                                  | the City will adopt an ordinance addressing transitional and supportive housing by-right in all zones allowing residential uses, subject only to those regulations that apply to other residential | The City will continue to monitor transitional and supportive housing and will work with the appropriate organizations to ensure the needs of |



**Table 6-1: Past Performance**

| #    | Program   | Program Objective   | Program Action   | Current Planning Period Accomplishments   | Effectiveness and Appropriateness  |
|------|---|---|--|---|--|
|      |   |   |  | uses of the same type in the same zone and addressing statutory definitions by April 2020.  | homeless and extremely low-income residents are met.                                       |
| 5.2E | Housing for Persons with Developmental Disabilities | Create a varying range of supportive housing facilities (that go beyond the Title 24 requirements/standards) for persons with developmental disabilities.   | Provide affordability housing, slight modifications to existing units, and varying range of supportive housing facilities. | Seek State and Federal funding, as it becomes available, provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities, and reach out annually to developers of supportive housing. | The City continues to evaluate the potential of the program and explore potential funding. |
| 5.2F | Manufactured Housing                                | Amend the Zoning Code to defined manufactured housing and mobile homes consistent with State law and identify the zone(s) where such housing is permitted and ensure that the requirements for manufactured homes is the same as a conventional single-family dwelling unit in the same zone. | Revise Zoning Code within one-year of Housing Element adoption   | There are no current activities or policies for Manufactured Housing Programs.  | The City continues to evaluate the potential of the program and explore potential funding. |



**Table 6-1: Past Performance**

| #    | Program                        | Program Objective   | Program Action   | Current Planning Period Accomplishments  | Effectiveness and Appropriateness  |
|------|--------------------------------|---|--|--|--|
| 5.2G | Condominium Conversion         | Preserving the City's affordable rental housing stock and discouraging conversions that could decrease the number of existing affordable units                      | Research and consider a citywide Condominium Conversion Ordinance within one-year of Housing Element adoption.   | There are currently no activities or policies for Condominium Conversion programs.   | The City continues to evaluate the potential of the program and explore potential funding.         |
| 5.2H | Single-Room Occupancy (SRO)    | Provide a source of affordable housing for individuals and serve as an entry point into the housing market for people previously experiences homelessness.          | Revise Zoning Code to permit single-room occupancy units (SROs) and additional development regulations and requirements within one-year of Housing Element adoption. | The City has yet to adopt an ordinance in the Zoning Code to allow Single-Room Occupancy.                                    | The City continues to evaluate the potential of the program and explore potential funding.         |
| 5.2I | Alternative Housing Concepts   | Provide more potential housing opportunities in Rialto such as live-work developments, small lot developments, two master-bedroom housing units, and co-op housing. | Research alternative housing concepts by 2019; Revise and revise Zoning Code, as appropriate by 2020   | There is no current activity for the Alternative Housing Concepts program.   | The City continues to evaluate the potential of the program and explore potential funding.         |
| 5.3A | Downpayment Assistance Program | Provide down-payment assistance to homebuyers acquiring a home through the "Acquisition,  | Approximately 100 homes under the NSP 1 grant and approximately 200  | In FY 2013-2014, the City assisted four homes under NSP 1 and NSP 3. As of December 31, 2015, the City has used NSP funds to | The City will continue to seek funds to continue this program in the planning period. This program |



**Table 6-1: Past Performance**

| #    | Program   | Program Objective  | Program Action  | Current Planning Period Accomplishments  | Effectiveness and Appropriateness   |
|------|---|--|---|--|---|
|      |   | Rehabilitation, and Resale” program.   | homes under the NSP 2 grant.  | assist 60 low- and moderate-income homebuyers purchase foreclosed housing units during the life of the program.  | is continuing through working with the Neighborhood Partnership Housing Services, Inc.  |
| 5.3B | Acquisition, Rehabilitation, and Rental Program | Acquire, maintain, and rent foreclosed multi-family units to very low-income households. | Approximately 8 units under the NSP 1 grant and approximately 16 units under the NSP 2 grant.                   | In 2014, eight units were approved for assistance under NSP 3.   | The City will continue to seek funds to continue this program in the planning period.   |
| 5.3C | Preservation of At-Risk Units                   | Encourage the maintenance of affordability of assisted units.                            | Work with property owners to develop a strategy to maintain affordability controls on assisted units.           | The City continues to monitor at-risk projects.  | The City used this programs and funds appropriately and effectively in past planning cycles and will continue to find funding and monitor at risk projects. |
| 5.3D | Mobile Home Park Preservation                   | Provide a valuable source of affordable ownership housing in Rialto.                     | Continue to oversee mobile home rent control to ensure that mobile homes remain an affordable option in Rialto. | The City continues to utilize the Mobile home Rent Review Commission and the related mobile home rent ordinance to facilitate and encourage fair bargaining between mobile home owners and park owners in order to achieve mutually satisfactory agreement regarding space | The City will continue to prioritize the preservation of mobile home parks.   |





**Table 6-1: Past Performance**

| #    | Program                                | Program Objective  | Program Action   | Current Planning Period Accomplishments   | Effectiveness and Appropriateness   |
|------|--|--|--|---|---|
|      |  |  |  | rental rates in mobile home parks.  |   |
| 5.3E | Homeownership Assistance Program (HAP) | Assist low- and moderate-income homebuyers meet the cash requirements of a home purchase.                  | Continue participation and advertise availability of the County program. | The Housing Authority of San Bernardino continues to implement the Homeownership Assistance Program (HAP), which assists participants with finding an appropriate mortgage lender and work with the participant through the process of buying a home.   | As the City has little control over how the County and HUD's programs are administered, the City will be responsible for advertising the programs and providing information to Rialto residents.<br><br>The City continues to provide information on this program at City Hall. |
| 5.3F | Good Neighbor Next Door Program        | Assists police officers, fire personnel, and teachers who work in Rialto to obtain a home within the City. | Continue participation and advertise availability.                       | HUD's Officer/Teacher Next Door Program (now known as the HUD Good Neighbor Next Door Program), assists law enforcement officers, pre-Kindergarten through 12th grade teachers, firefighters and emergency medical technicians become homeowners. It offers a substantial incentive in the form of a discount of 50% from the list price of the home. | As the City has little control over how the County and HUD's programs are administered, the City will be responsible for advertising the programs and providing information to Rialto residents.<br><br>The City continues to provide information                               |



**Table 6-1: Past Performance**

| #    | Program  | Program Objective  | Program Action  | Current Planning Period Accomplishments  | Effectiveness and Appropriateness  |
|------|--|--|---|--|--|
|      |  |  |   |  | on this program at City Hall.  |
| 5.3G | County Housing Voucher Program-Section 8 Rental Assistance | Provide rent subsidies to very low-income households that spend more than 50 percent or their income on rent.  | Continue subsidy and encourage registration of buildings; provide information and referrals to landlords regarding participation in the Housing Choice Voucher Program. | The City continues to participate in the Housing Voucher Program administered by the San Bernardino Housing Authority. The Housing Choice Voucher (HCV) Program (commonly referred to as Section 8) manages vouchers to low income families and individuals. These vouchers give our families the freedom to select decent, safe and sanitary housing based on their individual needs. From 2016-2018 the County assisted 30,780 homes with vouchers, including 1,552 residents in Rialto through the Section 8 Program. | As the city has little control over how the County's programs are administered, the City will be responsible for advertising the program and providing information to residents. |
| 5.3H | Tenant-Based Rental Assistance                             | Provide financial assistance with required security deposits on rental housing units and tenant-paid utilities to persons who can afford monthly rent payments | Continue participation and advertise availability, including by maintaining information about   | The City continues to participate in the County tenant-based rental assistance. The program has two components: Eviction Prevention and New Rentals.   | As the city has little control over how the County's programs are administered, the City will be responsible for advertising the   |



**Table 6-1: Past Performance**

| #    | Program                          | Program Objective  | Program Action   | Current Planning Period Accomplishments  | Effectiveness and Appropriateness  |
|------|----------------------------------|--|--|--|--|
|      |                                  | but lack necessary funds to get into and/or, to avoid being displaced from, decent housing.  | the program and a link to the County's Housing Development Division web page on the City's website.  |  | program and providing information to residents.  |
| 5.4A | Density Bonus                    | Provides density bonuses for residential developments that meet specified criteria.  | Encourage housing development through the provision of density bonus/equivalent incentives. Incorporate the density bonus program into the zoning ordinance. | The City has amended the Zoning Code to include a Density Bonus Program. In addition, the City has approved the Foothill Boulevard Specific Plan, Downtown Vision plan, and the Renaissance Rialto Specific Plan, which all allow density bonus. | This program is essential to the development of affordable units, as it allows developers the flexibility to construct at densities above what is allowed by the Municipal Code. The City will continue to promote the adopted Density Bonus Ordinance on the City website and at City Hall. |
| 5.4B | Removing Development Constraints | City staff will review the development standards and design review findings in the Zoning Code to identify standards and requirements that may | Provide an annual update on the review of the City's development standards and requirements in the Zoning Code as part                                       | There are no current activities or policies for Removing Development Constraints.  | The City continues to evaluate the potential of the program and explore potential funding.   |



**Table 6-1: Past Performance**

| #    | Program                           | Program Objective   | Program Action  | Current Planning Period Accomplishments  | Effectiveness and Appropriateness  |
|------|-----------------------------------|---|---|--|--|
|      |                                   | constrain the development of affordable housing in Rialto   | of the City’s Annual Report review and documentation  |  |  |
| 5.4C | Water and Sewer Service Providers | The City of Rialto is required to deliver its adopted housing element and any amendments thereto to local water and sewer service providers | The City will submit the adopted Housing Element to local water and sewer providers for their review and input. | There is no current activity.  | This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects, to ensure that the providers have an opportunity to provide input on the Element. Additionally, review of the Housing Element ensures that priority for water and sewer services is granted to projects that include units affordable to lower-income households. |
| 5.5A | Fair Housing Services             | Provide fair housing services for its residents.  | Continue participation and advertise program availability.  | The City continues to participate with the Inland Fair Housing and Mediation Board (IFHMB) to combat housing discrimination. | The City currently provides information on the program on their website and directs residents, as  |

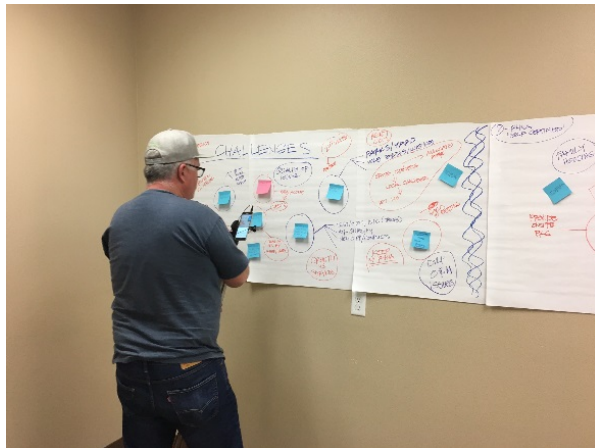


**Table 6-1: Past Performance**

| #    | Program                            | Program Objective  | Program Action  | Current Planning Period Accomplishments  | Effectiveness and Appropriateness   |
|------|------------------------------------|--|---|--|---|
|      |                                    |  |   | IFHMB continues to educate both tenants and landlords as to their rights and responsibilities under fair housing laws. IFHMB investigates discrimination complaints and works in partnership with the United States Department of Housing and Urban Development (HUD) and the California State Department of Fair Employment and Housing (DFEH) in fighting discrimination in housing. | appropriate, to utilize services offered by the Inland Fair Housing and Mediation Board.                                |
| 5.5B | Reasonable Accommodation Procedure | Provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal opportunity to housing. | Adopt a reasonable accommodation procedure and/or Zoning Code amendment; provide information to residents via public counters and the City's website. | City staff Has developed a scope of work and is currently in the processing of securing funding to develop this program. The City estimates this program will be implemented by March of 20220.  | The City will continue to promote the adopted Reasonable Accommodation Procedures on the City website and at City Hall. |

# Appendix A: Community Outreach

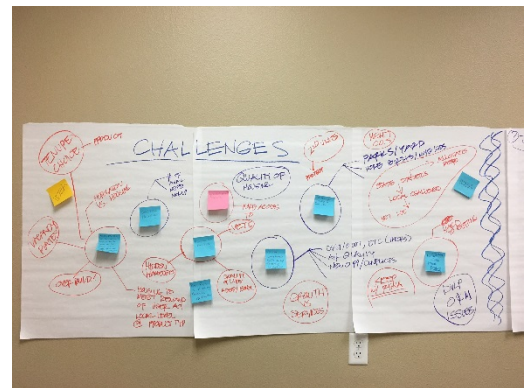
## Rialto Housing Element Update Community Workshop November 17, 2016 Rialto Community Center



On November 17, 2016, the City of Rialto held a Community Workshop for the Rialto Housing Element Update. Attendees learned about the planning process, project goals and objectives, and the overall project overview. Workshop attendees also participated in an interactive Post-It note exercise to identify housing challenges and opportunities in Rialto. The following Challenges and Opportunities were offered by workshop attendees and provided verbatim in this summary.

### Challenges

- Tenure choice- product
- Vacancy rates
- Population v. housing
- Overbuild?
- American elected a new president who is going to seal the border and stop refugee in-flow therefore population increase will probably cease
- Senior housing- number of available units
- Housing to meet demand of user at local level and at product type
- Housing for homeless- Hidden homeless, veterans
- Quality of life- Residential and homes
- Poor focus on providing recreation opportunities
- More access to affordable housing
- Quality of housing
- Too many warehouses built on top of neighborhoods- Dust, air quality
- Not enough housing for families- parks and yards; more births, more kids
- Protect 2<sup>nd</sup> units
- Growth v. availability of services
- State statutes- local challenges, RHNA needs to be allocated responsibly

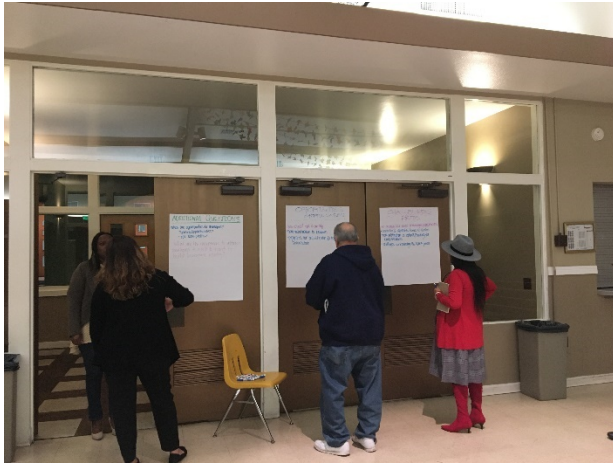


- Increase first time homebuyers funding
- Development operation and maintenance issues and costs

### **Opportunities**

- 2<sup>nd</sup> units and granny flats- larger lots, provide on-site parking
- Condo conversions- new ordinance; Covenants, Conditions, and Restrictions (CC&R's)
- Utilize vacant land for live-work- more opportunities
- Two master bedroom housing concept- 2+ family in one house; multigenerational opportunities; Co-op housing; Ex. Rosena Ranch

# Rialto Housing Element Update Community Workshop October 29, 2019 Rialto Community Center



The first workshop was held October 29, 2019 at the Rialto Community Center informed residents and other interested stakeholders about the Housing Element Mid-Cycle Update process. The goal of the workshop was to receive feedback related to the current and future housing needs of the City. The City provided a presentation for attendees and allowed time for questions and answers. Following the questions and answers, the attendees were given time to write their input regarding opportunities and challenges to housing in the City of Rialto.

## **Challenges:**

- Senior homelessness in Rialto
- Not designed with seniors in mind
- Program waiting list issues
- Unrealistic expectations/standards
- Rialto not a priority
- Income vs. housing availability
- Land availability
- Rent increases and housing availability
- Limited opportunity

## **Opportunities:**

- Collaboration with the community
- Meetings with the senior community
- Rent control
- Transportation and housing
- Homeless services
- Safety and community centers
- Building units for all incomes
- Integrate housing with city services and amenities
- Universal designs to remove barriers



# Rialto Housing Element Update Community Workshop November 22, 2019 Grace Vargas Senior Center



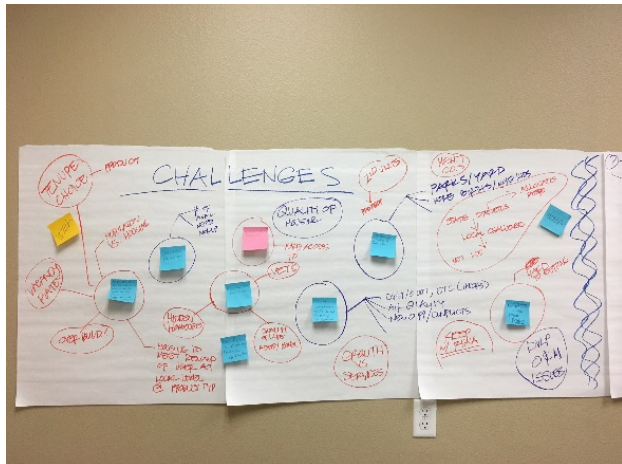
The City of Rialto collaborated with iHELP IE for the second workshop held on November 22, 2019 at the Grace Vargas Senior Center. The workshop intended to inform the senior community and additional attendees about the Housing Element Mid-Cycle Update and gather input regarding current housing options or existing housing opportunities and constraints. A presentation was given to the community regarding the Housing Element and the 5<sup>th</sup> Cycle Update. Following the presentation, the attendees were given a survey containing questions regarding current housing situations, housing availability, access to housing and housing amenities; the survey allowed for additional input and free response from attendees.

## Response to questionnaire:

Responses to the questionnaire given to attendees are shown in blue.

### 1. What type of housing do you live in?

- Apartment - 5
- Assisted living
- House - 8
- Group Housing
- Other: - 4, Condo (2), Mobile Home (4)



### 2. Are you happy with your current housing? Yes - 11 / No - 6

- If no, why not? Check all that apply.
- Too small - 2
- Not safe - 1
- Too expensive - 3
- No services/Amenities - 2
- Poor Quality - 2
- Other: -2 [yes] But others need, vandalism

### 3. What type of amenities would make your housing more livable? Check all that apply.

- Park space - 5
- Programs and activities - 8
- Transportation - 6
- Services (tax prep, health care, etc.) - 2
- Parking - 4

- Walkways - 3
- Bikeways - 2

- Other: - 2, Social activities people are lonely, Maintenance

**4. Are you experiencing any housing problems? Yes - 9 /No -9**

- If yes, what problems? Check all that apply.
- Cost of Housing - 5
- Homeless
- Heating/Air conditioning - 2
- Transportation Issues - 2
- Accessibility issues (wheelchair/disabled)
- Damage/maintenance - 2
- Other: - 1, unsafe/vandalism at mobile homes need patrols

**5. Do you wish to receive more information about housing in Rialto? Yes - 11 /No - 6**

- If yes, what type of information? Check all that apply.
- Affordable Housing - 6
- Financial Services - 3
- Support services - 3
- Other:

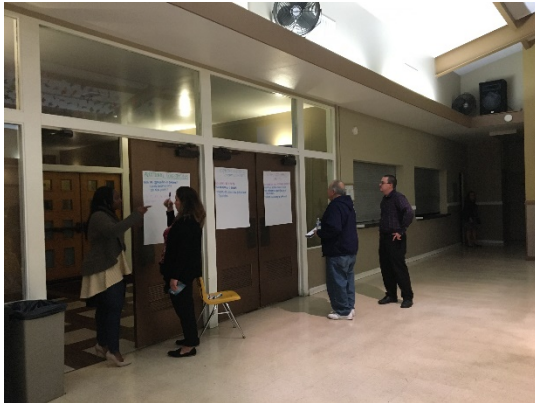
**Please write any additional comments/ concerns regarding housing in the City of Rialto:**

**What changes would make housing better in Rialto:**

1. More Sr. Affordable housing by income, people on SS [Social Security] – low income and extremely low income
2. Low income housing for poverty level. \$300-\$400 per month including utilities
3. If there was more affordable
4. Vivo en Colton [I live in Colton]
5. More affordable housing
6. More banks accessibility
7. Affordable
8. Affordable housing
9. Lower rents for seniors
10. Affordable not just low income

1. More hosing less rent
2. People keep the city clean
3. Help the homeless
4. Not enough housing units/condos for Seniors
5. Increased affordable housing

## Rialto Housing Element Update Community Workshop December 3, 2016 Saint Catherine of Siena Catholic Church



The third, and final, community workshop regarding the Housing Element Mid-Cycle Update was held on December 3, 2019 at Saint Catherine of Siena Catholic Church. The workshop was held in English with a Spanish translator present. The workshop intended to inform the resident about the Housing Element Update and sought to gather additional input on opportunities and challenges to housing in the City of Rialto. A formal presentation was given to the attendees followed by time for questions and answers. Finally, the attendees were asked to write down their comments and concerns, as

well as additional questions they had regarding the Housing Element and housing in the City.

### **Challenges:**

- Not enough extremely low-income housing or homebuying options for families
- Availability of affordable homes for residents/families
- More information to residents
  - More information on options
  - More information of housing
  - More information on programs
- Challenges to building housing surrounding the CEQA process

### **Opportunities:**

- Rent control opportunities in the city
- Opportunities to give more information to residents
- Opportunities to create/use beautification programs for homeowners
  - Opportunities for maintenance finding specifically for seniors
- Identify adequate funding sources



### **Additional Questions:**

- What are opportunities for developers? Training opportunities? Opportunities for non-profits?
- What are the incentives to attract developers to want to invest to build low-income housing?

# City of Rialto

## HOUSING ELEMENT

### The City of Rialto is in the process of updating the State-required Housing Element

Please join us at the upcoming community workshop to discuss housing conditions and share your vision and ideas to improve housing opportunities in Rialto:

**Workshop date:** **Tuesday, October 29, 2019 at 6:30pm-8:30pm**

**The event will be held at:** **Rialto Community Center, 214 N Palm Avenue, Rialto**

**Included in this workshop will be:**

- Purpose and intent of the Mid-cycle Update;
- Why and how often is the Housing Element Updated;
- The contents of the Housing Elements;
- Issues and opportunities identification activity.



If you have any questions or would like additional information, please contact **Adrianna Martinez** at 909-421-7211 or visit the Planning Division at Rialto City Hall.



# Ciudad de Rialto

## ELEMENTO DE VIVIENDA

### La ciudad de Rialto está en proceso de actualización del elemento de Vivienda requerido por el Estado.

Por favor, únase a nosotros en el próximo taller comunitario para discutir las condiciones de la vivienda y compartir su visión y sus ideas para mejorar las oportunidades de vivienda en Rialto:

**Fecha del Taller:**

**Martes, 29 de Octubre de 2019, 6:30pm – 8:30pm**

**El evento se llevará a cabo en:**

**Centro Comunitario de Rialto, 214 N Palm Ave, Rialto**

**En este taller se incluirán:**

- Propósito e intención de la Actualización del ciclo medio;
- Por qué y con qué frecuencia se actualiza el elemento Vivienda;
- El contenido del elemento de Vivienda
- Actividad de identificación de problemas y oportunidades.



Si tiene alguna pregunta o desea información adicional, póngase en contacto con **Adrianna Martinez** a **909-421-7211** o visite la División de Planificación del Ayuntamiento de Rialto



# City of Rialto

## HOUSING ELEMENT

### The City of Rialto is in the process of updating the State-required Housing Element

Please join us at the upcoming community workshop to discuss housing conditions and share your vision and ideas to improve housing opportunities in Rialto:

**Workshop date:**

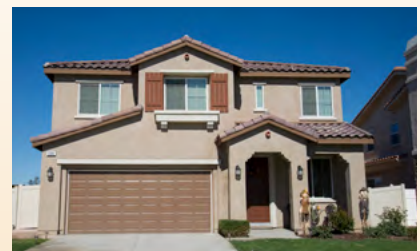
**Friday, November 22, 2019 at 12:30pm**

**The event will be held at:**

**Grace Vargas Senior Center, 1411 S. Riverside Avenue**

**Included in this workshop will be:**

- Purpose and intent of the Mid-cycle Update;
- Why and how often is the Housing Element Updated;
- The contents of the Housing Elements;
- Issues and opportunities identification survey.



If you have any questions or would like additional information, please contact **Adrianna Martinez** at **909-421-7211** or visit the Planning Division at Rialto City Hall.

*Hosted by:*



# Ciudad de Rialto

## ELEMENTO DE VIVIENDA

### La ciudad de Rialto está en proceso de actualización del elemento de Vivienda requerido por el Estado.

Por favor, únase a nosotros en el próximo taller comunitario para discutir las condiciones de la vivienda y compartir su visión y sus ideas para mejorar las oportunidades de vivienda en Rialto:

**Fecha del Taller:**

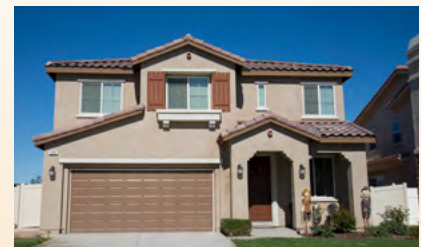
**Viernes 22 de Noviembre de 2019 a las 12:30 pm**

**El evento se llevará a cabo en:**

**Centro para personas mayores Grace Vargas, 1141 S. Riverside Ave**

**En este taller se incluirán:**

- Propósito e intención de la Actualización del ciclo medio;
- Por qué y con qué frecuencia se actualiza el elemento Vivienda;
- El contenido del elemento de Vivienda
- Actividad de identificación de problemas y oportunidades.



Si tiene alguna pregunta o desea información adicional, póngase en contacto con **Adrianna Martinez** a **909-421-7211** o visite la División de Planificación del Ayuntamiento de Rialto

*Organizado por:*



# City of Rialto

## HOUSING ELEMENT

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Please join us at the upcoming community workshop to discuss housing conditions and share your vision and ideas to improve housing opportunities in Rialto:

**Workshop date:**

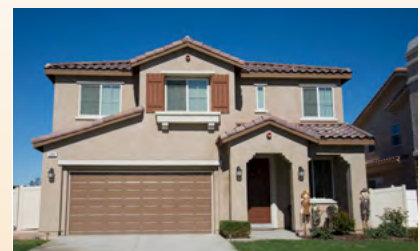
**Tuesday, December 3, 2019 at 6:00 pm**

**The event will be held at:**

**Saint Catherine of Sienna Catholic Church  
339 N Sycamore Ave Rialto**

**Included in this workshop will be:**

- Purpose and intent of the Mid-cycle Update;
- Why and how often is the Housing Element Updated;
- The contents of the Housing Elements;
- Issues and opportunities identification survey.



If you have any questions or would like additional information, please contact **Adrianna Martinez** at **909-421-7211** or visit the Planning Division at Rialto City Hall.





# Ciudad de Rialto

## ELEMENTO DE VIVIENDA

### La ciudad de Rialto está en proceso de actualización del elemento de Vivienda requerido por el Estado.

Por favor, únase a nosotros en el próximo taller comunitario para discutir las condiciones de la vivienda y compartir su visión y sus ideas para mejorar las oportunidades de vivienda en Rialto:

**Fecha del Taller:**

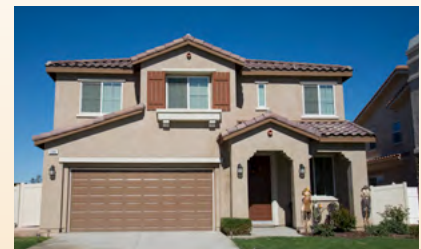
**Martes, 3 de Diciembre de 2019 a las 6:00 pm**

**El evento se llevará a cabo en:**

**Iglesia Católica Santa Catalina de Siena  
339 N Sycamore Ave Rialto**

**En este taller se incluirán:**

- Propósito e intención de la Actualización del ciclo medio;
- Por qué y con qué frecuencia se actualiza el elemento Vivienda;
- El contenido del elemento de Vivienda
- Actividad de identificación de problemas y oportunidades.



Si tiene alguna pregunta o desea información adicional, póngase en contacto con **Adrianna Martinez** a **909-421-7211** o visite la División de Planificación del Ayuntamiento de Rialto



# NOTICE OF AVAILABILITY – City of Rialto 2014-2021 Mid-Cycle Housing Element Update

The City of Rialto’s Draft 2014-2021 Mid-Cycle Housing Element, an update to the Housing Element of the City’s General Plan, is available for public review and comment. The Housing Element is required by State law to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, and demonstrate how the City will accommodate its fair share of regional housing needs. The City of Rialto is required by state law to conduct an interim “mid-cycle” update to the Housing Element, consistent with the requirements of State law. The Draft Mid-Cycle Housing Element includes appropriate updates to the existing Housing Policy Program, which establishes goals, policies, and implementation actions to address the City’s housing needs.

## Your Comments are Important!

The City would appreciate input from the community, housing stakeholders, and service providers on the Housing Element.

## Where to View the Public Review Draft Housing Element

The Draft Housing Element update may be reviewed during normal business hours (8:00 a.m. to 6:00 p.m. Monday through Thursday, 8:00 a.m. to 5:00 p.m. Friday) at the City of Rialto Community Development Department – City Hall, 150 S. Palm Avenue Rialto, CA 92376.

The Housing Element may also be reviewed online at:

[https://www.yourrialto.com/wp-content/uploads/2019/12/RIALTO\\_2014-2021\\_MidCycleHousingElementDRAFT\\_Dec2019.pdf](https://www.yourrialto.com/wp-content/uploads/2019/12/RIALTO_2014-2021_MidCycleHousingElementDRAFT_Dec2019.pdf)

The Draft 21-2021 Mid-Cycle Housing Element will also be available for review at the following locations:

Rialto Library – Rialto Branch – 251 West 1<sup>st</sup> Street

## How to Comment on the Public Review Draft Housing Element

All interested parties are invited to review the Draft Housing Element and provide comments either in writing or at one of the meetings identified below. Please submit written comments to: Mark Meissner, Director of Community Development, 150 S. Palm Avenue Rialto, CA 92376 or by e-mail

to: [kpeterston@rialto.ca.gov](mailto:kpeterston@rialto.ca.gov) The public comment period will close at 5pm on **January 27, 2020**

### Future Opportunities to Receive Comments

The City’s Housing Element is under concurrent review with the State Department of Housing and Community Development (HCD). HCD will review the document for compliance with statutory requirements and will consider and accept public comments for a 60-day period. The public and interested parties also encouraged to attend future public hearings to be schedule before the Planning Commission and City Council prior to the adoption of the Mid Cycle Housing Element. All future public

hearings will be duly noticed and held at the Rialto Council Chambers, 150 S. Palm Avenue Rialto, CA 92376.

## Rialto Housing Element mid-cycle update 2019 Community Outreach Meeting

Agencies and stakeholders who were sent Housing Element workshop notices/flyers.

| Agency/Group/Organization |   | Mailing Address   |
|---------------------------|---|---|
| 1                         | San Bernardino County Housing Authority         | 715 E Brier Dr,<br>San Bernardino, CA 92408   |
| 2                         | City of Rialto Housing Division                 | 150 S Palm Ave,<br>Rialto, CA 92376   |
| 3                         | Boys and Girls Club of San Bernardino           | 1180 W 9th St,<br>San Bernardino, CA 92411  |
| 4                         | City of Rialto – Fit 4 Kids                     | 1243 S. Riverside Ave.<br>Rialto 92376  |
| 5                         | Rialto Police Department – PRIDE PLATOON        | 128 N. Willow Avenue<br>Rialto, California 92376  |
| 6                         | The Leaven – Quail Ridge                        | 210 N. Beechwood<br>Rialto, CA 92376  |
| 7                         | Steelworkers Oldtimers Foundation               | 3355 E Gage Ave,<br>Huntington Park, CA 90255   |
| 8                         | Care Wagon Medical Transport                    | <i>No address listed</i><br>Phone: (909) 428-2273   |
| 9                         | Foothill AIDS Project                           | 233 Harrison Ave,<br>Claremont, CA 91711  |
| 10                        | Option House                                    | 813 N D St Suite A,<br>San Bernardino, CA 92401   |
| 11                        | Fraze Community Center                          | 1140 W Mill St,<br>San Bernardino, CA 92410   |
| 12                        | A Place Along the Way                           | 2130 N Arrowhead Ave., Ste. 207-C<br>San Bernardino, CA 92405<br><br>5 Richland Place<br>Pasadena, CA 91103 |
| 13                        | San Bernardino County Homeless Provider Network | <i>homelessrfp@hss.sbcounty.gov.</i>  |

|    |  |   |
|----|--|---|
|    |  | <i>Behavioral Health Administration</i><br>303 E. Vanderbilt Way,<br>San Bernardino, CA 92415 |
| 14 | Center for Healing Childhood Trauma                      | 101 S Olive Ave,<br>Rialto, CA 92376  |
| 15 | San Bernardino County Department of Public Health        | 351 N Mountain View Ave,<br>San Bernardino, CA 92415  |
| 16 | San Bernardino County Library, Rialto Branch             | 251 W 1st St,<br>Rialto, CA 92376   |
| 17 | Rialto Unified School District                           | 182 East Walnut Ave.<br>Rialto, CA 92376  |
| 18 | El Sol Neighborhood Educational Center                   | 766 N Waterman Ave,<br>San Bernardino, CA 92410   |
| 19 | CA SBDC Small Business Development Center                | 3780 Market Street<br>Riverside, CA 92501   |
| 20 | National Council of Negro Women/Bethune Center           | P O Box 1565<br>Rialto, CA 92376  |
| 21 | City of Rialto Chamber of Commerce                       | 120 Riverside Ave,<br>Rialto, CA 92376  |
| 22 | Inland Empire Economic Partnership                       | 10630 Town Center Dr Suite 102,<br>Rancho Cucamonga, CA 91730                                 |
| 23 | San Bernardino County Workforce Investment Board         | 215 N D St #301,<br>San Bernardino, CA 92401  |
| 24 | Inland Fair Housing and Mediation Board                  | 225 W Hospitality Ln Suite 207,<br>San Bernardino, CA 92408                                   |
| 25 | San Bernardino County Transitional Assistance Department | 2050 N Massachusetts Ave,<br>San Bernardino, CA 92415   |
| 26 | Rialto Child Development Center                          | 312 N Pepper Ave,<br>Rialto, CA 92376   |
| 27 | Enhancing Forward Action                                 | 140 W Rialto Ave,<br>Rialto, CA 92376   |
| 28 | Gang Reduction Intervention Team (GRIT)                  | 101 E Redlands Blvd #203,<br>Redlands, CA 92374   |

|    |                                     |  |
|----|-------------------------------------|--|
| 29 | Inland Counties Legal Services Inc. | 10565 Civic Center Drive Suite 200<br>Rancho Cucamonga, CA 91730 |
| 30 | St. Catherine of Siena              | 339 N Sycamore Ave, Rialto CA 92376                              |
| 31 | Rialto City Council                 | 150 S Palm Ave, Rialto, CA 92376                                 |
| 32 | Rialto Planning Commission          | 150 S Palm Ave, Rialto, CA 92376                                 |



## Housing Survey

Help the City of Rialto to understand your housing concerns by taking the time to respond to the following questions.

1. What type of housing do you live in?

- |  |  |
|--|--|
| <input type="checkbox"/> Apartment - 5 | <input type="checkbox"/> Assisted living                           |
| <input type="checkbox"/> House - 8     | <input type="checkbox"/> Other: - 4, Condo (2),<br>Mobile Home (4) |
| <input type="checkbox"/> Group Housing |  |

2. Are you happy with your current housing? **Yes - 11 /No - 6**

- |  |  |
|--|--|
| <input type="checkbox"/> If no, why not? Check all that apply. |  |
| <input type="checkbox"/> Too small - 2                         | <input type="checkbox"/> Poor Quality - 2                              |
| <input type="checkbox"/> Not safe - 1                          | <input type="checkbox"/> Other: -2 [yes] But others<br>need, vandalism |
| <input type="checkbox"/> Too expensive - 3                     |  |
| <input type="checkbox"/> No services/Amenities - 2             |  |

3. What type of amenities would make your housing more livable? Check all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Park space - 5                                | <input type="checkbox"/> Walkways - 3   |
| <input type="checkbox"/> Programs and activities - 8                   | <input type="checkbox"/> Bikeways - 2   |
| <input type="checkbox"/> Transportation - 6                            | <input type="checkbox"/> Other: - 2, Social<br>activities people are<br>lonely, Maintenance |
| <input type="checkbox"/> Services (tax prep, health<br>care, etc.) - 2 |   |
| <input type="checkbox"/> Parking - 4                                   |   |

4. Are you experiencing any housing problems? **Yes - 9 /No -9**

- |  |  |
|--|--|
| <input type="checkbox"/> If yes, what problems? Check all that apply.  |  |
| <input type="checkbox"/> Cost of Housing - 5                           | <input type="checkbox"/> Damage/maintenance - 2  |
| <input type="checkbox"/> Homeless                                      | <input type="checkbox"/> Other: - 1,<br>unsafe/vandalism at<br>mobile homes need patrols |
| <input type="checkbox"/> Heating/Air conditioning - 2                  |  |
| <input type="checkbox"/> Transportation Issues - 2                     |  |
| <input type="checkbox"/> Accessibility issues<br>(wheelchair/disabled) |  |



5. Do you wish to receive more information about housing in Rialto? **Yes - 11 /No - 6**
- If yes, what type of information? Check all that apply.
  - Affordable Housing - **6**
  - Support services - **3**
  - Financial Services - **3**
  - Other:

**What changes would make housing better in Rialto:**

1. More Sr. Affordable housing by income, people on SS (Social Security) – low income and extremely low income
2. Low income housing for poverty level. \$300-\$400 per month including utilities
3. If there was more affordable
4. Vivo en colton
5. More affordable housing
6. More banks accessibility
7. Affordable
8. Affordable housing
9. Lower rents for seniors
10. Affordable not just low income

**Please write any additional comments/concerns regarding housing in the City of Rialto:**

1. More hosing less rent
2. People keep the city clean
3. Help the homeless
4. Not enough housing units/condos for Seniors
5. Increased affordable housing

For additional questions please contact Karen Peterson at **(909) 421-7240**  
or by email at **kpeterson@rialtoca.gov**





## **Appendix B: Analysis of Assisted Units “At-Risk” of Conversion**



## Appendix B: Analysis of Assisted Units “At-Risk” of Conversion

Jurisdictions are required by State Housing Element Law to analyze government-assisted housing that is eligible to convert from lower income to market rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy or mortgage insurance to an assisted housing development. Government assisted housing may convert to market rate housing for several reasons, including expiring subsidies, mortgage repayments or expiration of affordability restrictions.

This section will address:

- An inventory of assisted housing units that are at-risk of converting to market rate housing,
- An analysis of the costs of preserving and/or replacing these units,
- Resources that could be used to preserve at-risk units,
- Program efforts for preservation of at-risk housing units, and
- Quantified objectives for the number of at-risk units to be preserved during the Housing Element planning period.

### Inventory of At-Risk Units

Several assisted housing units in Rialto are at-risk of converting to market-rate during the ten years following the beginning of the planning period (2014-2024). **Table B-1, Units “At-Risk” of Conversion 2014-2021**, summarizes these units.

| Table B-1: Units “At-Risk” of Conversion 2014-2024   |                |             |                    |                     |             |
|--|----------------|-------------|--------------------|---------------------|-------------|
| Project Name   | Assisted Units | Total Units | Assistance Program | Earliest Conversion | Risk Status |
| <b>Federally Assisted Units</b>  |                |             |                    |                     |             |
| Southpointe Villa<br>302 W. Merrill (1-bdr units)  | 99             | 100         | Section 8          | May 2020            | At-Risk     |
| <b>Nonprofit Units</b>   |                |             |                    |                     |             |
| Vista Cascade<br>422 W Cascade Dr. (38 2-bdr units; 4 3-bdr units)                               | 41             | 42          | LIHTC              | December 2024       | At-Risk     |
| <b>Total Units</b>   | <b>140</b>     | <b>142</b>  |                    |                     |             |
| Source: National Housing Preservation Database, accessed July 7, 2016; and City of Rialto, 2016. |                |             |                    |                     |             |

### Cost of Preservation of Units

While there are many options to preserving units including providing financial incentives to project owners to extend lower income use restrictions, purchasing affordable housing units by a non-profit or public agency or providing local subsidies to offset the difference between the affordable and market rate units, the strategy considered below is to provide local rental subsidy to residents. The rent subsidy would provide financial assistance to residents if their affordable units converted to market rate. To determine the subsidy needed, Fair Market Rents were compared to market rate rents.



| Table 2-26: 2019 HUD Fair Market Rent |                  |
|---------------------------------------|------------------|
| Size of Unit                          | Fair Market Rent |
| 0-bedroom                             | \$826            |
| 1-bedroom                             | \$986            |
| 2-bedroom                             | \$1, 232         |
| 3-bedroom                             | \$1, 717         |
| 4-bedroom                             | \$2, 132         |

Source: HUD, 2019

| Table 2-27: Estimated Monthly Subsidy to Preserve “At-Risk” Units |                                |                          |                         |            |                 |                |
|---|--------------------------------|--------------------------|-------------------------|------------|-----------------|----------------|
| Unit Size   | Monthly Rents                  |                          | Number of Units At-Risk | Difference | Monthly Subsidy | Annual Subsidy |
|   | Fair Market Rents <sup>1</sup> | Market Rate <sup>2</sup> |                         |            |                 |                |
| 0-bedroom   | \$826                          | \$1,260                  | 0                       | \$0        | \$0             | \$0            |
| 1-bedroom   | \$986                          | \$1,625                  | 99                      | \$639      | \$63,261        | \$759,132      |
| 2-bedroom   | \$1,232                        | \$1,809                  | 38                      | \$577      | \$21,926        | \$263,112      |
| 3-bedroom   | \$1,717                        | \$2,129                  | 4                       | \$412      | \$1,648         | \$19,776       |
| 4-bedroom   | \$2,132                        | \$2,453                  | 0                       | \$0        | \$0             | \$0            |
|   |                                |                          |                         |            | TOTAL           | \$1,042,020    |

Notes:  
<sup>1</sup>HUD Fair Market Rents, 2019 County of San Bernardino  
<sup>2</sup>Zillow.com Rental Survey for County of San Bernardino  
 Source: HUD, 2019; Zillow.com accessed August 2019

**Cost of Replacement of Units**

The City of Rialto can also consider the cost of replacing the units with new construction. Construction cost estimates include all hard and soft costs associated with construction in addition to per unit land costs. The analysis assumes the replacement units are apartments with parking provided on-site, concrete block with steel frame. Square footage estimates are based on estimated size of units to be replaced and assuming housing units are developed on multi-family zoned properties. Land costs have been determined on a per unit basis.

| Table 2-28: Replacement Cost by Unit Type |                                   |                                       |  |
|---|-----------------------------------|---------------------------------------|--|
| Size of Unit                              | Cost Per Square Foot <sup>1</sup> | Average Square Foot/Unit <sup>2</sup> | Replacement Cost Per Unit <sup>3</sup> |
| 0-bedroom                                 | \$119.50                          | 410                                   | \$78,995                               |
| 1-bedroom                                 | \$119.50                          | 650                                   | \$107,675                              |
| 2-bedroom                                 | \$119.50                          | 911                                   | \$138,864                              |
| 3-bedroom                                 | \$199.50                          | 1273                                  | \$182,123                              |
| 4-bedroom                                 | \$119.50                          | 1760                                  | \$240,320                              |

Notes  
<sup>1</sup>Based on the most recent national survey of construction cost estimates by the National Association of Home Builders: <https://www.nahbclassic.org/generic.aspx?genericContentID=248306>; adjusted for inflation by 4% per year  
<sup>2</sup>Based on average size of units from Zillow.com Rental Survey for Rialto  
<sup>3</sup>Includes financing and land acquisition costs of \$30,000 per unit



Source: National Association of Home Builders, 2015; Zillow.com accessed August 2019

| Table 2-29: Replacement Cost of “At-Risk” Units |                           |                 |                        |
|---|---------------------------|-----------------|------------------------|
| Size of Unit                                    | Replacement Cost Per Unit | Number of Units | Total Replacement Cost |
| 0-bedroom                                       | \$78,995                  | 0               | \$0                    |
| 1-bedroom                                       | \$107,675                 | 99              | \$10,659,825           |
| 2-bedroom                                       | \$138,864                 | 38              | \$5,276,832            |
| 3-bedroom                                       | \$182,123                 | 4               | \$728,492              |
| 4-bedroom                                       | \$240,320                 | 0               | \$0                    |
|   |                           | TOTAL           | \$16,665,149           |

Source: National Association of Home Builders, 2015 adjusted for inflation by 4% each year; Zillow.com accessed August 2019

### Resources to Preserve At-Risk Units

A variety of programs exist to assist cities acquire, replace or subsidize at-risk affordable housing units. The following summarizes financial resources available.

- **Community Development Block Grant (CDBG)** – CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment and economic opportunity for principally low- and moderate-income persons. Eligible activities include administration, fair housing, energy conservation and renewable energy sources, assistance for economic development, public facilities and improvements and public services.
- **HOME Investment Partnership** – Local jurisdiction can receive funds by formula from the Department of Housing and Urban Development (HUD) to increase the supply of decent, safe, sanitary and affordable housing to lower income households. Eligible activities include housing acquisition, rehabilitation, and development, homebuyer assistance and rental assistance.
- **Section 8 Rental Assistance Program** – The Section 8 Rental Assistance Program provides rental assistance payments to owners of private, market rate units on behalf of very low-income tenants, senior citizens, disabled and/or handicapped persons, and other individuals for securing affordable housing.
- **Section 202/811 Program** – Non-profit and consumer cooperatives can receive no-interest capital advances from HUD under the Section 202 program for the construction of very low-income rental housing with the availability of supportive services for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. The capital advance funding can also provide project rental assistance for the properties developed using the funds. Eligible activities include acquisition, rehabilitation, new construction and rental assistance.
- **California Housing Finance Agency (CalHFA) Multifamily Programs** – CalHFA’s Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or



new construction of rental housing that includes affordable rents for low- and moderate-income families and individuals. One of the programs is the Preservation Loan program which provides acquisition/rehabilitation and permanent loan financing designed to preserve or increase the affordability status of existing multifamily housing projects.

- **Low-Income Housing Tax Credit (LIHTC)** – This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to those with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation and acquisition of properties.
- **California Community Reinvestment Corporation (CCRC)** – The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation and acquisition of properties.

### **Programs to Preserve At-Risk Units**

The City of Rialto has developed and amended the following program to assist in the preservation of lower income units eligible to convert to market-rate housing:

#### **Program 5.3C – Preserve and Monitor At-Risk Units**

The City works with individual property owners to encourage the maintenance of affordability of assisted units. There are 140 assisted multi-family units at-risk of converting to market rate during the ten years following the beginning of the planning period (2014-2024). The City is committed to preserving its stock of affordable housing and will provide technical assistance, seek additional nonprofit and for-profit partners, and facilitate financial assistance for affordable housing units at-risk of conversion. The City will continue to work with property owners to develop a strategy to maintain affordability controls on assisted units.

The City will also inventory and gather information to establish an early warning system for publicly assisted housing units that have the potential to convert to market rate. This will include an annual review of the conversion status of all subsidized housing in the City. The City will develop and maintain an AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. The database will indicate the expiration date of any covenant and any requirements governing reimbursement.

When available, the City will utilize resources such as HUD Section 208/811 loans, HOPE II and III Homeownership program funds, HOME funds, CDBG funds, Low-Income Housing Tax Credit Programs, California Housing Finance Agency single-family and multi-family programs, programs to stimulate private developer and nonprofit entity efforts in the development and financing of housing for lower and moderate-income households. The City will continue to monitor at-risk developments throughout the planning period and pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City.



### **Qualified Entities to Preserve At-Risk Units**

The following non-profit corporations are potential organizations with the experience and capacity to assist in preserving at-risk units:

- Los Angeles Center for Affordable Tenant Housing
- Century Housing
- Coachella Valley Housing Coalition
- Coalition for Economic Survival
- Community Partnership Development Corporation
- East LA Community Corporation
- Foundation for Quality Housing Opportunities Inc. Housing Authority of the City of Los Angeles
- Housing Corporation of America
- Jamboree Housing Corporation
- Los Angeles Housing Partnership, Inc.
- Los Angeles Low Income Housing Corporation (LALIH)
- Neighborhood Housing Services of the Inland Empire (NHSIE)
- Nexus for Affordable Housing Inc.
- Poker Flats Investors LLC
- San Diego County SER- Jobs for Progress Inc.
- American Family Housing
- Southern California Housing Development Corporation
- be.group
- The East Los Angeles Community Union (TELACU)

### **Quantified Objectives**

Housing Element law requires that cities establish the maximum number of units that can be preserved over the planning period. The City's objective is to preserve the 140 affordable housing units "at-risk" of converting to market rate.

## Appendix C: Sites Inventory

Candidate Sites Within Specific Plan Areas

The 2013-2021 Housing Element includes candidate sites from several specific plans, including:

- Foothill Boulevard Specific Plan
- Renaissance Specific Plan
- Pepper Avenue Specific Plan
- Lytle Creek Ranch Specific Plan

The site analysis includes parcel specific information for the Foothill Boulevard Specific Plan. The other Specific Plans are all currently approved but undeveloped and consist of entitlements which permit the following densities, acreages, and dwelling units in defined planning areas.

| <b>Table C-1: Residential Capacity in Specific Plans</b> |                |                      |                        |                     |
|--|----------------|----------------------|------------------------|---------------------|
| <b>Specific Plan District</b>                            | <b>Density</b> | <b>Total Acreage</b> | <b>Potential Units</b> | <b>Income Group</b> |
| <b>Foothill Boulevard Specific Plan</b>                  |                |                      |                        |                     |
| Commercial Mixed-Use                                     | 30 du/ac       | 5.87                 | 39                     | Very-Low/Low        |
| Residential  | 30 du/ac       | 20.51                | 488                    | Very-Low/Low        |
| Residential Mixed-Use                                    | 30 du/ac       | 8.89                 | 167                    | Very-Low/Low        |
| <i>Subtotal</i>  |                | <i>35.3</i>          | <i>694</i>             |                     |
| <b>Renaissance Specific Plan</b>                         |                |                      |                        |                     |
| Low Density Residential                                  | 8 du/ac        | 46.7                 | 375                    | Above Moderate      |
| Medium Density Residential                               | 12.5 du/ac     | 29                   | 363                    | Above Moderate      |
| Medium High Density Residential                          | 16 du/ac       | 19.5                 | 312                    | Moderate            |
| High Density Residential                                 | 25 du/ac       | 8.0                  | 203                    | Moderate            |
| <i>Subtotal</i>  |                | <i>103.2</i>         | <i>1,253</i>           |                     |
| <b>Pepper Avenue Specific Plan</b>                       |                |                      |                        |                     |
| Residential Overlay                                      | 30 du/ac       | 9.4                  | 275                    | Very Low/Low        |
| <i>Subtotal</i>  |                | <i>9.4</i>           | <i>275</i>             |                     |
| <b>Lytle Creek Ranch Specific Plan</b>                   |                |                      |                        |                     |
| Single-Family Residential 1 (SFR-1)                      | 2-5 du/ac      | 164.7                | 615                    | Above Moderate      |
| Single-Family Residential 2 (SFR-2)                      | 5-8 du/ac      | 291.9                | 1,806                  | Above Moderate      |
| Single-Family Residential 3 (SFR-3)                      | 8/14 du/ac     | 157.5                | 1,727                  | Above Moderate      |
| Multi-Family Residential (MFR)                           | 14-28 du/ac    | 52.3                 | 959                    | Moderate            |
| High Density Residential (HDR)                           | 25-35 du/ac    | 33.4                 | 989                    | Very Low/Low        |
| <i>Subtotal</i>  |                | <i>699.8</i>         | <i>6,206</i>           |                     |
| <b>TOTAL</b>   |                | <b>847.7</b>         | <b>8,428</b>           |                     |



**Very Low- and Low-Income - Vacant Parcels**

| APN      | Zoning | Size (AC) | GP Land Use Designation        | Max   |           | Assumed | Consolidation | Consolidation | Served by |     | Existing Conditions  | Ownership                            |
|----------|--------|-----------|--------------------------------|-------|-----------|---------|---------------|---------------|-----------|-----|--|--------------------------------------|
|          |        |           |                                | DU/AC | Assumed % | DU      | Potential     | Group         | Utilities |     |  |                                      |
| 13317120 | SP-FH  | 0.2       | Foothill Residential Mixed Use | 30    | 0.64      | 3       | yes           | 18            | yes       | yes | Vacant parcel.   | NIJJAR SANJEET                       |
| 13317109 | SP-FH  | 1.23      | Foothill Residential Mixed Use | 30    | 0.64      | 23      | yes           | 18            | yes       | yes | Vacant parcel.   | AZURE ROUTE 66 PLAZA PARTNERS        |
| 13317107 | SP-FH  | 2.39      | Foothill Residential Mixed Use | 30    | 0.64      | 45      | yes           | 18            | yes       | yes | Vacant parcel.   | YASMEH BEHZAD                        |
| 13317108 | SP-FH  | 2.36      | Foothill Residential Mixed Use | 30    | 0.64      | 45      | yes           | 18            | yes       | yes | Vacant parcel.   | YASMEH BEHZAD                        |
| 13006105 | SP-FH  | 0.69      | Foothill Commercial Mixed Use  | 30    | 0.24      | 4       | yes           | 19            | yes       | yes | Vacant parcel.   | YASMEH BEHZAD                        |
| 13001316 | SP-FH  | 0.41      | Foothill Commercial Mixed Use  | 30    | 0.24      | 2       | yes           | 20            | yes       | yes | Vacant parcel.   | YASMEH BEHZAD                        |
| 13001310 | SP-FH  | 0.21      | Foothill Commercial Mixed Use  | 30    | 0.24      | 1       | yes           | 20            | yes       | yes | Vacant parcel.   | WESSEL MICHAEL J                     |
| 13001315 | SP-FH  | 0.28      | Foothill Commercial Mixed Use  | 30    | 0.24      | 2       | yes           | 20            | yes       | yes | Vacant parcel.   | CHIU DAVID                           |
| 13001314 | SP-FH  | 0.28      | Foothill Commercial Mixed Use  | 30    | 0.24      | 2       | yes           | 20            | yes       | yes | Vacant parcel.   | CHIU DAVID                           |
| 13001313 | SP-FH  | 0.57      | Foothill Commercial Mixed Use  | 30    | 0.24      | 4       | yes           | 20            | yes       | yes | Vacant parcel.   | OMAN GILDA                           |
| 13001312 | SP-FH  | 0.57      | Foothill Commercial Mixed Use  | 30    | 0.24      | 4       | yes           | 20            | yes       | yes | Vacant parcel.   | WILLIAMSON FAMILY REVOCABLE LIVING T |
| 13001311 | SP-FH  | 1.13      | Foothill Commercial Mixed Use  | 30    | 0.24      | 8       | yes           | 20            | yes       | yes | Undeveloped parcel with light tree cover on the north end. | MATTS EXPRESS CAR WASH LLC           |
| 13001302 | SP-FH  | 1.73      | Foothill Commercial Mixed Use  | 30    | 0.24      | 12      | yes           | 20            | yes       | yes | Vacant parcel.   | DIPONIO JOHN                         |
| 12805127 | SP-FH  | 4.82      | Foothill Residential           | 30    | 0.8       | 115     | yes           | 23            | yes       | yes | Vacant parcel.   | DIPONIO JOHN                         |
| 12805110 | SP-FH  | 2.83      | Foothill Residential           | 30    | 0.8       | 67      | yes           | 23            | yes       | yes | Vacant parcel.   | DIPONIO JOHN                         |
| 12805134 | SP-FH  | 8.32      | Foothill Residential           | 30    | 0.8       | 199     | yes           | 23            | yes       | yes | Vacant parcel.   | DIPONIO JOHN                         |
| 12807102 | SP-FH  | 0.29      | Foothill Residential           | 30    | 0.8       | 6       | yes           | 24            | yes       | yes | Vacant parcel.   | DIPONIO JOHN                         |
| 12807109 | SP-FH  | 3.85      | Foothill Residential           | 30    | 0.8       | 92      | yes           | 24            | yes       | yes | Vacant parcel.   | HAHN BRIAN                           |
| 12807103 | SP-FH  | 0.4       | Foothill Residential           | 30    | 0.8       | 9       | yes           | 24            | yes       | yes | Vacant parcel.   | CENTURY COMMUNITIES OF CALIFORNIA LL |
| 24316110 | SP-FH  | 2.12      | Foothill Residential Mixed Use | 30    | 0.64      | 40      | yes           | 27            | yes       | yes | Vacant parcel.   | CENTURY COMMUNITIES OF CALIFORNIA LL |
| 24316109 | SP-FH  | 0.37      | Foothill Residential Mixed Use | 30    | 0.64      | 7       | yes           | 27            | yes       | yes | Vacant parcel.   | CENTURY COMMUNITIES OF CALIFORNIA LL |
| 24316115 | SP-FH  | 0.22      | Foothill Residential Mixed Use | 30    | 0.64      | 4       | yes           | 27            | yes       | yes | Vacant parcel.   | RIALTO FOOTHILL INVESTMENT LLC       |

**Very Low- and Low-Income - Non-Vacant Parcels**

| APN      | Zoning | Size (AC) | GP Land Use Designation        | Max   |           | Assumed | Consolidation | Consolidation | Served by |     | Existing Conditions   | Ownership                            |
|----------|--------|-----------|--------------------------------|-------|-----------|---------|---------------|---------------|-----------|-----|---|--------------------------------------|
|          |        |           |                                | DU/AC | Assumed % | DU      | Potential     | Group         | Utilities |     |   |                                      |
| 13318140 | SP-FH  | 3.17      | Foothill Residential Mixed Use | 30    | 0.64      | 60      | yes           | 18            | yes       | yes | Large narrow parcel with existing dwelling unit, mostly undeveloped.                                      | RIALTO FOOTHILL INVESTMENT LLC       |
| 13317131 | SP-FH  | 2.08      | Foothill Residential Mixed Use | 30    | 0.64      | 39      | yes           | 18            | yes       | yes | Mostly vacant parcel with paved parking area.   | KIM HONGGIE                          |
| 13006108 | SP-FH  | 0.19      | Foothill Commercial Mixed Use  | 30    | 0.24      | 1       | yes           | 19            | yes       | yes | Unpaved small, rectangular parcel with shed on property.  | RIALTO FOOTHILL INVESTMENT LLC       |
| 13006127 | SP-FH  | 2.63      | Foothill Commercial Mixed Use  | 30    | 0.24      | 18      | yes           | 19            | yes       | yes | Large, narrow parcel with a road going east to west, creating a U shape around the edges of the property. | CITY OF RIALTO                       |
| 13001336 | SP-FH  | 0.51      | Foothill Commercial Mixed Use  | 30    | 0.24      | 3       | yes           | 20            | yes       | yes | Small rectangular parcel, with parking lot and small structure in the southeast corner                    | RENAISSANCE VILLAGE HOUSING PARTNERS |
| 12807130 | SP-FH  | 2.09      | Foothill Residential           | 30    | 0.8       | 50      | yes           | 24            | yes       | yes | Vacant parcel.  | NASRE NABIL & SUZAN REV TR 12/22/05  |
| 12807302 | R-30   | 0.32      | R30                            | 30    | 0.8       | 7       | yes           | 25            | yes       | yes | Undeveloped parcel, with a walkway going north to south through the property on the east side.            | NASRE NABIL & SUZAN REV TR 12/22/06  |
| 12807303 | R-30   | 0.13      | R30                            | 30    | 0.8       | 3       | yes           | 25            | yes       | yes | Paved undeveloped parcel.   | NASRE NABIL & SUZAN REV TR 12/22/05  |
| 24316151 | SP-FH  | 1.17      | Foothill Residential Mixed Use | 30    | 0.64      | 22      | yes           | 27            | yes       | yes | Unpaved, undeveloped, parcel with a walkway going north to south on the east side of the property.        | ZEREHI MAJID                         |

Moderate and Above Moderate Parcels

| APN      | Zoning | Vacant | Size (Ac) | GP Land Use Designation | Max DU/AC | Assumed % | Consolidation Group | Assumed DU |                | Existing Conditions  | Ownership                            |
|----------|--------|--------|-----------|-------------------------|-----------|-----------|---------------------|------------|----------------|--|--------------------------------------|
|          |        |        |           |                         |           |           |                     | Moderate   | Above Moderate |  |                                      |
| 12876195 | PRD-D  |        | 0.8       | R12                     | 12        | 0.8       | --                  |            | 7              | Corner lot with tree coverage, a fence splitting the parcel on the south west end, and a small paved square in the center. | RIALTO PARKCREST BUILDERS LTD        |
| 12875127 | PRD-D  | VAC    | 0.75      | R12                     | 12        | 0.8       | --                  |            | 7              | Corner lot with tree coverage, a fence splitting the parcel on the south west end, and a small paved square in the center. | PARKCREST INC                        |
| 13202114 | A-1    | VAC    | 2.54      | R2                      | 2         | 0.8       | 50                  |            | 4              | Vacant parcel.   | LEE WILLIAM                          |
| 13202113 | A-1    | VAC    | 0.63      | R2                      | 2         | 0.8       | 50                  |            | 1              | Vacant parcel.   | LEE WILLIAM                          |
| 13202118 | A-1    |        | 1.52      | R2                      | 2         | 0.8       | 50                  |            | 2              | L shaped parcel, with a unit and landscaping in the southwest corner.  | MARTIROSIAN GEVORK                   |
| 13031204 | SP-CA  |        | 1.21      | R21                     | 21        | 0.8       | 38                  | 20         |                | Corner sqaure shaped parcel, with some tree cover on the south end and 3 units.  | RIPPEY MARY                          |
| 13014223 | SP-CA  |        | 0.16      | R21                     | 21        | 0.8       | 33                  | 2          |                | Long narrow parcel with one unit and detached shed/garage.   | LIN-ORA-BUT-ALD LLC                  |
| 13014224 | SP-CA  |        | 0.16      | R21                     | 21        | 0.8       | 33                  | 2          |                | Long narrow parcel with one unit.  | NAVARRO SALVADOR JR                  |
| 13014225 | SP-CA  |        | 0.16      | R21                     | 21        | 0.8       | 33                  | 2          |                | Long narrow parcel with one unit.  | PHILLIPS MARIA                       |
| 12715119 | R-1A   |        | 0.42      | R21                     | 21        | 0.8       | 13                  | 7          |                | Square parcel located on a culdesac, has 8 units.  | PALM VILLA PARK 8 WEST               |
| 12715120 | R-3    |        | 0.96      | R21                     | 21        | 0.8       | 13                  | 16         |                | Long narrow parcel, located on a culdesac, with a small square grass area on the North side, in the center of the parcel.  | PALM VILLA PARK 20 EAST INCORPORATED |
| 12715113 | R-3    | VAC    | 2.36      | R21                     | 21        | 0.8       | 13                  | 39         |                | Vacant parcel.   | CHEN KWANG YUEN LIVING TRUST 12/22   |
| 12718223 | R-3    |        | 0.23      | R21                     | 21        | 0.8       | 14                  | 3          |                | Narrow parcel with multifamily units.  | BARAKAT NIDAL FAMILY TR 1/2/97       |
| 12718224 | R-3    |        | 0.22      | R21                     | 21        | 0.8       | 14                  | 3          |                | Narrow parcel with multifamily units.  | BARAKAT NIDAL FAMILY TR 1/2/98       |
| 13203111 | R-3    |        | 0.95      | R21                     | 21        | 0.8       | 48                  | 15         |                | Tall narrow parcel with one unit on the north end.   | ANDALUZ FRANKLIN                     |
| 13101210 | R-3    |        | 1         | R21                     | 21        | 0.8       | --                  | 16         |                | Square parcel, with two detached units to the north end and an attached garage in the northwest corner.                    | FERNANDEZ DELIA LIVING TRUST 1/6/20  |
| 24620163 | R-3    |        | 0.72      | R21                     | 21        | 0.8       | --                  | 12         |                | Skinny, long parcel located directly next to/on the rail line.   | AT AND SF RAILWAY CO                 |
| 13026115 | SP-CA  |        | 0.32      | R21                     | 21        | 0.8       | 36                  | 5          |                | Rectangular parcel with condos.  | USSEF FAMILY TRUST 7/5/17            |
| 13026116 | SP-CA  |        | 0.32      | R21                     | 21        | 0.8       | 36                  | 5          |                | Rectangular parcel with a single unit.   | ANTIMO JAVIER                        |
| 13102139 | SP-CA  | VAC    | 1.48      | R21                     | 21        | 0.8       | 42                  | 24         |                | Vacant parcel.   | RBV INVESTMENT GROUP LLC             |
| 13102138 | SP-CA  | VAC    | 1.13      | R21                     | 21        | 0.8       | 42                  | 18         |                | Vacant parcel.   | RBV INVESTMENT GROUP LLC             |
| 13102137 | SP-CA  | VAC    | 1.07      | R21                     | 21        | 0.8       | 42                  | 17         |                | Vacant parcel.   | RBV INVESTMENT GROUP LLC             |
| 13102136 | SP-CA  | VAC    | 0.87      | R21                     | 21        | 0.8       | 42                  | 14         |                | Vacant parcel.   | RBV INVESTMENT GROUP LLC             |
| 13031203 | SP-CA  |        | 2.48      | R21                     | 21        | 0.8       | 38                  | 41         |                | Open square parcel with a portion of a parking lot along the south end.  | SPRINT COMMUNICATIONS                |
| 13030123 | SP-CA  | VAC    | 0.28      | R21                     | 21        | 0.8       | 39                  | 4          |                | Vacant parcel.   | SANDOVAL CLAUDE                      |
| 13027133 | SP-CA  |        | 0.52      | R21                     | 21        | 0.8       | 39                  | 8          |                | Long narrow parcel with a parking lot.   | SAN BERNARDINO CO TRANSPORTATION AUT |
| 12821104 | R1-B   |        | 1.39      | R6                      | 6         | 0.8       | --                  |            | 6              | Long narrow parcel with a a smal cluster of three sheds on the northwest end.  | FLODEX LLC                           |

Moderate and Above Moderate Parcels

| APN       | Zoning | Vacant | Size (Ac) | GP Land Use Designation | Max DU/AC | Assumed % | Consolidation Group | Assumed DU |                | Existing Conditions  | Ownership                            |
|-----------|--------|--------|-----------|-------------------------|-----------|-----------|---------------------|------------|----------------|--|--------------------------------------|
|           |        |        |           |                         |           |           |                     | Moderate   | Above Moderate |  |                                      |
| 26401125  | M-2    |        | 1.28      | R6                      | 6         | 0.8       | 2                   |            | 6              |  | SOUTHERN CALIFORNIA EDISON COMPANY   |
| 23918256  | R-1A   |        | 0.72      | R6                      | 6         | 0.8       | 1                   |            | 3              | Corner triangle shaped parcel, with shed.  | SAN GABRIEL VALLEY MUNICIPAL WATER D |
| 23918255  | R-1A   | VAC    | 0.82      | R6                      | 6         | 0.8       | 1                   |            | 3              | Vacant parcel.   | METROPOLITAN WATER DIST/SO CALIF     |
| 26401126  | R-1A   |        | 3.93      | R6                      | 6         | 0.8       | 2                   |            | 18             | Large hexagon parcel, with a roundabout and small structure in the southeast corner. | SOUTHERN CALIFORNIA EDISON COMPANY   |
| 26401135  | R-1A   |        | 1.45      | R6                      | 6         | 0.8       | 2                   |            | 6              | Rectangluar parcel with facilities.  | FONTANA UNION WATER COMPANY          |
| 23934113  | R-1A   |        | 1.38      | R6                      | 6         | 0.8       | 4                   |            | 6              | Rectangular parcel with a cluster of sheds in the shoutheast corner.                 | CUSHING FRANK JR                     |
| 26417144  | R-1A   | VAC    | 0.34      | R6                      | 6         | 0.8       | 12                  |            | 1              | Rectangular parcel with a fence running north to south through the middle.           | 15594 S & M LLC                      |
| 26417145  | R-1A   | VAC    | 0.33      | R6                      | 6         | 0.8       | 12                  |            | 1              | Vacant parcel.   | 15594 S&M LLC                        |
| 26417146  | R-1A   | VAC    | 0.39      | R6                      | 6         | 0.8       | 12                  |            | 1              | Vacant parcel.   | 15595 S&M LLC                        |
| 26417135  | R-1A   | VAC    | 1.05      | R6                      | 6         | 0.8       | 12                  |            | 5              | Vacant parcel.   | 15596 S&M LLC                        |
| 26417137  | R-1A   | VAC    | 2.42      | R6                      | 6         | 0.8       | 12                  |            | 11             | Vacant parcel.   | RESENDEZ MARGARET L                  |
| 13302328  | R-1A   | VAC    | 0.23      | R6                      | 6         | 0.8       | 15                  |            | 1              | Vacant parcel.   | YANG YEA-CHIH                        |
| 13302327  | R-1A   | VAC    | 0.23      | R6                      | 6         | 0.8       | 15                  |            | 1              | Vacant parcel.   | YANG YEA-CHIH                        |
| 13302326  | R-1A   | VAC    | 0.23      | R6                      | 6         | 0.8       | 15                  |            | 1              | Vacant parcel.   | YANG YEA-CHIH                        |
| 13302325  | R-1A   | VAC    | 0.27      | R6                      | 6         | 0.8       | 15                  |            | 1              | Vacant parcel.   | YANG YEA-CHIH                        |
| 13302329  | R-1A   | VAC    | 0.28      | R6                      | 6         | 0.8       | 16                  |            | 1              | Vacant parcel.   | YANG YEA-CHIH                        |
| 13302330  | R-1A   | VAC    | 0.28      | R6                      | 6         | 0.8       | 16                  |            | 1              | Vacant parcel.   | YANG YEA-CHIH                        |
| 13302331  | R-1A   | VAC    | 0.23      | R6                      | 6         | 0.8       | 16                  |            | 1              | Vacant parcel.   | YANG YEA-CHIH                        |
| 13322101  | R-1A   |        | 1         | R6                      | 6         | 0.8       | 17                  |            | 4              | Narrow, rectangular parcel with one detached unit.                                   | RUIZ LIDIA                           |
| 24315160  | R-1A   | VAC    | 1.18      | R6                      | 6         | 0.8       | 26                  |            | 5              | Vacant parcel.   | TOFAN ALLEN                          |
| 12703201  | R-1A   | VAC    | 0.77      | R6                      | 6         | 0.8       | --                  |            | 3              | Vacant parcel.   | BLESSED JOHN XXIII CATHOLIC COMMUNIT |
| 113309132 | R-1A   |        | 0.69      | R6                      | 6         | 0.8       | --                  |            | 3              | Tall narrow parcel with one detached unit on the north end.                          | ORTEGA FLORENTINO M                  |
| 113309135 | R-1A   |        | 0.54      | R6                      | 6         | 0.8       | --                  |            | 2              | Long narrow parcel with facilities.  | ALANIS MICHAEL D                     |
| 23918258  | R-1B   | VAC    | 0.87      | R6                      | 6         | 0.8       | 1                   |            | 4              | Vacant parcel.   | SAN GABRIEL VALLEY MUNICIPAL WATER D |
| 23918246  | R-1B   |        | 0.25      | R6                      | 6         | 0.8       | 1                   |            | 1              | Rhombus shaped parcel with parking lot.  | METROPOLITAN WATER DIST/SO CALIF     |
| 23918252  | R-1B   | VAC    | 0.25      | R6                      | 6         | 0.8       | 1                   |            | 1              | Vacant parcel.   | METROPOLITAN WATER DIST/SO CALIF     |
| 23918243  | R-1B   | VAC    | 0.25      | R6                      | 6         | 0.8       | 1                   |            | 1              | Vacant parcel.   | METROPOLITAN WATER DIST/SO CALIF     |
| 23918249  | R-1B   | VAC    | 0.76      | R6                      | 6         | 0.8       | 1                   |            | 3              | Vacant parcel.   | METROPOLITAN WATER DIST/SO CALIF     |
| 23918272  | R-1B   |        | 0.24      | R6                      | 6         | 0.8       | 1                   |            | 1              | Rectangular parcel with a single family unit.  | CAMACHO D & G FAMILY REVOCABLE LV T  |
| 26401224  | R-1B   |        | 0.45      | R6                      | 6         | 0.8       | 3                   |            | 2              | Undeveloped parcel with temporary structures   | MUNOZ ROSALYN RENEE LIV TR 3/11/19   |
| 113328106 | R-1B   | VAC    | 2.49      | R6                      | 6         | 0.8       | 6                   |            | 11             | Vacant parcel.   | SAN GABRIEL VALLEY WATER COMPANY     |
| 113328105 | R-1B   | VAC    | 2.5       | R6                      | 6         | 0.8       | 6                   |            | 12             | Vacant parcel.   | SAN GABRIEL VALLEY WATER COMPANY     |
| 113328102 | R-1B   | VAC    | 0.41      | R6                      | 6         | 0.8       | 6                   |            | 1              | Vacant parcel.   | FLORES FRANCISCO J                   |
| 113330102 | R-1B   |        | 0.95      | R6                      | 6         | 0.8       | 7                   |            | 4              | Long narrow parcel with nursery and single home on the east end.                     | CEDAR LIVING TRUST 07/19/18          |

Moderate and Above Moderate Parcels

| APN       | Zoning | Vacant | Size (Ac) | GP Land Use Designation | Max DU/AC | Assumed % | Consolidation Group | Assumed DU |                | Existing Conditions  | Ownership                           |
|-----------|--------|--------|-----------|-------------------------|-----------|-----------|---------------------|------------|----------------|--|-------------------------------------|
|           |        |        |           |                         |           |           |                     | Moderate   | Above Moderate |  |                                     |
| 113311117 | R-1B   |        | 0.26      | R6                      | 6         | 0.8       | 8                   |            | 1              | Corner square parcel with one home.  | FERNANDEZ RUBEN V                   |
| 113311116 | R-1B   |        | 0.25      | R6                      | 6         | 0.8       | 8                   |            | 1              | Square shaped parcel with a single family home.                              | NUNEZ ROY                           |
| 113311115 | R-1B   |        | 0.25      | R6                      | 6         | 0.8       | 8                   |            | 1              | Square shaped parcel with a single family home.                              | REINA IVAN JAVIER GAVIRIA           |
| 113311114 | R-1B   |        | 0.25      | R6                      | 6         | 0.8       | 8                   |            | 1              | Square shaped parcel with a single family home.                              | GUZMAN ERNESTO                      |
| 113311113 | R-1B   |        | 0.25      | R6                      | 6         | 0.8       | 8                   |            | 1              | Square shaped parcel with a single family home and pool.                     | HERNANDEZ MARVIN                    |
| 113311112 | R-1B   |        | 0.24      | R6                      | 6         | 0.8       | 8                   |            | 1              | Square shaped parcel with a single family home.                              | OSUNA KARINA                        |
| 113311111 | R-1B   |        | 0.35      | R6                      | 6         | 0.8       | 8                   |            | 1              | Corner parcel at the end of a culdesac with a single family home.            | BOTELLO ALBERTO MATA                |
| 113311110 | R-1B   |        | 0.25      | R6                      | 6         | 0.8       | 8                   |            | 1              | Triangle shaped parcel at the end of a culdesac with a single family home.   | 2018-1 IH BORROWER LP               |
| 113311109 | R-1B   |        | 0.35      | R6                      | 6         | 0.8       | 8                   |            | 1              | Corner parcel at the end of a culdesac with a single family home and a pool. | MITCHELL PAMELA                     |
| 113311103 | R-1B   |        | 0.26      | R6                      | 6         | 0.8       | 8                   |            | 1              | Corner, square shaped parcel with a single family home.                      | GHATE SAID                          |
| 113311104 | R-1B   |        | 0.25      | R6                      | 6         | 0.8       | 8                   |            | 1              | Square shaped parcel with a single family home.                              | MEDINA JORGE                        |
| 113311105 | R-1B   |        | 0.25      | R6                      | 6         | 0.8       | 8                   |            | 1              | Square shaped parcel with a single family home.                              | KHAN SITARA                         |
| 113311106 | R-1B   |        | 0.25      | R6                      | 6         | 0.8       | 8                   |            | 1              | Square shaped parcel with a single family home.                              | TURNER DARLENE M                    |
| 113311107 | R-1B   |        | 0.25      | R6                      | 6         | 0.8       | 8                   |            | 1              | Square shaped parcel with a single family home.                              | YANES SAUL                          |
| 113311108 | R-1B   |        | 0.24      | R6                      | 6         | 0.8       | 8                   |            | 1              | Square shaped parcel with a single family home.                              | FLORES SHANISE                      |
| 113332129 | R-1B   |        | 0.29      | R6                      | 6         | 0.8       | 10                  |            | 1              | Corner parcel at the end of a culdesac with a single family home.            | FRIAS OSCAR                         |
| 113332140 | R-1B   |        | 0.21      | R6                      | 6         | 0.8       | 10                  |            | 1              | Rectangular parcel with a single family home.                                | PADILLA DAISY                       |
| 113332139 | R-1B   |        | 0.26      | R6                      | 6         | 0.8       | 10                  |            | 1              | Corner parcel at the end of a culdesac with a single family home.            | KLEIN SPENCER THOMAS                |
| 113332138 | R-1B   |        | 0.24      | R6                      | 6         | 0.8       | 10                  |            | 1              | Corner parcel at the end of a culdesac with a single family home.            | BERNIER BONNIE U LIVING TR 10-12-05 |
| 113332137 | R-1B   |        | 0.24      | R6                      | 6         | 0.8       | 10                  |            | 1              | Corner parcel at the end of a culdesac with a single family home.            | BLANCO JOSE CARLOS                  |
| 113332136 | R-1B   |        | 0.26      | R6                      | 6         | 0.8       | 10                  |            | 1              | Corner parcel at the end of a culdesac with a single family home.            | LICANO PATRICIA ANNE                |
| 113332131 | R-1B   |        | 0.29      | R6                      | 6         | 0.8       | 10                  |            | 1              | Corner parcel at the end of a culdesac with a single family home.            | CAMACHO EDGAR                       |
| 113332130 | R-1B   |        | 0.24      | R6                      | 6         | 0.8       | 10                  |            | 1              | Corner parcel at the end of a culdesac with a single family home.            | SALDIVAR LIDIO                      |
| 113332135 | R-1B   |        | 0.21      | R6                      | 6         | 0.8       | 10                  |            | 1              | Rectangular parcel with a single family home.                                | MONTOYA GUILLERMO                   |

Moderate and Above Moderate Parcels

| APN       | Zoning | Vacant | Size (Ac) | GP Land Use Designation | Max DU/AC | Assumed % | Consolidation Group | Assumed DU |                | Existing Conditions   | Ownership                             |
|-----------|--------|--------|-----------|-------------------------|-----------|-----------|---------------------|------------|----------------|---|---------------------------------------|
|           |        |        |           |                         |           |           |                     | Moderate   | Above Moderate |   |                                       |
| 113332132 | R-1B   |        | 0.21      | R6                      | 6         | 0.8       | 10                  |            | 1              | Rectangular parcel with a single family home.   | BERUMEN DAVID SR                      |
| 113332141 | R-1B   |        | 0.23      | R6                      | 6         | 0.8       | 10                  |            | 1              | Rectangular parcel with a single family home.   | PRATER SHERYL                         |
| 113332134 | R-1B   |        | 0.23      | R6                      | 6         | 0.8       | 10                  |            | 1              | Rectangular parcel with a single family home.   | ARROYO CINDY M                        |
| 113323101 | R-1B   | VAC    | 0.96      | R6                      | 6         | 0.8       | 11                  |            | 4              | Vacant parcel.  | WEST SAN BERNARDINO CO WATER DISTRICT |
| 113323102 | R-1B   |        | 1.56      | R6                      | 6         | 0.8       | 11                  |            | 7              | Rectangular parcel with facilities.   | SAN GABRIEL VALLEY WATER COMPANY      |
| 13321403  | R-1B   | VAC    | 2.03      | R6                      | 6         | 0.8       | --                  |            | 9              | Vacant parcel.  | OSEGUERA INVESTMENTS INC              |
| 12741215  | R-1B   |        | 2.17      | R6                      | 6         | 0.8       | --                  |            | 10             | Long narrow parcel with single home on the east end.  | DAVIS ALLEN TRUST 12/11/15            |
| 13320124  | R-1B   |        | 1.72      | R6                      | 6         | 0.8       | --                  |            | 8              | Rectangular parcel with a single family home on the northwest ends and tree coverage and storage on the west end. | BOBADILLA TRIUNFO                     |
| 113353102 | R-1B   |        | 0.61      | R6                      | 6         | 0.8       | --                  |            | 2              | Narrow, rectangular parcel with a single family home.   | MORALES RAMIRO                        |
| 13320123  | R-1B   |        | 1.31      | R6                      | 6         | 0.8       | --                  |            | 6              | Square parcel with a church.  | BISHOP PROTESTANT EPISCOPAL CHURCH    |
| 12742136  | R-1B   |        | 1.37      | R6                      | 6         | 0.8       | --                  |            | 6              | Rectangular parcel with church and a parking lot.   | ISRAEL OF GOD                         |
| 24315163  | R-1C   | VAC    | 0.35      | R6                      | 6         | 0.8       | 28                  |            | 1              | Vacant parcel.  | PERETIN JOHN RICHARD                  |
| 24315164  | R-1C   | VAC    | 0.4       | R6                      | 6         | 0.8       | 28                  |            | 1              | Vacant parcel.  | PERETIN JOHN RICHARD                  |
| 13039335  | R-1C   |        | 0.36      | R6                      | 6         | 0.8       | 34                  |            | 1              | Narrow parcel with a single family home.  | CARDENAS CECILIO                      |
| 13039334  | R-1C   |        | 0.35      | R6                      | 6         | 0.8       | 34                  |            | 1              | Narrow parcel with two single family homes separated by a pool in the center.                                     | CARDENAS FAMILY REVOCABLE LIVING TR   |
| 13203113  | R-1C   |        | 2.39      | R6                      | 6         | 0.8       | 48                  |            | 11             | Tall, narrow parcel with a single family home at the north end.   | DIAR LLC                              |
| 13203114  | R-1C   |        | 2.39      | R6                      | 6         | 0.8       | 48                  |            | 11             | Tall, narrow parcel with a single family home in the center.  | JIMENEZ GABRIEL ARROYO                |
| 13203135  | R-1C   |        | 1.42      | R6                      | 6         | 0.8       | 48                  |            | 6              | Tall, narrow parcel with a single family home at the north end.   | CASAS VICTOR                          |
| 13204169  | R-1C   | VAC    | 1.06      | R6                      | 6         | 0.8       | 49                  |            | 5              | Vacant parcel.  | GRACE BIBLE CHURCH                    |
| 13204168  | R-1C   | VAC    | 0.53      | R6                      | 6         | 0.8       | 49                  |            | 2              | Vacant parcel.  | CITY OF RIALTO                        |
| 25009126  | R-1C   | VAC    | 1.5       | R6                      | 6         | 0.8       | 51                  |            | 7              | Vacant parcel.  | MV AMCV LLC                           |
| 25009125  | R-1C   | VAC    | 1.42      | R6                      | 6         | 0.8       | 51                  |            | 6              | Vacant parcel.  | MV AMCV LLC                           |
| 12823240  | R-1C   |        | 3.86      | R6                      | 6         | 0.8       | 52                  |            | 18             | Rectangular parcel with single family home at the northeast corner.   | PETRUSAN ALEXANDRU VIOREL             |
| 12823239  | R-1C   |        | 0.95      | R6                      | 6         | 0.8       | 52                  |            | 4              | Tall, skinny parcel with a single family home at the north end.   | SANCHEZ ENRIQUE GRANADOS              |
| 25313215  | R-1C   |        | 0.35      | R6                      | 6         | 0.8       | 53                  |            | 1              | Rectangular corner parcel with single family home   | HARRIS MICHELLE D                     |
| 25313217  | R-1C   | VAC    | 0.43      | R6                      | 6         | 0.8       | 53                  |            | 2              | Vacant parcel.  | HERRERA FAMILY TRUST 05/22/07         |
| 13036314  | R-1C   | VAC    | 0.54      | R6                      | 6         | 0.8       | --                  |            | 2              | Vacant parcel.  | SALAZAR TOMAS                         |
| 13044503  | R-1C   | VAC    | 0.6       | R6                      | 6         | 0.8       | --                  |            | 2              | Vacant parcel.  | ARKENBURG TERRY                       |
| 13108114  | R-1C   | VAC    | 1.42      | R6                      | 6         | 0.8       | --                  |            | 6              | Vacant parcel.  | CORE EQUITY PROPERTIES LLC            |

Moderate and Above Moderate Parcels

| APN      | Zoning | Vacant | Size (Ac) | GP Land Use Designation | Max DU/AC | Assumed % | Consolidation Group | Assumed DU |                | Existing Conditions                                      | Ownership                      |
|----------|--------|--------|-----------|-------------------------|-----------|-----------|---------------------|------------|----------------|--|--------------------------------|
|          |        |        |           |                         |           |           |                     | Moderate   | Above Moderate |  |                                |
| 13119137 | R-1C   |        | 4.21      | R6                      | 6         | 0.8       | --                  |            | 20             | Rectangular parcel with a park and parking lot.          | CITY OF RIALTO                 |
| 13238107 | R-1C   |        | 3.41      | R6                      | 6         | 0.8       | --                  |            | 16             | Corner parcel with parking lot, solar panels and a park. | INLAND LIGHTHOUSE CHURCH       |
| 23917135 | R-1B   |        | 2.87      | R6                      | 6         | 0.8       | --                  |            | 13             | Rectangular parcel split by W.Buena Vista rd.            | RIALTO UNIFIED SCHOOL DISTRICT |
| 25313210 | R-1C   | VAC    | 0.69      | R6                      | 6         | 0.8       | --                  |            | 3              | Vacant parcel.   | FOX THOMAS G                   |
| 25313201 | R-1C   | VAC    | 0.89      | R6                      | 6         | 0.8       | --                  |            | 4              | Vacant parcel.   | MURILLO NATZLLELY              |

# Consolidation Group 18



# Consolidation Group 19





# Consolidation Group 20



# Consolidation Group 23



# Consolidation Group 24



# Consolidation Group 25



**Consolidation Group 27**



## Appendix D: Units Constructed

| APN       | Units | Income Category |     |          |                |
|-----------|-------|-----------------|-----|----------|----------------|
|           |       | Very Low        | Low | Moderate | Above Moderate |
| 13009227  | 5     |                 |     |          | 5              |
| 13116127  | 105   |                 |     |          | 105            |
| 26485171  | 1     |                 |     |          | 1              |
| 13109220  | 1     |                 |     |          | 1              |
| 113330115 | 1     |                 |     |          | 1              |
| 13121231  | 1     |                 |     |          | 1              |
| 13121253  | 1     |                 |     |          | 1              |
| 13121254  | 1     |                 |     |          | 1              |
| 13121232  | 1     |                 |     |          | 1              |
| 25026175  | 1     |                 |     |          | 1              |
| 25026173  | 1     |                 |     |          | 1              |
| 12846219  | 1     |                 |     |          | 1              |
| 12846220  | 1     |                 |     |          | 1              |
| 12846221  | 1     |                 |     |          | 1              |
| 12846222  | 1     |                 |     |          | 1              |
| 12846223  | 1     |                 |     |          | 1              |
| 12846232  | 1     |                 |     |          | 1              |
| 12846233  | 1     |                 |     |          | 1              |
| 12846234  | 1     |                 |     |          | 1              |
| 12846235  | 1     |                 |     |          | 1              |
| 12846236  | 1     |                 |     |          | 1              |
| 12846237  | 1     |                 |     |          | 1              |
| 12846246  | 1     |                 |     |          | 1              |
| 12846247  | 1     |                 |     |          | 1              |
| 12846248  | 1     |                 |     |          | 1              |
| 12846249  | 1     |                 |     |          | 1              |
| 12846250  | 1     |                 |     |          | 1              |
| 12846251  | 1     |                 |     |          | 1              |
| 12846252  | 1     |                 |     |          | 1              |
| 12846253  | 1     |                 |     |          | 1              |
| 12846254  | 1     |                 |     |          | 1              |
| 12846255  | 1     |                 |     |          | 1              |
| 12846260  | 1     |                 |     |          | 1              |
| 113310112 | 1     |                 |     |          | 1              |
| 23918276  | 1     |                 |     |          | 1              |
| 113353102 | 1     |                 |     |          | 1              |
| 13109219  | 1     |                 |     |          | 1              |
| 12846229  | 1     |                 |     |          | 1              |
| 12846238  | 1     |                 |     |          | 1              |
| 12846239  | 1     |                 |     |          | 1              |
| 12846240  | 1     |                 |     |          | 1              |
| 24339106  | 1     |                 |     |          | 1              |
| 113359127 | 1     |                 |     |          | 1              |
| 113359116 | 1     |                 |     |          | 1              |
| 113359117 | 1     |                 |     |          | 1              |
| 113359119 | 1     |                 |     |          | 1              |
| 113359123 | 1     |                 |     |          | 1              |
| 113359120 | 1     |                 |     |          | 1              |
| 113359122 | 1     |                 |     |          | 1              |
| 113359113 | 1     |                 |     |          | 1              |
| 113359121 | 1     |                 |     |          | 1              |
| 113359115 | 1     |                 |     |          | 1              |
| 113359118 | 1     |                 |     |          | 1              |
| 113359114 | 1     |                 |     |          | 1              |
| 113330112 | 1     |                 |     |          | 1              |
| 13121225  | 1     |                 |     |          | 1              |
| 13121226  | 1     |                 |     |          | 1              |
| 13121224  | 1     |                 |     |          | 1              |
| 13121223  | 1     |                 |     |          | 1              |
| 13121222  | 1     |                 |     |          | 1              |
| 13121227  | 1     |                 |     |          | 1              |
| 13121228  | 1     |                 |     |          | 1              |
| 13121229  | 1     |                 |     |          | 1              |
| 13121230  | 1     |                 |     |          | 1              |
| 13121235  | 1     |                 |     |          | 1              |
| 13121234  | 1     |                 |     |          | 1              |

| APN       | Units        | Income Category |            |                 |                       |
|-----------|--------------|-----------------|------------|-----------------|-----------------------|
|           |              | Very Low        | Low        | Moderate        | Above Moderate        |
| 13121236  | 1            |                 |            |                 | 1                     |
| 13121252  | 1            |                 |            |                 | 1                     |
| 13121251  | 1            |                 |            |                 | 1                     |
| 13121250  | 1            |                 |            |                 | 1                     |
| 13121239  | 1            |                 |            |                 | 1                     |
| 13121237  | 1            |                 |            |                 | 1                     |
| 13121238  | 1            |                 |            |                 | 1                     |
| 13326116  | 1            |                 |            |                 | 1                     |
| 113328142 | 1            |                 |            |                 | 1                     |
| 113328143 | 1            |                 |            |                 | 1                     |
| 12846201  | 1            |                 |            |                 | 1                     |
| 12846202  | 1            |                 |            |                 | 1                     |
| 12846203  | 1            |                 |            |                 | 1                     |
| 12846204  | 1            |                 |            |                 | 1                     |
| 12846205  | 1            |                 |            |                 | 1                     |
| 12846206  | 1            |                 |            |                 | 1                     |
| 12846207  | 1            |                 |            |                 | 1                     |
| 12846208  | 1            |                 |            |                 | 1                     |
| 12846209  | 1            |                 |            |                 | 1                     |
| 12846210  | 1            |                 |            |                 | 1                     |
| 12846211  | 1            |                 |            |                 | 1                     |
| 12846212  | 1            |                 |            |                 | 1                     |
| 12846213  | 1            |                 |            |                 | 1                     |
| 12846214  | 1            |                 |            |                 | 1                     |
| 12846215  | 1            |                 |            |                 | 1                     |
| 12846216  | 1            |                 |            |                 | 1                     |
| 12846217  | 1            |                 |            |                 | 1                     |
| 12846218  | 1            |                 |            |                 | 1                     |
| 113328145 | 1            |                 |            |                 | 1                     |
| 113328144 | 1            |                 |            |                 | 1                     |
| 13108114  | 1            |                 |            |                 | 1                     |
| 13026113  | 5            |                 |            | 5               |                       |
| 13111116  | 24           |                 |            |                 | 24                    |
| 13322101  | 1            | 1               |            |                 |                       |
| 26485172  | 1            |                 |            |                 | 1                     |
| 113330101 | 15           |                 |            |                 | 15                    |
| 12846139  | 77           |                 |            |                 | 77                    |
| 12846140  |              |                 |            |                 |                       |
| 13109217  | 2            |                 |            |                 | 2                     |
| 13109218  |              |                 |            |                 |                       |
| 113359101 | 20           |                 |            |                 | 20                    |
| 113359110 |              |                 |            |                 |                       |
| 13332112  | 3            |                 |            |                 | 3                     |
| 13332113  |              |                 |            |                 |                       |
| 13332114  |              |                 |            |                 |                       |
| 13121206  | 33           |                 |            |                 | 33                    |
| 13121219  |              |                 |            |                 |                       |
| 13121220  |              |                 |            |                 |                       |
| 13119102  | 3            |                 |            |                 | 3                     |
| 13119221  |              |                 |            |                 |                       |
| 13119122  |              |                 |            |                 |                       |
| 13109116  | 2            |                 |            | 2               |                       |
| 13121218  | 1            |                 |            |                 | 1                     |
| 13326106  | 1            |                 |            |                 | 1                     |
| 13926115  | 4            |                 |            | 4               |                       |
| 25026156  | 2            |                 |            |                 | 2                     |
| 13004124  | 1            |                 |            |                 | 1                     |
| 13103145  | 2            |                 |            | 2               |                       |
| 13134119  | 1            | 1               |            |                 |                       |
| 113357124 | 1            | 1               |            |                 |                       |
|           | <b>Units</b> | <b>Very Low</b> | <b>Low</b> | <b>Moderate</b> | <b>Above Moderate</b> |
|           | 404          | 3               | 0          | 13              | 388                   |



# Appendix E: General Plan Consistency Analysis



## E. 1 Consistency with General Plan

The Housing Element of the General Plan is one component of the City's overall long-range planning strategy. The California Government Code requires that the General Plan contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by policies contained in other elements of the Rialto General Plan. The Housing Element is most intricately related to the Land Use and Circulation Element. Chapter 2 of the Rialto General Plan sets the framework for development of housing by designating the land designations for residential development and indicating the type and density permitted by the City. The Housing Element (Chapter 6) identifies priority goals, objectives and program actions for the 2014-2021 planning period that directly address the housing needs of Rialto existing and future residents. The policies contained in other elements of the Rialto General Plan affect many aspects of life that residents enjoy - the amount and variety of open space, the preservation of natural, historic and cultural/historic resources, permitted noise levels in residential areas, and the safety of the residents in the event of a natural or man-made disaster. The Housing Element has been reviewed for consistency with the City's other General Plan Elements and the policies and programs in this Element reflect the policy direction contained in other parts of the General Plan (see Table E-1). As portions of the General Plan are subsequently amended, this Housing Element will be reviewed to ensure that internal consistency is maintained.

The Housing Element, as part of the Rialto General Plan, is developed to ensure that the City establishes policies, procedures and incentives in its land use planning and development activities; which results in the maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in Rialto. The Housing Element institutes policies that will guide City decision-making and establishes an implementation program to achieve housing goals through the year 2021.

### E 1.1 Relationship to Other Plans and Programs

The Housing Element identifies priority goals, objectives, policies and action programs for the next five years that directly address the housing needs of Rialto. These are briefly described below and include the City's Municipal Code and Specific Plans.

the provisions of Sections 50022.1 through 50022.8 and 50022.10 of the Government Code

#### E 1.1.1 Rialto Municipal Code Title 18

The Rialto Municipal Code consists of all the regulatory and penal Ordinances and certain administrative Ordinances of the City, codified pursuant to. The Municipal Code includes the City's Subdivision Ordinance and Zoning Ordinance.

##### **Title 17: Subdivisions**

The Subdivision Ordinance (Title 17) regulates the design, development and implementation of land division. It applies when a parcel is split into two or more parcels; a parcel is consolidated with one or more parcels; or the boundaries of two or more parcels are adjusted to change the size and/or configuration of the parcels.



**Title 18: Zoning**

The Zoning Ordinance (Title 18) is the primary tool for implementing the General Plan, and is designed to protect and promote the public health, safety, comfort, convenience, prosperity and general welfare of Rialto residents. It includes a zoning map designating various districts that are described in the text of the document and outlines the permitted, conditionally permitted, and prohibited uses for each zone district. Finally, the Zoning Ordinance provides property development standards

**E 1.1.2 Specific Plans**

Specific Plans are customized regulatory documents that provide focused guidance and regulations for a particular area. They generally include a land use plan, circulation plan, infrastructure plan, zoning classifications, development standards, design guidelines, phasing plan, financing plan and implementation plan. The City of Rialto has a number of approved Specific Plans, including:

- Agua Mansa
- Foothill Boulevard
- Gateway
- Pepper Avenue
- Renaissance
- Rialto Airport
- Rialto Central Area
- Lytle Creek

**E.2 General Plan Consistency Analysis**

California law requires General Plans to be internally consistent. Policies and Programs in each Element of the General Plan must provide a measure of consistency so that programs and policies contained in one element are not in conflict with those contained in another element.

The Rialto General Plan is organized into eight Chapters, inclusive of the seven element required by state law. **Table E-1** provides an analysis of the of internal consistency with the other elements of the General Plan. Through the analysis, the General Plan has been deemed to be consistent with the plans a programs of the Housing Element.

| Table E-1 Rialto General Plan Consistency Analysis<br>Policy Relationship Matrix   |                                  |  |
|--|----------------------------------|--|
| General Plan Policies  | Applicable Housing Element Goals | Applicable Housing Element Programs  |
| <b>CHAPTER 2: MANAGING OUR LAND USE SUPPLY</b>   |                                  |  |
| <b>Goal 2-1: Revitalize and enhance the Foothill Boulevard Corridor into a place that supports economic development and creates a sense of place and identity through the use of appropriate streetscape design inspired by the Rialto Bridge.</b> | 5.1; 5.2; 5.5;                   | 5.1A; 5.1B; 5.1D;<br>5.1H; 5.2A; 5.2 B;<br>5.2C; 5.2I; 5.2J,<br>5.2K; 5.2LM; 5.3B;<br>5.3C; 5.3D; 5.3E;<br>5.3F; 5.3G; 5.3H;<br>5.4B; 5.5A; 5.5B |



| Table E-1 Rialto General Plan Consistency Analysis<br>Policy Relationship Matrix   |                                  |  |
|--|----------------------------------|--|
| General Plan Policies  | Applicable Housing Element Goals | Applicable Housing Element Programs  |
| Goal 2-2: Develop the Riverside Avenue Corridor to become an economically viable local service area.   | 5.1; 5.2;                        | 5.2 B; 5.2C; 5.2I;<br>5.2J, 5.2K; 5.2LM;<br>5.4B;  |
| Goal 2-3: Enhance and improve Valley Boulevard.  | 5.1; 5.2;                        | 5.1C; 5.1D; 5.1H;<br>5.2 B; 5.2C; 5.2I;<br>5.2J, 5.2K; 5.2LM;<br>5.3B; 5.3C; 5.3D;<br>5.3E; 5.3F; 5.3G;<br>5.3H; 5.4B; 5.5A;<br>5.5B             |
| Goal 2-4: Create an attractive gateway into Rialto from the I-10 freeway.  | 5.1; 5.2;                        |  |
| Goal 2-5: Develop Downtown Rialto as a lively, pedestrian friendly district typical of a small-town downtown, with a vibrant mix of residential, commercial, civic uses, and transit-oriented development. | 5.1; 5.2;                        | 5.1C; 5.1D; 5.1;<br>H5.2A; 5.2 B; 5.2C;<br>5.2I; 5.2J, 5.2K;<br>5.2LM; 5.3A; 5.3B;<br>5.3C; 5.3D; 5.3E;<br>5.3F; 5.3G; 5.3H;<br>5.4B; 5.5A; 5.5B |
| Goal 2-6: Encourage the annexation of San Bernardino County unincorporated areas into Rialto.  | 5.1; 5.2; 5.4; 5.5               | 5.2A; 5.2B; 5.2C;<br>5.2D; 5.3A; 5.4B;<br>5.5A; 5.5B   |
| Goal 2-7: Encourage all annexations that will provide a positive benefit to the City.  | 5.3; 5.4; 5.5                    | 5.2A; 5.2B; 5.2C;<br>5.2D; 5.3A; 5.4B;<br>5.5A; 5.5B   |
| Goal 2-8: Preserve and improve established residential neighborhoods in Rialto.  | 5.1; 5.2; 5.5                    | 5.1A; 5.1B; 5.1C;<br>5.1D; 5.2C; 5.3A;<br>5.3B; 5.4B; 5.5A;<br>5.5B  |
| Goal 2-9: Protect residential, schools, parks, and other sensitive land uses from the impacts associated with industrial and trucking-related land uses, as well as commercial and retail areas            | 5.1; 5.2;                        |  |
| Goal 2-10: Create distinctive gateways at all entry points into Rialto and for individual districts or neighborhoods.  |                                  |  |
| Goal 2-11: Design streetscapes in Rialto to support and enhance the City's image as a desirable place to live, work, shop, and dine.   |                                  |  |



| Table E-1 Rialto General Plan Consistency Analysis<br>Policy Relationship Matrix  |                                  |   |
|---|----------------------------------|---|
| General Plan Policies   | Applicable Housing Element Goals | Applicable Housing Element Programs   |
| Goal 2-12: Design new streets to be pedestrian friendly.  |                                  |   |
| Goal 2-13: Achieve quality aesthetic design of all signage in the City of Rialto.   |                                  |   |
| Goal 2-14: Protect scenic vistas and scenic resources.  |                                  |   |
| Goal 2-15: Establish a public art program that engages the public and enriches the pedestrian experience.   |                                  |   |
| Goal 2-16: Improve the architectural and design quality development in Rialto.  | 5.3                              | 5.1C; 5.1D; 5.3B;   |
| Goal 2-17: Provide high-quality and environmentally sustainable landscaping.  | 5.1;                             |   |
| Goal 2-18: Protect Rialto’s small-town character.   | 5.1;                             | 5.3B;   |
| Goal 2-19: Encourage neighborhood preservation, stabilization, and property maintenance.  | 5.1; 5.3; 5.4; 5.5               | 5.1A; 5.1B; 5.1C; 5.1D; 5.2I; 5.2J, 5.2K; 5.2LM; 5.3A; 5.3B; 5.3C; 5.3D; 5.3E; 5.3F; 5.3G; 5.3H; 5.4B; 5.5A; 5.5B |
| Goal 2-20: Require high-quality multi-unit design, landscaping, and architecture.   | 5.1; 5.2;                        | 5.2I; 5.2J, 5.2K; 5.2LM; 5.3B; 5.4B;  |
| Goal 2-21: Ensure high-quality planned developments in Rialto.  | 5.1; 5.2; 5.5                    | 5.1A; 5.1D; 5.2I; 5.2J, 5.2K; 5.2LM; 5.3A; 5.3B; 5.4B; 5.5A; 5.5B   |
| Goal 2-22: Promote commercial and/or industrial development that is well designed, people-oriented, environmentally sustainable, sensitive to the needs of the visitor or resident, and functionally efficient for its purpose. |                                  |   |
| Goal 2-23: Minimize the visual impact of parking lots.  |                                  |   |
| Goal 2-24: Take advantage of opportunities to increase and enhance open spaces throughout Rialto.   |                                  |   |



| Table E-1 Rialto General Plan Consistency Analysis<br>Policy Relationship Matrix   |                                  |  |
|--|----------------------------------|--|
| General Plan Policies  | Applicable Housing Element Goals | Applicable Housing Element Programs                    |
| Goal 2-25: Maximize public benefits in the reclamation of mineral extraction and sanitary landfill areas.  |                                  |  |
| Goal 2-26: Maximize open spaces in urban areas.  |                                  |  |
| Goal 2-27: Provide a variety of park facilities that meet the diverse needs and interest of the community.   |                                  |  |
| <b>CONSERVATION</b>  |                                  |  |
| Goal 2-28: Protect and enhance Rialto’s surface waters and groundwater basins.   |                                  | 5.4C   |
| Goal 2-29: Conserve water resources.   |                                  | 5.4C   |
| <b>SUSTAINABLE BUILDING PRACTICES AND ENERGY CONSERVATION</b>  |                                  |  |
| Goal 2-30: Incorporate green building and other sustainable building practices into development projects.  | 5.1; 5.3; 5.4;                   | 5.1A; 5.1B; 5.1C; 5.1D; 5.2I; 5.2J, 5.2K; 5.2LM; 5.3B; |
| Goal 2-31: Conserve energy resources.  | 5.3                              | 5.1C; 5.2I; 5.2J, 5.2K; 5.2LM; 5.3B;                   |
| Goal 2-32: Balance the provisions of the California Surface Mining and Reclamation Act with City objectives to minimize negative impacts of mining activities on the Rialto community.                               |                                  |  |
| Goal 2-33: Require appropriate reclamation of mineral resource extraction areas.   |                                  |  |
| <b>RECYCLING</b>   |                                  |  |
| Goal 2-34: Achieve waste recycling levels that meet or exceed State mandates. Achieve maximum waste recycling in all sectors of the community: residential, commercial, industrial, institutional, and construction. |                                  |  |
| <b>AIR QUALITY AND CLIMATE</b>   |                                  |  |
| Goal 2-35: Reduce air pollution emissions from both mobile and stationary sources in the City.   |                                  |  |
| Goal 2-36: Reduce the amount of fugitive dust released into the atmosphere.  |                                  |  |



| Table E-1 Rialto General Plan Consistency Analysis<br>Policy Relationship Matrix  |                                  |  |
|---|----------------------------------|--|
| General Plan Policies   | Applicable Housing Element Goals | Applicable Housing Element Programs  |
| Goal 2-37: Expand public awareness regarding air pollution sources and pollutant reduction initiatives.                               |                                  |  |
| Goal 2-38: Mitigate against climate change.   |                                  | 5.1C;  |
| <b>BIOLOGICAL RESOURCES</b>   |                                  |  |
| Goal 2-39: Conserve and enhance Rialto’s biological resources.  |                                  |  |
| <b>CHAPTER 3: INVESTING IN OUR FUTURE</b>   |                                  |  |
| <b>ECONOMIC DEVELOPMENT</b>   |                                  |  |
| Goal 3-1: Strengthen and diversify the economic base and employment opportunities, and maintain a positive business climate.          | 5.5                              |  |
| Goal 3-2: Improve historic commercial areas, including Downtown and major commercial corridors.                                       | 5.5                              | 5.1A; 5.1B; 5.1C; 5.1D; 5.2I; 5.2J, 5.2K; 5.2LM; 5.3A;5.3C; 5.3D; 5.3E; 5.3F; 5.3G; 5.3H; 5.3C; 5.3D; 5.3E; 5.3F; 5.3G; 5.3H; 5.4B; 5.5A; 5.5B |
| Goal 3-3: Attract, expand, and retain commercial and industrial businesses to reduce blighted conditions and encourage job growth.    |                                  |  |
| Goal 3-4: Revitalize aging and underperforming commercial and industrial areas.   |                                  |  |
| Goal 3-5: Assist in the preservation, improvement, and production of housing stock available to lower- and moderate-income residents. | 5.3; 5.5                         | 5.1A; 5.1B; 5.1C; 5.1D; 5.2I; 5.2J, 5.2K; 5.2LM; 5.3A; 5.3C; 5.3D; 5.3E; 5.3F; 5.3G; 5.3H; 5.4B; 5.5A; 5.5B                                    |
| <b>INFRASTRUCTURE</b>   |                                  |  |
| Goal 3-6: Require that all developed areas within Rialto are adequately served with essential public services and                     | 5.2; 5.5                         | 5.2I; 5.2J, 5.2K; 5.2LM; 5.4B; 5.4C;   |



| Table E-1 Rialto General Plan Consistency Analysis<br>Policy Relationship Matrix   |                                  |  |
|--|----------------------------------|--|
| General Plan Policies  | Applicable Housing Element Goals | Applicable Housing Element Programs  |
| infrastructure.  |                                  |  |
| Goal 3-7: Upgrade public infrastructure as an inducement to promote private investment.  | 5.2;                             | 5.2I; 5.2J, 5.2K; 5.2LM; 5.4B; 5.4C;   |
| Goal 3-8: Promote affordable and quality water service capable of adequately meeting normal and emergency water demands to all areas in Rialto.  |                                  | 5.4C;  |
| Goal 3-9: Upgrade and maintain an improved wastewater system with adequate plant efficiency and capacity to protect the health and safety of all Rialto residents, businesses, and institutions. |                                  | 5.4C;  |
| <b>SOLID WASTE AND RECYCLING</b>   |                                  |  |
| Goal 3-10: Minimize the volume of solid waste that enters local and regional landfills.  |                                  |  |
| <b>PUBLIC SERVICE AND FACILITIES</b>   |                                  |  |
| Goal 3-11: Provide community facilities that adequately support established programs, can accommodate future needs, and are accessible to all members of the community.                          |                                  | 5.2F; 5.2I; 5.2J, 5.2K; 5.2LM; 5.4B; 5.5A; 5.5B                                    |
| <b>EDUCATION AND LIBRARY</b>   |                                  |  |
| Goal 3-12: Improve access to high-quality education opportunities for all Rialto residents and for all stages of life.   |                                  |  |
| Goal 3-13: Provide high-quality library resources to meet the educational, cultural, and life-long learning needs of all residents.  |                                  |  |
| <b>COMMUNITY SERVICES</b>  |                                  |  |
| Goal 3-15: Promote a social environment in Rialto that enhances the dignity of the individual and improves the quality   | 5.5                              | 5.1D; 5.2F; 5.2G; 5.2H; 5.3A; 5.3C; 5.3D; 5.3E; 5.3F; 5.3G; 5.3H; 5.4B; 5.5A; 5.5B |





| Table E-1 Rialto General Plan Consistency Analysis<br>Policy Relationship Matrix   |                                  |  |
|--|----------------------------------|--|
| General Plan Policies  | Applicable Housing Element Goals | Applicable Housing Element Programs  |
| Goal 3-16: Ensure integration and participation of seniors in mainstream community life through accessible social services.                          | 5.5                              | 5.1D; 5.2F; 5.2G; 5.2H; 5.3A; 5.3C; 5.3D; 5.3E; 5.3F; 5.3G; 5.3H; 5.4B; 5.5A; 5.5B |
| <b>CHAPTER 4: MAKING THE CONNECTIONS: THE CIRCULATION CHAPTER</b>  |                                  |  |
| <b>EXPANDING RIALTO'S MOBILITY</b>   |                                  |  |
| Goal 4-1: Provide transportation improvements to reduce traffic congestion associated with regional and local trip increases.                        |                                  | 5.4B;  |
| Goal 4-2: Protect residential neighborhoods from through traffic impacts.  | 5.1;                             | 5.1C; 5.1D; 5.2I; 5.2J, 5.2K; 5.2LM;   |
| Goal 4-3: Protect residences, sensitive land uses, and pedestrians from activities along rail corridors.   | 5.5                              | 5.1C; 5.1D; 5.2I; 5.2J, 5.2K; 5.2LM;   |
| Goal 4-4: Protect school children and others from traffic hazards around schools.  |                                  | 5.1C;  |
| <b>MEETING OUR PARKING NEEDS</b>   |                                  |  |
| Goal 4-5: Ensure the provision of adequate, convenient, and safe parking for all land uses.  |                                  |  |
| <b>ENCOURAGING RAILS AND BUS RIDERSHIP</b>   |                                  |  |
| Goal 4-6: Provide for all residents and businesses to have equal access to reliable and convenient public transit services.                          | 5.1; 5.5                         | 5.1C; 5.1D; 5.2I; 5.2J, 5.2K; 5.2LM; 5.4B; 5.5A; 5.5B                              |
| Goal 4-7: Achieve optimum use of regional rail transit.  | 5.5                              |  |
| <b>ACCOMODATING BICYCLISTS AND PEDESTRIANS</b>   |                                  |  |
| Goal 4-8: Establish and maintain a comprehensive system of pedestrian trails and bicycle routes that provide viable connections throughout the City. |                                  |  |
| Goal 4-9: Promote walking.   |                                  |  |
| <b>FACILITATING GOODS MOVEMENT</b>   |                                  |  |



| Table E-1 Rialto General Plan Consistency Analysis<br>Policy Relationship Matrix   |                                  |                                     |
|--|----------------------------------|-------------------------------------|
| General Plan Policies  | Applicable Housing Element Goals | Applicable Housing Element Programs |
| Goal 4-10: Provide a circulation system that supports Rialto’s position as a logistics hub.  |                                  |                                     |
| <b>CHAPTER 5: SAFETY AND NOISE</b>   |                                  |                                     |
| <b>SEISMIC HAZARDS</b>   |                                  |                                     |
| Goal 5-1: Minimize hazards to public health, safety, and welfare associated with geotechnical hazards.   |                                  |                                     |
| <b>FLOOD HAZARDS</b>   |                                  |                                     |
| Goal 5-2: Minimize the risk and damage from flood hazards.   |                                  | 5.1C; 5.4B;                         |
| <b>FIRE HAZARDS</b>  |                                  |                                     |
| Goal 5-3: Increase the City’s fire protection capabilities, and implement fire prevention regulations and standards that minimize potential fire hazards and fire.       |                                  | 5.1C; 5.4B;                         |
| <b>HAZARDOUS MATERIALS</b>   |                                  |                                     |
| Goal 5-4: Protect the health and welfare of the public, environment, and economy by providing for the safe and responsible management of hazardous materials and wastes. |                                  | 5.1C; 5.4B;                         |
| Goal 5-5: Minimize the generation of hazardous waste in Rialto.  |                                  | 5.1C; 5.4B;                         |
| Goal 5-6: Educate the public and private businesses about proper disposal of hazardous waste.  |                                  |                                     |
| Goal 5-7: Maintain a high level of emergency response capability.  |                                  | 5.2G; 5.4B;                         |
| Goal 5-8: Provide effective and comprehensive policing services that meet the safety needs of Rialto.  |                                  | 5.1C; 5.4B;                         |
| <b>GANGS</b>   |                                  |                                     |
| Goal 5-9: Reduce criminal gang activity and discourage gang involvement in the City of Rialto.   |                                  | 5.1H;                               |



| Table E-1 Rialto General Plan Consistency Analysis<br>Policy Relationship Matrix  |                                     |  |
|---|-------------------------------------|--|
| General Plan Policies   | Applicable Housing<br>Element Goals | Applicable Housing<br>Element Programs |
| <b>NOISE</b>  |                                     |  |
| Goal 5-10: Minimize the impact of point source and ambient noise levels throughout the community.   |                                     | 5.1C; 5.4B;                            |
| Goal 5-11: Minimize the impacts of transportation-related noise.  |                                     | 5.1C; 5.4B;                            |
| <b>WIND HAZARDS</b>   |                                     |  |
| Goal 5-12: Minimize the risks associated with wind hazards.   |                                     |  |
| <b>CHAPTER 7: OUR ROOTS: CULTURAL AND HISTORIC RESOURCES</b>  |                                     |  |
| <b>HISTORICAL RESOURCES</b>   |                                     |  |
| Goal 7-1: Preserve Rialto’s significant historical resources as a source of community identity, stability, aesthetic character, and social value. | 5.1; 5.5                            | 5.1C; 5.1D; 5.3A; 5.5A; 5.5B           |
| Goal 7-2: Provide public understanding and involvement of the unique heritage of the City of Rialto.  |                                     |  |
| <b>ARCHAEOLOGICAL RESOURCES</b>   |                                     |  |
| Goal 7-3: Identify, document, and protect significant archaeological resources in Rialto.   |                                     |  |
| Source: Rialto General Plan   |                                     |  |