

**2014-2021 Rialto Housing Element**  
**September 18, 2017**



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# 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 that result 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. Specifically, 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 655880 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 4.7
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 and is currently being updated for the 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.

Various amendments have been made to Housing Element law since the adoption of the City’s current Housing Element. These include:

- **AB 162:** Requires the City, upon adoption of the Housing Element, to identify specific flood hazard zones in the Land Use Element and specific floodwater and groundwater recharge areas in the Conservation and Safety Elements.
- **SB 244:** Requires the City, upon the adoption of a Housing Element, to update the Land Use Element to include data and analysis, goals, and implementation measures regarding the incorporation island, fringe, or legacy communities and their infrastructure needs.
- **SB 812:** In addition to the existing special needs group, the City must include an analysis of the housing needs for persons with developmental disabilities.
- **AB 1867:** Under certain conditions, the City can now count multi-unit homeownership units that have been converted to affordable units toward their RHNA allocation.
- **SB 375:** For jurisdictions that do not submit their adopted 2014-2021 housing element update within 120 days of the October 2013 deadline, their housing element updates revert to a four-year cycle.
- **SB 745**

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.

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 take into account 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 portion 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.

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. Particular 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 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.

## 1.5 Element Organization

This Housing Element updates the Housing Element adopted by the City in 2010. The update 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 2010 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 a foundation and starting point for the update to the City's Housing Element as required by HCD. Housing needs vary by demographic and household characteristics, cultural backgrounds and preferences, and income, 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, 2010-2014 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 and vital, 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 lower 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's population growth rate of 8 percent was less than half the County's population growth rate.



Based on the Department of Finance estimates, in 2016 the City’s population was 107,330, 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 2016, the growth rate for San Bernardino County was 25.2 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 62.8 percent in the City of Fontana to a low of 11.9 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>2016</b>	<b>Percent Change 2000-2016</b>
<b>Rialto</b>	<b>91,873</b>	<b>99,171</b>	<b>107,330</b>	<b>16.8%</b>
Fontana	128,929	196,069	209,895	62.8%
Colton	47,662	52,154	53,351	11.9%
Rancho Cucamonga	127,743	165,269	175,251	37.2%
San Bernardino	185,401	209,924	215,491	16.2%
San Bernardino County	1,709,434	2,035,210	2,139,570	25.2%

Source: U.S. Census Bureau, 2000, and 2010 and Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2016 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 2010 Census, San Bernardino County, can be characterized as having a young population (31.7 years in 2010). In comparison, Rialto has a lower median age of 28.3 years. In Rialto, preschool and school age residents comprised over a third of the population in 2010. Young adults between the age of 25 and 44 comprised over 25 percent of the population. Although residents 65 years and older make up only 7 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.

<b>Table 2-2: Age Distribution</b>				
<b>Age Group</b>	<b>San Bernardino County</b>		<b>Rialto</b>	
	<b>Population</b>	<b>Percent</b>	<b>Population</b>	<b>Percent</b>
Preschool, under 5 years	158,790	7.8%	8,633	8.7%
School Age, 5-19 years	505,787	24.8%	27,810	28.1%
College Age, 20-24 years	159,908	7.9%	8,365	8.4%
Young Adults, 25-44 years	555,040	27.3%	26,802	27.1%
Middle Age, 45-64 years	474,337	23.2%	20,655	20.8%



Senior Citizens, 65 and over	181,348	8.9%	6,906	7.0%
Total	2,035,210	100%	99,171	100%
Median Age	31.7		28.3	
Source: 2010 U.S. Census				

### 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 2010.

In Rialto, Hispanic/Latino is the largest racial group, making up nearly 68 percent of the City’s total population in 2010. Between 2000 and 2010 the U.S. Census shows an increase in the number of Hispanic or Latino residents. The second largest group is White residents comprising approximately 31 percent of the population in 2010. From 2000 to 2010, this population group experienced growth from comprising approximately 21 percent of the total population to 31 percent of the total population.

In comparison to the increase in the number of Hispanic/Latino and White residents, demographic trends between 2000 and 2010 show a decrease in the Black (African-American) population.

Table 2-3: Racial and Ethnic Change				
Race/Ethnicity	2000		2010	
	Persons	Percent	Persons	Percent
Hispanic or Latino	47,050	51.2%	67,038	67.6%
White Alone	19,713	21.5%	31,117	31.4%
Black or African American Alone	20,464	22.3%	16,236	16.4%
American Indian and Alaska Native Alone	695	1.1%	1,062	1.1%
Asian Alone	2,271	2.5%	2,258	2.3%
Native Hawaiian and Other Pacific Islander	392	0.4%	361	0.4%
Some Other Race Alone	26,824	29.2%	30,993	31.3%
Two or More Races	4,789	5.2%	4,669	4.7%
Source: U.S. Census 2000 and 2010.				

### 2.4.4 Employment

The 2010-2014 American Community Survey reports that there were 38,265 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 (15 percent) is retail trade, followed by manufacturing at 13 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 more 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 and the aging “baby boomer” population continues to grow.



<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	163	0.4%
Construction	2,720	7.1%
Manufacturing	5,044	13.2%
Wholesale trade	1,701	4.4%
Retail trade	5,765	15.1%
Transportation and warehousing, and utilities	3,671	9.6%
Information	437	1.1%
Finance and insurance, real estate and rental leasing	1,578	4.1%
Professional, scientific, management, and administrative services	3,205	8.4%
Educational services, and health care and social assistance	6,999	18.3%
Arts, entertainment and recreation	3,120	8.2%
Public administration	1,733	5.5%
Other professions	2,099	4.5%
<b>Total (civilian employment population)</b>	<b>38,265</b>	<b>100%</b>

Source: 2010-2014 American Community Survey, 5-Year Estimates

Per data provided by the State of California Employment Development Department, as of May 2016, the City of Rialto had a labor force of 44,000 and an unemployment rate of 6.2 percent. This is slightly higher than the San Bernardino County unemployment rate of 5.2 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 2011-2015 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>
Rialto	17.0%	15.3%	12.9%	9.5%	7.7%
San Bernardino County	13.4%	12.0%	10.1%	8.0%	6.5%

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

## 2.5 Household Characteristics

An analysis of household characteristics provides important 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

Per the 2010 U.S. Census, there were 25,202 households in the City of Rialto with an average household size of 3.92 persons. Of these households, 21,177 (approximately 84 percent) were families. In comparison, family households in San Bernardino County comprised approximately 77 percent of all households in 2010. Non-family households also had a significant presence in the City. In 2010, 16 percent of all households in Rialto were non-family households. The remaining 12.5 percent of households were households living alone. Household characteristics in the City of Rialto are shown in **Table 2-6**.

<b>Table 2-6: Household Characteristics</b>					
<b>Household Type</b>	<b>2000</b>		<b>2010</b>		<b>Percent Change</b>
	<b>Households</b>	<b>Percent</b>	<b>Households</b>	<b>Percent</b>	
Families	20,523	83.2%	21,177	84.0%	3.2%
With children	13,022	52.8%	11,897	47.2%	(8.6%)
Without children	7,501	30.4%	9,280	36.8%	23.7%
Non-family households	4,136	16.8%	4,025	16.0%	(2.7%)
Householder living alone	3,299	13.4%	3,141	12.5%	(4.8%)
Total Households	24,659	100%	25,202	100%	2.2%
Average Household Size	3.69		3.92		6.2%
Average Family Size	4.01		4.20		4.7%

Source: U.S. Census 2000 and 2010.

Household size is an important 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 not only an indicator of the number of persons residing in a household organizing unit, but 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 2010, average household size among neighboring cities ranged from 2.98 persons per household in the City of Rancho Cucamonga to 3.98 persons per household in the City of Fontana. San Bernardino County had 3.26 persons per household in 2010.

<b>Table 2-7: Average Household Size</b>	
<b>Jurisdiction</b>	<b>Persons Per Household</b>
<b>Rialto</b>	3.92
Fontana	3.98
Colton	3.46
Rancho Cucamonga	2.98
San Bernardino	3.42
San Bernardino County	3.26

Source: U.S. Census 2010



### 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.

Per the 2010-2014 American Community Survey, 2,944 households, or 11.9 percent of all households in Rialto were overcrowded. Of this total, approximately 1,494 were renter households, representing 50.7 percent of all overcrowded households and 16.2 percent of all renter households. In comparison, approximately 1,450 owner households were considered overcrowded representing 49 percent of all overcrowded households and 9.3 percent of all owner households.

As shown in **Table 2-8**, there are approximately 887 households that are severely overcrowded, including 544 renter households and 343 owner households. Severely overcrowded households make up approximately 3.6 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	9,222	1,494	16.2%	544	5.9%
Owners	15,588	1,450	9.3%	343	2.2%
Total	24,810	2,944	11.9%	887	3.6%

Source: 2010-2014 American Community Survey

### 2.5.3 Household Income and Income Distribution

Assessing income groups is a major component of evaluating housing affordability. Per the 2010-2014 American Community Survey, the median household income in Rialto was \$50,277 per year. The median household income for San Bernardino County was higher at \$54,100 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 2010-2014 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	1,134	4.6%
\$10,000 - \$14,999	1,386	5.6%
\$15,000 - \$24,999	2,786	11.2%
\$25,000 - \$34,999	2,958	11.9%
\$35,000 - \$49,999	4,061	16.4%
\$50,000 - \$74,999	4,957	20.0%
\$75,000 - \$99,999	3,888	15.7%
\$100,000 - \$149,999	2,609	10.5%
\$150,000 - \$199,999	655	2.6%
\$200,000 +	376	1.5%
Median household income	\$50,277	
Source: 2010-2014 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 2010-2014 American Community Survey, there were 24,485 occupied households, of those households, 48 percent were overpaying for housing per the Census. Of these overpaying households, 6,162 were households with a mortgage, while the remaining 5,491 households were in renter-occupied units. **Table 2-10** summarizes housing overpayment statistics by tenure for the City of Rialto.

Table 2-10: Summary of Housing Overpayment			
Overpayment	Households	Percent	San Bernardino County Percent
<b>Owners with mortgage</b>	12,338	-	-
Overpayment (>30% income on housing)	6,162	50.1%	45.1%
<b>Occupied units paying rent</b>	9,013	-	-
Overpayment (>30% income on housing)	5,491	61.7%	60.6%
Source: 2010-2014 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 (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.

Per the 2010 U.S. Census, 6,906 residents in the City were 65 years and older, approximately seven percent of the total population of Rialto. In 2010, the senior population lived in 2,911 owner-occupied and 898 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 2010-2014 American Community Survey Estimates indicate that 9.4 percent of Rialto’s population age 18 to 64 years old has some form of work or mobility/self-care disability. In comparison, approximately 46 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	156	893	1,317
Vision Difficulty	104	1,217	723
Cognitive Difficulty	783	2,524	998
Ambulatory Difficulty	145	2,915	2,740
Self-Care Difficulty	389	1,222	952
Independent Living Difficulty	-	2,374	1,810
Total with Disability	973	5,730	3,587
Total Population in City	23,841	60,843	7,741

Source: 2010-2014 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 mental retardation or to require treatment like that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many persons 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 252,200 persons with developmental disabilities 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: Developmental Disable 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 2010-2014 American Community Survey, there were approximately 7,827 large households with five or more people living in Rialto. This is approximately 31.5 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.

Difficulties in 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 24 percent and 26 percent respectively.

<b>Table 2-13: Large Households by Tenure</b>			
<b>Number of Persons in Unit</b>	<b>Owner Occupied</b>	<b>Renter Occupied</b>	<b>Total</b>
Five	2,518	1,346	3,864
Six	1,201	680	1,881
Seven or more	1,286	796	2,082
<b>Total</b>	<b>5,005</b>	<b>2,822</b>	<b>7,827</b>

Source: 2010-2014 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 also face social marginalization pressures that often limit their occupational choices, housing options and access to supportive services.

The 2010 U.S. Census indicated that there were 5,175 female-headed households in the City of Rialto, which is approximately 20.5 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 2010-2014 American Community Survey reported that less than one percent of the City of Rialto’s residents (163 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 2008 – 2012 CHAS (Comprehensive Housing Affordability Strategy) data generated for the City, there were approximately 3,380 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 3,450 extremely low-income households in Rialto (renters and owners). **Table 2-13** below, includes data characterizing affordability and other housing problems in Rialto for various income groups.

<b>Table 2-14: Housing Problems for All Households</b>			
<b>Household by Type, Income &amp; Housing Problem</b>	<b>Total Renters</b>	<b>Total Owners</b>	<b>Total Households</b>
<b>Extremely Low-Income (0-30% MFI)</b>	<b>2,455</b>	<b>995</b>	<b>3,450</b>
# with any housing problems	2,195	820	3,015
# with cost burden > 30%	2,195	800	2,995
# with cost burden > 50%	1,975	695	2,670
<b>Very Low-Income (31-50% MFI)</b>	<b>1,815</b>	<b>1,565</b>	<b>3,380</b>
# with any housing problems	1,635	1,200	2,835
# with cost burden > 30%	1,575	1,155	2,725
# with cost burden > 50%	745	780	1,525
<b>Low-Income (51-80% MFI)</b>	<b>2,315</b>	<b>3,715</b>	<b>6,030</b>
# with any housing problems	1,795	2,510	4,305
# with cost burden > 30%	1,435	2,385	3,820
# with cost burden > 50%	305	1,110	1,415
<b>Moderate-Income (81% + MFI)</b>	<b>2,555</b>	<b>8,895</b>	<b>11,450</b>
# with any housing problems	620	3,100	4,020
# with cost burden > 30%	420	2,470	2,885
# with cost burden > 50%	0	535	535
<b>Total Households</b>	<b>9,145</b>	<b>15,170</b>	<b>24,315</b>
# with any housing problems	6,545	7,630	14,175
# with cost burden > 30%	5,625	6,810	12,425
# with cost burden > 50%	3,025	3,120	6,145

Source: CHAS Data Book, 2008-2012.



### 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 March 2016, the San Bernardino County Homeless Partnership in collaboration with the Office of Homeless Services published the results of the 2016 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 55 homeless persons in the City of Rialto, with the majority (48 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>		
Rialto	7	0	48	55
San Bernardino County	318	378	1,191	1,887
Source: San Bernardino County Homeless Partnership. <i>San Bernardino County 2016 Homeless County and Subpopulation Survey</i> . March 2016.				

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 27,471 housing units in Rialto in 2016, an increase of 5.5 percent since 2000. Compared to neighboring jurisdictions, Rialto has one of the lower growth rates for the period from 2000 to 2016. 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>2016</b>	<b>Percent Change 2000-2016</b>
<b>Rialto</b>	<b>26,045</b>	<b>27,203</b>	<b>27,471</b>	<b>5.5%</b>
Fontana	35,908	51,857	53,358	48.6%
Colton	15,680	16,350	16,430	4.8%
Rancho Cucamonga	42,134	56,618	58,988	40.0%
San Bernardino	63,535	65,401	65,589	3.2%
San Bernardino County	601,369	699,637	711,781	18.3%

Source: U.S. Census Bureau, 2000, and 2010 and Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2016 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 2010-2014 American Community Survey. The 2010-2014 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 72 percent of Rialto’s housing stock, while multi-family units make up 21 percent of the housing stock. Mobile homes make up the remaining 6.4 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	18,514	69.9%	496,196	70.5%
Attached	682	2.6%	26,014	3.7%
<b>Total</b>	<b>19,196</b>	<b>72.5%</b>	<b>522,210</b>	<b>74.2%</b>
<b>Multi-Family</b>				
2-4 Units	1,833	7.0%	47,470	6.7%
5+ Units	3,767	14.2%	91,104	12.9%
<b>Total</b>	<b>5,600</b>	<b>21.2%</b>	<b>138,574</b>	<b>19.6%</b>
Mobile Homes	1,689	6.4%	41,932	6.0%
Boat, RV, van, etc.	0	0%	1,021	0.1%
<b>Total Housing Units</b>	<b>26,485</b>		<b>703,737</b>	

Source: 2010-2014 American Community Survey



Per the 2010 U.S. Census, the proportion of owner-occupied households in Rialto was nearly 65 percent compared to 35 percent of renter-occupied households as summarized in **Table 2-18**. The balance of ownership housing and rental housing remained the same from 2000 to 2010 with a small decrease 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>Number of Units</b>	<b>Percent of Total</b>	<b>Number of Units</b>	<b>Percent of Total</b>
<b>Total Housing Units</b>	26,045		27,203	
Total Occupied	24,659	94.7%	25,202	92.6%
Owner-occupied	16,865	68.4%	16,294	64.7%
Renter-occupied	7,794	31.6%	8,908	35.3%
Vacancies	1,386	5.3%	2,001	7.4%

Source: U.S. Census Bureau, 2000, and 2010

### 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 30 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>26,485</b>	<b>100%</b>
2010 or later	204	0.8%
2000 to 2009	1,809	6.8%
1990 to 1999	3,955	14.9%
1980 to 1989	7,951	30.0%
1970 to 1979	4,601	17.4%
1960 to 1969	2,911	11.0%
1950 to 1959	4,016	15.2%
1940 to 1949	835	3.2%
1939 or earlier	203	0.8%

Source: 2010-2014 American Community Survey

Information gathered and verified through concurrent 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 have the highest number of rehabilitation needs. City staff estimates that approximately 30 percent of single-family units and 50 percent of multi-family housing in the City need substantial rehabilitation. These older residential neighborhoods will 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)	30% of 30% AMI	30% of 30% AMI
Very Low-Income (0-50% MFI)	30% of 50% AMI	30% of 50% AMI
Low-Income (51-80% MFI)	30% of 70% AMI	30% of 60% AMI
Moderate-Income (81-120% MFI)	35% of 110% AMI	30% of 110% AMI

Source: California Health and Safety Code Section 50052.5

### Ownership Housing

Per a survey conducted in April 2016 of home prices on Zillow.com, the median sales price of homes in Rialto is \$302,000. Per Trulia.com, in June 2016 there were approximately 351 properties for sale in Rialto. Of the 351 properties (single-family residences and condominiums/townhouses) for sale, Trulia indicated that the majority (308 listings) had 3 or more bedrooms. Per the 2010-2014 American Community Survey, single-family homes with three or more bedrooms constitute 40.6 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>26,485</b>	<b>100%</b>
No Bedroom	321	1.2%
1-bedroom	1,928	7.3%
2-bedroom	5,050	19.1%
3-bedroom	10,744	40.6%
4-bedroom	7,350	27.8%
5 or more bedrooms	1,092	4.1%



Source: 2010-2014 American Community Survey

Rental Housing

According to the 2010-2014 American Community Survey, there were 24,810 total occupied units in Rialto of which 9,222 (37.2 percent) were renter occupied. The median gross rent for Rialto was \$1,088 per month per the 2010-2014 American Community Survey. This was the third lowest median rent level among all neighboring cities, which had a median rental range from \$944 in the City of San Bernardino to a high of \$1,454 in Rancho Cucamonga. The median rent for San Bernardino County was approximately \$1,113. Table 2-22 provides a comparison of median rental rates for Rialto and neighboring jurisdictions.

Table 2-22: Median Housing Rental Rates	
Jurisdiction	Median Gross Rent
Rialto	\$1,088
Fontana	\$1,135
Colton	\$989
Rancho Cucamonga	\$1,454
San Bernardino	\$944
San Bernardino County	\$1,113
Source: 2010-2014 American Community Survey	

Rental information for Rialto was obtained from a survey of current rental listings on Zillow.com in September 2016. The survey resulted in the following posted rental rates:

- 0-bedroom, 1-bath, 500 SF: \$875/mo.
- 0-bedroom, 1-bath, 400 SF: \$816/mo.
- 0-bedroom, 1-bath, 328 SF: \$750/mo.
- 1-bedroom, 1-bath, 750 SF: \$925/mo.
- 1-bedroom, 1-bath, 601 SF: \$995/mo.
- 1-bedroom, 1-bath, 900 SF: \$865/mo.
- 2-bedroom, 2-bath, 1,200 SF: \$1,065/mo.
- 2-bedroom, 1-bath, 801 SF: \$1,150/mo.
- 2-bedroom, 2.5-bath, 1,034 SF: \$1,726/mo.
- 3-bedroom, 2-bath, 1,350 SF: \$1,195/mo.
- 3-bedroom, 2.5-bath, 1,082 SF: \$1,802/mo.
- 3-bedroom, 2-bath, 1,322 SF: \$1,695/mo.
- 4-bedroom, 2-bath, 1,357 SF: \$1,850/mo.
- 4-bedroom, 3-bath, 1,880 SF: \$1,900/mo.
- 4-bedroom, 2-bath, 2,214 SF: \$2,200/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.



Table 2-23: Rents in the City of Rialto		
Bedroom Type	Average Size	Average Rent
0-Bedroom	410 SF	\$814
1-bedroom	750 SF	\$928
2-bedroom	1000 SF	\$1,314
3-bedroom	1250 SF	\$1,564
4-bedroom	1800 SF	\$1,983

Source: Zillow.com, accessed September 2016

**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 2010-2014 American Community Survey, there were 24,810 occupied housing units in Rialto and 6.3 percent (1,675 units) of the total housing units were vacant. Most these occupied units were owner-occupied (62.8 percent). In comparison, renter-occupied units constituted approximately 37.2 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 2016 HUD-established Area Median Family Income (MFI) limit for San Bernardino County of \$65,000. **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 \$302,000 in April 2016 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, housing data shows that larger homes, of over 2,500 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 (through down payment assistance, tax credits, etc.) 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 2010-2014 American Community Survey, the average rent price in Rialto



was \$1,088 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 \$1,300 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)	\$24,300	\$608	\$85,000
Very Low-Income (0-50% MFI)	\$33,500	\$838	\$117,000
Low-Income (51-80% MFI)	\$53,600	\$1,340	\$187,200
Moderate-Income (81-120% MFI)	\$78,000	\$1,950	\$272,500

Source: California Department of Housing and Community Development, State Income Limits for 2016.

Notes:

1. Based on a family of four
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 290 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**.



Table 2-25: Assisted Affordable Housing Units					
Project Name	Assisted Units	Total Units	Assistance Program	Earliest Conversion	Risk Status
<b>Federally Assisted Units</b>					
Southpointe Villa 302 W. Merrill (1-bdr units)	99	100	Section 8	May 2020	At-Risk
Willow Village 1150 N. Willow	100	100	Section 8	December 2033	Not At-Risk
Green Tree Senior Apartments 245 E. First Street	270	272	LIHTC	December 2030	Not At-Risk
<b>Nonprofit Units</b>					
TELACU La Paz 164 W. Merrill Ave. (1-bdr units)	69	70	PRAC/202	2061	Not At-Risk
TELACU Tierra Serrano 773 W Foothill Blvd.	74	75	PRAC/202/HOME	February 2032	Not At-Risk
TELACU Rio Alto Senior Apartments 545 Bloomington Ave. (1-bdr units)	74	75	PRAC/202	2067	Not At-Risk
Citrus Grove Apartments 1432 N Willow Ave. (100 2-bdr units, 52 3-bdr units)	150	152	LIHTC	December 2021	At-Risk
Vista Cascade 422 W Cascade Dr. (38 2-bdr units; 4 3-bdr units)	41	42	LIHTC	December 2024	At-Risk
Ramrod Mobil Home Park 1010 N. Terrace Ave.	101	202	Former RDA/Non-Housing Funds	held by nonprofit, 2031	Not At-Risk
The Crossing (Natl. CORE) 177 West South Street	99	100	LIHTC	held by nonprofit, 2029	Not At-Risk
Park Place Rialto 385 W Jackson St.	30	32	LIHTC/former RDA	December 2026	Not At-Risk
Renaissance Village (Natl. CORE) 220 N. Glenwood	143	144	LIHTC/former RDA	held by nonprofit	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, 2016.					



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### 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 costs and land availability and costs all contribute to the cost of housing and can hinder the production of affordable housing. Additionally, 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 take into account 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 \$102.41 to \$152.86 and residential, one- and two-family range from \$112.65 to \$143.93 per square foot. The unit costs for residential care facilities generally range between \$129.43 and \$180.72 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 June 2016. Based on the vacant land for sale on Redfin.com, vacant land where residential units could be developed averaged \$247,609 per acre (\$5.68 per square foot).

Table 3-1: Vacant Residential Land Prices			
Location	Price	Acreage	Price per Acre
Bohnert Avenue	\$129,000	0.61	\$211,475
South Meridian Avenue	\$450,000	1.74	\$258,620
South Sycamore Avenue	\$1,000,000	4.75	\$210,526
Cactus Avenue	\$429,900	1.67	\$257,425
Acacia Avenue	\$750,000	2.50	\$300,000
<b>Average Price per Acre</b>	<b>\$247,609 (\$5.68 per square foot)</b>		
Source: Redfin.com, accessed June 22, 2016.			

### 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.

### 3.1.4 Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those 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 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	2,461	1,383	573	375
50-79% of Median Income	8,988	5,911	1,353	1,217
80-99% of Median Income	7,857	5,588	912	968
100-119% of Median Income	7,307	5,235	830	910
120% of Median Income	30,999	22,563	3,186	3,917
<b>TOTAL</b>	<b>57,612</b>	<b>40,680</b>	<b>6,854</b>	<b>7,387</b>

Source: Home Mortgage Disclosure Act (HMDA), 2014. Compiled by Kimley-Horn. Accessed June 30, 2016

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 in particular, the provision of affordable housing. 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 Plan 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.
<p>Source: Rialto General Plan 2010</p> <p>Notes:</p> <p>du = dwelling unit</p>		

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 a number of 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	Front: 25 Side Interior: 5 Side Corner: 15 Side Private Garage: 18 Rear: 20	1,200 or per the R-1C zone in the City
Multi-Family Residential (MFR)	21	8,000 and 2,000 (per dwelling unit)	80	100	N/A	38	Front: 15 Side Interior: 5 Side Corner: 15 Side Private Garage: 18 Rear: 15	SF: 1,200 or per the R1-C zone in the City  MF: 600  For four or more units, the developer may construct one unit at minimum 425 SF for every three units at minimum size of 600 SF
Increased Density Residential (R-X)	21	8,000 and 2,000 (per	80	100	N/A	38	Buildings on the same lot: 15	600  For four or more



		dwelling unit)					Between main building and accessory building: 10  Side Private Garage: 18	units, the developer may construct one unit at minimum 425 SF for every three units at minimum size of 600 SF
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.  Street and Alley=5  Interior Side Yard not abutting Residential=0  Interior Rear Yard not	



							abutting Residential=0	
R-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.  Street and Alley=5  Interior Side Yard not abutting Residential= 10 ft. average, 5 ft. min.  Interior Rear Yard not abutting Residential=0	
R-HD	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.  Street and Alley=5  Interior Side Yard not abutting Residential= 10 ft. average, 5 ft. min.  Interior Rear Yard not abutting Residential=	



							15 ft. average, 10 ft. min.	
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 Side=10/4 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 Side=10/4 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 Side=10/3 Rear=0 or 3/0/0/1.5	1,000
Medium Density Residential (Attached)	8-14	--	--	--	65%	40	Habitable structure=10 Porch=5	Studio=550 1-Bdr=700 2-Bdr=900 3-Bd=1100



							Projections into setback= 3	
Medium High Density Residential (Attached)	14-20	--	--	--	70%	45	Habitable structure= 10 Porch=5 Projections into setback= 3	Studio=550 1-Bdr=700 2-Bdr=900 3-Bd=1100
High Density Residential (Attached)	20-30	--	--	--	80%	55	Habitable structure= 10 Porch=5 Projections into setback= 3	Studio=550 1-Bdr=700 2-Bdr=900 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 general and specialty commercial, office, business park, light industrial and manufacturing, warehouse and distribution center, and other similar uses. **Table 3-7** lists development standards for residential uses in the Central Area 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-	5-8	3,750	30	65	70%	40	0/0/0	1,000



2) Motorcourt and Garden Court								
Single- Family Residential Two (SFR- 2) Detached Alley Loaded	5-8	3,750	35	80	70%	40	0/corner side=10; interior side=0/0	1,000
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  Off-site open space= 10  Off-site Residential=15	Studio=550 1-Bdr= 650 2-Bdr=850 3-Bd=1000 4-Bd=1200



							Off-site Commercial, 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 Off-site open space= 10 Off-site Residential=15 Off-site Commercial, Office or Light Industrial=25	Studio=550 1-Bdr= 650 2-Bdr=850 3-Bd=1000 4-Bd=1200

Source: Lyttle 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 Other Front Property Line=15 Side and Rear= 5 Off-Site Commercial, Office or Light Industrial=25	Studio=600 1-Bdr=700 2-Bdr=850 3-Bd=1000 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 particular 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.

Table 3-9: Residential Development Standards								
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-1A-10,000	2.5	10,000	100	100	30%	35	25/3/20	1,620
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-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 determined by the type of use. 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.



<b>Table 3-10: Parking Requirements</b>	
<b>Use</b>	<b>Parking Requirement</b>
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.  One 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. One 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. One additional guest space is required for every 5 dwelling units.
Boarding/lodging	1 spaces for every guest room, or every 2 beds, plus 1 space for every 2 employees or a minimum of 5 spaces for employee parking
Senior citizen housing	0.75 spaces per unit, half of which are covered, and 1 guest space for every 4 units.
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 required 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, sauna baths, 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 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 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;
- Mobil and trailer units prohibited; and
- One off-street parking space is required, not to be located in the driveway for the primary residence.

The ordinance requires approval of a precise plan of design by the City's Development Review Committee.

#### Multi-Family Rental Housing

Multi-family housing comprises over 21 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 Development Permit process for attached units offers zoning relief by allowing flexibility for various residential uses. Achievable densities may be increased further through density bonuses or application for reduced minimum unit sizes and parking standards.

#### Manufactured and Mobile Homes

According to the 2010-2014 American Community Survey, there are 1,689 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.

### **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. 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 adaptive reuse of existing buildings, the zone has sufficient capacity to accommodate the identified homeless need (55 persons) in 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 adequate income. According to the 2010-2014 American Community Survey, approximately 11 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 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'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 to potential of discriminating against group homes or other housing for persons with disabilities on the basis of 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 the Zoning Code to incorporate a Reasonable Accommodation Ordinance that conforms to state requirements. 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.

### 3.2.10 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*	-	-	-	
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.								

### 3.2.11 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 a particular type of case. **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 \$3,581
Zone Change Review	\$4,028.70
Conditional Development Permit – Minor	\$2,008.40
Conditional Development Permit - Major	\$2,840.20
Variance – Minor	\$1,164.60
Variance – Major	\$1,164.60
Precise Plan of Design Residential < 5 acres	\$2,162.90
Precise Plan of Design Residential 5-10 acres	\$2,709.50
Precise Plan of Design Residential > 10 acres	\$3,244.30
Environmental Negative Declaration	\$1,390.40
Environmental Categorical Exemption	\$297.10
Environmental Impact Report Review & Processing	City EIR Contract Cost
Specific Plan Review	City Contract Cost
Specific Plan Amendment Review	Fee by hourly rate, deposit of \$4,309.60
Tentative Parcel Map Review	\$2,425.70
Tentative Parcel Map Review, 5 lots or more	\$3,909.80
Vested Tentative Tract Map Review	\$5,193.30
Geologic Review Fee	\$1,117.10
Landscape Plan Review	\$320,80
Building Permit	Valuations & fees based on 1997 Uniform Building Code
Plan Check	\$23.90

Source: City of Rialto, 2015.

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.

Table 3-13: Development Impact Fees			
Impact Fee	Single-Family (per du)	Multi-Family (per du)	Mobile Homes (per du)
General Facilities	\$1,823.90	\$1,718.71	\$1,718.71
Law Enforcement	\$1,294.82	\$1,221.19	\$1,221.19
Fire Protection	\$952.97	\$899.33	\$899.33
Park Development	\$3,148.17	\$2,968.30	\$2,968.30
Quimby Act In-Lieu Fee (only applies to residential projects that contain 50 or more dwelling units)	\$5,468.53	\$5,156.14	--
Open Space	\$606.82	\$137.81	\$328.62
Library Facilities	\$326.07	\$307.14	\$307.14



Regional Traffic Fees	\$2,858.44	\$1,980.30	--
Street Medians	\$53.46	\$35.16	\$26.93
Storm Drain Facilities	\$3,560.49	\$1,207.52	\$1,207.52
Water Holding & Distribution	Depends on water meter size and type \$7,625.87–\$604,810.00		
Sewage Collection	\$1,788.13	\$1,788.13	\$1,788.13
Sewage Treatment	\$3,239.68	\$2,522.32	--
Source: City of Rialto, 2015.			

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). With the collapse of the housing market in 2007-2008, however, the median home price in the City dropped to \$154,000, increasing 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.

### 3.2.12 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 2016 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 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) 1 month (no CEQA)

Source: City of Rialto

#### 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 land 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.

## **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**

The majority of 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 to be 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 in particular, 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. With regard to 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, could potentially limit 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)

With the passage of SB 375, the Housing Element planning period has been extended to 8 years to allow 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. These numbers were 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 land use development densities as follows:

1. Residential 2 – Allows 0-2 dwelling units per acre
2. Residential 6 – Allows 2.1-6 dwelling units per acre
3. Residential 12 – Allows 6.1-12 dwelling units per acre
4. Residential 21 – Allows 12.1-21 dwelling units per acre
5. Residential 30 – Allows 22.1-30 dwelling units per acre
6. Downtown Mixed Use – Allows 6.1-60 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 4-5, 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 4-5: Summary of Unit Capacity for Vacant Residential Land				
General Plan Designation	Maximum Density	Total Acreage	Potential Units	Income Group
R-2	2 du/ac	4.69	7	Above Moderate
R-6	6 du/ac	142.68	627	Above Moderate
R-12	12 du/ac	2.67	23	Above Moderate
R-21	21 du/ac	24.47	390	Moderate
R-30	30 du/ac	7.05	185	Low/Very-Low
Downtown Mixed-Use	60 du/ac	9.04	334	Low/Very-Low
<b>TOTAL</b>		<b>190.6</b>	<b>1,566</b>	

## 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.

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 5,000 square feet as being unlikely to be developed. Additionally, all properties within the environmentally sensitive habitat of the Delhi Sands flower-loving fly, within the Alquist-Priolo Earthquake Fault Zone were also 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 519 very low- and low-income RHNA units.



**4.3.2 Specific Plans**

Rialto has several specific plans that can also accommodate the City’s remaining RHNA as shown in **Table 4-6, 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 897 low- and very low-income units.

- **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 accommodates 1,262 residential units. The allowable residential density in Renaissance is mixed, ranging from eight to 30 units per acre. The Renaissance Specific Plan provides capacity for 512 moderate-income units and 767 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.

- **Lyttle Creek Ranch Specific Plan**

The Lyttle 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. The Lyttle Creek Ranch Specific Plan provides capacity for 1,325 very low- and low income units, 1,828 moderate-income units, and 5,254 above moderate-income units.

<b>Table 4-6: 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	12.36	81	Low/Very-Low
Residential	30 du/ac	25.74	612	Low/Very-Low
Residential Mixed-Use	30 du/ac	10.91	204	Low/Very-Low
<b>Renaissance Specific Plan</b>				
Low Density Residential	8 du/ac	50.50	404	Above Moderate



Medium Density Residential	12.5 du/ac	29.0	363	Above Moderate
Medium High Density Residential	16 du/ac	19.50	312	Moderate
High Density Residential	25 du/ac	8.0	200	Moderate
<b>Pepper Avenue Specific Plan</b>				
Residential Overlay	30 du/ac	9.4	275	Very Low/Low
<b>Lyttle Creek Ranch Specific Plan</b>				
Single-Family Residential 1 (SFR-1)	2-5 du/ac	263.20	943	Above Moderate
Single-Family Residential 2 (SFR-2)	5-8 du/ac	304.50	1,908	Above Moderate
Single-Family Residential 3 (SFR-3)	8/14 du/ac	220.0	2,403	Above Moderate
Multi-Family Residential (MFR)	14-28 du/ac	106.3	1,828	Moderate
High Density Residential (HDR)	25-35 du/ac	45.4	1,325	Very Low/Low
<b>TOTAL</b>		<b>1,104.81</b>	<b>10,858</b>	

### 4.3.3 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 3,016 very low- and low-income units on vacant residentially-zoned land and adopted Specific Plans. 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 4-6, Residential Capacity in Specific Plans** allow up to 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 these recent developments, the City of Rialto has determined that parcels with a minimum density 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.

#### 4.4 Summary of Available Sites

**Table 4-7, 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**.

<b>Table 4-7: Accommodation of 2014-2021 RHNA</b>					
	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
<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 Since January 2015</b>	<b>20</b>	<b>46</b>	<b>165</b>	<b>399</b>	<b>630</b>
<b>Adjusted 2014-2021 RHNA</b>	<b>616</b>	<b>386</b>	<b>331</b>	<b>752</b>	<b>2,085</b>
<i>R-2</i>				<i>7</i>	<i>7</i>
<i>R-6</i>				<i>627</i>	<i>627</i>
<i>R-12</i>				<i>23</i>	<i>23</i>



<b>Table 4-7: Accommodation of 2014-2021 RHNA</b>					
	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
<i>R-21</i>			390		<b>390</b>
<i>R-30</i>	185				<b>185</b>
<i>Downtown Mixed Use (DMU)</i>	334				<b>334</b>
<i>Foothill Boulevard Specific Plan</i>	897				<b>1,047</b>
<i>Renaissance Specific Plan</i>			512	767	<b>1,279</b>
<i>Pepper Avenue Specific Plan</i>	275				<b>275</b>
<i>Lytle Creek Ranch Specific Plan</i>	1,325		1,828	5,254	<b>8,407</b>
<b>TOTAL Capacity of Available Sites</b>	<b>3,016</b>		<b>2,730</b>	<b>6,678</b>	<b>12,574</b>
<b>Unaccommodated 2014-2021 RHNA</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>

As shown in **Table 4-7, Accommodation of 2014-2021 RHNA**, the City can accommodate the remaining RHNA of 2,085 units. Based on permitted densities, vacant residentially-zoned land can accommodate 519 very low- and low-income units, 390 moderate-income units, and 657 above moderate-income units. The City has also identified several Specific Plans that provide available residential capacity to accommodate 2,497 very low- and low-income units, 2,340 moderate-income units, and 6,021 above moderate-income units.

#### 4.4.1 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.

#### 4.4.2 Infrastructure Constraints

The 2014-2021 Housing Element 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)



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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 pipelines 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.

## 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.

#### **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 polices 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 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 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.



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**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 grant funds acquired through the Department of Housing and Urban Development's Neighborhood Stabilization Program. 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

### **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.

**Timeframe:** Ongoing, 2014-2021



**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

**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.

**Timeframe:** Annually investigate new funding opportunities; Evaluation of neighborhoods within one-year of funding availability

**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



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- Strong on-site property management
- Good potential tenant 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 during 2014-2021 planning period

**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:** Initiate the Targeted Neighborhood Approach during the 2014-2021 planning period

**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. 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

**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 adequate sites to accommodate a variety of housing types. By continuing to maintain an inventory of potential sites, the City will ensure that 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.**



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**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 Lyttle 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 4-7 of this Housing Element, the City has identified approximately 1,295 acres of underutilized and vacant residential land within the City. The identified land inventory allows a range of residential densities ranging from 2–60 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.

**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 – Second Unit Ordinance**

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.

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 within 1-year of Housing Element adoption

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund

### **Program 5.2C –Emergency Shelters**

In compliance with Senate Bill 2, the City of Rialto has amended the Zoning Code to allow emergency shelters by-right within the Industrial Park (I-P) zoning district. This area was 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:** Ongoing, 2014-2021; Provide an annual update on the inventory of available sites for emergency shelters as part of the City's Annual Report review and documentation

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund

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

In compliance with Senate Bill 2, the City of Rialto has amended the Zoning Code to allow transitional and supportive housing by-right in all zones allowing residential uses, subject only to those regulations that apply to other residential uses of the same type in the same zone. 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.



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

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund

### **Program 5.2E – 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. 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 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 5.2F – Manufactured Housing**

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 State law, the City will 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. 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

**Responsible Agency:** Planning Division



**Funding Sources:** General Fund

#### **Program 5.2G – 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:** Research and consider a citywide Condominium Conversion Ordinance within one-year of Housing Element adoption

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund

#### **Program 5.2H – 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:** Revise Zoning Code to permit 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 5.2I – 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 by 2019; Revise and revise Zoning Code, as appropriate by 2020



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**Responsible Agency:** Planning Division

**Funding Sources:** General Fund

### 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 adequate 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 apartment complexes with strong on-site management to ensure that housing is well maintained.

#### **Program 5.3A – Downpayment Assistance Program**

The City will continue to assist homebuyers through the Downpayment Assistance Program (DPA), a deferred loan program provided as down-payment assistance. Applicants are required to be low- or moderate-income and may qualify for loan forgiveness if they reside in the home for at least 15 years. The City will continue to provide information on the Downpayment Assistance Program on the City's website and at City Hall. The City anticipates assisting 100 homeowners 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



### **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 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

### **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 290 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.

**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



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**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 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 personal, and teaches, 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 continue 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



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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.

**Timeframe:** Ongoing, 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 affordable housing in Rialto. Specifically, 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 on the development of affordable housing in the City. 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 affordable housing in the City. The City will also continue to provide development standard modifications, streamlined processing for applications related to the creation of affordable housing, and will offer fee modifications for projects proposing affordable units that are required to apply for variations to the existing development standards.



**Timeframe:** Ongoing, 2014-2021; Provide 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**

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



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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.

**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:** Ongoing, 2014-2021

**Responsible Agency:** Planning Division

**Funding Sources:** General Fund



## 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.

<b>Table 5-1 Summary of 2014-2021 Housing Element Quantified Objectives</b>						
	<b>Income Level</b>					
	<b>Extremely Low*</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>TOTAL</b>
Construction (remaining RHNA)	670	670	1,084	749	1,951	<b>5,125</b>
Rehabilitation			50	50		<b>100</b>
Preservation			290			<b>290</b>
*Extremely low-income 50% of very low-income RHNA						



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## 6 Past Performance

Table 6-1: Past Performance					
#	Program	Program Objective	Program Action	Accomplishment	Effectiveness and Appropriateness
1	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.	In FY 2014-2015, three homes were assisted under both NSP 1 and NSP 3. As of December 31, 2015, the City acquired a total of 63 properties, which have been rehabilitated and resold to low- and moderate-income households.	The City will continue to seek funds to continue this program in the planning period. This program will be included in the 2014-2021 Housing Element.
2	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 early years of the planning period, the City was unable to fund the program due to the dissolution of the Redevelopment Agency. The program utilized the former Redevelopment Agency's low-mod housing funds. In FY 2014-2015, the City funded six homes for repairs using CalHome Funds.	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. The City continues to explore alternative funding sources to continue the program and was able to secure CalHome funds to assist six homes in FY 2014-2015. This program will be modified in the



Table 6-1: Past Performance

#	Program	Program Objective	Program Action	Accomplishment	Effectiveness and Appropriateness
					2014-2021 Housing Element.
3	Minor Rehabilitation Program	Provides home improvement assistance to Rialto homeowners with an interest free deferred loan of up to \$10,000 with an extra \$5,000 possible in cases of serious Health and Safety Code violations.	The City expects to assist approximately 15 households per year with this program.	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.	The City continues to explore alternative funding sources to continue the program. This program will be modified in the 2014-2021 Housing Element.
4	Senior Minor Repair	Assist persons 62 years or older as well as the disabled.	Assist approximately 140 low- and moderate-income seniors per year.	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.	The City continues to explore alternative funding sources to continue the program. This program will be modified in the 2014-2021 Housing Element.
5	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.	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.	The City continues to explore alternative funding sources to continue the program. This program will be modified in the 2013-2021 Housing Element.
6	Rental Property Rehabilitation/Refinance	Use HOME funds to refinance existing debt,	Continue participation and advertise availability	Due to the passage of AB1X26 and AB1X27 by	The City continues to explore alternative



**Table 6-1: Past Performance**

#	Program	Program Objective	Program Action	Accomplishment	Effectiveness and Appropriateness
		so long as the primary activity is the rehabilitation of affordable housing.		the State of California, which allowed redevelopment dissolution, implementation of this program has been impeded/delayed.	funding sources to continue the program. This program will be modified in the 2014-2021 Housing Element.
7	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.	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. However, in FY 2014-2015, the City approved CDBG funds for projects commencing in FY 2015-2016.	The City continues to explore alternative funding sources to continue the program and was able to secure CDBG funds in FY 2014-2015. This program will be modified in the 2014-2021 Housing Element.
8	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	This program will be included in the 2014-2021 Housing Element.



Table 6-1: Past Performance

#	Program	Program Objective	Program Action	Accomplishment	Effectiveness and Appropriateness
				State and local codes through abating property maintenance and nuisance issues. On an annual basis, the City issues 1,500 notices of code violations.	
9	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.	The City continues to explore alternative funding sources to continue the program. This program will be included in the 2014-2021 Housing Element.
10	Citywide Homeowner Association Survey	Conduct a citywide survey of homeowner association to identify and analyze their strength and health.	Conduct citywide survey of homeowners' associations; Investigate and evaluate regulatory and incentive-based options to encourage strong homeowners' associations.	Due to lack of funding and staff availability, the City was not able to implement this program during the planning period.	The City continues to explore alternative funding sources to implement the program. This program will be included in the 2014-2021 Housing Element.
11	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;	Due to lack of funding and staff availability, the City was not able to implement this program during the planning period.	The City continues to explore alternative funding sources to implement the program. This program will be



**Table 6-1: Past Performance**

#	Program	Program Objective	Program Action	Accomplishment	Effectiveness and Appropriateness
			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		included in the 2014-2021 Housing Element.
12	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. In FY 2012-2013, receivership was used for one housing unit.	This program will be included in the 2014-2021 Housing Element.
13	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.	Due to lack of funding and staff availability, the City was not able to implement this program during the planning period.	The City continues to explore alternative funding sources to implement the program. This program will be included in the 2014-2021 Housing Element.
14	Providing Adequate Sites	Re-designate sufficient sites at high-enough densities for the City to meet and exceed it RHNA allocation for the	The City will adopt the Renaissance Specific Plan and update the Rialto Zoning Code to bring it	The Renaissance Specific Plan was adopted in 2010. The Plan is a proposed master plan project located on and	The City has effectively implemented this program during the planning period. This program will be modified



Table 6-1: Past Performance

#	Program	Program Objective	Program Action	Accomplishment	Effectiveness and Appropriateness
		provision of sites adequate to the development of housing along a broad spectrum of affordability levels.	into compliance with the new General Plan.	<p>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.</p> <p>The City's Zoning Code has been updated to be consistent with the most recent General Plan update.</p>	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.
15	Downpayment Assistance Program	Provide down-payment assistance to homebuyers acquiring a home through the "Acquisition, Rehabilitation, and Resale" program.	Approximately 100 homes under the NSP 1 grant and approximately 200 homes under the NSP 2 grant.	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 assist 60 low- and moderate-income homebuyers purchase foreclosed housing units during the life of the program.	The City will continue to seek funds to continue this program in the planning period. This program will be included in the 2014-2021 Housing Element.



**Table 6-1: Past Performance**

#	Program	Program Objective	Program Action	Accomplishment	Effectiveness and Appropriateness
16	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. This program will be included in the 2014-2021 Housing Element.
17	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.	During the planning period, Southpointe Villa and Willow Village, which are owned by for-profit companies, were at-risk of converting to market rate housing. The City was able to preserve these two affordable housing developments. Presently, the earliest conversion date for Southpointe Villa is May 2020; and the earliest conversion date for Willow Village is December 2033.	The City has determined that three existing affordable housing developments are at-risk of converting to market-rate during the ten years following the beginning of the planning period (2014-2024). A program to preserve these at-risk units will be included in the 2014-2021 Housing Element.
18	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 Mobilehome Rent Review Commission and the related mobile home rent ordinance to facilitate and encourage fair bargaining between	The City will continue to prioritize the preservation of mobile home parks and will include this program in the 2014-2021 Housing Element.



Table 6-1: Past Performance

#	Program	Program Objective	Program Action	Accomplishment	Effectiveness and Appropriateness
				mobile home owners and park owners in order to achieve mutually satisfactory agreement regarding space rental rates in mobile home parks.	
19	Homeownership Programs- Homeownership Assistance Program (HAP) and Officer/Teacher Next Door Program	<p>Assist low- and moderate-income homebuyers meet the cash requirements of a home purchase.</p> <p>Assists police officers, fire personnel, and teachers who work in Rialto to obtain a home within the City.</p>	<p>Continue participation and advertise availability of the County program.</p> <p>Continue participation and advertise availability</p>	<p>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.</p> <p>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 becomes</p>	<p>This program will be included in the 2014-2021 Housing Element. 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.</p>



**Table 6-1: Past Performance**

#	Program	Program Objective	Program Action	Accomplishment	Effectiveness and Appropriateness
				<p>homeowners offering a substantial incentive in the form of a discount of 50% from the list price of the home. Eligible Single Family homes located in revitalization areas are listed exclusively for sale through the Good Neighbor Next Door Sales program. Properties are available for purchase through the program for seven days.</p> <p>The City continues to provide information on these two programs at City Hall.</p>	
20	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.	This program will be included in the 2014-2021 Housing Element. 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.



**Table 6-1: Past Performance**

#	Program	Program Objective	Program Action	Accomplishment	Effectiveness and Appropriateness
				These vouchers give our families the freedom to select decent, safe and sanitary housing based on their individual needs. The County assists 1,392 individuals, including 553 children and 171 seniors, in Rialto through the Section 8 Program.	
21	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 but lack necessary funds to get into and/or, to avoid being displaced from, decent housing.	Continue participation and advertise availability, including by maintaining information about the program and a link to the County's Housing Development Division web page on the City's website.	The City continues to participate in the County tenant-based rental assistance. The program has two components: Eviction Prevention and New Rentals.	This program will be included in the 2014-2021 Housing Element. 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.
22	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.	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 modify this program for the 2014-2021 Housing



**Table 6-1: Past Performance**

#	Program	Program Objective	Program Action	Accomplishment	Effectiveness and Appropriateness
					Element to promote the adopted Density Bonus Ordinance on the City website and at City Hall.
23	Energy Conservation Density Bonus Program	Encourages energy conservation by offering a density bonus not to exceed four units per net acre, which may be granted with energy consumption, according to Title 24 State of California Energy Calculations.	Continue to implement the Energy Conservation Density Bonus Program to reduce energy consumption.	This program no longer exists.	This program will not be included in the 2014-2021 Housing Element.
24	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 modify this program for the 2014-2021 Housing Element to promote the adopted Second Unit Ordinance on the City website and at City Hall.
25	Update Zoning Standards to Allow Densities Specified in General Plan	Follow the General Plan update with adoption of new zoning standards, particularly for mixed use development, that include higher densities.	Update zoning regulations to allow densities specified in the updated General Plan.	During the planning period, the City approved the Foothill Boulevard Specific Plan, Lytle Creek Specific Plan, and the Renaissance Rialto Specific Plan, which allow densities specified in the General Plan.	This program will not be included in the 2014-2021 Housing Element.



Table 6-1: Past Performance

#	Program	Program Objective	Program Action	Accomplishment	Effectiveness and Appropriateness
				<p>The City's Zoning Code has been updated to be consistent with the most recent General Plan update.</p>	
26	Extremely Low Income and Special Needs Housing	Revise the Rialto Zoning Code, as required by State law, appropriate to better facilitate the provision of a variety of housing types.	<p>Amend the Zoning Code to facilitate housing opportunities for extremely low-income persons by establishing definitions, performance standards, and siting regulations for transitional and supportive housing development and single-room occupancy developments (SRO).</p> <p>Amend the Zoning Code to provide for emergency homeless shelters as a permitted use in the I-P zone, and develop objective standards to regulate emergency shelters, as provided for in SB2. Develop additional written, objective</p>	<p>The City has amended the Zoning Code to meet the requirements of SB 2 for emergency shelters, transitional and supportive housing, and Single-Room Occupancy (SRO) units.</p>	<p>The City will effectively implement this program within the planning period. The City will modify this program for the 2014-2021 Housing Element to continue to monitor the inventory of sites appropriate to accommodate emergency shelters, transitional and supportive housing, and SROs; and work with key organizations to ensure the needs of the homeless and extremely low-income individuals are met.</p>



**Table 6-1: Past Performance**

#	Program	Program Objective	Program Action	Accomplishment	Effectiveness and Appropriateness
			standards for emergency shelters.		
27	Amend the Zoning Code to prohibit new single-family development on land zoned for multi-family development.	Ensure compliance with an updated General Plan.	As part of a focused Zoning Code amendment process to ensure compliance with the updated General Plan, establish minimum density limits for each zone district.	The City’s Zoning Code has been updated to be consistent with the most recent General Plan update.	This program will be not be included in the 2014-2021 Housing Element.
28	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. 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	The City currently provides information on the program on their website and directs residents, as appropriate, to utilize services offered by the Inland Fair Housing and Mediation Board. This program will be included in the 2014-2021 Housing Element.



**Table 6-1: Past Performance**

#	Program	Program Objective	Program Action	Accomplishment	Effectiveness and Appropriateness
				Employment and Housing (DFEH) in fighting discrimination in housing.	
29	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.	The City has amended the Zoning Code to include Reasonable Accommodation Procedures.	The City will modify this program for the 2014-2021 Housing Element 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

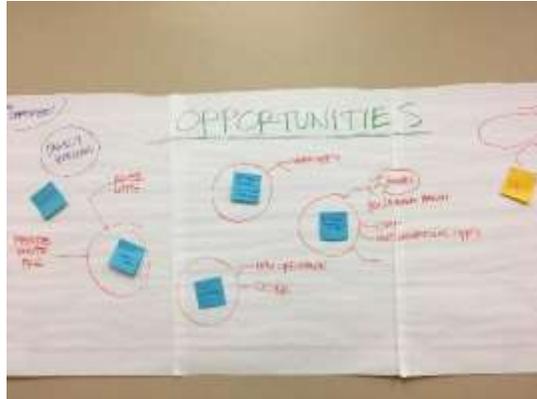




- Increase first time homebuyers funding
- Development operation and maintenance issues and costs

**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





## 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 302 W. Merrill (1-bdr units)	99	100	Section 8	May 2020	At-Risk
<b>Nonprofit Units</b>					
Citrus Grove Apartments 1432 N Willow Ave. (100 2-bdr units, 52 3-bdr units)	150	152	LIHTC	December 2021	At-Risk
Vista Cascade 422 W Cascade Dr. (38 2-bdr units; 4 3-bdr units)	41	42	LIHTC	December 2024	At-Risk
<b>Total Units</b>	<b>290</b>	<b>294</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: 2016 HUD Fair Market Rent	
Size of Unit	Fair Market Rent
0-bedroom	\$798
1-bedroom	\$945
2-bedroom	\$1,187
3-bedroom	\$1,672
4-bedroom	\$2,056

Source: HUD, 2016

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	\$798	\$814	0	\$0	\$0	\$0
1-bedroom	\$945	\$928	99	\$17	\$1,683	\$20,196
2-bedroom	\$1,187	\$1,314	138	\$127	\$17,526	\$210,312
3-bedroom	\$1,672	\$1,564	53	\$108	\$5,724	\$68,688
4-bedroom	\$2,056	\$1,983	0	\$73	\$0	\$0
TOTAL						\$299,196

Notes:  
<sup>1</sup>HUD Fair Market Rents, 2016  
<sup>2</sup>Zillow.com Rental Survey for Rialto  
 Source: HUD, 2016; Zillow.com accessed September 2016

**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	\$103	410	\$42,230
1-bedroom	\$103	750	\$107,250
2-bedroom	\$103	1012	\$134,236
3-bedroom	\$103	1251	\$158,853
4-bedroom	\$103	1817	\$217,151

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>

<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 September 2016

Table 2-29: Replacement Cost of “At-Risk” Units			
Size of Unit	Replacement Cost Per Unit	Number of Units	Total Replacement Cost
0-bedroom	\$42,230	0	\$0
1-bedroom	\$107,250	99	\$10,617,750
2-bedroom	\$134,236	138	\$18,524,568
3-bedroom	\$158,853	53	\$8,419,209
4-bedroom	\$217,151	0	\$0
		TOTAL	\$37,561,527

Source: National Association of Home Builders, 2015; Zillow.com accessed September 2016

**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 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 290 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 290 affordable housing units "at-risk" of converting to market rate.

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## Appendix C: Sites Inventory

APN	Zoning	Existing Land Use	Acres	GP Land Use Designation	Max DU/AC	Assumed %	Assumed DU	Consolidation Potential	Consolidation Group
13027115	SP-CA	VAC	0.13	DMU	60	0.64	4	yes	43
13027116	SP-CA	VAC	0.16	DMU	60	0.64	6	yes	43
13027117	SP-CA	VAC	0.16	DMU	60	0.64	6	yes	43
13027114	SP-CA	VAC	0.24	DMU	60	0.64	9	no	--
13022210	SP-CA	VAC	0.23	DMU	60	0.64	8	no	--
13022206	SP-CA	VAC	0.17	DMU	60	0.64	6	no	--
13029123	SP-CA	VAC	0.17	DMU	60	0.64	6	no	--
13022223	SP-CA	VAC	0.12	DMU	60	0.64	4	no	--
13025106	SP-CA	VAC	0.14	DMU	60	0.64	5	no	--
13029147	SP-CA	VAC	0.35	DMU	60	0.64	13	no	--
13016101	SP-CA	VAC	0.15	DMU	60	0.64	5	no	--
13025123	SP-CA	VAC	0.32	DMU	60	0.64	12	no	--
13025142	SP-CA	VAC	0.24	DMU	60	0.64	9	no	--
13023126	SP-CA	VAC	0.2	DMU	60	0.64	7	yes	37
13023125	SP-CA	VAC	0.2	DMU	60	0.64	7	yes	37
13023112	SP-CA	VAC	0.16	DMU	60	0.64	6	yes	37
13023111	SP-CA	VAC	0.16	DMU	60	0.64	6	yes	37
13023110	SP-CA	VAC	0.16	DMU	60	0.64	6	yes	37
13023109	SP-CA	VAC	0.16	DMU	60	0.64	6	yes	37
13023106	SP-CA	VAC	0.24	DMU	60	0.64	9	yes	37
13023127	SP-CA	VAC	0.16	DMU	60	0.64	6	yes	37
13023103	SP-CA	VAC	0.16	DMU	60	0.64	6	yes	37
13023102	SP-CA	VAC	0.16	DMU	60	0.64	6	yes	37
13023101	SP-CA	VAC	0.12	DMU	60	0.64	4	yes	37
13023123	SP-CA	VAC	0.16	DMU	60	0.64	6	no	--
13103158	SP-CA	VAC	0.76	DMU	60	0.64	29	yes	40
13103157	SP-CA	VAC	0.35	DMU	60	0.64	13	yes	40
13102140	SP-CA	VAC	1.26	DMU	60	0.64	48	yes	41
13102133	SP-CA	VAC	1.31	DMU	60	0.64	50	yes	41
13105139	SP-CA	VAC	0.25	DMU	60	0.64	9	yes	44
13105119	SP-CA	VAC	0.22	DMU	60	0.64	8	yes	44
13105141	SP-CA	VAC	0.91	DMU	60	0.64	35	yes	45
13102141	SP-CA	VAC	0.33	DMU	60	0.64	12	no	--
13105121	SP-CA	VAC	0.2	DMU	60	0.64	7	no	--
13106372	SP-CA	VAC	0.3	DMU	60	0.64	11	yes	46
13106301	SP-CA	VAC	0.89	DMU	60	0.64	34	yes	46
13027112	SP-CA	VAC	0.21	DMU	60	0.64	8	no	--
12808145	SP-FH	VAC	1.13	Foothill Commercial Mixed Use	30	0.24	8	yes	22
12808143	SP-FH	VAC	1.12	Foothill Commercial Mixed Use	30	0.24	8	yes	22
13006108	SP-FH	VAC	0.19	Foothill Commercial Mixed Use	30	0.24	1	yes	19
13006127	SP-FH	VAC	2.63	Foothill Commercial Mixed Use	30	0.24	18	yes	19
13006105	SP-FH	VAC	0.69	Foothill Commercial Mixed Use	30	0.24	4	yes	19
13001336	SP-FH	VAC	0.51	Foothill Commercial Mixed Use	30	0.24	3	yes	20
13001316	SP-FH	VAC	0.41	Foothill Commercial Mixed Use	30	0.24	2	yes	20
13001310	SP-FH	VAC	0.21	Foothill Commercial Mixed Use	30	0.24	1	yes	20
13001315	SP-FH	VAC	0.28	Foothill Commercial Mixed Use	30	0.24	1	yes	20
13001314	SP-FH	VAC	0.28	Foothill Commercial Mixed Use	30	0.24	2	yes	20
13001313	SP-FH	VAC	0.57	Foothill Commercial Mixed Use	30	0.24	4	yes	20
13001312	SP-FH	VAC	0.57	Foothill Commercial Mixed Use	30	0.24	4	yes	20
13001311	SP-FH	VAC	1.13	Foothill Commercial Mixed Use	30	0.24	8	yes	20
13001308	SP-FH	VAC	0.38	Foothill Commercial Mixed Use	30	0.24	2	yes	21
13001307	SP-FH	VAC	0.35	Foothill Commercial Mixed Use	30	0.24	2	yes	21
13001302	SP-FH	VAC	1.73	Foothill Commercial Mixed Use	30	0.24	12	yes	20
13001306	SP-FH	VAC	0.18	Foothill Commercial Mixed Use	30	0.24	1	yes	20
12808102	SP-FH	VAC	2.12	Foothill Residential	30	0.8	50	yes	22
12808122	SP-FH	VAC	0.17	Foothill Residential	30	0.8	4	yes	22
12805127	SP-FH	VAC	4.82	Foothill Residential	30	0.8	115	yes	23
12805110	SP-FH	VAC	2.83	Foothill Residential	30	0.8	67	yes	23
12805134	SP-FH	VAC	6.77	Foothill Residential	30	0.8	162	yes	23
12807102	SP-FH	VAC	0.29	Foothill Residential	30	0.8	6	yes	24
12807109	SP-FH	VAC	3.85	Foothill Residential	30	0.8	92	yes	24
12807130	SP-FH	VAC	2.09	Foothill Residential	30	0.8	50	yes	24
12807103	SP-FH	VAC	0.4	Foothill Residential	30	0.8	9	yes	24
12808102	SP-FH	VAC	0.42	Foothill Residential	30	0.8	10	yes	22
12808122	SP-FH	VAC	0.43	Foothill Residential	30	0.8	10	yes	22
12805134	SP-FH	VAC	1.55	Foothill Residential	30	0.8	37	yes	23
12806124	SP-FH	VAC	0.92	Foothill Residential Mixed Use	30	0.64	17	yes	--
13317107	SP-FH	VAC	2.43	Foothill Residential Mixed Use	30	0.64	46	yes	18
13317108	SP-FH	VAC	2.24	Foothill Residential Mixed Use	30	0.64	42	yes	18
13317109	SP-FH	VAC	0.51	Foothill Residential Mixed Use	30	0.64	9	yes	18
24316110	SP-FH	VAC	2.12	Foothill Residential Mixed Use	30	0.64	40	yes	27
24316151	SP-FH	VAC	1.17	Foothill Residential Mixed Use	30	0.64	22	yes	27
24316109	SP-FH	VAC	0.37	Foothill Residential Mixed Use	30	0.64	7	yes	27
13317112	SP-FH	VAC	0.13	Foothill Residential Mixed Use	30	0.64	2	yes	--
13317105	SP-FH	VAC	0.46	Foothill Residential Mixed Use	30	0.64	8	yes	--
12801132	SP-FH	VAC	2.15	Foothill Residential Mixed Use	30	0.64	41	yes	--
13318140	SP-FH	VAC	3.17	Foothill Residential Mixed Use	30	0.64	60	yes	18
13317131	SP-FH	VAC	2.08	Foothill Residential Mixed Use	30	0.64	39	yes	18
13317120	SP-FH	VAC	0.2	Foothill Residential Mixed Use	30	0.64	3	yes	18
13317109	SP-FH	VAC	0.74	Foothill Residential Mixed Use	30	0.64	14	yes	18
24316115	SP-FH	VAC	0.22	Foothill Residential Mixed Use	30	0.64	4	yes	27
13003216	SP-CA	VAC	0.13	R12	12	0.8	1	no	--
13004420	SP-CA	VAC	0.15	R12	12	0.8	1	no	--
13004309	SP-CA	VAC	0.15	R12	12	0.8	1	no	--
12875128	PRD-D	VAC	0.38	R12	12	0.8	3	no	--
12876195	PRD-D	VAC	0.8	R12	12	0.8	7	no	--
12876197	PRD-D	VAC	0.31	R12	12	0.8	3	no	--
12875127	PRD-D	VAC	0.75	R12	12	0.8	7	no	--
13202114	A-1	VAC	2.54	R2	2	0.8	4	yes	50
13202113	A-1	VAC	0.63	R2	2	0.8	1	yes	50

13202118	A-1	VAC	1.52	R2	2	0.8	2	yes	50
13121219	A-1	VAC	2.94	R2	2	0.8	4	no	--
13121218	A-1	VAC	0.92	R2	2	0.8	1	no	--
13201137	R-3	VAC	0.41	R21	21	0.8	6	no	--
13002321	R-3	VAC	0.14	R21	21	0.8	2	no	--
13031204	SP-CA	VAC	0.68	R21	21	0.8	11	yes	38
13031203	SP-CA	VAC	1.09	R21	21	0.8	18	yes	38
13030117	SP-CA	VAC	0.24	R21	21	0.8	4	no	--
13017117	SP-CA	VAC	0.16	R21	21	0.8	2	no	--
13026104	SP-CA	VAC	0.24	R21	21	0.8	4	no	--
13026125	SP-CA	VAC	0.24	R21	21	0.8	4	no	--
13014223	SP-CA	VAC	0.16	R21	21	0.8	2	yes	33
13014224	SP-CA	VAC	0.16	R21	21	0.8	2	yes	33
13014225	SP-CA	VAC	0.16	R21	21	0.8	2	yes	33
13010211	SP-CA	VAC	0.16	R21	21	0.8	2	no	--
13017107	SP-CA	VAC	0.16	R21	21	0.8	2	no	--
13014208	SP-CA	VAC	0.16	R21	21	0.8	2	no	--
13014110	SP-CA	VAC	0.32	R21	21	0.8	5	no	--
12715119	R-1A	VAC	0.42	R21	21	0.8	7	yes	13
12715120	R-3	VAC	0.96	R21	21	0.8	16	yes	13
24620116	R-1A	VAC	2.22	R21	21	0.8	37	yes	47
13109217	R-3	VAC	0.13	R21	21	0.8	2	no	--
12715113	R-3	VAC	2.36	R21	21	0.8	39	yes	13
12718223	R-3	VAC	0.23	R21	21	0.8	3	yes	14
12718224	R-3	VAC	0.22	R21	21	0.8	3	yes	14
13203111	R-3	VAC	0.95	R21	21	0.8	16	yes	48
13101210	R-3	VAC	1	R21	21	0.8	16	no	--
13317102	R-3	VAC	0.27	R21	21	0.8	4	no	--
12760201	R-3	VAC	0.21	R21	21	0.8	3	no	--
13109116	R-3	VAC	0.41	R21	21	0.8	6	no	--
12723104	R-3	VAC	0.36	R21	21	0.8	6	no	--
12723117	R-3	VAC	0.27	R21	21	0.8	4	no	--
12723114	R-3	VAC	0.17	R21	21	0.8	2	no	--
24316122	R-3	VAC	0.2	R21	21	0.8	3	no	--
24316138	R-3	VAC	0.19	R21	21	0.8	3	no	--
24316137	R-3	VAC	0.19	R21	21	0.8	3	no	--
24620135	R-3	VAC	0.43	R21	21	0.8	7	no	--
24620163	R-3	VAC	0.72	R21	21	0.8	12	no	--
13026115	SP-CA	VAC	0.32	R21	21	0.8	5	yes	36
13026116	SP-CA	VAC	0.32	R21	21	0.8	5	yes	36
13026113	SP-CA	VAC	0.32	R21	21	0.8	5	no	--
13102139	SP-CA	VAC	1.48	R21	21	0.8	24	yes	42
13102138	SP-CA	VAC	1.13	R21	21	0.8	18	yes	42
13102137	SP-CA	VAC	1.07	R21	21	0.8	17	yes	42
13102136	SP-CA	VAC	0.87	R21	21	0.8	14	yes	42
13031204	SP-CA	VAC	0.53	R21	21	0.8	8	yes	38
13031203	SP-CA	VAC	1.31	R21	21	0.8	22	yes	38
13030123	SP-CA	VAC	0.28	R21	21	0.8	4	yes	39
13027133	SP-CA	VAC	0.52	R21	21	0.8	8	yes	39
13103157	SP-CA	VAC	0.42	R21	21	0.8	7	yes	40
13030132	SP-CA	VAC	0.24	R21	21	0.8	4	no	--
12807302	R-3	VAC	0.32	R35	35	0.8	9	yes	25
12807303	R-3	VAC	0.13	R35	35	0.8	3	yes	25
12810139	R-3	VAC	0.22	R35	35	0.8	6	yes	29
12811122	R-3	VAC	0.22	R35	35	0.8	6	yes	29
12810142	R-3	VAC	0.22	R35	35	0.8	6	yes	29
12809134	R-3	VAC	0.22	R35	35	0.8	6	yes	29
12810141	R-3	VAC	0.22	R35	35	0.8	6	yes	29
12809135	R-3	VAC	0.22	R35	35	0.8	6	yes	29
12810140	R-3	VAC	0.22	R35	35	0.8	6	yes	29
12811121	R-3	VAC	0.22	R35	35	0.8	6	yes	29
12810138	R-3	VAC	0.22	R35	35	0.8	6	yes	29
12811123	R-3	VAC	0.22	R35	35	0.8	6	yes	29
12810137	R-3	VAC	0.22	R35	35	0.8	6	yes	29
12811124	R-3	VAC	0.22	R35	35	0.8	6	yes	29
12810136	R-3	VAC	0.23	R35	35	0.8	6	yes	29
12811125	R-3	VAC	0.23	R35	35	0.8	6	yes	29
12811311	R-3	VAC	0.17	R35	35	0.8	4	yes	31
12811310	R-3	VAC	0.17	R35	35	0.8	4	yes	31
12811309	R-3	VAC	0.17	R35	35	0.8	4	yes	31
12811308	R-3	VAC	0.17	R35	35	0.8	4	yes	31
12810301	R-3	VAC	0.19	R35	35	0.8	5	yes	32
12811316	R-3	VAC	0.17	R35	35	0.8	4	yes	32
12811306	R-3	VAC	0.17	R35	35	0.8	4	no	--
12811304	R-3	VAC	0.17	R35	35	0.8	4	no	--
12811126	R-4	VAC	0.17	R35	35	0.8	4	yes	29
12811127	R-4	VAC	0.17	R35	35	0.8	4	yes	30
12811128	R-4	VAC	0.17	R35	35	0.8	4	yes	30
12811129	R-4	VAC	0.17	R35	35	0.8	4	no	--
13105114	R-4	VAC	1.44	R35	35	0.8	40	yes	45
12821104	R1-B	VAC	1.39	R6	6	0.8	6	no	--
26401125	M-2	VAC	1.28	R6	6	0.8	6	yes	2
12861243	PRD-A	VAC	2.04	R6	6	0.8	9	no	--
13327196	PRD-D	VAC	2.43	R6	6	0.8	11	no	--
12832285	PRD-D	VAC	1.98	R6	6	0.8	9	no	--
23918256	R-1A	VAC	0.72	R6	6	0.8	3	yes	1
23918255	R-1A	VAC	0.82	R6	6	0.8	3	yes	1
26401126	R-1A	VAC	3.93	R6	6	0.8	18	yes	2
26401135	R-1A	VAC	1.45	R6	6	0.8	6	yes	2
23934112	R-1A	VAC	2.96	R6	6	0.8	14	yes	4
23934113	R-1A	VAC	1.38	R6	6	0.8	6	yes	4

23934122	R-1A	VAC	1.58	R6	6	0.8	7	yes		5
23934121	R-1A	VAC	0.76	R6	6	0.8	3	yes		5
23934120	R-1A	VAC	1.52	R6	6	0.8	7	yes		5
26417144	R-1A	VAC	0.34	R6	6	0.8	1	yes		12
26417145	R-1A	VAC	0.33	R6	6	0.8	1	yes		12
26417146	R-1A	VAC	0.39	R6	6	0.8	1	yes		12
26417135	R-1A	VAC	1.05	R6	6	0.8	5	yes		12
26417137	R-1A	VAC	2.42	R6	6	0.8	11	yes		12
13302328	R-1A	VAC	0.23	R6	6	0.8	1	yes		15
13302327	R-1A	VAC	0.23	R6	6	0.8	1	yes		15
13302326	R-1A	VAC	0.23	R6	6	0.8	1	yes		15
13302325	R-1A	VAC	0.27	R6	6	0.8	1	yes		15
13302329	R-1A	VAC	0.28	R6	6	0.8	1	yes		16
13302330	R-1A	VAC	0.28	R6	6	0.8	1	yes		16
13302331	R-1A	VAC	0.23	R6	6	0.8	1	yes		16
13322101	R-1A	VAC	1	R6	6	0.8	4	yes		17
13322102	R-1A	VAC	7.84	R6	6	0.8	37	yes		17
24315160	R-1A	VAC	1.18	R6	6	0.8	5	yes		26
24315127	R-1A	VAC	1.34	R6	6	0.8	6	yes		26
24315138	R-1A	VAC	0.21	R6	6	0.8	1	yes		26
24315110	R-1A	VAC	4.78	R6	6	0.8	22	yes		26
24315132	R-1A	VAC	0.45	R6	6	0.8	2	yes		26
24620115	R-1A	VAC	4.76	R6	6	0.8	22	yes		47
12703201	R-1A	VAC	0.77	R6	6	0.8	3	no	--	
13327104	R-1A	VAC	0.92	R6	6	0.8	4	no	--	
13326116	R-1A	VAC	0.3	R6	6	0.8	1	no	--	
24315159	R-1A	VAC	0.46	R6	6	0.8	2	no	--	
24315168	R-1A	VAC	0.36	R6	6	0.8	1	no	--	
113310130	R-1A	VAC	0.34	R6	6	0.8	1	no	--	
26465206	R-1A	VAC	0.32	R6	6	0.8	1	no	--	
113310112	R-1A	VAC	0.23	R6	6	0.8	1	no	--	
113310132	R-1A	VAC	0.5	R6	6	0.8	2	no	--	
113309132	R-1A	VAC	0.69	R6	6	0.8	3	no	--	
113310145	R-1A	VAC	0.23	R6	6	0.8	1	no	--	
113309135	R-1A	VAC	0.54	R6	6	0.8	2	no	--	
113310104	R-1A	VAC	0.21	R6	6	0.8	1	no	--	
24315166	R-1A	VAC	0.31	R6	6	0.8	1	no	--	
23918258	R-1B	VAC	0.87	R6	6	0.8	4	yes		1
23918246	R-1B	VAC	0.25	R6	6	0.8	1	yes		1
23918252	R-1B	VAC	0.25	R6	6	0.8	1	yes		1
23918243	R-1B	VAC	0.25	R6	6	0.8	1	yes		1
23918249	R-1B	VAC	0.76	R6	6	0.8	3	yes		1
23918273	R-1B	VAC	0.54	R6	6	0.8	2	yes		1
23918272	R-1B	VAC	0.24	R6	6	0.8	1	yes		1
26401224	R-1B	VAC	0.45	R6	6	0.8	2	yes		3
26401223	R-1B	VAC	1.36	R6	6	0.8	6	yes		3
26401206	R-1B	VAC	1.99	R6	6	0.8	9	yes		3
26401248	R-1D	VAC	5.58	R6	6	0.8	26	yes		3
26401247	R-1B	VAC	6.35	R6	6	0.8	30	yes		3
113328106	R-1B	VAC	2.49	R6	6	0.8	11	yes		6
113328105	R-1B	VAC	2.5	R6	6	0.8	12	yes		6
113328101	R-1B	VAC	0.99	R6	6	0.8	4	yes		6
113328102	R-1B	VAC	0.41	R6	6	0.8	1	yes		6
113330101	R-1B	VAC	3.79	R6	6	0.8	18	yes		7
113330102	R-1B	VAC	0.95	R6	6	0.8	4	yes		7
113311117	R-1B	VAC	0.26	R6	6	0.8	1	yes		8
113311116	R-1B	VAC	0.25	R6	6	0.8	1	yes		8
113311115	R-1B	VAC	0.25	R6	6	0.8	1	yes		8
113311114	R-1B	VAC	0.25	R6	6	0.8	1	yes		8
113311113	R-1B	VAC	0.25	R6	6	0.8	1	yes		8
113311112	R-1B	VAC	0.24	R6	6	0.8	1	yes		8
113311111	R-1B	VAC	0.35	R6	6	0.8	1	yes		8
113311110	R-1B	VAC	0.25	R6	6	0.8	1	yes		8
113311109	R-1B	VAC	0.35	R6	6	0.8	1	yes		8
113311103	R-1B	VAC	0.26	R6	6	0.8	1	yes		8
113311104	R-1B	VAC	0.25	R6	6	0.8	1	yes		8
113311105	R-1B	VAC	0.25	R6	6	0.8	1	yes		8
113311106	R-1B	VAC	0.25	R6	6	0.8	1	yes		8
113311107	R-1B	VAC	0.25	R6	6	0.8	1	yes		8
113311108	R-1B	VAC	0.24	R6	6	0.8	1	yes		8
113332127	R-1B	VAC	0.22	R6	6	0.8	1	yes		9
113332126	R-1B	VAC	0.25	R6	6	0.8	1	yes		9
113332129	R-1B	VAC	0.29	R6	6	0.8	1	yes		10
113332140	R-1B	VAC	0.21	R6	6	0.8	1	yes		10
113332139	R-1B	VAC	0.26	R6	6	0.8	1	yes		10
113332138	R-1B	VAC	0.24	R6	6	0.8	1	yes		10
113332137	R-1B	VAC	0.24	R6	6	0.8	1	yes		10
113332136	R-1B	VAC	0.26	R6	6	0.8	1	yes		10
113332131	R-1B	VAC	0.29	R6	6	0.8	1	yes		10
113332130	R-1B	VAC	0.24	R6	6	0.8	1	yes		10
113332135	R-1B	VAC	0.21	R6	6	0.8	1	yes		10
113332132	R-1B	VAC	0.21	R6	6	0.8	1	yes		10
113332141	R-1B	VAC	0.23	R6	6	0.8	1	yes		10
113332134	R-1B	VAC	0.23	R6	6	0.8	1	yes		10
113323101	R-1B	VAC	0.96	R6	6	0.8	4	yes		11
113323102	R-1B	VAC	1.56	R6	6	0.8	7	yes		11
13321403	R-1B	VAC	2.03	R6	6	0.8	9	no	--	
12741113	R-1B	VAC	0.38	R6	6	0.8	1	no	--	
12741215	R-1B	VAC	2.17	R6	6	0.8	10	no	--	
12742137	R-1B	VAC	0.3	R6	6	0.8	1	no	--	
13320124	R-1B	VAC	1.72	R6	6	0.8	8	no	--	

23929309	R-1A	VAC	0.43	R6	6	0.8	2	no	--	
113353102	R-1B	VAC	0.61	R6	6	0.8	2	no	--	
113347118	R-1B	VAC	0.23	R6	6	0.8	1	no	--	
13320123	R-1B	VAC	1.31	R6	6	0.8	6	no	--	
12742136	R-1B	VAC	1.37	R6	6	0.8	6	no	--	
24315163	R-1C	VAC	0.35	R6	6	0.8	1	yes		28
24315164	R-1C	VAC	0.4	R6	6	0.8	1	yes		28
13039335	R-1C	VAC	0.36	R6	6	0.8	1	yes		34
13039334	R-1C	VAC	0.35	R6	6	0.8	1	yes		34
13036323	R-1C	VAC	0.22	R6	6	0.8	1	yes		35
13036322	R-1C	VAC	0.22	R6	6	0.8	1	yes		35
13203113	R-1C	VAC	2.39	R6	6	0.8	11	yes		48
13203114	R-1C	VAC	2.39	R6	6	0.8	11	yes		48
13203135	R-1C	VAC	1.42	R6	6	0.8	6	yes		48
13204169	R-1C	VAC	1.06	R6	6	0.8	5	yes		49
13204168	R-1C	VAC	0.53	R6	6	0.8	2	yes		49
25009126	R-1C	VAC	1.5	R6	6	0.8	7	yes		51
25009125	R-1C	VAC	1.42	R6	6	0.8	6	yes		51
12823240	R-1C	VAC	3.86	R6	6	0.8	18	yes		52
12823239	R-1C	VAC	0.95	R6	6	0.8	4	yes		52
25313215	R-1C	VAC	0.35	R6	6	0.8	1	yes		53
25313217	R-1C	VAC	0.43	R6	6	0.8	2	yes		53
13039130	R-1C	VAC	0.35	R6	6	0.8	1	no	--	
13036314	R-1C	VAC	0.54	R6	6	0.8	2	no	--	
13044503	R-1C	VAC	0.6	R6	6	0.8	2	no	--	
13108114	R-1C	VAC	1.42	R6	6	0.8	6	no	--	
13114106	R-1C	VAC	1.92	R6	6	0.8	9	no	--	
13119137	R-1C	VAC	4.21	R6	6	0.8	20	no	--	
13114119	R-1C	VAC	1.4	R6	6	0.8	6	no	--	
12728101	R-1C	VAC	4.81	R6	6	0.8	23	no	--	
13238107	R-1C	VAC	3.41	R6	6	0.8	16	no	--	
12864171	R-1C	VAC	0.3	R6	6	0.8	1	no	--	
12750116	R-1C	VAC	0.23	R6	6	0.8	1	no	--	
24326149	R-1C	VAC	0.34	R6	6	0.8	1	no	--	
23917135	R-1B	VAC	2.87	R6	6	0.8	13	no	--	
25313210	R-1C	VAC	0.69	R6	6	0.8	3	no	--	
25313201	R-1C	VAC	0.89	R6	6	0.8	4	no	--	
12874161	R-1C	VAC	1.41	R6	6	0.8	6	no	--	

APN	Zoning	Existing Land Use	Acres	GP Land Use Designation
24017102	SP-AR	Airport	7.32	Renaissance SP
24017103	SP-AR	Airport	3.19	Renaissance SP
24017120	SP-AR	Airport	4.13	Renaissance SP
24017121	SP-AR	Airport	2.35	Renaissance SP
24017127	SP-AR	Airport	1.89	Renaissance SP
24018113	SP-AR	Airport	0.68	Renaissance SP
24018114	SP-AR	Airport	1.29	Renaissance SP
24018116	SP-AR	Airport	0.76	Renaissance SP
24018117	SP-AR	Airport	0.76	Renaissance SP
24018122	SP-AR	Airport	3.71	Renaissance SP
24018123	SP-AR	Airport	0.96	Renaissance SP
24018126	SP-AR	Airport	0.91	Renaissance SP
24018127	SP-AR	Airport	0.83	Renaissance SP
24018128	SP-AR	Airport	0.34	Renaissance SP
24018129	SP-AR	Airport	0.42	Renaissance SP
24018130	SP-AR	Airport	0.42	Renaissance SP
24018132	SP-AR	Airport	0.19	Renaissance SP
24018133	SP-AR	Airport	4.43	Renaissance SP
24018134	SP-AR	Airport	0.5	Renaissance SP
24018135	SP-AR	Airport	1.56	Renaissance SP
24019107	SP-AR	Airport	1.83	Renaissance SP
24019108	SP-AR	Airport	1.84	Renaissance SP
24019109	SP-AR	Airport	1.75	Renaissance SP
24019115	SP-AR	Airport	4.56	Renaissance SP
24019116	SP-AR	Airport	5.02	Renaissance SP
24019118	SP-AR	Airport	0.89	Renaissance SP
24019122	SP-AR	Airport	0.99	Renaissance SP
24019123	SP-AR	Airport	0.5	Renaissance SP
24019125	SP-AR	Airport	0.3	Renaissance SP
24019126	SP-AR	Airport	0.5	Renaissance SP
24019127	SP-AR	Airport	2.88	Renaissance SP
24019128	SP-AR	Airport	0.37	Renaissance SP
24019129	SP-AR	Airport	3.04	Renaissance SP
24019130	SP-AR	Airport	5.01	Renaissance SP
24019131	SP-AR	Airport	5	Renaissance SP
24019132	SP-AR	Airport	0.08	Renaissance SP
24019132	SP-AR	Airport	0.08	Renaissance SP
24019133	SP-AR	Airport	1.55	Renaissance SP
24019134	SP-AR	Airport	3.21	Renaissance SP
24019135	SP-AR	Airport	3.66	Renaissance SP
24019136	SP-AR	Airport	0.28	Renaissance SP
24019137	SP-AR	Airport	0.1	Renaissance SP
24019138	SP-AR	Airport	0.12	Renaissance SP
24019142	SP-AR	Airport	0.62	Renaissance SP
24019144	SP-AR	Airport	0.68	Renaissance SP
24020101	SP-AR	Airport	4.84	Renaissance SP
24020102	SP-AR	Airport	4.78	Renaissance SP
24020104	SP-AR	Airport	0.96	Renaissance SP
24020105	SP-AR	Airport	1.91	Renaissance SP
24020108	SP-AR	Airport	2.37	Renaissance SP
24020109	SP-AR	Airport	1.19	Renaissance SP
24020110	SP-AR	Airport	1.19	Renaissance SP

24020112	SP-AR	Airport	1.11	Renaissance SP
24020113	SP-AR	Airport	1.11	Renaissance SP
24020114	SP-AR	Airport	1.38	Renaissance SP
24020115	SP-AR	Airport	1.21	Renaissance SP
24020118	SP-AR	Airport	1.11	Renaissance SP
24020120	SP-AR	Airport	0.93	Renaissance SP
24020121	SP-AR	Airport	1.14	Renaissance SP
24020122	SP-AR	Airport	1.11	Renaissance SP
24020123	SP-AR	Airport	2.03	Renaissance SP
24020130	SP-AR	Airport	0.95	Renaissance SP
24020131	SP-AR	Airport	0.96	Renaissance SP
24020132	SP-AR	Airport	1.9	Renaissance SP
24020134	SP-AR	Airport	2.38	Renaissance SP
24020135	SP-AR	Airport	2.38	Renaissance SP
24020138	SP-AR	Airport	0.68	Renaissance SP
24020140	SP-AR	Airport	0.98	Renaissance SP
24020141	SP-AR	Airport	1.87	Renaissance SP
24020142	SP-AR	Airport	1.11	Renaissance SP
24020143	SP-AR	Airport	1.07	Renaissance SP
24020144	SP-AR	Airport	1.87	Renaissance SP
24020145	SP-AR	Airport	0.37	Renaissance SP
24020146	SP-AR	Airport	0.37	Renaissance SP
24020147	SP-AR	Airport	0.44	Renaissance SP
24021100	SP-AR	Airport	0.02	Renaissance SP
24021113	SP-AR	Airport	2.18	Renaissance SP
24021114	SP-AR	Airport	5.27	Renaissance SP
24021115	SP-AR	Airport	11.89	Renaissance SP
24021115	SP-AR	Airport	5.91	Renaissance SP
24021116	SP-AR	Airport	9.84	Renaissance SP
24021117	SP-AR	Airport	1.95	Renaissance SP
24021121	SP-AR	Airport	3.03	Renaissance SP
24021122	SP-AR	Airport	3.85	Renaissance SP
24021122	SP-AR	Airport	1.6	Renaissance SP
24021123	SP-AR	Airport	3.03	Renaissance SP
24021124	SP-AR	Airport	3.84	Renaissance SP
24021124	SP-AR	Airport	1.61	Renaissance SP
24021125	SP-AR	Airport	2.84	Renaissance SP
24021126	SP-AR	Airport	3.33	Renaissance SP
24021129	SP-AR	Airport	0.3	Renaissance SP
24021130	SP-AR	Airport	0.38	Renaissance SP
24021130	SP-AR	Airport	0.16	Renaissance SP
24021131	SP-AR	Airport	0.31	Renaissance SP
24021132	SP-AR	Airport	0.42	Renaissance SP
24021132	SP-AR	Airport	0.16	Renaissance SP
24021133	SP-AR	Airport	4.87	Renaissance SP
24021134	SP-AR	Airport	3.54	Renaissance SP
24021134	SP-AR	Airport	1.5	Renaissance SP
24022100	SP-AR	Airport	0.52	Renaissance SP
24022102	SP-AR	Airport	0.89	Renaissance SP
24022103	SP-AR	Airport	1.76	Renaissance SP
24022104	SP-AR	Airport	1.47	Renaissance SP
24022104	SP-AR	Airport	0.44	Renaissance SP
24022105	SP-AR	Airport	13.45	Renaissance SP

24022105	SP-AR	Airport	4.01	Renaissance SP
24022106	SP-AR	Airport	4.75	Renaissance SP
24022107	SP-AR	Airport	4.77	Renaissance SP
24022108	SP-AR	Airport	10.01	Renaissance SP
24022109	SP-AR	Airport	1	Renaissance SP
24022110	SP-AR	Airport	8.23	Renaissance SP
24022112	SP-AR	Airport	6.91	Renaissance SP
24022113	SP-AR	Airport	1	Renaissance SP
24022114	SP-AR	Airport	1	Renaissance SP
24022115	SP-AR	Airport	2.02	Renaissance SP
24022116	SP-AR	Airport	1.02	Renaissance SP
24022117	SP-AR	Airport	0.98	Renaissance SP
24022118	SP-AR	Airport	1.01	Renaissance SP
24022119	SP-AR	Airport	1.01	Renaissance SP
24022121	SP-AR	Airport	1	Renaissance SP
24022122	SP-AR	Airport	0.37	Renaissance SP
24022123	SP-AR	Airport	1.63	Renaissance SP
24022124	SP-AR	Airport	0.89	Renaissance SP
24022126	SP-AR	Airport	0.89	Renaissance SP
24022127	SP-AR	Airport	0.89	Renaissance SP
24022128	SP-AR	Airport	5.46	Renaissance SP
24022128	SP-AR	Airport	1.58	Renaissance SP
24023100	SP-AR	Airport	0.48	Renaissance SP
24023100	SP-AR	Airport	0.1	Renaissance SP
24023102	SP-AR	Airport	10.08	Renaissance SP
24023106	SP-AR	Airport	1.88	Renaissance SP
24023109	SP-AR	Airport	10.09	Renaissance SP
24023110	SP-AR	Airport	2.01	Renaissance SP
24023111	SP-AR	Airport	1.01	Renaissance SP
24023113	SP-AR	Airport	1.92	Renaissance SP
24023116	SP-AR	Airport	0.5	Renaissance SP
24023117	SP-AR	Airport	0.5	Renaissance SP
24023118	SP-AR	Airport	8.09	Renaissance SP
24023120	SP-AR	Airport	5.1	Renaissance SP
24023121	SP-AR	Airport	4.99	Renaissance SP
24023122	SP-AR	Airport	6.81	Renaissance SP
24023123	SP-AR	Airport	3.29	Renaissance SP
24023125	SP-AR	Airport	1.91	Renaissance SP
24023127	SP-AR	Airport	0.75	Renaissance SP
24023127	SP-AR	Airport	2.95	Renaissance SP
24023128	SP-AR	Airport	15.52	Renaissance SP
24023129	SP-AR	Airport	0.88	Renaissance SP
24023130	SP-AR	Airport	1	Renaissance SP
24024100	SP-AR	Airport	0.06	Renaissance SP
24024101	SP-AR	Airport	2.02	Renaissance SP
24024102	SP-AR	Airport	2.02	Renaissance SP
24024105	SP-AR	Airport	1.18	Renaissance SP
24024106	SP-AR	Airport	1.18	Renaissance SP
24024107	SP-AR	Airport	1.18	Renaissance SP
24024110	SP-AR	Airport	4.3	Renaissance SP
24024111	SP-AR	Airport	1.84	Renaissance SP
24024114	SP-AR	Airport	1.42	Renaissance SP
24024115	SP-AR	Airport	1.42	Renaissance SP

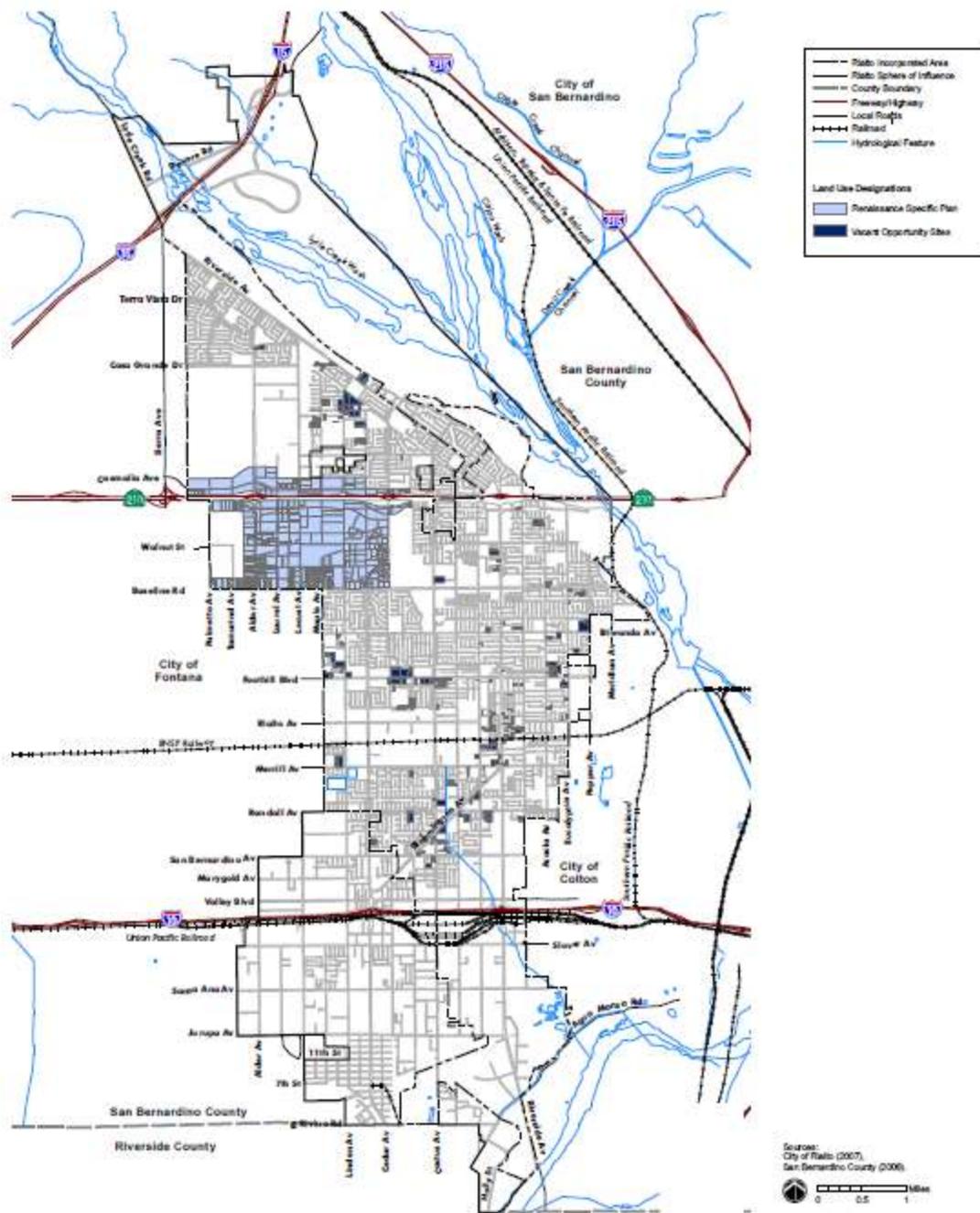
24024116	SP-AR	Airport	1.58	Renaissance SP
24024117	SP-AR	Airport	1.9	Renaissance SP
24024119	SP-AR	Airport	0.33	Renaissance SP
24024120	SP-AR	Airport	1.84	Renaissance SP
24024121	SP-AR	Airport	0.93	Renaissance SP
24024122	SP-AR	Airport	0.93	Renaissance SP
24024123	SP-AR	Airport	0.91	Renaissance SP
24024124	SP-AR	Airport	0.93	Renaissance SP
24024129	SP-AR	Airport	1.25	Renaissance SP
24024130	SP-AR	Airport	0.96	Renaissance SP
24024132	SP-AR	Airport	0.98	Renaissance SP
24024133	SP-AR	Airport	0.72	Renaissance SP
24024134	SP-AR	Airport	0.98	Renaissance SP
24024137	SP-AR	Airport	1.81	Renaissance SP
24024138	SP-AR	Airport	5	Renaissance SP
24024140	SP-AR	Airport	0.96	Renaissance SP
24024141	SP-AR	Airport	0.96	Renaissance SP
24024142	SP-AR	Airport	1.09	Renaissance SP
24024143	SP-AR	Airport	3.03	Renaissance SP
24024144	SP-AR	Airport	2.72	Renaissance SP
24024145	SP-AR	Airport	1.25	Renaissance SP
24024146	SP-AR	Airport	1.25	Renaissance SP
24024147	SP-AR	Airport	2.18	Renaissance SP
24024148	SP-AR	Airport	2.63	Renaissance SP
24024149	SP-AR	Airport	1.2	Renaissance SP
24024150	SP-AR	Airport	1.18	Renaissance SP
24024152	SP-AR	Airport	8.45	Renaissance SP
24024153	SP-AR	Airport	9.97	Renaissance SP
24025104	SP-AR	Airport	10.03	Renaissance SP
24025106	SP-AR	Airport	1.96	Renaissance SP
24025109	SP-AR	Airport	20.01	Renaissance SP
24025110	SP-AR	Airport	20.06	Renaissance SP
24025111	SP-AR	Airport	10.03	Renaissance SP
24025114	SP-AR	Airport	14.4	Renaissance SP
24025114	SP-AR	Airport	4.8	Renaissance SP
24025121	SP-AR	Airport	56.36	Renaissance SP
24025122	SP-AR	Airport	15	Renaissance SP
24025123	SP-AR	Airport	0.88	Renaissance SP
24025124	SP-AR	Airport	4	Renaissance SP
24025125	SP-AR	Airport	2	Renaissance SP
24025128	SP-AR	Airport	23.45	Renaissance SP
24025128	SP-AR	Airport	7.23	Renaissance SP
24025129	SP-AR	Airport	11.47	Renaissance SP
24025129	SP-AR	Airport	9.67	Renaissance SP
24025129	SP-AR	Airport	5.55	Renaissance SP
24025133	SP-AR	Airport	8	Renaissance SP
24025134	SP-AR	Airport	12.02	Renaissance SP
24026101	SP-AR	Airport	1.52	Renaissance SP
24026102	SP-AR	Airport	0.46	Renaissance SP
24026103	SP-AR	Airport	0.99	Renaissance SP
24026104	SP-AR	Airport	0.99	Renaissance SP
24026105	SP-AR	Airport	0.99	Renaissance SP
24026106	SP-AR	Airport	0.99	Renaissance SP

24026107	SP-AR	Airport	0.99	Renaissance SP
24026108	SP-AR	Airport	0.98	Renaissance SP
24026112	SP-AR	Airport	4.87	Renaissance SP
24026113	SP-AR	Airport	1.14	Renaissance SP
24026116	SP-AR	Airport	1.13	Renaissance SP
24026117	SP-AR	Airport	1.28	Renaissance SP
24026118	SP-AR	Airport	0.91	Renaissance SP
24026119	SP-AR	Airport	1.06	Renaissance SP
24026120	SP-AR	Airport	1.06	Renaissance SP
24026121	SP-AR	Airport	1.06	Renaissance SP
24026122	SP-AR	Airport	1.06	Renaissance SP
24026123	SP-AR	Airport	0.59	Renaissance SP
24026125	SP-AR	Airport	2.66	Renaissance SP
24026128	SP-AR	Airport	1.78	Renaissance SP
24026130	SP-AR	Airport	18.03	Renaissance SP
24026131	SP-AR	Airport	0.99	Renaissance SP
24026132	SP-AR	Airport	0.99	Renaissance SP
24026134	SP-AR	Airport	0.99	Renaissance SP
24026135	SP-AR	Airport	1.98	Renaissance SP
24026136	SP-AR	Airport	0.84	Renaissance SP
24026139	SP-AR	Airport	0.05	Renaissance SP
24026143	SP-AR	Airport	1.28	Renaissance SP
24026144	SP-AR	Airport	0.72	Renaissance SP
24026145	SP-AR	Airport	0.51	Renaissance SP
24026149	SP-AR	Airport	1.45	Renaissance SP
24026150	SP-AR	Airport	0.33	Renaissance SP
24026151	SP-AR	Airport	2.13	Renaissance SP
24026152	SP-AR	Airport	0.6	Renaissance SP
24026152	SP-AR	Airport	2.31	Renaissance SP
24026153	SP-AR	Airport	0.28	Renaissance SP
24026154	SP-AR	Airport	0.56	Renaissance SP
24026155	SP-AR	Airport	0.57	Renaissance SP
24026156	SP-AR	Airport	0.56	Renaissance SP
24026157	SP-AR	Airport	0.57	Renaissance SP
24026158	SP-AR	Airport	2.4	Renaissance SP
24026159	SP-AR	Airport	0.51	Renaissance SP
24026160	SP-AR	Airport	0.76	Renaissance SP
24026160	SP-AR	Airport	0.26	Renaissance SP
24026161	SP-AR	Airport	0.44	Renaissance SP
24026162	SP-AR	Airport	0.76	Renaissance SP
24026162	SP-AR	Airport	0.26	Renaissance SP
24026163	SP-AR	Airport	0.44	Renaissance SP
24026164	SP-AR	Airport	3.42	Renaissance SP
24026165	SP-AR	Airport	1.45	Renaissance SP
24026166	SP-AR	Airport	2.38	Renaissance SP
24026167	SP-AR	Airport	1.01	Renaissance SP
26415145	SP-AR	Airport	5	Renaissance SP
26415145	SP-AR	Airport	8.78	Renaissance SP
26415149	SP-AR	Airport	0.37	Renaissance SP
26415150	SP-AR	Airport	5.08	Renaissance SP
26415152	SP-AR	Airport	20.36	Renaissance SP
26415152	SP-AR	Airport	5.75	Renaissance SP
26415152	SP-AR	Airport	13.91	Renaissance SP

26415152	SP-AR	Airport	1.32	Renaissance SP
26415152	SP-AR	Airport	2.74	Renaissance SP
26415153	SP-AR	Airport	12.51	Renaissance SP
26415153	SP-AR	Airport	6.59	Renaissance SP
26415153	SP-AR	Airport	0.97	Renaissance SP
26415157	SP-AR	Airport	5.63	Renaissance SP
26415157	SP-AR	Airport	1.66	Renaissance SP
26415157	SP-AR	Airport	0.03	Renaissance SP
26415159	SP-AR	Airport	0.18	Renaissance SP
26415162	SP-AR	Airport	3.99	Renaissance SP
26415162	SP-AR	Airport	0.82	Renaissance SP
26415163	SP-AR	Airport	3.02	Renaissance SP
26415163	SP-AR	Airport	2.36	Renaissance SP
26415163	SP-AR	Airport	1.25	Renaissance SP
26415166	SP-AR	Airport	5.1	Renaissance SP
26415166	SP-AR	Airport	6.8	Renaissance SP
26415166	SP-AR	Airport	13.92	Renaissance SP
26415166	SP-AR	Airport	0.77	Renaissance SP
26415166	SP-AR	Airport	10	Renaissance SP
26415166	SP-AR	Airport	1.67	Renaissance SP
26415166	SP-AR	Airport	4.87	Renaissance SP
26415173	SP-AR	Airport	1.39	Renaissance SP
26421105	SP-AR	Airport	2.17	Renaissance SP
26421106	SP-AR	Airport	2.17	Renaissance SP
26421107	SP-AR	Airport	2.16	Renaissance SP
26421108	SP-AR	Airport	2.51	Renaissance SP
26421109	SP-AR	Airport	2.51	Renaissance SP
26421110	SP-AR	Airport	2.49	Renaissance SP
26421111	SP-AR	Airport	2.54	Renaissance SP
26421112	SP-AR	Airport	2.51	Renaissance SP
26421115	SP-AR	Airport	3.45	Renaissance SP
26421116	SP-AR	Airport	3.23	Renaissance SP
26421117	SP-AR	Airport	1.82	Renaissance SP
26421118	SP-AR	Airport	2.8	Renaissance SP
26421119	SP-AR	Airport	3.23	Renaissance SP
26421120	SP-AR	Airport	7.11	Renaissance SP
26421121	SP-AR	Airport	0.03	Renaissance SP
26421205	SP-AR	Airport	5.02	Renaissance SP
26421206	SP-AR	Airport	5.08	Renaissance SP
26421207	SP-AR	Airport	4.99	Renaissance SP
26421208	SP-AR	Airport	5.03	Renaissance SP
26421209	SP-AR	Airport	2.33	Renaissance SP
26421209	SP-AR	Airport	1.1	Renaissance SP
26421209	SP-AR	Airport	1.61	Renaissance SP
26421212	SP-AR	Airport	4.96	Renaissance SP
26421215	SP-AR	Airport	4.66	Renaissance SP
26421217	SP-AR	Airport	3.1	Renaissance SP
26421218	SP-AR	Airport	1.52	Renaissance SP
26421219	SP-AR	Airport	1.31	Renaissance SP
26421220	SP-AR	Airport	3.38	Renaissance SP
26421227	SP-AR	Airport	3.08	Renaissance SP
26421228	SP-AR	Airport	3.65	Renaissance SP
26421228	SP-AR	Airport	0.26	Renaissance SP

26421229	SP-AR	Airport	2.83	Renaissance SP
26421230	SP-AR	Airport	0.36	Renaissance SP
26421231	SP-AR	Airport	1.17	Renaissance SP
26421232	SP-AR	Airport	1.31	Renaissance SP
26421233	SP-AR	Airport	1.13	Renaissance SP
26421234	SP-AR	Airport	1.13	Renaissance SP
26421235	SP-AR	Airport	1.1	Renaissance SP
26421236	SP-AR	Airport	1.1	Renaissance SP
26421237	SP-AR	Airport	2.48	Renaissance SP
26421238	SP-AR	Airport	1.07	Renaissance SP
26421239	SP-AR	Airport	1.03	Renaissance SP
26421240	SP-AR	Airport	1.03	Renaissance SP
26421242	SP-AR	Airport	3.23	Renaissance SP
26421244	SP-AR	Airport	2.06	Renaissance SP
26421245	SP-AR	Airport	7.63	Renaissance SP
26421246	SP-AR	Airport	0.12	Renaissance SP
26421247	SP-AR	Airport	0.19	Renaissance SP
26421248	SP-AR	Airport	1	Renaissance SP
26421249	SP-AR	Airport	0.81	Renaissance SP
26421250	SP-AR	Airport	1.01	Renaissance SP
26421251	SP-AR	Airport	0.7	Renaissance SP
26421252	SP-AR	Airport	1.62	Renaissance SP
26421253	SP-AR	Airport	1.1	Renaissance SP
26421335	SP-AR	Airport	2.48	Renaissance SP
26421336	SP-AR	Airport	1.1	Renaissance SP
26421337	SP-AR	Airport	1.1	Renaissance SP
26421338	SP-AR	Airport	1.13	Renaissance SP
26421339	SP-AR	Airport	1.13	Renaissance SP
26421340	SP-AR	Airport	1.13	Renaissance SP
26421341	SP-AR	Airport	1.14	Renaissance SP
26421342	SP-AR	Airport	0.75	Renaissance SP
26421342	SP-AR	Airport	0.66	Renaissance SP
26421343	SP-AR	Airport	1.05	Renaissance SP
26421343	SP-AR	Airport	0.5	Renaissance SP
26421344	SP-AR	Airport	1.59	Renaissance SP
26436101	SP-AR	Airport	1.5	Renaissance SP
26436102	SP-AR	Airport	1.22	Renaissance SP
26436103	SP-AR	Airport	1.07	Renaissance SP
26436104	SP-AR	Airport	1.08	Renaissance SP
26436105	SP-AR	Airport	1	Renaissance SP
26436106	SP-AR	Airport	1.03	Renaissance SP
111923101	SP-AR	Airport	2.44	Renaissance SP
111923104	SP-AR	Airport	20.06	Renaissance SP
111924101	SP-AR	Airport	19.86	Renaissance SP
111924101	SP-AR	Airport	10.63	Renaissance SP
111924102	SP-AR	Airport	24.3	Renaissance SP
111924102	SP-AR	Airport	12.41	Renaissance SP
113318105	SP-AR	Airport	5	Renaissance SP
113318106	SP-AR	Airport	5	Renaissance SP
113318114	SP-AR	Airport	3.3	Renaissance SP
113318114	SP-AR	Airport	13.22	Renaissance SP
113318115	SP-AR	Airport	9.24	Renaissance SP
113319101	SP-AR	Airport	10.78	Renaissance SP

113319111	SP-AR	Airport	0.98	Renaissance SP
113319112	SP-AR	Airport	0.98	Renaissance SP
113319113	SP-AR	Airport	0.98	Renaissance SP
113319114	SP-AR	Airport	7.66	Renaissance SP
113319115	SP-AR	Airport	0.94	Renaissance SP
113319116	SP-AR	Airport	1	Renaissance SP
113319117	SP-AR	Airport	1	Renaissance SP
113319118	SP-AR	Airport	1	Renaissance SP
113319119	SP-AR	Airport	1	Renaissance SP
113319120	SP-AR	Airport	1	Renaissance SP
113319121	SP-AR	Airport	1	Renaissance SP
113319122	SP-AR	Airport	0.98	Renaissance SP
113324104	SP-AR	Airport	2.04	Renaissance SP
113324105	SP-AR	Airport	4.78	Renaissance SP
113324106	SP-AR	Airport	2.38	Renaissance SP
113325102	SP-AR	Airport	1.06	Renaissance SP
113325105	SP-AR	Airport	3.07	Renaissance SP
113325106	SP-AR	Airport	9.2	Renaissance SP
113326101	SP-AR	Airport	18.42	Renaissance SP
113327101	SP-AR	Airport	8.47	Renaissance SP
113349101	SP-AR	Airport	4.7	Renaissance SP
113349102	SP-AR	Airport	4.7	Renaissance SP
113349103	SP-AR	Airport	4.55	Renaissance SP
113349104	SP-AR	Airport	2.72	Renaissance SP
113349105	SP-AR	Airport	1.83	Renaissance SP
113351101	SP-AR	Airport	8.17	Renaissance SP
113351102	SP-AR	Airport	0.86	Renaissance SP
113352102	SP-AR	Airport	4.06	Renaissance SP
113352104	SP-AR	Airport	2.58	Renaissance SP
113359101	SP-AR	Airport	1.43	Renaissance SP
113359104	SP-AR	Airport	1.5	Renaissance SP
113359104	SP-AR	Airport	0.88	Renaissance SP
113359107	SP-AR	Airport	0.76	Renaissance SP
113359109	SP-AR	Airport	0.26	Renaissance SP
113359109	SP-AR	Airport	1.92	Renaissance SP
26420122	SP	VAC	8.35	Pepper Avenue SP
26419107	SP	VAC	0.85	Pepper Avenue SP
26419111	SP	VAC	14.03	Pepper Avenue SP
26420126	SP	VAC	27.79	Pepper Avenue SP
26419102	SP	VAC	5.45	Pepper Avenue SP
26419104	SP	VAC	9.35	Pepper Avenue SP
26420105	SP	VAC	16.36	Pepper Avenue SP
26420127	SP	VAC	4.88	Pepper Avenue SP
26420108	SP	VAC	10.01	Pepper Avenue SP
N/A (Annexation from County)	SP	VAC	2,447.00	Lyttle Creek Ranch SP



**Exhibit C-1: Sites Inventory**