

# Housing Element Update

PLANNING COMMISSION PUBLIC HEARING

December 12, 2017



## Presentation Overview

- Provide an overview of the purpose and intent of the Housing Element
- Regional Housing Needs Allocation (RHNA) Process
- Draft Housing Element Contents
- Draft CEQA Addendum
- Staff Recommendation to Planning Commission

## State Housing Goal

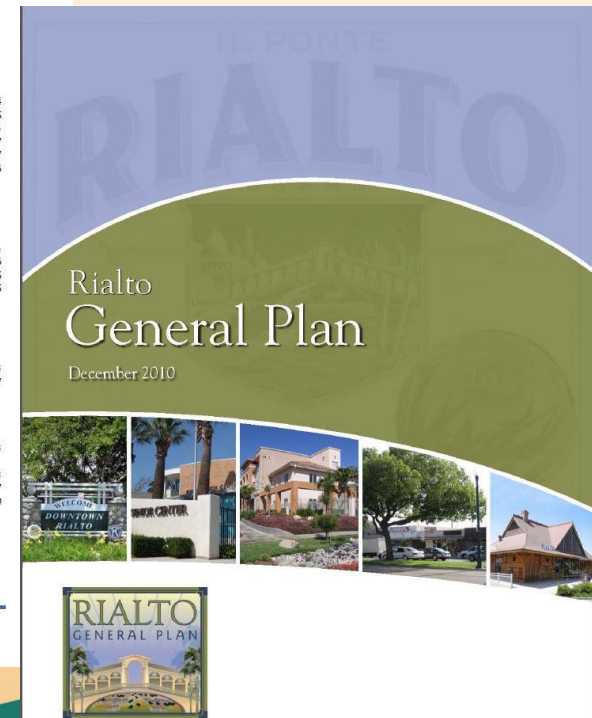
“...decent housing and suitable living environment for every California family...”



# What is a Housing Element?

- One of seven required Elements of a General Plan
  - Land Use
  - Circulation
  - **Housing**
  - Safety
  - Conservation
  - Open Space
  - Noise

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# What does a Housing Element do?

- Establishes City goals and policies related to housing
- Identifies housing needs in the City for:
  - All income groups
  - Special needs groups
- Defines initiatives/programs to achieve housing goals
- A Housing Element does **NOT** require a City to build housing
  - It is the City's responsibility to **facilitate** and **create opportunities** for housing



## Benefits of a Certified Housing Element

- Many state-sponsored planning grants require a certified Housing Element as a precursor to funding eligibility
- Timely access to State infrastructure bonds for capital improvement projects
- Access to CDBG and HOME funds
  - Housing Rehabilitation Program
  - Mortgage Assistance Program (aka First-time Homebuyer Program)
- Provides guidance for where the City grows in the future

## Potential Consequences for Not Achieving Housing Element Certification

- Loss of current funding or potential future funding
- Heightened risk for legal challenges
- **Unaccommodated Regional Housing Need Allocation (RHNA) units are “rolled over” to the next planning period**
- Shorter planning cycle (4 years versus 8 years)
  - City will be on a 4-year cycle due to late adoption of 2014-2021 Housing Element

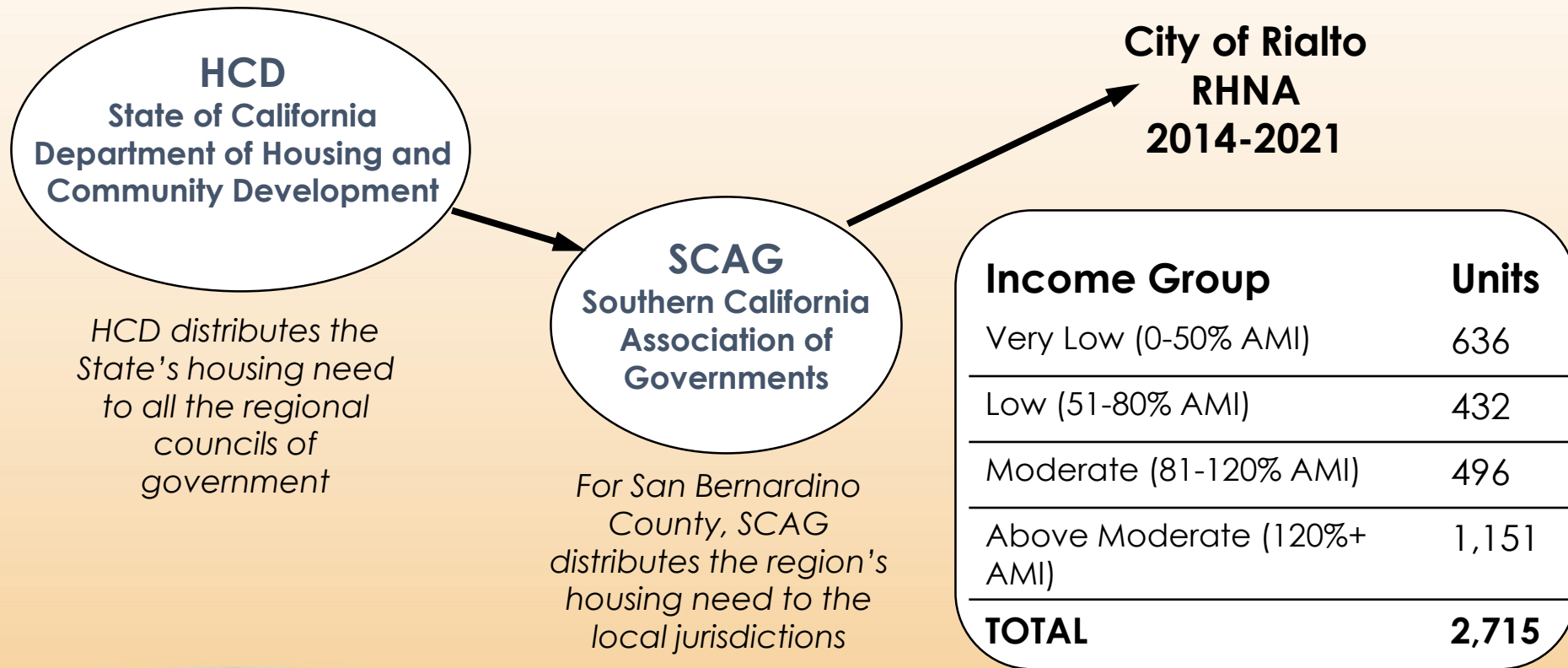
## Housing Element – Current Status

- 2014-2021 Housing Element is currently out of compliance
- Draft 2014-2021 Housing Element submitted to HCD on May 19, 2017
- Revisions completed through teleconferences with HCD
- Final revisions submitted to HCD on July 11, 2017
- Letter of Substantial Compliance received on July 18, 2017



# Regional Housing Needs Allocation (RHNA)

## Regional Housing Needs Allocation



## 2014-2021 RHNA Housing Need

Income Group	2014-2021
Very Low (0-50% AMI) <sup>1</sup>	636
Low (51-80% AMI)	432
Moderate (81-120% AMI)	496
Above Moderate (120%+ AMI)	1,151
<b>TOTAL</b>	<b>2,715</b>

*<sup>1</sup>Includes assumed 50% of Very-Low affordable to Extreme-Low Income at <30% of AMI*

## Housing Affordability by Income Group

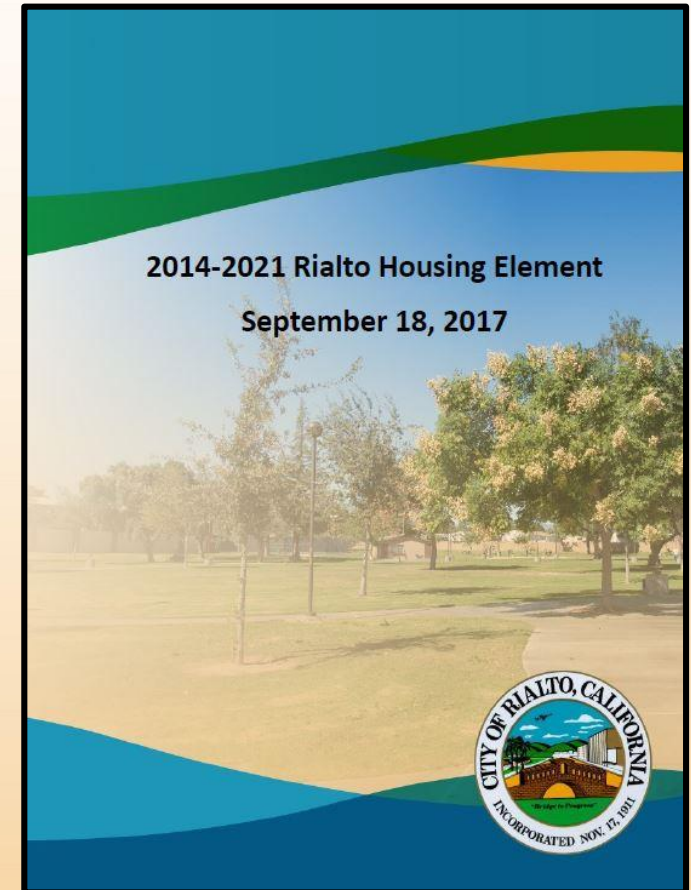
Income Level	RHNA Need		Annual Household Income <sup>1</sup>	Monthly Housing Payment <sup>2</sup>
Very Low-Income	318	50% or less of Median Income	\$43,500 or less	\$1,088 or less
Low-Income	318	Between 51% and 80% of Median Income	\$43,501 -- \$69,600	\$1,089 -- \$1,740
Moderate-Income	496	Between 81% and 120% of Median Income	\$69,601 -- \$104,400	\$1,741 -- \$2,610
Above Moderate-Income	1,151	Greater than 120% of Median Income	Greater than \$104,400	Greater than \$2,610

<sup>1</sup>Based on San Bernardino County 2016 Area Median Income= \$65,000

<sup>2</sup>Affordable Housing Monthly Payment is no more than 30% of monthly income

# Housing Element Content

- Introduction
- Population and Housing Profile
- Housing Constraints
- Housing Resources
- Housing Plan
- Past Performance of Prior Element
- Appendices
  - A – Community Outreach
  - B- Units At-Risk of Conversion
  - C: Sites Inventory



# Population and Housing Profile

- Population Characteristics
- Household Characteristics
- Special Needs Groups
- Housing Profile
- Units At-Risk of Conversion

City of Rialto



## 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.

Household Type	2000		2010		Percent Change
	Households	Percent	Households	Percent	
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	3.59		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.

Jurisdiction	Persons Per Household
Rialto	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

2014-2021 Housing Element 2-5



# Housing Constraints

- Market Constraints
- Governmental Constraints
- Environmental Constraints



City of Rialto

## 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.

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	25/7/20	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.

3-12 2014-2021 Housing Element

## Housing Resources

- Regional Housing Needs Allocation (RHNA)
- Vacant Residential Land
- Zoning to Accommodate Lower Income Households
- Summary of Available Sites
- Available Resource to Address Housing Need
- Energy Conservation Opportunities



# Housing Plan

## Policies and Programs for:

- Housing Conservation and Improvement
- Housing Availability and Production
- Housing Affordability
- Removing Governmental Constraints
- Equal Housing Opportunity
- Summary of Quantified Objectives

### 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.

2014-2021 Housing Element 5-1

# Past Performance

City of Rialto



## 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





## Appendices

- Appendix A – Community Outreach
  - Summary of Outreach Efforts
- Appendix B – Units At-Risk of Conversion
  - Units at risk of converting to market rate
- Appendix C – Sites Inventory
  - Available sites for residential development



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## Environmental Clearance

- CEQA Addendum Prepared
  - Addends the 2010 General Plan Program EIR
  - Findings that the impacts associated with Housing Element do not demonstrably change from prior General Plan EIR analysis
- CEQA Addendum Requires no Public Review



## Staff Recommendation

- Approve the 2014-2021 Housing Element