

Plan to House Our Rialto:

2021-2029 Housing Element Update

City Council Study Session – June 23, 2021



Agenda

- Background
 - Housing Element Background
 - Community Engagement
- Sites Analysis
- Next Steps

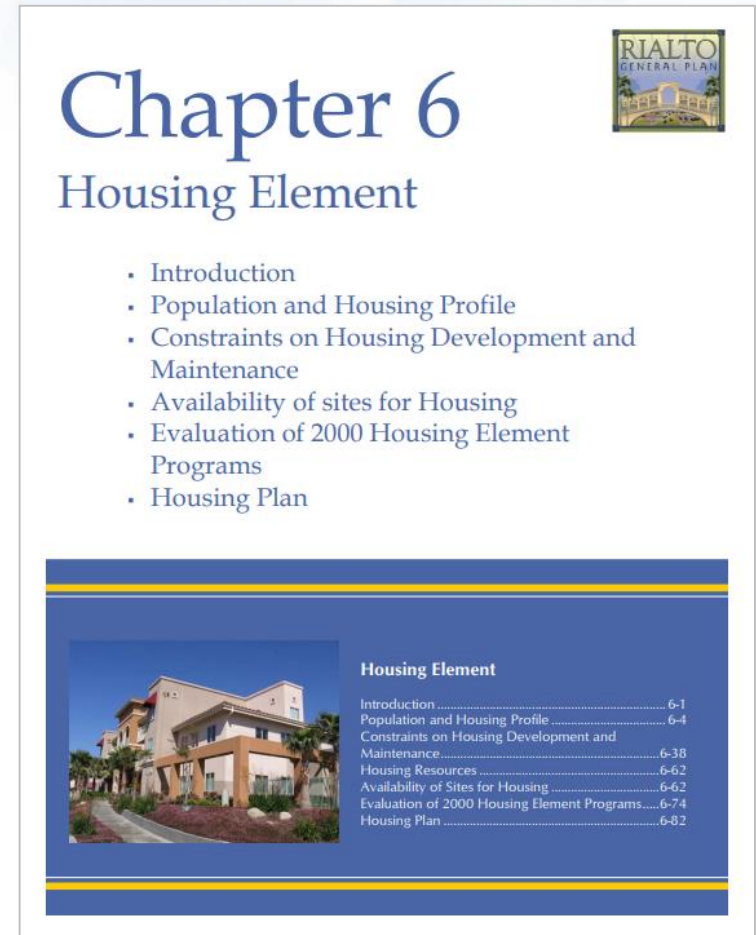


Background



Housing Element Background

- Required element of the City's General Plan
- Requires adoption by the State Department of Housing and Community Development (HCD)
- Updated on 8-year cycles
- Requires a General Plan Amendment and at least one public hearing by Planning Commission and City Council
- Statutory Deadline: October 15, 2021
 - 120-day grace period beyond October 15



New Legislation for Housing Elements

- **Funding Measures:**

- SB 2
- SB 3

- **Streamlining Measures:**

- SB 35
- SB 540
- AB 73
- AB 2753
- SB 765
- SB 330
- AB 1485
- SB 744

- **Accountability Measures:**

- SB 167
- AB 678
- AB 1515

- **ADU Measures:**

- AB 68
- AB 881
- SB 13
- AB 587
- AB 670
- AB 671

- **Other Measures:**

- AB 1505
- AB 879
- AB 1397
- AB 72
- AB 2372
- SB 1227
- AB 2797
- AB 3194
- SB 765
- And more



Housing Element Components



- Population and housing profile
- Evaluation of housing constraints and resources
- Evaluation of current programs and policies
- Analysis and identification of sites to accommodate the City's RHNA allocation
- Policies, programs, and quantified objectives to achieve the City's identified housing goals



Rialto 2021-2029 RHNA Allocation

| Income Category | % of Area Median Income (AMI) | Income Range ¹ | | RHNA Allocation (Housing Units) |
|-----------------------|-------------------------------|---------------------------|----------|---------------------------------|
| | | Minimum | Maximum | |
| Very Low Income | 0 - 50% AMI | -- | \$38,750 | 2,218 units |
| Low Income | 51 – 80% AMI | \$38,751 | \$62,000 | 1,206 units |
| Moderate Income | 81 – 120% AMI | \$62,001 | \$93,000 | 1,371 units |
| Above Moderate Income | >120% AMI | \$93,001 | -- | 3,477 units |
| TOTAL: | | | | 8,272 units |

1. Income range is based on the 2021 HUD Area Median Income (AMI) for San Bernardino County of \$77,500 for a family of 4.



Housing Element Certification

What Does it Mean to Have a “Certified” Housing Element?

- Reviewed for compliance with state law by the Department of Housing and Community Development (HCD)
- “Certification” demonstrates substantial compliance with state law

Benefits of Certification

- Access to state-sponsored grants and alternative funding sources
- Protects the City from state penalties and fines due to non-compliance



Certification Non-Compliance

- Non-compliance risks:
 - Potential loss of eligibility for certain future State grant funds
 - Potential loss of some level of local control over development
 - A court may suspend the City's authority to issue building permits or other approvals
 - HCD may forward a noncompliance case to the California Office of the Attorney General
 - Outside groups may sue the City for a non-compliant Housing Element



Affirmatively Furthering Fair Housing (AFFH)



- Fair and equitable distribution of housing throughout the community
- Protects against communities being overburdened
- Takes into consideration:
 - A variety of housing types (single-family house, apartment, townhome, etc.)
 - Mix of affordability levels
 - Access to transportation and employment
- Considers access to public transit and community resources

Community Engagement



Summary of Outreach Efforts

- Completed Outreach:
 - Virtual community workshop on May 19th, 2021
 - Self-Guided Workshop - in person and online
 - Informational postcards sent to the community
 - Community surveys – in person and online
 - In progress
- Spanish translations provided
- Online advertising on social media and the City's website

 **PLAN DE VIVIENDAS EN NUESTRO RIALTO**
6^o Ciclo de la Actualización del Elemento de Vivienda de la Ciudad de Rialto



La ciudad está actualizando el Elemento de Vivienda para los años 2021-2029.
¡Trabajemos juntos para hacerlo Nuestro Plan!

El Elemento de Vivienda es el plan de la ciudad para adaptarse a las necesidades de vivienda de los residentes actuales y futuros de todos los niveles de ingreso en Rialto.

- Embarcarse en una serie de oportunidades de participación para escuchar su opinión,
- Revisar las normas y programas de vivienda actuales de la ciudad
- Analizar las condiciones de vivienda existentes y terrenos que se puedan adaptar para nuevas viviendas, y
- Actualizar el plan de vivienda de la ciudad para reflejar las necesidades de Rialto y crear oportunidades para el desarrollo residencial privado

¿Cuáles son las fechas para participar? Vea los horarios a continuación:

| | | |
|----------------|---|---|
| abril-mayo |  | Taller Comunitario #1 - mayo 19 - junio 6 |
| mayo-julio |  | Mapa interactivo y encuesta en línea - junio 14-27 |
| julio-agosto |  | Taller Comunitario #2 - julio 15 - 30 |
| agosto-octubre |  | Revisión Pública del Documento para Comentarios - sep. 2021 |

 Para obtener más información y registrarse para recibir mensajes por correo electrónico, visite el sitio web de la ciudad:
www.yourrialto.com/HouseOurRialto



¡La ciudad necesita sus ideas y aportes!

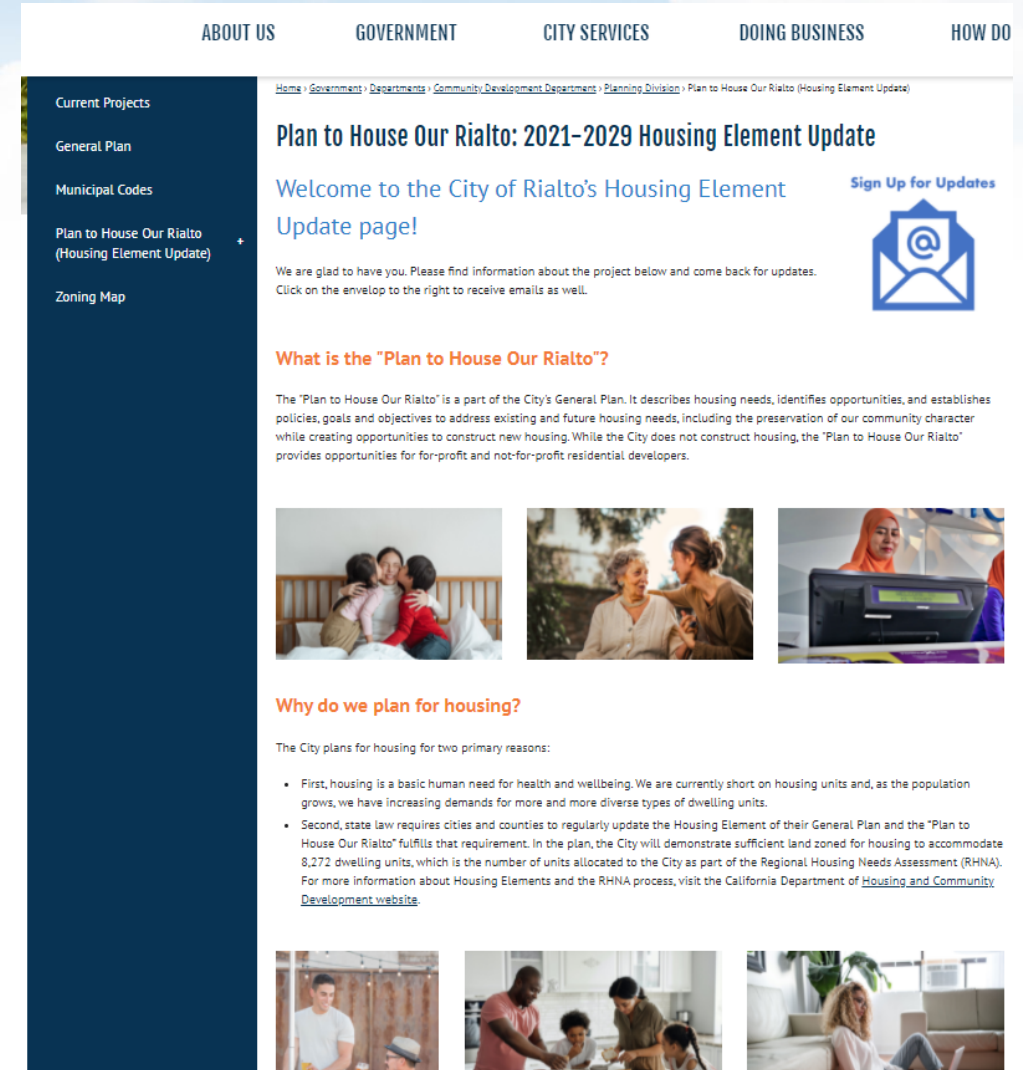
Virtual Community Workshop

- Date: May 19, 2021
- Spanish translation available
- Overview:
 - Housing Element Update Process
 - Baseline demographics and housing data
 - Participant activities
- Feedback received:
 - Community needs affordable housing
 - Interest in mixed-use housing
 - Need for multi-generational housing and larger housing units
 - Focus on improving historic downtown
 - Access to public amenities (parks, etc.) and walking trails/bike lanes is important



House Our Rialto Webpage

- Webpage providing information on the Housing Element Update and opportunities for the community to participate
 - Email list
 - Self-Guided Workshop
 - Become and “Engagement Partner”
- Contact information



Sites Analysis & Identification



Sites Analysis

- Determine capacity for residential development at different levels of affordability under current regulations
- Accounts for:
 - Projects in the pipeline
 - Vacant parcels zoned for residential
 - Non-vacant parcels zoned for residential
 - Accessory Dwelling Units
 - 5th Cycle sites



Estimated Residential Dwelling Unit Potential

| | Low- and Very-Low Income | Moderate- and Above-Moderate Income |
|------------------------------------|--------------------------|-------------------------------------|
| Pipeline projects | 0 | 0 |
| Vacant residentially zoned parcels | 289 | 11,789 |
| Non-vacant residential parcels | 228 | 5,265 |
| Accessory Dwelling Units | 72 | 53 |
| TOTAL EXISTING CAPACITY | 589 | 17,107 |
| RHNA Allocation | 3,415 | 4,837 |
| Surplus/Shortfall | -2,826 | 12,270 |

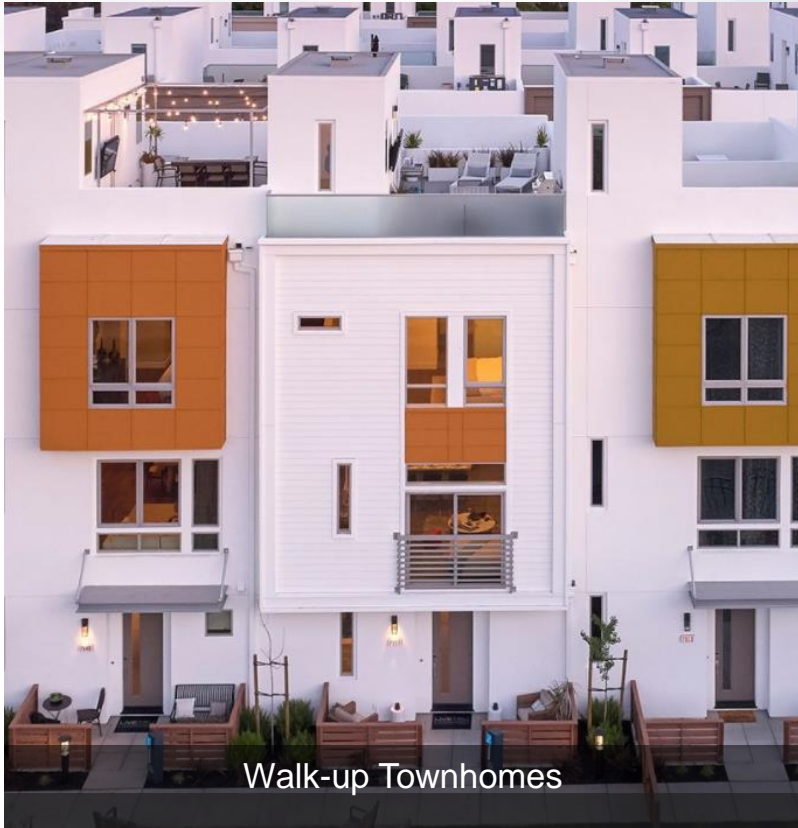


Estimated Residential Dwelling Unit Potential

| | Low- and Very-Low Income |
|------------------------------------|--------------------------|
| Pipeline projects | 0 |
| Vacant residentially zoned parcels | 289 |
| Non-vacant residential parcels | 228 |
| Accessory Dwelling Units | 72 |
| TOTAL EXISTING CAPACITY | 589 |
| RHNA Allocation | 3,415 |
| Surplus/Shortfall | -2,826 |

State law requires minimum of 30 dwelling units per acre





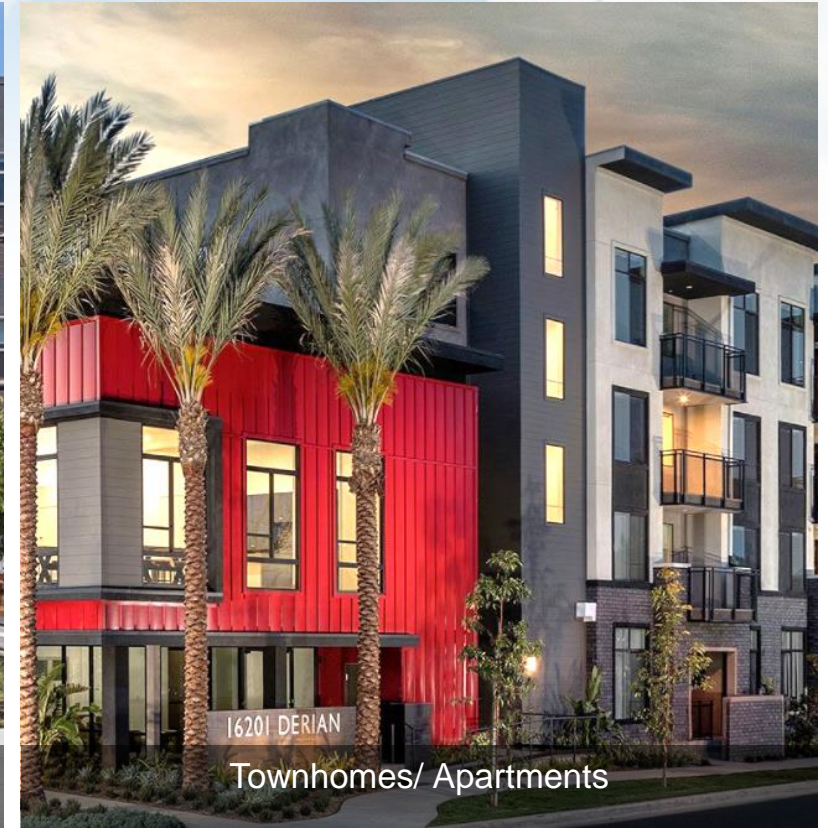
Walk-up Townhomes

21 du/ac



Larger Apartments/ Condos

30 du/ac



Townhomes/ Apartments

36 du/ac (Affordable)

Density Examples – 20-35 DU/Acre

City of Rialto – 2021-2029 Housing Element Update





Walk-up Townhomes

30 du/ac



Larger Apartments/ Condos

30 du/ac



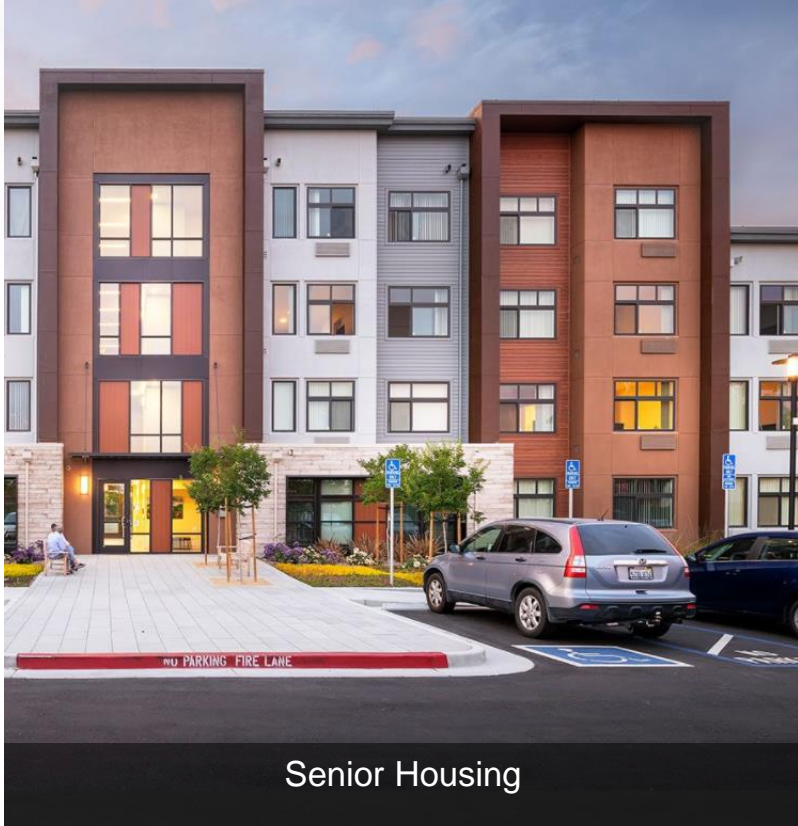
Townhomes/ Apartments

31 du/ac

Density Examples – 30 DU/Acre

City of Rialto – 2021-2029 Housing Element Update





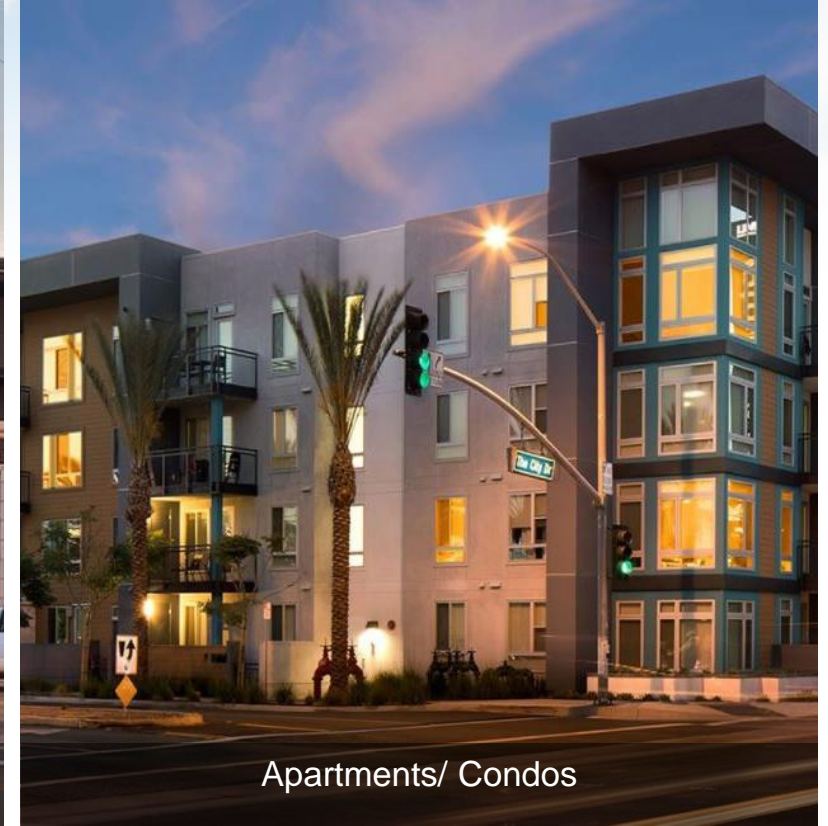
Senior Housing

21 du/ac



Mixed-Use

30 du/ac



Apartments/ Condos

36 du/ac

Density Examples – 21-36 DU/Acre

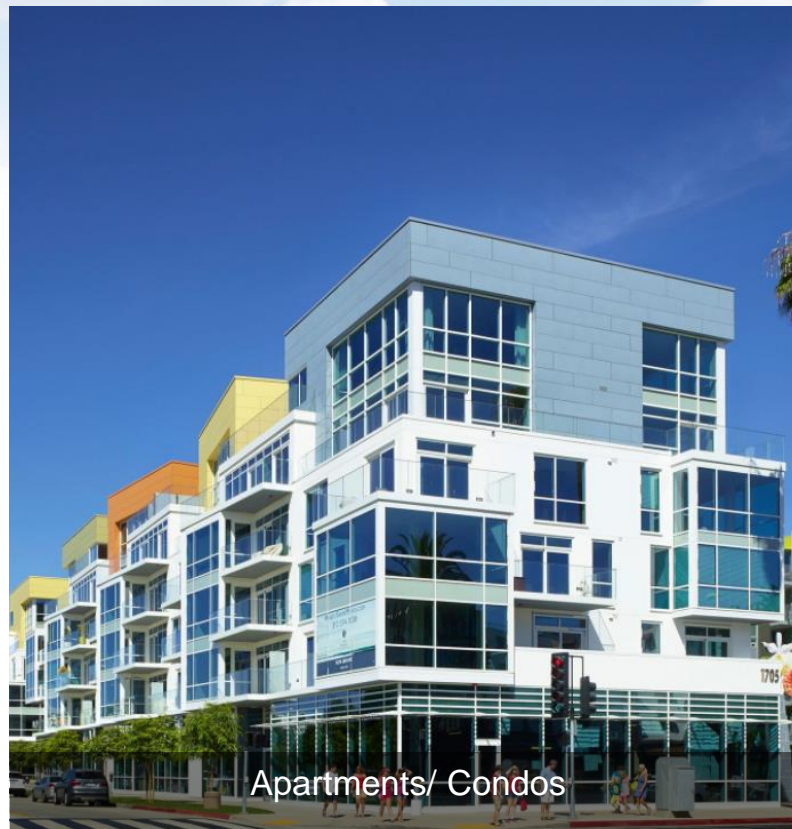
City of Rialto – 2021-2029 Housing Element Update





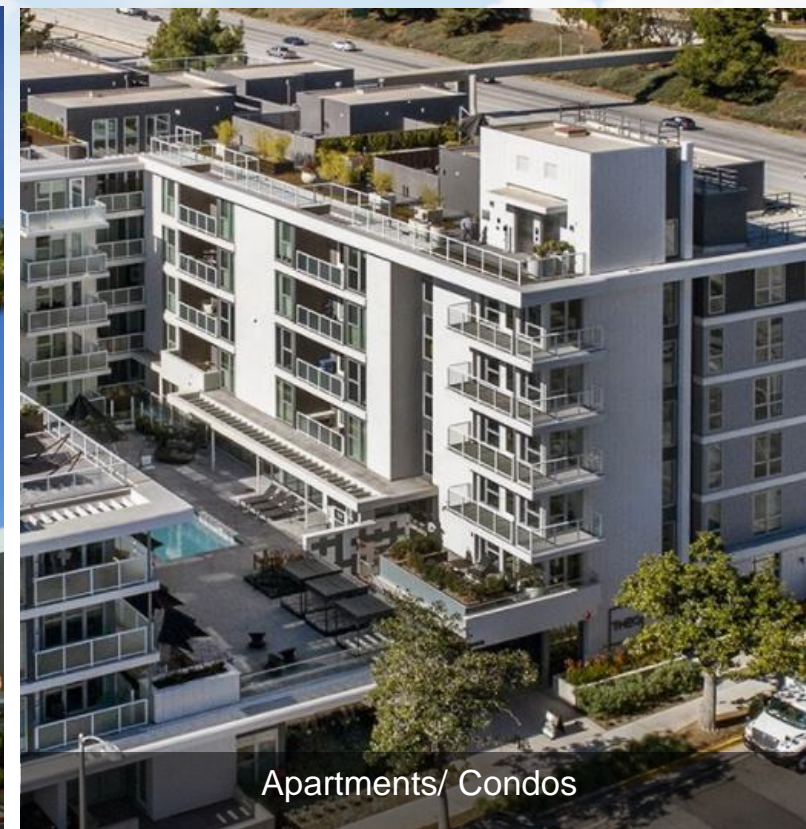
Mixed-Use

21 du/ac



Apartments/ Condos

30 du/ac



Apartments/ Condos

36 du/ac

Density Examples – 21-36 DU/Acre

City of Rialto – 2021-2029 Housing Element Update

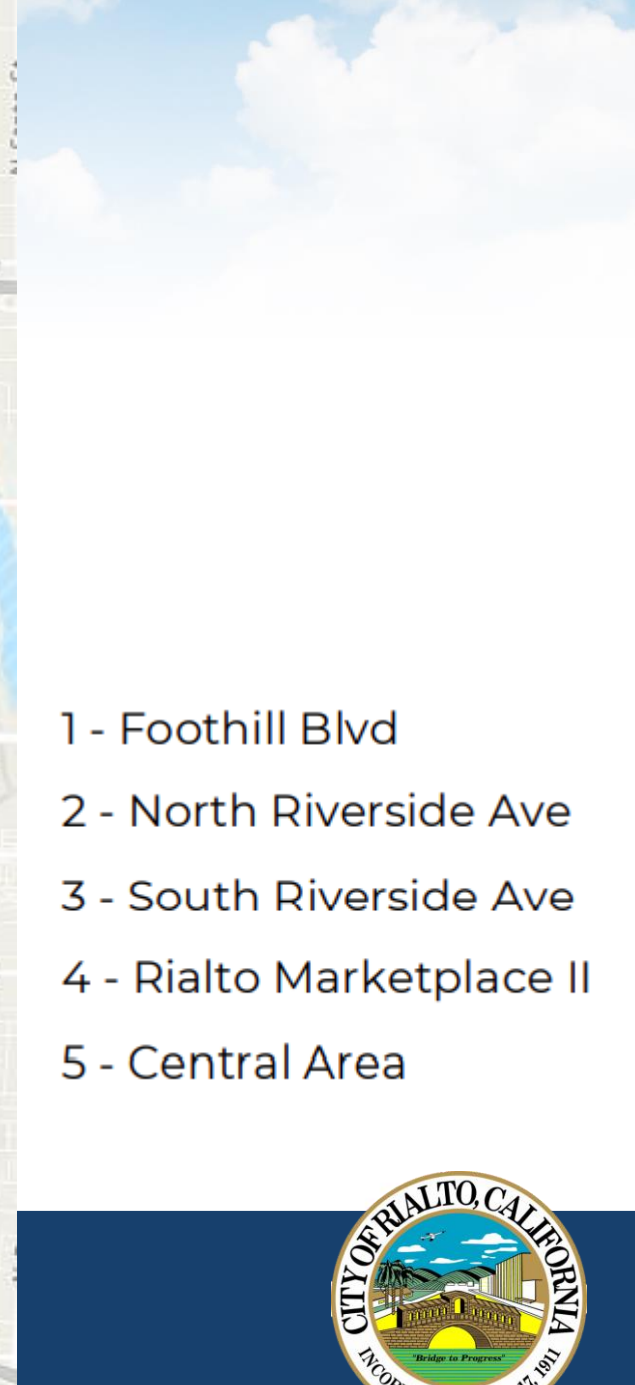


Sites Identification Process

- Site characteristics:
 - Vacant/underutilized
 - Lot size
 - Proximity to transit
 - Potential to develop at higher density
 - City-owned properties
 - Potential of existing non-residential sites capable to develop for residential use
- Consider the existing use and its realistic likelihood to redevelop for residential uses within the planning period



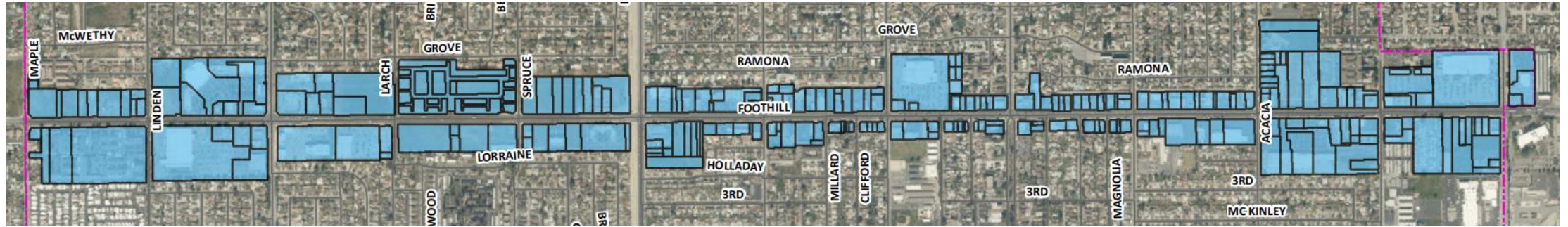
© 2011 Blackwell Publishing Ltd *Journal of Internal Medicine* 270: 105–114



-

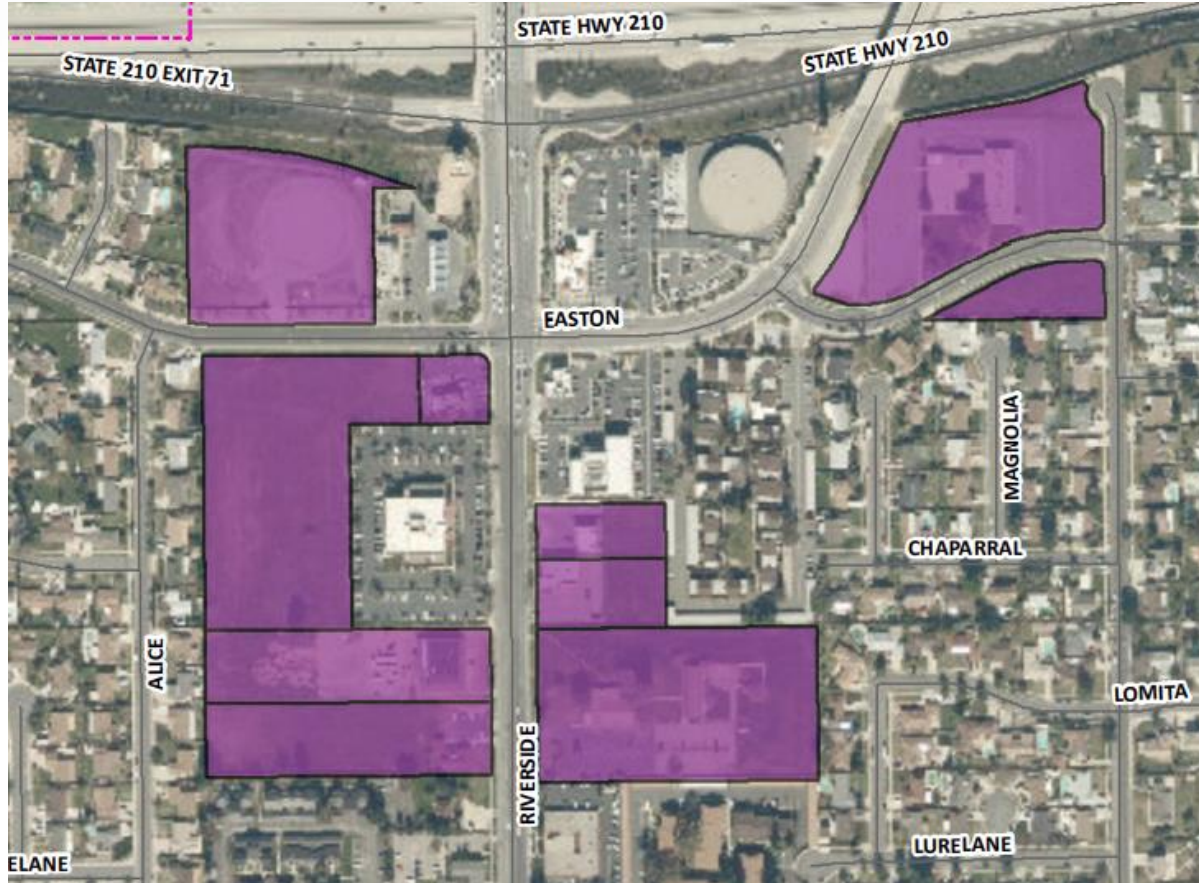


Opportunity Area 1 – Foothill Boulevard



- Foothill Boulevard Specific Plan Amendment
 - Allow 30-dwelling units per acre on projects of all sizes

Opportunity Area 2 – North Riverside Ave



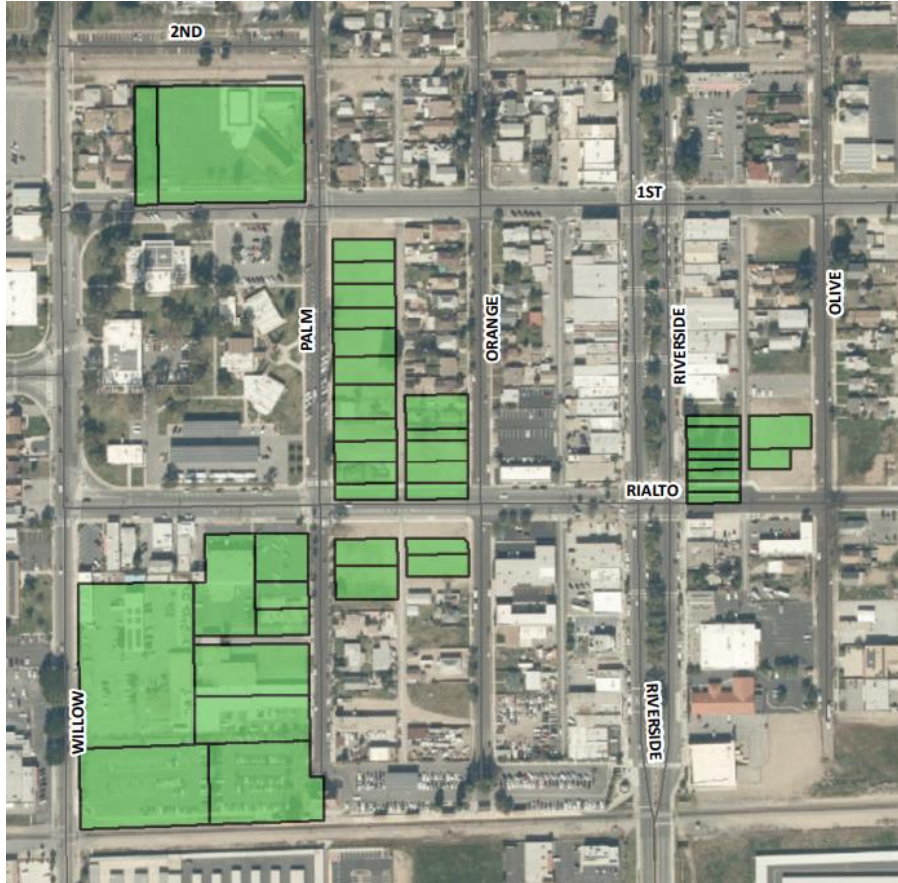
- Zoning Code Amendment
 - C-1 Neighborhood Commercial Zone and A-P Administrative-Professional-Institutional Zone to R-4 High Density Multiple Family Zone

Opportunity Area 3 & 4 – Gateway Specific Plan



- Gateway Specific Plan Amendment
 - Establish a new land use category and development standards for lots currently identified as Retail Commercial, Office Park, and Industrial Park

Opportunity Area 5 – Central Area



- Central Area Specific Plan Amendment
 - Change parcels from Core Commercial, Office Services, Support Facilities, and Cottage Commercial to Increased Density Residential

Key Policy Considerations

- Plan for higher density residential uses in five opportunity areas
- Buffer for No Net Loss provisions in anticipation of project approvals with fewer units than shown in the Housing Element
- Explore additional areas such as Baseline Avenue and Bloomington Avenue



Next Steps



Next Steps



Thank You!

Questions?

Please contact:

Siri Champion, Project Manager

Email: schampion@rialtoca.gov

Phone: (909) 820-8072

For more information, please visit the City's Housing Element Update webpage: www.yourrialto.com/HouseOurRialto

