

Plan to House Our Rialto:

2021-2029 Housing Element Update

City Council – October 12, 2021



Agenda

- Housing Element Update Background
- Community Engagement
- Candidate Housing Sites and Strategy
- Goals, Policies, and Programs
- Next Steps



Housing Element Update



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
- Statutory Deadline: October 15, 2021

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 Components



- Section 1 - Introduction
- Section 2 - Population and housing profile
- Section 3 - Evaluation of housing constraints and resources
- Section 4 - Policies, programs, and quantified objectives to achieve the City's identified housing goals
- Appendix A - Evaluation of current programs and policies
- Appendix B - Analysis and identification of sites to accommodate the City's RHNA allocation
- Appendix C - Summary of Community Outreach
- Appendix D - Glossary of Housing Terms



Community Engagement



Summary of Outreach Efforts

- Completed Outreach:
 - Virtual community workshop #1 - May 19th, 2021
 - Virtual community workshop #2 - July 15th, 2021
 - Spanish-speaking workshop – July 17th, 2021
 - Popups at four community events
 - Self-Guided Workshop - in person and online
 - Informational postcards sent to the community
 - Community surveys – in person and online
 - Interactive Map
 - Public comments at City Council and Planning Commission meetings
- Spanish translations provided
- Online advertising on social media and the City's website



Candidate Housing Sites and Strategy



Sites Analysis

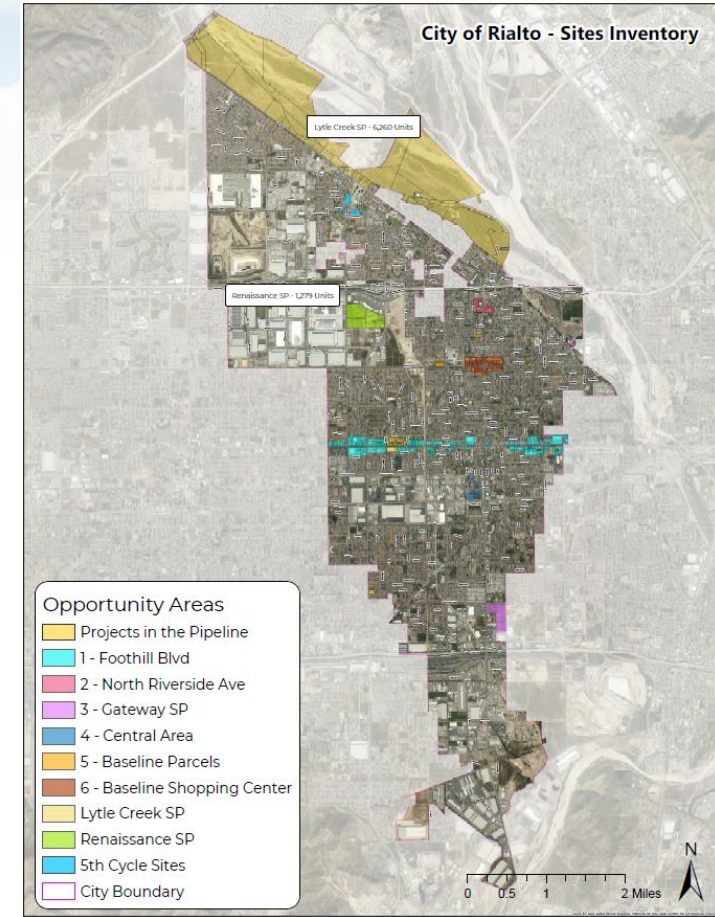
- Projects “In-the-Pipeline”
- Projected ADU development
- Existing capacity in entitled Specific Plan (Lytle Creek Ranch and Renaissance)
- Capacity under existing zoning in identified Opportunity Areas

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2021-2029)	2,218	1,206	1,371	3,477	8,272



Opportunity Areas

- 6 areas identified for upzone/rezone
 - 1 – Foothill Blvd. Specific Plan
 - 2 – North Riverside Ave.
 - 3 – Gateway Specific Plan
 - 4 – Rialto Central Area Specific Plan
 - 5 – Baseline Parcels
 - 6 – Baseline Shopping Center



- Default density for lower-income housing: 30 dwelling units/acre

Sites Buffer

- Sites strategy considers future developments may be at lower densities than permitted
- Future development may be at different affordability levels than assumed
- Avoids “no-net loss” implications

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2021-2029)	2,218	1,206	1,371	3,477	8,272
Total Potential Development Capacity	4,957		1,505	10,465	16,927
Sites Surplus/Shortfall (%)		45%	10%	201%	105%
Sites Surplus/Shortfall (#)		1,533	134	6,988	8,655



Goals, Policies, and Programs



Housing Element Goals

- **Housing Goal #1**: Maintain and improve the quality of existing housing and neighborhoods in Rialto.
- **Housing Goal #2**: Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region.
- **Housing Goal #3**: Maximize the use of available financial resources and pursue creative and resourceful methods to reduce the overall cost of housing.
- **Housing Goal #4**: Alleviate potential governmental constraints to housing production and affordability.
- **Housing Goal #5**: Promote equal opportunity for all residents to reside in the housing of their choice.



Policy Program – ADU Monitoring

Housing Program 2C: Accessory Dwelling Unit Monitoring Program

- The City will establish an ADU Monitoring Program during the 2021-2029 Housing Element Planning Period to formally track ADU development. The analysis will track applications for ADUs, location, and other important features. The intent of the Monitoring Program is to track progress in meeting 2021-2029 ADU construction goals and to evaluate the need to adjust programs and policies if the pace of construction is less than anticipated.

Timeframe: Annually, 2021-2029

Responsible Agency: Planning Division

Funding Sources: General Fund



Sample Policy Programs

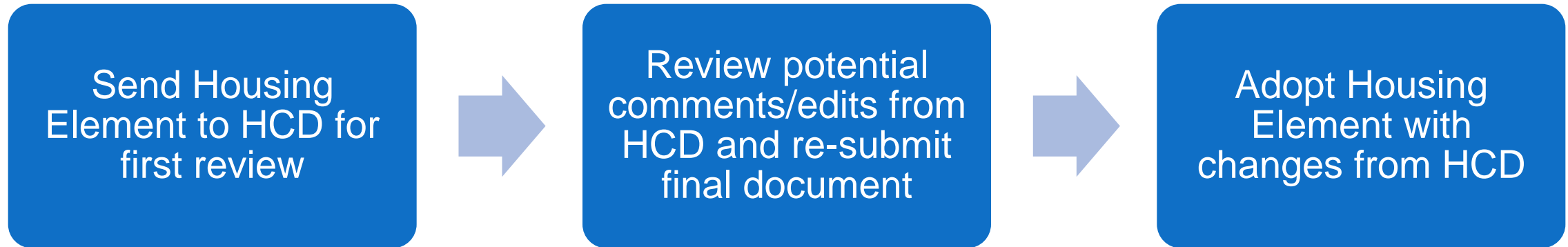
- Promotion of Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Development
- Objective Development Standards
- SB 35 Streamlining
- Emergency Shelters, Transitional and Supportive Housing, and Lower Barrier Navigation Centers
- Housing for Persons with Developmental Disabilities



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

