



City of Rialto

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FOR: Planning Commission Meeting [June 30, 2021]
TO: Honorable Chairman and Planning Commissioners
APPROVAL: Karen Peterson, Community Development Manager
FROM: Siri Champion, Senior Planner

Presentation on Plan to House Our Rialto: 2021-2029 Housing Element Update

BACKGROUND

This presentation is an introduction to the City's 6th Cycle Housing Element Update, known as the Plan to House Our Rialto, and is a precursor to a study session planned for mid-July. During the study session in mid-July, staff will present information about State housing law along with an overview of local needs, challenges, and responsibilities and facilitate a discussion on how to meet those needs.

ANALYSIS/DISCUSSION

In compliance with State law and in support of housing production, the City of Rialto is required to include a Housing Element in the City's General Plan and update it on a regular basis. The purpose of the Housing Element is to adequately plan to meet anticipated housing needs of everyone in the community. An important point of clarification is that the Housing Element neither requires nor authorizes any housing units to be built. Instead, it creates opportunities for private developers to construct residential projects.

The City is currently on a four-year update cycle and statutorily required to submit an adopted Housing Element to the California State Department of Housing and Community Development (HCD) by October 15, 2021.

Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is mandated by State housing law as part of the

regular Housing Element Update process and quantifies the need for housing within each jurisdiction during specified planning periods or update cycles.

The Plan to House Our Rialto will comply with State law including goals, policies, objectives, and programs to preserve, improve, and promote the production of housing for all income levels. The plan will also address the City's share of the Regional Housing Needs Assessment (RHNA) and demonstrate how it can be accommodated. Overall, the SCAG region must accommodate 1,341,827 total units, which have been allocated by SCAG to all the jurisdictions in the region. Rialto's share is summarized in the following table.

2021-2031 (6th Cycle) Regional Housing Needs Assessment Allocation by Income Level* for City of Rialto

Very-low income	Low income	Moderate Income	Above-moderate	Total
\$37,650	\$60,250	\$75,300	\$90,350	
2,212	1,203	1,368	3,469	8,252

* 2020 State Income Limits for 4-person households in San Bernardino County

Overview of the Process

Preparation of the Plan to House Our Rialto is occurring in four phases. The first phase involves identification of issues pertaining to current housing conditions, sites with development potential, and community priorities. During the second phase, the team will evaluate potential opportunity sites and housing policies by applying criteria informed by community priorities. The third phase includes developing the plan and incorporating community input. The last phase includes and adoption by the Planning Commission and City Council and HCD's review of the plan.



Stakeholder Engagement

Engagement of community members, community-based organizations, service providers, developers, and other stakeholders is critical to the success of the Plan to House Our Rialto. During each phase, stakeholders will be invited to participate.

The Phase 1 Virtual Workshop took place on May 19. The event attracted 36 participants, excluding City staff and the project team. For those who were unable to attend, a self guided version of the

presentation and activities was available on-line and in-person through June 13. Videos of the May 19 workshop can be found on the website at www.yourrialto.com/HouseOurRialto ~~<http://www.yourrialto.com/HouseOurRialto>~~. A report will be prepared to summarize results from the Phase 1 virtual and self-guided workshops. Major themes that have emerged include the need for:

- Affordable housing;
- Different types of housing such as larger single-family homes, multi-generational housing, and mixed-use housing with commercial;
- Safe, environmentally friendly housing; and,
- Retaining and rehabilitating older homes.

Next Steps

The project team is preparing for a study session in July. The primary focus will be to discuss potential opportunity sites best suited for residential development and potential policy updates. There may be a need to identify additional sites for residential zoning at increased densities to accommodate the City's RHNA obligation. Therefore, the study session will include a discussion of alternative approaches for identifying locations where additional housing and increased densities would be desirable. This input will enable staff and the consultant to begin preparing the draft document for community review.

GENERAL PLAN CONSISTENCY

The Housing Element and its implementation plan are a required component of the General Plan. This activity is consistent with Goal 6-2, which is to "promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region."

RECOMMENDATION

Staff recommends that the Planning Commission receive and file this report.