

An aerial photograph of a suburban residential neighborhood. The houses are mostly single-story with brown or grey roofs. There are several swimming pools visible in the backyards. The streets are paved and have some parked cars. In the background, there are rolling hills or mountains under a blue sky with white clouds.

Section 4

Housing Plan



Housing Plan

The Housing Plan describes the City of Rialto’s 2021-2029 housing policy programs. The Housing Plan describes the specific housing-related goals, policies, and programs the City will undertake during the planning period. The Plan aims to provide additional housing opportunities, remove governmental constraints to affordable housing, improve the condition of existing housing, and provide equal housing opportunities for all current and future residents of Rialto.

These goals, policies, and programs were developed based on a review of the City’s 5th Cycle (2014-2021) Housing Element; input from community members, stakeholders, and decision-makers; requirements of new State law; and analysis provided in the Community Profile, Constraints, Resources, and Fair Housing sections of this Housing Element.

Regional Housing Needs Assessment

The Southern California Association of Governments (SCAG) has conducted a Regional Housing Needs Assessment (RHNA) to determine the City’s share of the affordable housing needs for the San Bernardino region. The RHNA quantifies Rialto’s local share of housing needs for the region by income category. Income categories are based on the most current Median Family Income (MFI) for San Bernardino County. The City’s 2021-2029 RHNA allocation is as follows:

- 2,218 units – Very Low-Income (0-50% of County MFI)
 - 1,206 units – Low-Income (50-80% of County MFI)
 - 1,371 units – Moderate-Income (81-120% of County MFI)
 - 3,477 units – Above Moderate-Income (120% or more of County MFI)
- 8,272 units – Total**

A. Housing Goals

The City of Rialto has identified the following housing goals as part of this Housing Element Update:

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.

The goals listed above are described throughout this Housing Plan with accompanying policies and programs to achieve them.



B. Housing Policies and Programs

Housing Conservation and Improvement

Housing and neighborhood conservation are important to maintaining and improving quality of life. Though a large portion of the City's housing stock is newer, 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.

Housing Goal #1: Maintain and improve the quality of existing housing and neighborhoods in Rialto.

Policy 1.1: Promote the revitalization and rehabilitation of residential structures that are substandard or have fallen into disrepair.

Policy 1.2: Promote the maintenance of existing sound quality housing through preventative, rather than remedial, maintenance.

Policy 1.3: Encourage neighborhood and local involvement in addressing housing and neighborhood maintenance and improvement.

Policy 1.4: Undertake comprehensive neighborhood reinvestment strategies to stabilize and improve neighborhoods.

Policy 1.5: Preserve the existing character and quality of established single-family neighborhoods and communities.

Policy 1.6: Promote focused code enforcement and rehabilitation efforts to reverse the decline of transitioning neighborhoods.

Policy 1.7: Promote the conservation of physically sound buildings and neighborhoods that have historical or architectural significance.

Housing Program 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, 2021-2029

Responsible Agency: Community Development Department

Funding Sources: General Fund



Housing Program 1B: Funding for Housing Rehabilitation Programs

Rehabilitation efforts are addressed 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 2021-2029 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, 2021-2029

Responsible Agency: Community Development Department

Funding Sources: General Fund

Housing Program 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 Community Development 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, 2021-2029

Responsible Agency: Code Enforcement Division and Community Development Department

Funding Sources: General Fund

Housing Program 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 2021-2029 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: Community Development Department

Funding Sources: General Fund

Housing Program 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
- 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 2021-2029 planning period

Responsible Agency: Planning Division

Funding Sources: General Fund

Housing Program 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 2021-20291 planning period

Responsible Agency: Planning Division

Funding Sources: General Fund

Housing Program 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, 2021-2029, as needed

Responsible Agency: City of Rialto

Funding Sources: General Fund

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 2021-2029 RHNA.

Housing Goal #2: Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region.

Policy 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 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 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 Lytle Creek Ranch Specific Plan area.

Policy 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 2.5: Promote the phased and orderly development of new neighborhoods consistent with the provision of infrastructure improvements.

Housing Program 2A: Provide Adequate Sites to Accommodate the RHNA

To facilitate development of affordable housing to accommodate the 2021-2029 RHNA as identified in Appendix A of this Housing Element, the City has identified approximately 289.10 acres of underutilized and vacant residential land within the City. The identified land inventory allows a range of residential densities ranging from 25 to 48 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 **Section 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: Complete required rezones withing 3 years for the adoption of the Housing Element

Responsible Agency: Community Development Department

Funding: General Fund

Housing Program 2B: Accessory Dwelling Unit Construction

The City adopted an Accessory Dwelling Unit Ordinance in 2020, in compliance with statutory requirements. Accessory Dwelling Units (ADUs) are an accepted method of providing affordable housing in the City. Due to recent legislation, the ability to entitle and construct ADUs has increased significantly. The City recognizes the significance of this legislation as evidenced by a marked increase in ADU permit applications. Due to this legislation, the City believes aggressive support for ADU construction will result in increased opportunities for housing including affordable units.

The City will support and accommodate the construction of at least 128 ADUs by a variety of methods, including but not limited to:

- Developing and implementing a public awareness campaign for construction of ADUs with a systematic approach utilizing all forms of media and outreach distribution
- Preparing and maintaining a user-friendly website committed to information related to codes, processes, and incentives pertaining to the development of ADUs and JADUs in the City.
- Approving permit-ready standard plans to permit new ADU construction to minimize design costs, expedite permit processing, and provide development certainty for property owners.

Timeframe: Ongoing, 2021-2029

Responsible Agency: Planning Division and Building Division

Funding Sources: General Fund

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



Housing Program 2D: Objective Design Standards

State Housing law includes various exemptions for projects with an affordable housing component, which limits the City's ability to apply discretionary design review requirements to certain residential projects. State Housing law specifies having objective design standards available to apply to housing projects where the City's discretion over design review is otherwise preempted per State law. The City of Rialto will review existing entitlement processes for housing development and will eliminate discretionary review for all housing development proposals that include a minimum affordable housing component. The City will also review the appropriateness of its current development standards to ensure that it reasonably accommodates the type and density of housing it is intended to support. The City will also amend existing development standards to replace or remove all subjective standards for projects with a minimum affordable housing component with objective standards that do not impede the type and density of housing it is intended to allow.

Timeframe: Adopt within 3 years of Housing Element Adoption

Responsible Agency: Planning Division

Funding Sources: General Fund

Housing Program 2E: SB 35 Streamlining

The City will establish written procedures to comply with California Government Code Section 65913.4 and publish those procedures for the public, as appropriate, to comply with the requirements of SB 35, Chapter 366 Statutes 2017. These requirements apply at any point in time when the City does not meet the State mandated requirements, based upon the SB 35 Statewide Determination Summary Report for Housing Element progress and reporting on Regional Housing Needs Assessment (RHNA). The City will process development projects with at least 50 percent affordable units through a streamlined permit process (i.e., 90 days for projects with up to 150 units). All projects covered by SB 35 are still subject to the objective development standards of the Rialto Municipal Code that includes the Building and Fire Codes. However, qualifying projects cannot be subject to discretionary review or public hearings; and in many cases the City cannot require parking. Reduced parking requirements would be established consistent with the requirements of SB 35 for qualified streamlining projects.

Timeframe: Establish procedures within 24 months of Housing Element Adoption

Responsible Agency: Planning Division

Funding Sources: General Fund

Housing Program 2F: Emergency Shelters

The City adopted an Ordinance in 2020 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 2021-2029; 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

Housing Program 2G: 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 meet the needs of homeless and extremely low-income residents. 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, 2021-2029; 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

Housing Program 2H: Housing for Persons with Developmental Disabilities

The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and require, 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, 2021-2029; 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

Housing Program 2I: Manufactured Housing

The City adopted an Ordinance in 2020 in compliance with Government Code Section 65823.3 which 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. The amendments define manufactured housing and mobile homes consistent with State law and identify the zone(s) where such housing is permitted. Additionally, the Ordinance requires standards for manufactured homes are the same as a conventional single-family dwelling unit in the same zone.

The Planning Divisions will ensure all development standards, procedures and design criteria meet the objectives of Government Code Section 65823.3.

Timeframe: Ongoing, 2021-2029

Responsible Agency: Planning Division

Funding Sources: General Fund

Housing Program 2J: 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

Housing Program 2K: 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

Housing Program 2L: 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 2022; Revise and revise Zoning Code, as appropriate by 2023

Responsible Agency: Planning Division

Funding Sources: General Fund

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.

Housing Goal #3: Maximize the use of available financial resources and pursue creative and resourceful methods to reduce the overall cost of housing.

Policy 3.1: Facilitate the development and preservation of affordable housing by offering financial and/or regulatory incentives.

Policy 3.2: Provide homeownership assistance for lower- and moderate-income households; support rental assistance for lower-income households.

Policy 3.3: Encourage the development of housing for special need households by offering density bonus and other zoning incentives.

Policy 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 3.5: Encourage the construction of apartment complexes with strong on-site management to ensure that housing is well maintained.

Housing Program 3A: Down Payment Assistance Program

The City will continue to assist homebuyers through the Down Payment 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 Down Payment Assistance Program on the City's website and at City Hall. The City anticipates assisting 100 homeowners during the 2021-2029 planning period, depending on grant funding availability.

Timeframe: Ongoing, 2021-2029

Responsible Agency: Community Development Department

Funding Sources: County/State/Federal Funds

Housing Program 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 AR Rental 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, 2021-2029

Responsible Agency: Community Development Department

Funding Sources: County/State/Federal Funds

Housing Program 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 257 assisted multi-family units at-risk of converting to market rate during the ten years following the beginning of the planning period (2021-2029). 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, 2021-2029; 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: Community Development Department

Funding Sources: General Fund/Qualified Entity Funds

Housing Program 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, 2021-2029

Responsible Agency: Community Development Department

Funding Sources: General Fund

Housing Program 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, 2021-2029

Responsible Agency: County of San Bernardino Economic and Community Development Department; Rialto Community Development Department

Funding Source: County of San Bernardino; General Fund

Housing Program 3F: Good Neighbor Next Door Program

To support homeownership among local police officers, fire personal, and teachers, 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 will continue to provide information on the Good Neighbor Next Door Program at City Hall.

Timeframe: Ongoing, 2021-2029

Responsible Agency: Department of Housing and Urban Development; Rialto Community Development Department

Funding Sources: Department of Housing and Urban Development Good Neighbor Next Door Program; General Fund

Housing Program 3G: County Housing Voucher Program

The City will 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, 2021-2029

Responsible Agency: County of San Bernardino Housing Authority; Rialto Community Development Department

Funding Sources: County of San Bernardino; General Fund



Housing Program 3H: Tenant-Based Rental Assistance

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, 2021-2029

Responsible Agency: County of San Bernardino Economic and Community Development Department; Rialto Community Development Department

Funding Sources: County of San Bernardino HOME Funds; General Fund

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 absorbing the costs. The City of Rialto will, where legally possible, will remove governmental constraints affecting the maintenance, improvement, and development of housing.

Housing Goal #4: Alleviate potential governmental constraints to housing production and affordability.

Policy 4.1: Periodically review City regulations and ordinances to avoid unduly constraining housing development.

Policy 4.2: Offer financial and/or regulatory incentives where feasible to offset or reduce the costs of developing affordable housing.

Policy 4.3: Provide for timely processing of development projects to minimize project holding costs.

Policy 4.4: Periodically review residential development fees and service fees to ensure that they are appropriately related to and do not constrain the development.

Housing Program 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.

The City adopted a Density Bonus Ordinance in 2020 in compliance with Government Code Section 65915, inclusive of AB 1763.



Timeframe: Ongoing, 2021-2029; 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

Housing Program 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 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, 2021-2029; 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 Source: General Fund

Housing Program 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, 2021-2029

Responsible Agency: Planning Division

Funding Sources: General Fund



Policy Action 4D: Availability of Zoning, Development Standards, Fees and Inclusionary Requirements Online

The City of Rialto shall provide all zoning and development standards, fees, and inclusionary requirements for each parcel with its jurisdictional boundaries on the City's website pursuant to government transparency laws contained in Government Code GC 65940.19(a)(1)(B).

Timeframe: Ongoing, 2021-2029

Responsible Agency: Planning Division

Funding Sources: General Fund

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.

Housing Goal #5: Promote equal opportunity for all residents to reside in the housing of their choice.

Policy 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 5.2: Ensure that residents are aware of their rights and responsibilities regarding fair housing.

Policy 5.3: Continue to cooperate with the Inland Mediation Board to enforce fair housing laws and provide fair housing education services.

Policy 5.4: Affirmatively Further Fair Housing in Rialto.

Housing Program 5A: Affirmatively Furthering Fair Housing

Pursuant to AB 686, Chapter 958, Statutes 2018, the City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by State law.

To accomplish this, the City or designated contracted organization will collaborate with local and regional organizations to review any housing discrimination complaints, assist in dispute resolution, and, where necessary, refer complainants to appropriate state or federal agencies for further investigation, action, and resolution.

Section 3 of this Housing Element contains an analysis of fair housing activities in Rialto and the San Bernardino County region.

The analysis found that:

- There is one racially or ethnically concentrated census tracts (R/ECAPS) within Rialto as identified by HUD. These identified census tracts have at least 50 percent non-white populations with a



poverty rate that exceeds 40 percent and/or is three or more times the average tract poverty rate for the metropolitan area.

- The UC Davis Regional Opportunity Index shows that the majority of residents within Rialto have low to moderate achievement opportunities and access to opportunities. Additionally, analysis of the TCAC/HCD Opportunity Area Maps show that the majority of the City is categorized as low to moderate resource, meaning there is low access to essential resources for existing residents.
- The City has demonstrated the ability to meet the anticipated future affordable housing needs of the community through the designation of sites to meet the very low- and low-income RHNA allocation (**Appendix B**). These sites are dispersed through the City.

The City will continue to collaborate with the community, stakeholders, and appropriate organizations to address potential constraints to fair housing. This may include, but may not be limited to:

- Analysis and identification of barriers to entry into homeownership or rental opportunities,
- Review of historic policies or restrictions that may have prevented and/or may still prevent disadvantaged groups from locating in Rialto,
- Specific actions that contribute to Rialto's ability to foster a more inclusive community to all racial, social, and economic groups.

Timeframe: Ongoing, 2021-2029

Responsible Agency: Planning Division

Funding Sources: General Fund

Housing Program 5B: 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 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, 2021-2029

Responsible Agency: Community Development Department, Inland Fair Housing and Mediation Board

Funding Sources: Inland Fair Housing and Mediation Board, General Fund

Housing Program 5C: Reasonable Accommodation

Pursuant to Government Code Section 65583, the City of Rialto adopted formal Reasonable Accommodation Ordinance in 2020. The City 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 about its formal reasonable accommodation procedures at City Hall and on the City’s website and monitoring procedures and requirements annually. If during the annual review changes are necessary, the City will amend its existing Ordinance, as appropriate.

Timeframe: Ongoing: 2021-2029

Responsible Agency: Planning Division

Funding Sources: General Fund

Policy Program 5D: Emergency Shelters, Transitional and Supportive Housing

To comply with State law, the City of Rialto will amend certain sections of its Municipal Code to address the following requirements:

- Supportive Housing Streamlined Approvals (AB 2162) - To comply with AB 2162 (Chapter 753, Statutes 2018), the City of Rialto will amend its Municipal Code to permit supportive housing as a use permitted by right in all zones where multiple family and mixed-use development are permitted.
- Emergency and Transitional Housing Act of 2019 (AB 139) – The City will update its Municipal Code to comply with the requirements of Gov Code 65583 to address permit requirements, objective standards, analysis of annual and seasonal needs, and parking and other applicable standards and provisions.
- Amend the City of Rialto Municipal Code to comply with the definitions for “Supportive Housing,” “Supportive Services,” and “Target Population” consistent with applicable sections of the California Government Code.
- Amend the Rialto Municipal Code to ensure Emergency Shelters and Transitional and Supportive Housing are permitted in appropriate zones, consistent with State law.

Timeframe: Within 24 months of the adoption of the Housing Element

Responsible Agency: Planning Division

Funding Sources: General Fund



Housing Program 5E: Supportive Housing / Low Barrier Navigation Centers

State law has been updated to require approval 'by right' of certain supportive housing and low barrier navigation centers that meet the requirements of State law. Low barrier navigation centers are generally defined as service-enriched shelters focused on the transition of persons into permanent housing.

Low barrier navigation centers are service-enriched shelters providing temporary living facilities for persons experiencing homelessness or at risk of becoming homeless. Low Barrier Navigation Centers connect individuals to income, public benefits, health services, shelter, and housing. To comply with State law, the City of Rialto will adopt policies, procedures, and regulations for processing this type of use to establish a non-discretionary local permit approval process that must be provided to accommodate supportive housing and lower barrier navigation centers per State law. In the interim, any submitted application for this use type will be processed in accordance with State law.

The City will provide for annual monitoring of the effectiveness and appropriateness of existing adopted policies. Should any amendments be warranted to existing policies pursuant to State law, the City will modify its existing policies, as appropriate.

Timeframe: Amend Zoning Code within 36 months of Housing Element adoption.

Responsible Agency: Planning Division

Funding Sources: General Fund

Housing Program 5F: Housing for Persons with Developmental Disabilities

The housing needs of persons with developmental disabilities are typically not fully addressed by local zoning regulations. Persons with disabilities may require, 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 review and prioritize housing construction and rehabilitation including supportive services targeted for persons with developmental disabilities.

Rialto will also explore the granting of 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 will encourage development of projects targeted for special needs groups. As housing is developed or identified, Rialto will collaborate 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: Evaluate Zoning Code within 24 months: Adopt amendments within 36 months

Responsible Agency: Planning Division/Inland Regional Center

Funding Sources: General Fund

Housing Program 5G: Agricultural Employee and Farmworker Housing

The City will amend the Rialto Municipal Code to be in compliance with Health and Safety Code, 17021.5, 17021.6 and 17021.8. and define agricultural employee housing in a manner consistent with applicable



Health and Safety Code sections. The Municipal Code will be revised to state that employee housing for six or fewer employees will be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Additionally, the Municipal Code will be updated to state that employee housing consisting of no more than 12 units or 36 beds will be permitted in the same manner as other agricultural uses in the same zone.

The City will also amend the Municipal Code to explicitly define Farmworker Housing and establish it as permitted use in residential or nonresidential zones, consistent with State law.

Timeframe: Adopt Code Amendments with 36 months of Housing Element Adoption

Responsible Agency: Planning Division

Funding Sources: General Fund

C. Summary of Quantified Objectives

Table 4-1 summarizes the City’s quantified objectives for the 2021-2029 planning period by income group.

Table 4-1: Summary of 2021-2029 Housing Element Quantified Objectives						
	Income Level					TOTAL
	Extremely Low*	Very Low	Low	Moderate	Above Moderate	
RHNA Allocation	1,109	1,109	1,206	1,371	3,477	8,272
Conservation/Rehabilitation			50	50		100
Preservation	257					257
*Extremely low-income 50% of very low-income RHNA						