

Appendix A

REVIEW OF PAST PERFORMANCE





Review of Past Performance

The following chart is a review of the City of Rialto’s housing project and program performance in the 2014-2021 Planning Period. It is an evaluation of the Mid-Cycle and 5th Cycle Policy Programs and considers the City’s progress towards completing all programs outlined within the Mid-Cycle Housing Element.

Program	Objective	Program Accomplishments	Status for 6 th Cycle
Goal 5-1: Maintain and improve the quality of existing housing and neighborhoods in Rialto.			
Program 5.1A 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.	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. In 2016-2018 the City has put this program on hold due to the low foreclosure activity. In 2019-2020 Rialto Housing Authority acquired 1.25 acres of land (APN: 0131-021-40) in 2015 to facilitate the development of a 55-unit very-low income multi-family TOD development.	Ongoing: The City of Rialto will continue to acquire, maintain, and rehabilitate foreclosed homes in the community when feasible.
Program 5.1B Funding for Housing Rehabilitation Programs	Rialto is committed to providing opportunities for the rehabilitation of housing within the City 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: <ul style="list-style-type: none"> • During FY 2018-2020 the City funded 4 additional home repairs. • From 2016-2018, the City provided loans for home improvements and grants 	Ongoing: The City will continue to annually investigate funding opportunities. When additional funding sources are identified, the City will promote the housing



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Program	Objective	Program Accomplishments	Status for 6 th Cycle
	<ul style="list-style-type: none"> • 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 <p>Since the dissolution of Redevelopment, Rialto’s housing rehabilitation programs are temporarily deferred pending the availability of other funding resources. For the 2014-2021 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.</p>	<p>to mobile home repairs to qualified homeowners.</p> <ul style="list-style-type: none"> • During the FY 2014-2015, the City funded 6 home repairs. <p><u>Emergency Repair Mobile Home Program:</u></p> <ul style="list-style-type: none"> • In FY 2017-2020 the City funded 7 home repairs through the mobile home repair program. • In FY 2014-2015 the City approved CDBG funds for projects commencing in FY 2015-2016. 	<p>rehabilitation programs to increase awareness and solicit applications.</p>
<p>Program 5.1C Code Enforcement</p>	<p>Rialto will continue to implement a proactive code enforcement program through the Code Enforcement Division. Code Enforcement will work closely with the Development Services 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</p>	<p>The City continues to utilize Code Enforcement, Housing, and Building staff to focus on deteriorated neighborhoods. Code Enforcement focuses on helping businesses, residents, and property owners comply with State and local codes through abating property maintenance and nuisance issues. On an annual basis, the City issues approximately 1,500-2,100 notices of code violations.</p>	<p>Ongoing: The City will continue to utilize Code Enforcement, Housing and Building Division staff to focus on deteriorated neighborhoods.</p>



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	available housing rehabilitation programs on the City's website and at City Hall.		
Program 5.1D 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 2014-2021 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.	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.	Modify: The City acknowledges the importance of Multi-Family Improvement Districts. The City will continue to investigate new funding opportunities. The City will continue to evaluate the application this program to other neighborhoods in Rialto when funding sources are identified.
Program 5.1E 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: <ul style="list-style-type: none"> • 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 	Due to lack of funding and staff availability, the City was not able to implement this program during the planning period.	Modify: The City will seek resources and partnerships to conduct citywide surveys of homeowners' associations and investigate/evaluate regulatory and incentive-based options to encourage strong homeowners' associations.



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	<p>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.</p>		
<p>Program 5.1F Targeted Neighborhood Approach</p>	<p>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 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.</p>	<p>Due to lack of funding and staff availability, the City was not able to implement this program during the planning period.</p>	<p>Modify: The City of Rialto will seek resources to monitor sites appropriate to accommodate transitional and supportive housing, as well as seek opportunities for private/public partnerships to meet the needs of persons experiencing homelessness and extremely low-income residents. The City will continue to prioritize funding for projects that provide housing for those experiencing homelessness and those earning an extremely low-income.</p>



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<p>Program 5.1G Receivership</p>	<p>To assist property owners with addressing problems with blighted properties, the City implements 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.</p>	<p>The City implemented receivership as needed and considers it a key remedy to correct serious building code violations. In FY 2012-2013, receivership was used for one housing unit. No receiverships were used following 2013.</p>	<p>Modify: The City considers receivership a key remedy to correct serious building code violations and will continue to seek funding and partnerships for this program.</p>
<p>Program 5.1H Crime Free Multi-Housing</p>	<p>To address concerns of crimes against property and persons in multi-family housing developments which historically have had such problems, the City developed a Crime Free Multi-Housing Program. This program may include such measures as a certification process for property owners and management companies that partner with the Police Department and receive specialized training to keep their multi-family housing crime free. The incentives to participate may include police-issued signs for the property, certificates of participation, and advertising privileges that would allow participating multi-family housing properties to be promoted in the media as a “crime-free” property. Another component could be a Crime Free Lease Addendum, which would be added to rental agreements and would list specific criminal acts that, if committed on the property, will result in the immediate termination of the resident’s lease. The City will investigate potential funding sources to implement this program within the 2014-2021 planning period.</p>	<p>The City had one year of funding available for this project, however it was not implemented.</p>	<p>Discontinued: The U.S. Department of Housing and Urban Development has determined Crime Free Multi-Housing programs to be in violation of Title VI of the Civil Rights Act of 1964. The City will discontinue this program for the 6th Planning Cycle Housing Element.</p>
<p>Goal 5-2: Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region.</p>			



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<p>Program 5.2A Provide Adequate Sites to Accommodate the RHNA</p>	<p>To facilitate development of affordable housing to accommodate the 2014-2021 RHNA as identified in Chapter 4 of this Housing Element, the City has identified approximately 144 acres of vacant residential land within the City. Additional growth potential in Specific Plan areas and various infill parcels provide sufficient opportunity to accommodate estimated growth need on currently zoned sites. The identified land inventory allows a range of residential densities ranging from 2–60 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 Chapter 4 of this Housing Element.</p> <p>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.</p>	<p>The Renaissance Specific Plan was adopted in 2010. The Plan is a proposed master plan project located on and around the site of the Rialto Municipal Airport and encompasses 1,445 acres of land. The Plan proposes a total of approximately 1.2 million square feet of business and commercial uses, 1,667 residential units, one school, one community park, and multiple neighborhood parks.</p> <p>The City's Zoning Code has been updated to be consistent with the most recent General Plan update</p>	<p>Modify: Following the successful implementation of this program during the 5th Cycle, the City will monitor availability of existing identified sites and will publicize the housing opportunity sites inventory on the City's website and at City Hall.</p>



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<p>Program 5.2B Second Unit Ordinance</p>	<p>Rialto recognizes that second units are a crucial mechanism for homeowners to create additional housing options in the City. To encourage and promote the continued development of new second units, the City will continue to implement the Second Unit Ordinance, and provide information on second unit development application, regulations, and standards on the City's website and at City Hall.</p> <p>To address recent changes in state law and meet new requirements for second units, the City will review and revise the Second Unit Ordinance. Changes to the ordinance will consider the following state legislation that came into effect on January 1, 2017: SB 1069, AB 2299, and AB 2406.</p>	<p>The City has amended the Zoning Code to provide for a ministerial process to approve second units in the R-1 Single Family zone.</p>	<p>Modify: The City will continue to promote the adopted Second Unit Ordinance on the City website and at City Hall.</p>
<p>Program 5.2C Emergency Shelters</p>	<p>In compliance with Senate Bill 2, the City of Rialto will amend the Zoning Code to permit emergency shelters by-right within the Industrial Park (I-P) zoning district. This area will be 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</p>	<p>The City adopted the Emergency Shelter Ordinance in 2020.</p>	<p>Modify: The City will continue to work with appropriate organizations to ensure the needs of persons experiencing homelessness and extremely low-income residents are met.</p>



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	housing for homeless and extremely low-income residents whenever possible.		
Program 5.2D Transitional and Supportive Housing	In compliance with Senate Bill 2 and SB 745 the City of Rialto will ensure the Zoning Code is amended to encourage and facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act. This Program would permit 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. In addition, the Zoning Code will be amended to define “supportive housing”, “target population” and “transitional housing” pursuant to state law. 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 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.	The City adopted in 2020 an ordinance addressing 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 and addressing statutory definitions.	Ongoing: The City will continue to monitor transitional and supportive housing and will work with the appropriate organizations to meet the needs of persons experiencing homelessness and extremely low-income residents.
Program 5.2E Housing for Persons with Developmental Disabilities	The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and requires 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	The City sought State and Federal funding, provided regulatory incentives, such as expedited permit processing, and fee waivers and deferrals to projects targeted for persons with developmental	Ongoing: The City will continue to evaluate the potential of the program and explore potential funding.



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	<p>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.</p>	<p>disabilities, and reach out annually to developers of supportive housing.</p>	
<p>Program 5.2F Manufactured Housing</p>	<p>Government Code Section 65823(a) 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. To meet State law, the City will amend the Zoning Code to defined manufactured housing and mobile homes consistent with State law and identify the zone(s) where such housing is permitted. The City will also ensure that the</p>	<p>The City amended the zoning code consistent with Government Code Section 65823(a).</p>	<p>Completed: The City effectively amended the zoning code.</p>



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	requirements for manufactured homes is the same as a conventional single-family dwelling unit in the same zone.		
Program 5.2G 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.	The City did not host any activities or adopt any policies for Condominium Conversion programs.	Ongoing: The City will continue to evaluate the potential of the program and explore potential funding.
Program 5.2H 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.	The City has not yet adopted an ordinance in the Zoning Code to allow Single-Room Occupancy.	Ongoing: The City will continue to evaluate the potential of the program and explore potential funding.



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<p>Program 5.2I Alternative Housing Concepts</p>	<p>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.</p>	<p>There is no current activity for the Alternative Housing Concepts program.</p>	<p>Ongoing: The City will continue to evaluate the potential of the program and explore potential funding.</p>
<p>Goal 5-3: Maximize the use of available financial resources and pursue creative and resourceful methods to reduce the overall cost of housing.</p>			
<p>Program 5.3A Mortgage Assistance Program</p>	<p>The City will continue to assist homebuyers through the Mortgage Assistance Program (a deferred loan program provided as down-payment assistance). Applicants are required to be first-time homebuyers and must meet County HUD income limits. The City will continue to provide information on the Mortgage Assistance Program on the City's website and at City Hall. The City anticipates assisting 100 new homeowners during the 2014-2021 planning period, depending on ongoing funding availability.</p>	<p>Approximately 100 homes under the NSP 1 grant and approximately 200 homes under the NSP 2 grant.</p> <p>In FY 2013-2014, the City assisted four homes under NSP 1 and NSP 3. As of December 31, 2015, the City has used NSP funds to assist 60 low- and moderate-income homebuyers purchase foreclosed housing units during the life of the program.</p>	<p>Ongoing: The City will continue to seek funds to continue this program in the planning period. This program is continuing through working with the Neighborhood Partnership Housing Services, Inc.</p>
<p>Program 5.3B Acquisition, Rehabilitation, and Rental Program</p>	<p>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</p>	<p>Approximately 8 units under the NSP 1 grant and approximately 16 units under the NSP 2 grant.</p> <p>In 2014, eight units were approved for assistance under NSP 3.</p>	<p>Ongoing: The City will continue to seek funds to continue this program in the planning period.</p>



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	to provide information on the ARRental 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.		
<p>Program 5.3C Preserve and Monitor At-Risk Units</p>	<p>The City works with individual property owners to encourage the maintenance of affordability of assisted units. There are 140 assisted multi-family units at-risk of converting to market rate during the ten years following the beginning of the planning period (2014-2024). 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.</p> <p>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.</p>	<p>The City continues to monitor at-risk projects through its Annual Progress Report.</p>	<p>Ongoing: The City will continue to seek funding opportunities and monitor at-risk projects.</p>



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	<p>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 nonprofits to preserve and expand affordable housing in the City.</p>		
<p>Program 5.3D Mobile Home Park Preservation</p>	<p>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.</p>	<p>The City continues to utilize the Mobile Home Rent Review Commission and the related mobile home rent ordinance to facilitate and encourage fair bargaining between mobile homeowners and park owners in order to achieve mutually satisfactory agreement regarding space rental rates in mobile home parks</p>	<p>Ongoing: The City will continue to prioritize the preservation of mobile home parks.</p>
<p>Program 5.3E County Homeownership Program</p>	<p>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-</p>	<p>The Housing Authority of San Bernardino continues to implement the Homeownership Assistance Program (HAP), which assists participants with finding an</p>	<p>Ongoing: The City will continue to advertise and provide information about the County of San Bernardino's Homeownership</p>



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	and moderate-income homebuyers to 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.	appropriate mortgage lender and work with the participant through the process of buying a home.	Assistance Program online and at City Hall.
Program 5.3F 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 continue to provide information on the Good Neighbor Next Door Program at City Hall.	HUD’s Officer/Teacher Next Door Program (now known as the HUD Good Neighbor Next Door Program), assists law enforcement officers, pre-Kindergarten through 12th grade teachers, firefighters and emergency medical technicians become homeowners. It offers a substantial incentive in the form of a discount of 50% from the list price of the home.	Ongoing: The City will continue to advertise and provide information about the programs to Rialto residents online and at City Hall.
Program 5.3G County Housing Voucher Program	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.	The City continues to participate in the Housing Voucher Program administered by the San Bernardino Housing Authority. The Housing Choice Voucher (HCV) Program (commonly referred to as Section 8) manages vouchers to low income families and individuals. These vouchers give our families the freedom to select decent, safe, and sanitary housing based on their individual needs. From 2016-2018 the County assisted 30,780 homes	Ongoing: The City will continue to advertise and provide information about the programs to Rialto residents online and at City Hall.



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		with vouchers, including 1,552 residents in Rialto through the Section 8 Program	
Program 5.3H Tenant-Based Rental Assistance	Through the Security Deposit Assistance Program, 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.	The City continues to participate in the County tenant-based rental assistance. The program has two components: Eviction Prevention and New Rentals.	Ongoing: The City will continue to advertise and provide information about the programs to Rialto residents online and at City Hall.
Goal 5-4: Alleviate any potential governmental constraints to housing production and affordability.			
Program 5.4A 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 has amended the Zoning Code to include a Density Bonus Program. In addition, the City has approved the Foothill Boulevard Specific Plan, Downtown Vision plan, and the Renaissance Rialto Specific Plan, which all allow density bonus.	Ongoing: The City will continue promote the adopted Density Bonus Ordinance online and at City Hall.
Program 5.4B 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	There are no current activities or policies for Removing Development Constraints.	Ongoing: The City will continue to evaluate the potential of the program and explore potential funding.



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	<p>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 in any way 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.</p>		
<p>Program 5.4C Water and Sewer Service Providers</p>	<p>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.</p>	<p>The City provided its Mid-Cycle and 5th Cycle Housing Element Updates to the local water and sewer service providers.</p>	<p>Ongoing: 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</p>



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	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.		on the Element. 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 provide the local water and sewer service providers with the 6 th Cycle Housing Element Update and all related appendices and documents.
Goal 5-5: Promote equal opportunity for all residents to reside in the housing of their choice.			
Program 5.5A 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.	The City continues to participate with the Inland Fair Housing and Mediation Board (IFHMB) to combat housing discrimination. IFHMB continues to educate both tenants and landlords as to their rights and responsibilities under fair housing laws. IFHMB investigates discrimination complaints and works in partnership with the United States Department of Housing and Urban Development (HUD) and the California State Department of Fair Employment and Housing (DFEH) in fighting discrimination in housing.	Ongoing: The City will continue to provide information on Fair Housing and will continue to monitor and respond to complaints of discrimination.



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Program	Objective	Program Accomplishments	Status for 6 th Cycle
<p>Program 5.5B Reasonable Accommodation</p>	<p>Pursuant to Government Code Section 65583, the City of Rialto 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 on formal reasonable</p>	<p>City staff has developed a scope of work and is currently in the process of securing funding to develop this program.</p>	<p>Ongoing: The City will continue to promote the adopted Reasonable Accommodation Procedures on the City website and at City Hall.</p>



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Program	Objective	Program Accomplishments	Status for 6 th Cycle
	accommodation procedures at City Hall and on the City's website.		