

City of Corona

Housing Element

2021-2029

City of Corona
400 Vicentia Avenue
Corona, CA 92882

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Chapter 1: Introduction

CITY PROFILE

Incorporated in 1896, Corona is an ethnically diverse city with industrial, retail, and commercial employment opportunities; public programs, amenities, and parkland for residents; and cultural and historical museums and sites. The City has experienced rapid urbanization over the last 25 years, with residential development occurring primarily in the southern, northeastern, and western portions of the City. While the City's roots were in the agricultural industry, the City of Corona has transformed over the past fifty years into the 31st most populated city in California. As of 2019, the City of Corona has a population of approximately 169,868 people. The City is projected to reach a population of approximately 185,100 people by 2045.

Corona is in the northwestern portion of Riverside County, near the convergence of San Bernardino, Orange, and Riverside counties, about 45 miles southeast of Los Angeles. The City is bordered by Norco to the north, Riverside to the east, Orange County to the west, and Riverside County to the south. Two major freeways transect Corona: the Riverside Freeway (SR-91) runs east-west directly north of the City's center, and Interstate 15 (I-15) runs north-south near the eastern edge of the City¹. In Corona, the General Plan covers all 39.2 square miles within City limits and provides input to Riverside County for the planning of 35.2 square miles within the City's Sphere-of-Influence (SOI), which includes Coronita, Home Gardens, El Cerrito, and Temescal Valley. Noted for its schools, recreational opportunities, and historic/cultural amenities, the City is known for its high degree of livability².

PURPOSE OF THE HOUSING ELEMENT

According to California Government Code Section 65302, the General Plan is required to consist of eight State-mandated elements, including land use, circulation, housing, conservation, open space, noise, environmental justice and safety. The Housing Element is the only element required to be updated on a routine basis, every four, five, or eight years as mandated by California Government Code Section 65581. The purpose of the Housing Element is to craft a comprehensive strategy for providing safe, decent, and affordable housing within the community. The Housing Element has two main purposes:

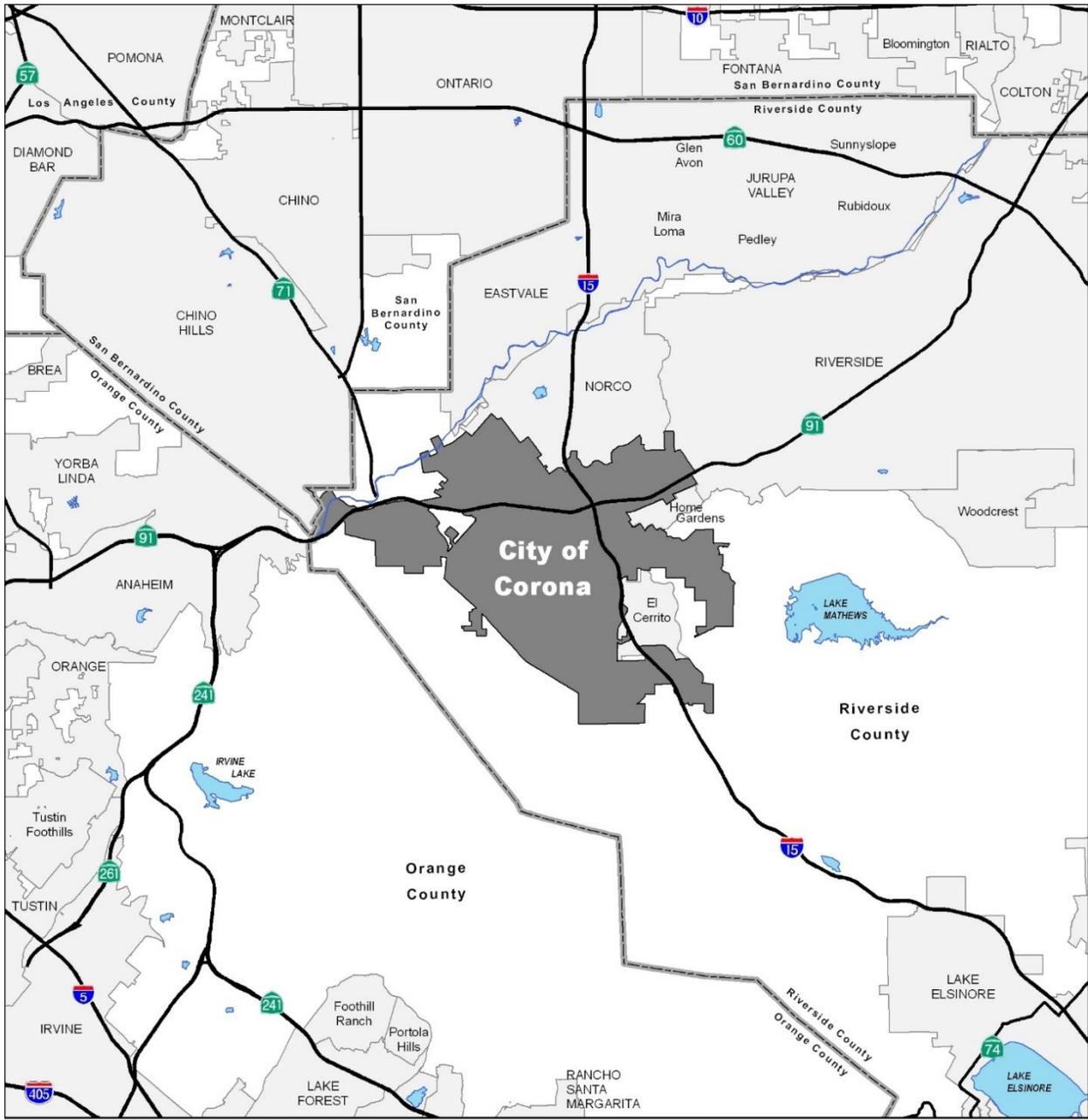
- » To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
- » To provide a strategy that establishes housing goals, policies, and programs.

This Housing Element represents the City of Corona's 6th Housing Element cycle and will be carried out from 2021 through 2029.

1 City of Corona. 2019. General Plan Technical Background Report.
<https://www.coronaca.gov/home/showpublisheddocument?id=17294>

2 City of Corona. 2019. General Plan Technical Background Report.
<https://www.coronaca.gov/home/showpublisheddocument?id=17294>

Figure 1: Geographic Location



Source: Riverside County Transportation & Land Management Agency GIS Data Layers, 2010 TIGER/Line Shapefiles

- Legend**
- Corona City Boundary
 - Surrounding CITIES/Communities
 - Hydrology

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The City of Corona's 2040 General Plan was updated in 2020 and is comprised of the following elements: Land Use; Housing; Community Design; Historic Resources; Economic Development; Parks, Recreation, Cultural Arts, and Education; Circulation; Infrastructure and Utilities; Public Safety; Noise; Healthy Community; and Environmental Resources. California Government Code Section 65583 (c) requires the Housing Element to maintain internal consistency with other General Plan Elements. The Housing Element builds upon policies set forth in the other General Plan elements; for instance, the Land Use and Community Design Element establishes policies regarding the amount, intensity, and distribution of residential uses. The City will maintain and ensure internal consistency among General Plan elements as portions of the General Plan are amended.

ORGANIZATION OF THE HOUSING ELEMENT

The Corona Housing Element is comprised of the following major components:

- » Introduction: a brief overview of the purpose and background for the Housing Element.
- » Community Profile: an assessment of Corona's demographic and housing market characteristics and their correlation to housing needs in the community.
- » Constraints to the Provision of Housing: an analysis of the various market, governmental, and environmental constraints in the City and their impact on the development and preservation of housing in Corona.
- » Housing Opportunities and Resources: an inventory of land, financial, and administrative resources available to facilitate housing development in Corona. Opportunities for energy conservation are also discussed.
- » Housing Plan: An outline of the City's proposed actions and objectives over the next eight years in addressing the housing needs of the community and complying with State law.

SOURCES OF INFORMATION

This Housing Element was updated with various sources of data, including:

- » Census Bureau and American Community Survey (ACS)
- » Department of Finance (DOF)
- » Southern California Association of Governments (SCAG)
- » Home Mortgage Disclosure Act (HMDA) lending data
- » Regional Homeless Point-in-Time Count
- » State Department of Social Services database on residential care facilities
- » State Employment Development Department (EDD) data on wage and labor statistics

PUBLIC PARTICIPATION

The City of Corona values community input and offers various opportunities for residents and community stakeholders to provide input on housing and community development issues. The following summarizes the City's community outreach efforts during the Housing Element development process.

The City hosted a webpage dedicated to the Housing Element Update: www.CoronaCA.gov/GPUUpdate. A record of the webpage and comments received via online submission is included in Appendix A.

On January 21, 2021, the City held a joint public study session meeting with the Planning and Housing Commission and City Council to review the Housing Element process.

On February 16, 2021 and February 18, 2021, the City conducted stakeholder meetings for the Housing Element Update. A flyer advertising the workshops was sent to members of the City's contact list, which included approximately 75 service providers, housing professionals, and community stakeholders. A copy of the distribution list is provided in Appendix A. The City provided a short presentation about the Housing Element update and led a discussion on the challenges and opportunities regarding housing needs, special populations, and policies and programs that could be incorporated into the Housing Element Update. The workshops were attended by a total of 16 individuals representing 15 separate non-profit, government, and for-profit agencies.

Additionally, the City circulated a community engagement survey to collect input from Corona residents and housing and services providers. The survey asked questions regarding current living situations and opinions on various housing issues and approaches. This survey was circulated from January 25, 2021 to March 5, 2021. A copy of the survey and the survey results are included in Appendix A. A total of 260 responses were received. Respondents identified the following housing issues and opportunities:

- » Respondents who own a single-family home would most likely consider adding an accessory dwelling unit (ADU) to provide separate living quarters for someone in the family, and if the city offered inexpensive permitting fees, and a simple permitting process.
- » Respondents identified financial assistance programs such as rental assistance and down payment assistance programs, and having more housing types available, as the approaches that would provide the best options for housing in the City.
- » The majority of respondents agreed that new housing should be located throughout the City, as opposed to areas within walking distance to public transportation or in areas near commercial centers.
- » Most respondents felt that high-density apartments and/or condominiums would be best suited in areas where public transportation is within walking distance.
- » When asked to rank the most effective way the City could provide additional options for housing, the majority of respondents identified repurposing older or underutilized commercial centers with housing, including an opportunity for residential and commercial mixed use and live/work units.
- » Respondents identified the need for assistance for people experiencing homelessness in the City.

The City posted information about the Housing Element update on its website, a copy of which is provided in Appendix A. The City hosted a community meeting on May 27, 2021. A flyer advertising the meeting was posted on the city's Housing Element Update webpage, the city's Facebook and distributed to members of the City's contact list. A copy of the flyer for the meeting, in English and Spanish, is

included in Appendix A. The City also sent a letter to the property owners of sites that may be rezoned and/or may be included in one of the two proposed Affordable Housing Overlays (AHOs). The letter templates and distribution list are included in Appendix A. A short presentation was provided at the meeting and covered the Housing Element update, survey results, and potential housing sites. The discussion centered on clarification of parking requirements and whether the City planned to use powers of eminent domain.

The Draft Housing Element was made available to the public on June 18, 2021. City staff also prepared an administrative report on the availability of the draft Housing Element that was submitted to the Planning and Housing Commission at its meeting on June 21, 2021. The City Council at its study session meeting on June 23, 2021, was provided an update on the progress of Housing Element and was presented with housing sites inventory. The document was posted on the City's website, was promoted via social media, and all service providers, housing professionals, and community stakeholders identified in Appendix A received notification that the draft document had been released for public review.

The responses provided on the online survey, and the February 2021 stakeholder workshops, established the foundation in identifying housing sites and program development components of the Housing Element Update. Feedback from the stakeholder workshops and community meeting identified the following issues and concerns:

- » There is an identified need for housing affordable and available for low-income families, low-income individuals, and special needs populations. Housing needs may be met by low-income and affordable housing, supportive housing, apartments, accessory dwelling units (ADUs), and/or mixed-use housing.
- » Affordable and supportive housing should be located in areas close to public transit and essential services such as schools, hospitals, pharmacies, and employment centers.
- » The City should consider mixed-use and/or live-work housing in older commercial areas to help revitalize places such as downtown, older areas, and industrial areas.
- » Barriers to the provision or development of supportive or affordable housing includes various environmental constraints, infrastructure availability, finding partnerships with developers/organizations, lack of a standardized and/or timely permitting, and difficulties concerning the timing and availability of funding sources.

As a response to comments received from the public survey, the stakeholder workshops, and community meeting, the City focused on rezoning sites to allow high-density and mixed-use housing in areas close to public transit and existing services, namely in the North Main Street District Specific Plan area and along East and West 6th Street, which includes properties in the Downtown Corona Revitalization Specific Plan area. Housing in the Downtown Corona Revitalization Specific Plan area will help revitalize the older downtown core of Corona and place housing near existing employment centers and services such as social service agencies and hospitals. In response to public input that identified a need for affordable housing, the City plans to meet Regional Housing Needs Allocation (RHNA) goals by implementing an affordable housing overlay (AHO) zone designed to incentivize affordable housing development.

Also, in response to public input, the City will continue and/or expand programs to support housing opportunities for special needs populations including people experiencing homelessness, enhance outreach and streamlining for ADU development, and address the regulatory, financial, and other constraints to developing supportive and affordable housing.

Chapter 2: Housing Needs Assessment

Ensuring the availability of adequate housing for all social and economic sectors of the City’s present and future population is an important goal for Corona. To implement this goal, the City must target its resources and programs toward those households and populations with the greatest need. This section of the Housing Element discusses the characteristics of the City’s present and future population and housing stock to define the nature and extent of unmet housing needs in Corona.

POPULATION

POPULATION GROWTH TRENDS

Because the 2020 Census data has not yet been released, population estimates for 2019 were used for this analysis. According to the Census, the City of Corona’s population doubled in size from 76,095 in 1990 to 152,374 in 2010. Between 2010 and 2019, the City grew an additional 11.5 percent. The City’s sustained growth since 1990 is reflective of the proximity to Orange County, San Diego County, and the Los Angeles region. Table 1 shows the city’s population growth between 1990 and 2019.

Table 1: Population Growth Trends (1990-2019)

Jurisdictions	Population				Percent Change	
	1990	2000	2010	2019	2000-2010	2010-2019
Corona	76,095	124,966	152,374	169,868	21.9%	11.5%
Chino Hills	27,608*	66,787	74,799	83,853	12.0%	12.1%
Moreno Valley	118,779	142,381	193,365	213,055	35.8%	10.2%
Norco	23,302	24,157	27,063	26,604	12.0%	-1.7%
City of Riverside	226,505	255,166	303,871	331,360	19.1%	9.0%
County of Riverside	1,170,43	1,545,387	2,189,641	2,470,546	41.7%	12.8%

Source: Bureau of the Census, 1990-2010, 2019

Note: The 2020 Census data was not available as of the date of publication of the draft document (June 2021).

AGE CHARACTERISTICS

The age distribution of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. Traditionally, both the young adult population (20-34 years of age) and the elderly population (65 years and over) tend to favor apartments, low to moderately priced condominiums, and smaller single-family units. Persons between 35-65 years old (and those households with school-age children) usually provide the major market for moderate to high cost apartments, condominiums, and larger single-family units, because they tend to have higher disposable incomes and larger household sizes. Table 2 illustrates the age distribution of Corona and County residents in 2010 and 2018.

As shown in Table 2, Corona’s percentage of children four years old and under dropped from 7.4 percent in 2010 to 6.4 percent in 2019. Corona had a greater proportion of school-age children between the ages of five and 17 (21.5 percent) than the County (21.0 percent) and a greater proportion of residents between the ages of 25 and 44 (29.2 percent) than the County (26.7 percent). The median age of the City increased from 32.5 in 2010 to 35.0 in 2019 but remained lower than the 2019 County average of 35.6. Corona has slightly more middle-age adults between the ages of 45 and 64 (25.8 percent) than the County (23.9 percent) and a significantly smaller proportion of seniors (9.9 percent) when compared to the County (14.1 percent). As a share of the total population, seniors between 2010 and 2019 increased by 2.6 percentage points.

Table 2: Age Distribution (2010-2019)

Age Group	2010			2019			
	Number of Corona Residents	Percent of Corona Population	Riverside County Comparison	Number of Corona Residents	Percent of Corona Population	Percent Change 2010-2019	Riverside County Comparison
Preschool (4 and under)	11,325	7.4%	7.4%	10,605	6.4%	-6.4%	6.5%
School Age (5-17)	34,349	22.6%	20.8%	35,996	21.5%	+4.8%	21.0%
College Age (18-24)	15,504	10.2%	10.5%	12,072	7.2%	-22.1%	7.0%
Young Adults (25-44)	44,215	29.0%	26.3%	48,820	29.2%	+10.4%	26.7%
Middle Age (45-64)	35,801	23.5%	23.1%	43,014	25.8%	+20.1%	23.9%
Senior Adults (65+)	11,180	7.3%	11.8%	16,466	9.9%	+47.3%	14.1%
Total	152,374	100.0%	100.0%	166,973	100.0%	+9.6%	100.0%
Median Age	32.5		33.7	35.0			35.6

Sources: Bureau of the Census, 2000-2010. American Community Survey, 2014-2018.

RACE AND ETHNICITY

Understanding racial and ethnic composition of a City’s population is important to an analysis of housing needs and conditions for several reasons. Demographic changes can have implications on the nature and extent of housing needs since different racial and ethnic groups may have different household characteristics and cultural backgrounds that affect their preferences for housing.

As shown below in Table 3, Hispanic/Latino residents comprise the largest racial/ethnic group in Corona, followed by non-Hispanic White residents. All racial/ethnic groups have increased in population in the City between 2010 and 2018 except for Native Americas, which declined by nearly half. The largest percentage change between 2010 and 2018 was the Other/Two or More Races category with a percent change of 23.9 percent, along with the Asian population which saw a percent change of 23.4. The White (Non-Hispanic) category increased slightly during this time, at 2.4 percent, and the Black (Non-Hispanic) category increased by 13.7 percent. The City has historically conducted public noticing and outreach in English and Spanish. There have not been requests for language assistance in additional languages.

Table 3: Race and Ethnicity (2010-2018)

Age Groups	2010		2018		2010-2018 Percent Population Change
	Corona Residents	Percent of Total	Corona Residents	Percent of Total	
White (Non-Hispanic)	58,087	38.1%	59,484	36.0%	2.4%
Black, Non-Hispanic	8,333	5.5%	9,421	5.7%	13.7%
Native American	422	0.3%	223	<0.1%	-47.2%
Asian	14,650	9.6%	18,074	10.9%	23.4%
Other/Two or more	4,435	2.9%	5,495	3.3%	23.9%
Hispanic	66,447	43.6%	72,658	44.0%	9.3%
Total	152,374	100%	165,355	100%	8.5%

Source: Bureau of the Census, 1990-2010. American Community Survey, 2014-2018.

EMPLOYMENT

Employment availability, growth, and wages greatly affect housing demands. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. Higher-paying jobs provide greater housing opportunities for residents, while lower-paying jobs limit housing options. In addition, the type of employment growth in a city can affect housing needs and demand – for example, communities with military installations, large factories, college campuses, or seasonal agriculture.

According to the 2014-2018 American Community Survey (ACS), there were 80,196 Corona residents in the labor force, representing a labor force participation rate of 62.5 percent of persons 16 years and over. Table 4 shows the number of persons employed in each job industry and the corresponding percentage of the labor force for the City. The largest occupational category for City residents was education/health care/social assistance. The unemployment rate was 5.5 percent, compared to the County’s unemployment rate of 6.7 percent.

Table 4: Jobs Held by Corona Residents

Job Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	160	0.2%
Construction	5,796	7.2%
Manufacturing	11,008	13.7%
Wholesale trade	2,893	3.6%
Retail trade	9,767	12.2%
Transportation and warehousing, and utilities	4,299	5.4%
Information	1,241	1.5%
Finance, insurance, real estate, and rental and leasing	5,045	6.3%
Professional, scientific, management, administration, and waste management	8,024	10.0%
Educational, health care, and social assistance	16,461	20.5%
Arts, entertainment, and recreation, accommodation, and food serves	7,487	9.3%
Other services, except public administration	3,800	4.7%
Public administration	4,215	5.3%
Total employed persons (16 years and over)	80,196	100%
Total persons in labor force	84,863	
Source: Bureau of the Census, 1990-2010. American Community Survey, 2014-2018		

Corona’s proximity to major transportation corridors makes this area an attractive location for firms seeking ready access to markets in the counties of Riverside, San Diego, Orange, Los Angeles, and San Bernardino. Several major employers are located within Corona. As shown in Table 5 below, major employers in the community include Corona-Norco Unified School District, Corona Regional Medical Center, and Kaiser Permanente.

Table 5: Major Employers in Corona

Name of Employer	Number of Employees	Percent of Total City Employment	Type of Business
Corona-Norco Unified School District	5,478	6.55%	Education
Corona Regional Medical Center	1,200	1.44%	Medical
Kaiser Permanente	995	1.19%	Medical
All American Asphalt	840	1.00%	Construction
City of Corona	785	0.94%	Municipal
TWR Framing Enterprises	750	0.90%	Construction
Fender USA Corona	675	0.81%	Manufacturing/Retail
Monster Energy	607	0.73%	Manufacturing/Retail
Thermal Structures	500	0.60%	Manufacturing/Retail
Veg Fresh Farms	425	0.51%	Agriculture/Retail
Total	12,255	14.67%	

Source: 2019 Analysis of Impediments

Table 6 displays mean annual wage data for occupations compiled by the California Employment Development Department (EDD) for the Riverside County Area. Education and healthcare occupations generally offer moderate pay scales while social service and manufacturing-related occupations offer lower wages.

Table 6: Mean Salary by Occupation – Riverside Region

Occupation	Mean Annual Wage
Management	\$115,670
Legal	\$117,886
Computer and Mathematical	\$85,434
Healthcare Practitioners and Technical	\$100,429
Architecture and Engineering	\$89,949
Life, Physical and Social Science	\$84,995
Business and Financial Operations	\$70,841
Education Instruction and Library	\$68,733
Arts, Design, Entertainment, Sports and Media	\$57,896
Construction and Extraction	\$57,678
Protective Service	\$57,169
Community and Social Service	\$59,837
Installation, Maintenance and Repair	\$52,052
Sales and Related	\$41,705
Office and Administrative Support	\$43,346
Production	\$39,858
Transportation and Material Moving	\$38,729
Healthcare Support	\$31,819
Building, Grounds Cleaning, and Maintenance	\$35,403
Personal Care and Service	\$34,054
Farming, Fishing and Forestry	\$28,350
Food Preparation and Serving Related	\$29,429
All Occupations	\$51,996

Source: California Employment Development Department, Occupational Wage data, 2020.

HOUSEHOLD CHARACTERISTICS

HOUSEHOLD COMPOSITION AND SIZE

The Census defines a household as all persons who occupy a housing unit, regardless of whether these persons are related by birth, marriage, or adoption. People living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. The characteristics of the households in a community are important indicators of the types of housing needed in that community.

Household size is a significant factor in housing demand. Often, household size can be used to predict the unit size that a household will select. For example, small households (one and two persons per household)

may find suitable housing in units with up to two bedrooms, while large households (five or more persons per household) may desire housing in units with three or more bedrooms.

Table 7 shows that more than a third of households in the City of Corona in 2018 (most recent available data) largely consisted of families with children (36.6 percent), similar to neighboring jurisdictions and the County as a whole. Additionally, 20.7 percent were single-person households, 16.3 percent of households were headed by seniors (65+), 8.4 percent of households were single-parent households, and 18.0 percent were large households.

Table 7: Household Characteristics

	Single Person Households (% of Total)	Senior Headed Households (% of Total)	Families with Children (% of Total)	Single-Parent Households (% of Total)	Large Households (% of Total)	Total Households
Corona	10,309 (20.7)	8,115 (16.3)	18,219 (36.6)	4,167 (8.4)	8,976 (18.0)	49,786
Chino Hills	2,892 (14.3)	3,820 (18.9)	8,726 (43.2)	1,533 (7.6)	3,225 (16.0)	20,196
Moreno Valley	6,166 (11.1)	7,125 (12.8)	21,106 (37.9)	7,022 (12.6)	14,231 (25.6)	55,650
Norco	1,471 (20.9)	1,828 (26.0)	2,106 (30.0)	382 (5.4)	1,241 (17.7)	7,028
City of Riverside	18,050 (19.1)	18,985 (20.1)	30,617 (32.4)	9,523 (10.1)	17,209 (18.2)	94,384
Riverside County	156,113 (23.8)	69,255 (9.3)	238,702 (30.6)	67,737 (8.9)	143,669 (20.0) ¹	718,349

Source: American Community Survey, 2014-2018. SCAG Corona Local Data. ¹SCAG Profile of Riverside County.

As shown below in Table 8, the percentage of single person and senior-headed households has increased from 2010 to 2018, while the percentage of families with children, single-parent households, and large households has decreased. The average household size also decreased slightly.

Table 8: Corona Household Characteristics (2010-2018)

Household Type	2010		2018		Percent Change (2010-2018)
	Number	Percent	Number	Percent	
Single Person Households	6,372	14.4	10,309	20.7	61.8
Senior Headed Households	6,113	13.6	8,115	16.3	32.8
Families with Children	20,317	45.2	18,219	36.7	-10.3
Single-Parent Households	4,765	10.6	4,167	8.4	-12.5
Large Households	10,504	23.4	8,976	18.1	-14.5
Total Households	44,950	100	49,786	100	10.8
Average Household Size	3.4	-	3.3	-	-

Source: American Community Survey, 2014-2018. SCAG Corona Local Data.

OVERCROWDING

The State Department of Housing and Community Development (HCD) defines an overcrowded household as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Overcrowding in households results from either a lack of affordable housing (which forces an increased number of persons to live together) and/or a lack of available housing units of adequate size.

Overcrowding typically occurs when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, or when families reside in smaller units than they need to devote income to other necessities, such as food and health care. Overcrowding tends to accelerate the deterioration of housing and disproportionately affects renter-households. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing quality of life.

As shown below in Table 9, overcrowding affected 5.9 percent of households in Corona. Overcrowding decreased from 2010, when approximately 8.2 percent of households were overcrowded. Approximately 66.4 percent of overcrowded households rented versus 33.6 that owned their own homes.

Table 9: Average Household Size and Overcrowded Households

Jurisdiction	Average Household Size	Percent of Households That are Overcrowded	Percent of Overcrowded Households: Renters	Percent of Overcrowded Households: Owners
Corona	3.32	5.9%	66.4%	33.6%
Chino Hills	3.25	4.3%	52.8%	47.2%
Moreno Valley	4.04	10.6%	56.3%	43.7%
Norco	3.32	3.2%	27.7%	72.3%
City of Riverside	3.31	9.5%	68.6%	31.4%
Riverside County	2.96	6.9%	58.7%	41.3%

Source: American Community Survey, 2014-2018.

In 2018, the average number of persons per household in the Riverside County region ranged from 3.25 to 4.04, with a regionwide average of 2.96 persons per household. Corona had an average of 3.32 persons per household in 2018, representing a small decrease from 2010, when an average of 3.38 persons per household was recorded. Corona had a smaller average household size than Moreno Valley and Norco. Furthermore, Corona had a lower percentage of overcrowded households when compared to Moreno Valley, City of Riverside, and the County of Riverside.

INCOME DISTRIBUTION

Income is a major factor in evaluating the affordability of housing in a community. According to the 2015-2019 ACS, the median household income in Corona was \$83,752, significantly above the countywide median of \$67,005. However, 13.9 percent of the City’s households earned less than \$25,000. The 2015-2019 ACS estimated that approximately 9.8 percent of individuals, 7.8 percent of all families, 20.1 percent of families with a female householder and no spouse present, 11.0 percent of people 65 years old and over, and 11.5 percent of related children under 18 in Corona lived in households with incomes below the poverty level.³

For planning and funding purposes, the California State Department of Housing and Community Development (HCD) has developed the following income categories based on the Area Median Income (AMI) of a metropolitan area such as Riverside County. Collectively, extremely low, very low-, and low-income households are referred to as lower income households (up to 80 percent AMI):

- » Extremely low-income: households earning up to 30 percent of the AMI
- » Very low-income: households earning between 31 and 50 percent of the AMI
- » Low-Income: households earning between 51 percent and 80 percent of the AMI
- » Moderate-Income: households earning between 81 percent and 120 percent of the AMI
- » Above Moderate-income: households earning over 120 percent of the AMI

³ Categories are not mutually exclusive.

As shown below in Table 10, between 2014 and 2018, approximately 60.1 percent of Corona households earned moderate or above moderate-incomes, while 39.8 percent of households were classified as lower-income.

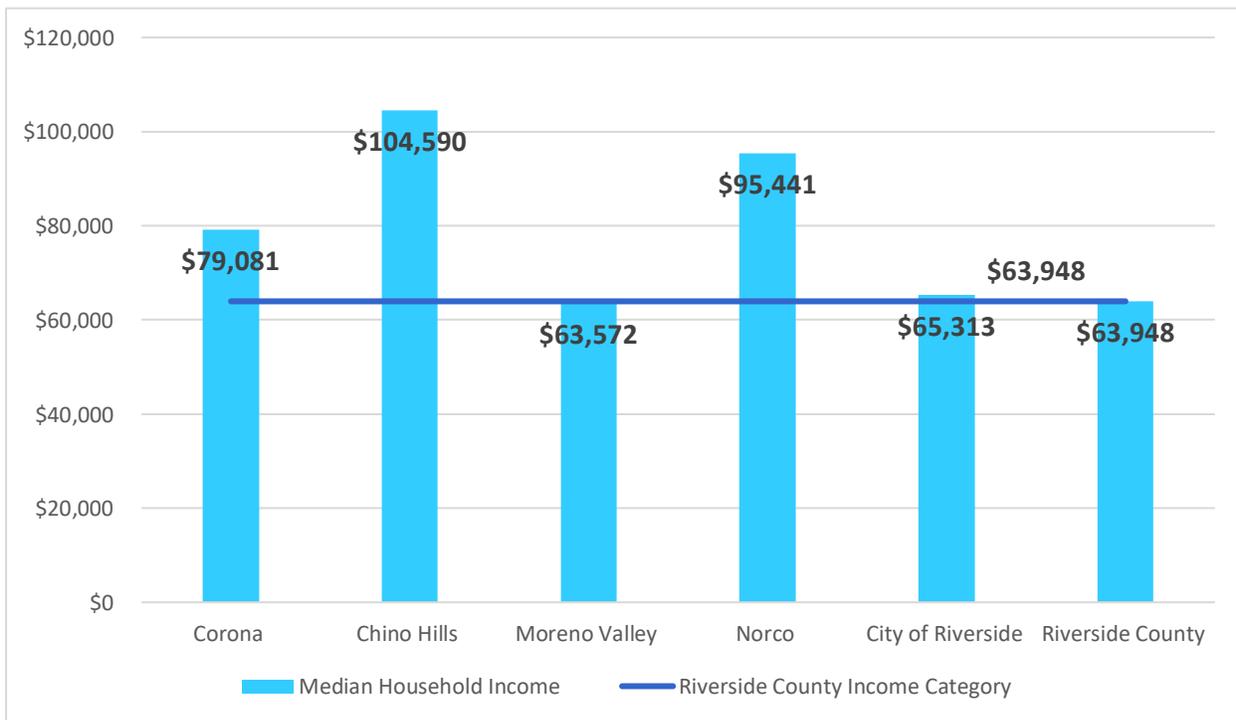
Table 10: Households by Income Category

Income Category (Percent of County AMI)	Households	Percent
Extremely Low (30% or less)	3,159	8.8%
Very-Low Income (<50% of AMI)	5,610	15.6%
Low Income (50-80% of AMI)	5,403	15.0%
Moderate Income (80-120% of AMI)	4,320	12.0%
Above Moderate Income (> 120%)	17,424	48.5%
Total	35,916	99.9%

Source: Bureau of the Census, ACS, 2014-2018

The 2014-2018 ACS estimated that the median household income in Corona was \$79,081, approximately 24 percent higher than the County median income of \$63,948. The Cities of Chino Hills and Norco had a higher median household income than Corona, while Moreno Valley and the City of Riverside had lower median household incomes than Corona. Figure 2 below compares household incomes in Corona and neighboring jurisdictions relative to the median household income in Riverside County.

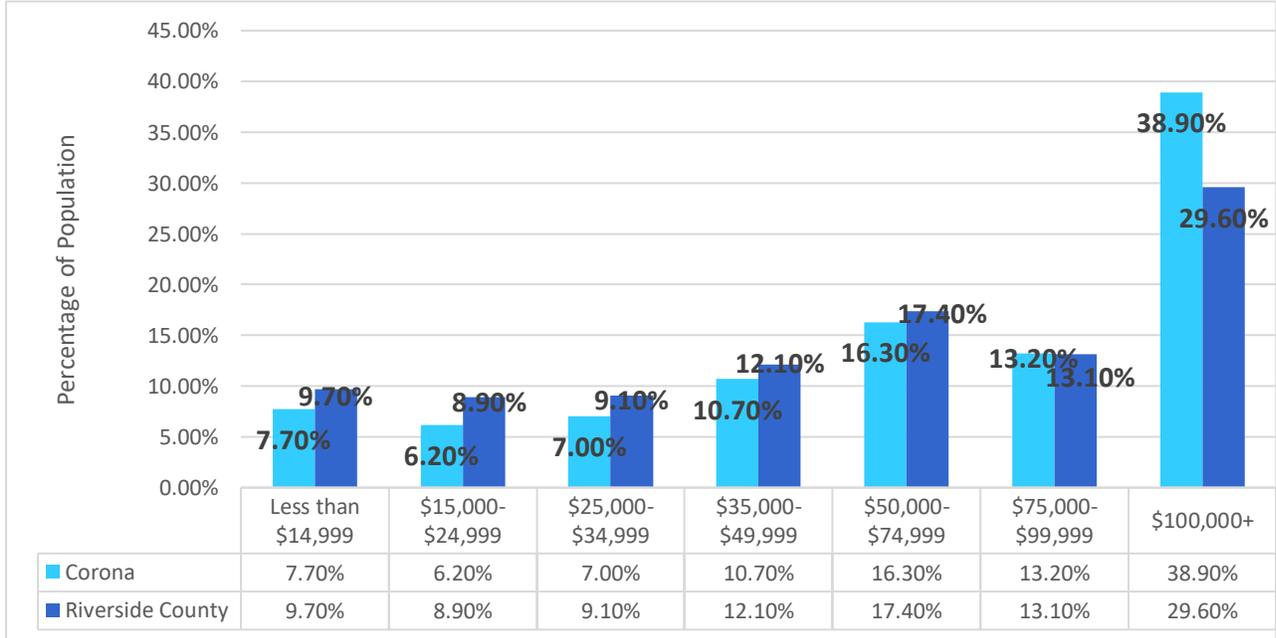
Figure 2: Median Household Income



Source: Bureau of the Census, ACS, 2014-2018.

As shown in Figure 3, less than 14 percent of Corona households earned less than \$25,000 (2014-2018 ACS data). In contrast, about 39 percent of Corona households earned \$100,000 or more. Corona had a higher percentage of moderate to higher income households than Riverside County.

Figure 3: Household Income



SPECIAL NEEDS GROUPS

Certain segments of the population may have a more difficult time finding affordable housing that fits their special circumstances or needs. These “special needs” households include seniors, persons with disabilities, large households, single-parent households, people living in poverty, farmworkers, and unhoused people. Table 11 below summarizes the special needs groups within the City.

Table 11: Special Needs Groups in Corona

Special Needs Group	Persons or Households	Percent of Total Persons or Households
Households with Seniors	11,059	22.3%
Senior Headed Households	8,115	9.9%
Seniors Living Alone	2,877	5.8%
Persons with Disabilities*	26,059	15.6%
Large Households	8,976	5.4%
Single-Parent Households	4,167	16.1%
Female Headed Households	5,446	11.0%
Female Headed Households with children	2,843	5.7%
People Living in Poverty*	3,063	6.2%
Farmworkers*	152	0.2%
Unhoused People	164	0.1%
Students*	47,981	29.0%
Military*	6,171	3.7%
*Estimate from the 2014-2018 ACS		
Sources: Bureau of the Census; 2000-2010 Census and American Community Survey (ACS), 2014-2018		

SENIORS

Senior-headed households may have difficulty finding adequate housing due to the likelihood of lower and/or fixed incomes, disabilities, or dependence needs. According to the 2014-2018 ACS, 8,115 of Corona’s households (16.6 percent of total households) were headed by seniors. Of these, 2,877 (35.5 percent) were single-person households. As depicted in Table 12, 1,779 of the senior-headed households were renters (37.7 percent), while 6,521 owned their home (62.3 percent). This ratio generally reflects the owner/renter balance of the City as a whole. As seniors age, their housing needs may change.

The City’s percentage of persons age 65 and over was approximately 10 percent (2014-2018 ACS data). This percentage is comparable to neighboring jurisdictions, but lower than the County’s approximately 14 percent.

Table 12: Persons Age 65 and Over

Jurisdiction	Total	Age 65+	Percent Age 65+
Corona	168,248	16,385	9.9%
Chino Hills	79,298	8,527	10.8%
Moreno Valley	205,034	16,793	8.2%
Norco	26,569	3,425	12.9%
City of Riverside	323,935	33,695	10.4%
County of Riverside	2,383,286	328,609	13.8%

Source: Bureau of the Census, American Community Survey, 2014-2018.

Seniors who live alone may have special housing needs due to a need for assistance with finances and daily living activities. The 2018 Census indicated that among the City's 16,385 seniors, 1,669 were age 85 and older. These residents may require more housing assistance and supportive services. Senior homeowners require help in meeting ongoing housing costs, especially utility and related costs, and often are forced to defer necessary repairs. The higher prevalence of disabilities in the senior population can further present unique challenges and housing needs for this population.

Housing Resources for Seniors

The following senior apartments set aside as affordable are located in Corona:

- » Corona Community Towers, 910 S. Bell Avenue – 36 units
- » Corona Community Villas, 2680 S. Main Street – 75 units
- » River Run Senior Apartments, 863 River Road – 360 units
- » Vintage Terrace, 1910 Fullerton Avenue – 200 units
- » William C. Arthur Terrace Apts., 1275 W. 8th Street – 40 units

State and federal legislation mandates that a percentage of units in new or substantially rehabilitated multi-family apartment complexes be made accessible to individuals with limited physical mobility. The City also offers flexibility in development standards and reasonable accommodations for projects proposing housing affordable to seniors and persons with disabilities.

Senior housing needs also include supportive housing, such as care facilities, group homes, and other housing that includes a planned service component.

Residential care facilities provide housing with limited medical services. The California Health and Safety Code requires that community care facilities serving six or fewer persons be permitted by right in residential zones. The City does not regulate residential care facilities for six or fewer persons; such homes are permitted by right in all residential zones as regular residential uses (R3, RG/R2, R1, and A zones). Residential care facilities for more than six persons can operate in those zones with a Conditional Use Permit (CUP). Proposed residential care facilities are subject to the same development standards that apply to that zone. The Corona Senior Center offers an array of programs and activities to adults age 50 and older. The multi-purpose facility stands as a place for senior citizens to participate in educational programs, receive human services, engage in recreational, fitness and health activities, and socialize.

Human services offered at the center include renter’s and homeowner’s assistance, and access to home-delivered food programs. Education workshops hosted by various agencies target achieving a healthier lifestyle, understanding Medicare, and reducing medical costs.

PERSONS WITH DISABILITIES

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one’s mobility, or make it difficult to care for oneself. Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or institutional setting. The 2010 Census did not collect information on disability. According to 2014-2018 ACS data, approximately 26,059 (15.6 percent) of Corona residents had a disability. The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, ambulatory difficulties were most prevalent, while cognitive and independent living difficulties were also highly prevalent. As shown below in Table 13, ambulatory and independent living difficulties were most prevalent in among the senior population.

Table 13: Disabilities Tallied in Corona, Including Developmental Disabilities

Disability Type	Number of Disabilities Tallied
	Total
Hearing difficulty	3,508
Vision difficulty	2,747
Cognitive difficulty	5,084
Ambulatory difficulty	6,551
Self-care difficulty	2,946
Independent living difficulty	5,223
Total Disabilities	26,059

Note: One person can have multiple disabilities.
Source: Bureau of the Census, American Community Survey (ACS), 2014-2018.

The living arrangement of disabled persons depends on the severity of the disability. Many persons with disabilities live at home in an independent fashion or with other family members. Independent living can be facilitated through special housing features and accommodations, income support, and in-home supportive services. Dependent persons with disabilities may live at home with families, in group homes, or in an institutionalized setting.

Housing Resources for Persons with Disabilities

As previously stated, State and federal legislation mandates that a percentage of units in new or substantially rehabilitated multi-family apartment complexes be made accessible to individuals with limited physical mobility. The City also offers flexibility in development standards and reasonable accommodations for projects proposing housing affordable to seniors and persons with disabilities.

Congregate residential living facilities, which provide housing for persons with physical disabilities, are permitted by right in all residential zones as regular residential uses (R3, RG/R2, R1, and A zones) if they have six or fewer clients per unit. Facilities for more than six persons can operate in those zones with a Conditional Use Permit (CUP).

PERSONS WITH DEVELOPMENTAL DISABILITIES

As defined by state law, “developmental disability” means a severe, chronic disability of an individual who:

- » Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- » Is manifested before the individual attains age 18;
- » Is likely to continue indefinitely;
- » Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- » Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Center for Disease Control lists developmental disability types:⁴

- » ADHD,
- » Autism spectrum disorder
- » Cerebral palsy
- » Hearing loss
- » Intellectual disability
- » Learning disability
- » Vision impairment
- » Other developmental delays

The State of California Department of Developmental Services Regional Center and Early Start Consumers lists the number of persons with developmental disabilities by zip code. As of December 2020, the number of youth (0-17 years of age) and adult (18 years or older) persons with developmental disabilities were reported for each of these zip codes that are located in Corona:⁵

- » 92878: Youth - 12; Adults – fewer than 11
- » 92880: Youth - 314; Adults - 242
- » 92881: Youth - 109; Adults - 123

4 <https://www.cdc.gov/ncbddd/developmentaldisabilities/facts.html>

5 <https://www.dds.ca.gov/transparency/facts-stats/>

- » 92882: Youth - 265; Adults - 244
- » 92883: Youth - 168; Adults - 115

The total number of adults with developmental disabilities in all of the zip codes is 735. As each of these zip codes overlay multiple cities, it is difficult to determine the precise number of persons residing in Corona with developmental disabilities. Some of this population may be living with relatives, while others may need housing.

Individuals with severe intellectual and developmental disabilities often rely on Supplemental Security Income (SSI) as their only source of income, and these payments place households below the 30 percent AMI level in Corona. Some people with developmental disabilities may need wraparound services in supportive housing, while others may live more independently.

Housing Resources for Persons with Developmental Disabilities

As of May 2012, 196 beds were available at State licensed adult residential facilities in Corona. Specifically, Peppermint Ridge, a nonprofit organization focuses on serving the developmentally disabled, operates a variety of living environments, including five homes on its main campus and three homes located throughout Corona, with a combined capacity of 24 beds. The Regional Center provides diagnoses and assessments of eligibility, and helps plan, access, coordinate, and monitor the services and supports that are needed because of a developmental disability. The Inland Regional Center serves as a resource where families of developmentally disabled persons can obtain services and/or be referred to appropriate community resources in the fields of health, welfare, and education.

LARGE HOUSEHOLDS

Large households are defined as those with five or more members. Large households are identified as a group with special housing needs based on the limited availability of affordable, adequately sized housing units. It is not uncommon for large households to have lower incomes or consist of more than one family. To save on housing costs, many lower-income large households resort to residing in smaller units, frequently resulting in overcrowded living conditions. Large households can also put a physical strain on the housing stock, resulting from the greater wear-and-tear on a unit.

As shown below in Table 14, 8,976 households in Corona with five or more members comprise 18 percent of the total households, with 2,997 of these households being renters (approximately 33 percent) and 5,979 being homeowners (approximately 67 percent).

Table 14: Large Households

Jurisdiction	Total Large Households		Homeowners		Renters	
	Number	Percent of Total Households	Number	Percent of Large Households	Number	Percent of Large Households
Corona	8,976	18.0%	5,979	66.6%	2,997	33.4%
County of Riverside	143,669	20.0%	N/A	N/A	N/A	N/A
Sources: 2014-2018 American Community Survey (ACS); Corona Analysis of Impediments, County of Riverside Community Profile (SCAG) N/A = Data not available						

With a shortage of adequately sized rental housing in the market, many lower income large families either live in overcrowded units, overpay for housing relative to their incomes, or settle for housing of lesser quality.

Housing Resources for Large Households

Lower and moderate-income large households can benefit from various affordable housing programs. The Housing Choice Voucher Program administered by the Riverside County Housing Authority can assist this group by providing rent subsidies and homeownership assistance.

FEMALE-HEADED HOUSEHOLDS

Single-parent households require special consideration and assistance because of their greater need for affordable and accessible day care, health care, and other supportive services. The 2014-2018 ACS estimated that approximately 16.1 percent of Corona households were headed by a single parent. As shown below in Table 15, female-headed households accounted for approximately 11.1 percent of total Corona households. The 2014-2018 ACS reported 5,446 female-headed households in Corona, of which 3,257 had children. Of total Corona households, 2.4 percent were both female-headed households and had incomes below the poverty level, and 39.0 percent of the City's households with incomes below the poverty level were female-headed. Many of these households need assistance with housing subsidies, as well as accessible and affordable day care and other supportive services.

Table 15: Single Parent-Headed Households

Jurisdiction	Total Households	Number of Single Parent-Headed Households	Percent of Total Households	Number of Female-Headed Single-Parent Households	Percent of Total Households
Corona	49,658	7,995	16.1%	5,446	11.1%
County of Riverside	718,349	136,430	19.0%	93,534	6.7%
Source: American Community Survey, 2014-2018.					

Housing Resources for Single-Parent Households

General programs and policies outlined in the Housing Plan in Chapter 6 will help facilitate housing units for low-income households, which may assist single-parent households locate affordable housing.

LOW-, VERY LOW-, AND EXTREMELY LOW-INCOME HOUSEHOLDS

Extremely low-income is defined as households with income less than 30 percent of area median income. The area median income in the City is \$79,081. Extremely low-income households are those with an income of \$23,724 or less. Households with extremely low-income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance are considered extremely low-income households.

According to the 2013-2017 ACS, approximately 4,360 extremely low-income households exist in the City, representing 8.7 percent of the total households. About half (56.4 percent) of extremely low-income households are renters and experience a high incidence of housing problems. According to the ACS, 80.6 percent of extremely low-income households reported experiencing housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities). Furthermore, 74.4 percent of extremely low-income households paid more than 50 percent of their income toward housing costs, compared to 46.6 percent for all households.

Households with incomes below the poverty level, which are typically households classified as extremely low and very low incomes, may require special programs to assist them in meeting their rent and mortgage obligations. The 2014-2018 ACS identified 6.2 percent of all family households and 2.4 percent of female-headed households to have extremely low and very low incomes. The ACS identified 10.5 percent of all Corona residents as living in households with incomes below the poverty level, including 12.9 percent of all people under 18 years of age, and 11.1 percent of all people 65 years of age and over.

These households often need assistance with housing subsidies, utility, and other living expense subsidies, as well as other supportive services.

Housing Resources for Low-, Very-, and Extremely Low-Income Households

Many extremely low-income households seek rental housing and may face an overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could have physical or mental disabilities and/or other special needs. To address the range of needs, the City will employ Program 24 to support the development of housing types that may fit the needs of extremely low-income residents, such as single-room occupancy (SRO) units and supportive housing. Supportive housing is very affordable rental housing for vulnerable people who do not have a home or are leaving institutions or hospitals. It is linked to intensive case management and life-improving services like health care, workforce development, and child welfare. The City regulates supportive housing as a residential use, provided supportive services are subordinate to the residential use.

General programs and policies outlined in the Housing Plan in Chapter 6 will help facilitate housing units for low-, very low-, and extremely low-income households. These efforts will continue and be improved upon to continue to provide housing for low-income residents.

RESIDENTS EXPERIENCING HOMELESSNESS

Homelessness has become an increasing problem throughout the County of Riverside. Factors contributing to the rise in the number of people experiencing homelessness include a general lack of housing affordable to lower income persons, reductions in public subsidies to low-income persons, and lack of available and affordable mental and physical health services.

State law (Section 65583(1) (6)) requires municipalities to address the special needs of unhoused persons within their jurisdictional boundaries. "Homelessness" as defined by HUD, describes an individual (not imprisoned or otherwise detained) who:

Lacks a fixed, regular, and adequate nighttime residence; and

Has a primary nighttime residence that is:

- » A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- » An institution that provides a temporary residence for individuals intended to be institutionalized; or
- » A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include persons living in substandard housing, (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

The County of Riverside Homeless Count and Survey analyzed the Point-in-Time (PIT) count using a HUD-approved method for calculating the annual estimation. According to the County of Riverside Homeless Count & Survey, there were approximately 2,884 homeless individuals in Riverside County in 2020, shown below in Table 16. Of these individuals, the majority were unsheltered (73 percent), which includes persons living on the streets, persons estimated to be residing in cars, recreational vehicles (RVs), vacant buildings, and homeless camps. The survey estimated there to be 109 persons experiencing homelessness in Corona, which comprised 3.8 percent of the total number counted in the County.

Table 16: Persons Experiencing Homelessness in Corona and Riverside County

Jurisdiction	Sheltered	Unsheltered	Total	Percent of County Population of Persons Experiencing Homelessness
Corona	0	109	109	3.8%
County of Riverside	729	2,155	2,884	100%

Source: Regional Housing Task Force on the Homeless, 2020.

Housing Resources for Persons Experiencing Homelessness

The City's five-year Homeless Strategic Plan calls for Annual Action Plans that are tied to the budget. One goal of the Plan is for the City to open a newly remodeled homeless shelter/navigation center at 420 Harrison Street. The City is scheduled to open the shelter in Fall 2021. The City continues to provide emergency shelter through its Motel Voucher Program. The City also supports Alternatives to Domestic Violence (ADV) to offer a crisis hotline, counseling and emergency shelter to local victims of domestic violence. This program is currently offered by the Corona-Norco United Way, which operates in the City of Corona.

The Corona Norco Settlement House, a United Way Agency, is located at 507 S. Vicentia Avenue, Corona, and provides emergency food, clothing, and utility vouchers. Depending on available funding, the organization also provides rental vouchers for families who are unable to make their rent payments and face eviction and possible homelessness. Additionally, referral services, a thrift store, and assistance with holiday toys are coordinated through the agency.

Additionally, the following agencies provide services for persons experiencing homelessness in Corona:

- » City of Corona Homeless Outreach and Psychological Evaluation (HOPE) Team Care Shelter
- » RCCADV (Alternatives to Domestic Violence)
- » Shelter for the Homeless (Riverside Men's Shelter)
- » Genesis (Lutheran Social Services)
- » City of Corona Motel Emergency Shelter Program
- » City Net

Sub-populations of the homeless include those with mental disabilities and substance abuse problems, those suffering domestic violence, persons with AIDS, veterans, youth, the unemployed, and extremely low/very low-income families. Each of these sub-population groups has different needs including substance abuse recovery, mental treatment, medical treatment, and job training and placement.

FARMWORKERS

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or related activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence after their work ends for the day.

Due to the high cost of housing and low wages, a substantial number of migrant farm workers have difficulty finding affordable, safe, and sanitary housing. According to the State Employment Development Department, the average farm worker earned a mean annual income of \$32,000 in 2020. This limited income is exacerbated by a tenuous and/or seasonal employment status. Determining the true size of the agricultural labor force is difficult. For instance, the government agencies that track farm labor do not consistently define farmworkers (e.g. field laborers versus workers in processing plants), length of employment (e.g. permanent or seasonal), or place of work (e.g. the location of the business or field). According to SCAG, it is estimated that 152 City residents were considered farmworkers (employed in farming, fishing, and forestry occupations). The US Department of Agriculture's 2017 Census of

Agriculture reported that in Riverside County, 11,365 persons were hired farm labor (fulltime), 5,758 persons were employed for 150 days or more, and 5,607 were hired for 150 days or fewer.⁶

Resources for Farmworkers

The City can accommodate the development of farmworker housing in any zone that permits the type of housing being built (i.e., agricultural zones) without special conditions. Since the City does not have a large farmworker population, the housing needs of this group are addressed through the City’s standard affordable housing programs for lower-income households. The City’s municipal code permits farmworker housing in zone A - Agricultural Zone as provided by the employer.

HOUSING STOCK CHARACTERISTICS

A community’s housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age, condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community.

HOUSING GROWTH

Consistent with an urbanized, largely built-out community, Corona has experienced a moderate housing growth of 20.1 percent between 2000 and 2010 and slower growth of 9.2 percent between 2010 and 2018. As shown below in Table 17, the City’s housing stock grew from 39,271 units in 2000 to 51,504 units in 2018, or a 31.2 percent increase over 18 years. Overall, housing growth in Riverside County has continued to increase due to its relatively cheaper land prices than coastal areas and its proximity to nearby cities and major employers. Out of the total housing units in Corona, there are 48,151 occupied units, which equates to a 3.6 percent total vacancy rate (DOF 2020). The average household size (as expressed by the population to housing unit ratio) is 3.5.

Table 17: Housing Unit Growth (2000 to 2018)

Jurisdiction	2000	2010	2018	Percent Change	
				2000-2010	2010-2018
Corona	39,271	47,174	51,504	20.1%	9.2%
Chino Hills	20,414	23,617	25,588	15.7%	8.4%
Moreno Valley	41,431	55,559	50,620	34.1%	-8.9%
Norco	6,277	7,322	7,438	16.7%	1.6%
City of Riverside	85,974	98,444	90,866	14.5%	-7.7%
Riverside County	584,674	800,707	833,602	36.9%	4.1%

Source: Bureau of the Census, 2000-2010. American Community Survey, 2014-2018.

⁶ USDA 2017:

https://www.nass.usda.gov/Publications/AgCensus/2017/Full_Report/Volume_1,_Chapter_2_County_Level/California/

HOUSING TYPE AND TENURE

The City's housing stock in 2000, 2010, and 2018 by unit type is shown below in Table 18. Between 2010 and 2018, the number of single-family housing units increased approximately 13.0 percent, while the percentage of multi-family units increased approximately 19.0 percent.

The proportion of owner-occupied households in Corona slightly decreased between 2010 and 2018. In 2018, close to 64.5 percent of the City's households were owner-occupants. With approximately 72.6 percent of the City's housing units being single-family and 64.5 percent of owner-households, a portion of the City's single-family homes is used as rentals. Between 2010 and 2018 the vacancy rate in the City decreased from 4.7 percent to 3.6 percent.

Table 18: Housing Unit Type

Housing Unit Type	2000		2010		2018		Percent Change	
	Units	Percent	Units	Percent	Units	Percent	2000-2010	2010-2018
Single-Family Homes	28,177	71.8%	33,093	73.8%	37,394	72.6%	17.4%	13.0%
Multi-Family Homes	9,799	25.0%	10,320	22.5%	12,275	23.8%	5.3%	19.0%
Mobile Homes/Other	1,282	3.3%	1,687	3.7%	1,835	3.6%	31.6%	8.0%
Total	39,271	100.0%	47,174	100.0%	51,504	100.0%	20.1%	9.2%
Owner-Occupied	25,548	67.5%	30,210	67.2%	32,052	64.5%	18.2%	6.1%
Renter-Occupied	12,291	32.5%	14,740	32.8%	17,606	35.5%	20.0%	19.4%
Total Occupied	37,839	100.0%	44,950	100.0%	49,658	100.0%	18.8%	10.5%
Vacancy Rate	-	3.6%	-	4.7%	-	3.6%	+1.1%	-1.1%
Source: Bureau of the Census, 2000-2010. American Community Survey, 2014-2018								

As shown below in Table 19, average household size steadily increased from 2000 to 2018. Average household size for owner-occupied households remained consistent with an average size of 3.42 persons per unit between 2010 and 2018, while renter-occupied households declined in average household size from 3.30 in 2010 to 3.12.

Table 19: Average Household Size (2000-2018)

Tenure	2000	2010	2018
Owner-Occupied	3.39	3.42	3.42
Renter-Occupied	3.06	3.30	3.12
Total Occupied	3.29	3.38	3.49

Source: Bureau of the Census, 2000-2010. American Community Survey, 2014-2018

NUMBER OF BEDROOMS PER UNIT

The 2014-2018 ACS identified the number of bedrooms per unit for all housing in Corona. As shown below in Table 20, housing units with four bedrooms comprised the majority of households in 2018 (30.1 percent). No-bedroom housing units (studios) comprised the smallest share (1.6 percent). Over 80 percent of housing had two, three, or four bedrooms per unit, while 9.6 percent had fewer than two bedrooms per unit and 10.3 percent had five or more bedrooms per unit. According to 2015-2019 ACS, 989 owner-occupied and 1,953 renter-occupied households had more than 1.0 occupants per room, which meets the ACS definition for overcrowding. 270 owner-occupied households and 523 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding. Out of a total of 32,052 owner-occupied units, 3.9 percent are overcrowded and out of 17,606 renter-occupied units, 14.1 percent are overcrowded.

Table 20: Housing Unit Size

Bedrooms	Percent of Total Households
No Bedroom	1.6%
1 Bedroom	8.0%
2 Bedrooms	20.2%
3 Bedrooms	29.7%
4 Bedrooms	30.1%
5 or more bedrooms	10.4%

Source: American Community Survey, 2014-2018.

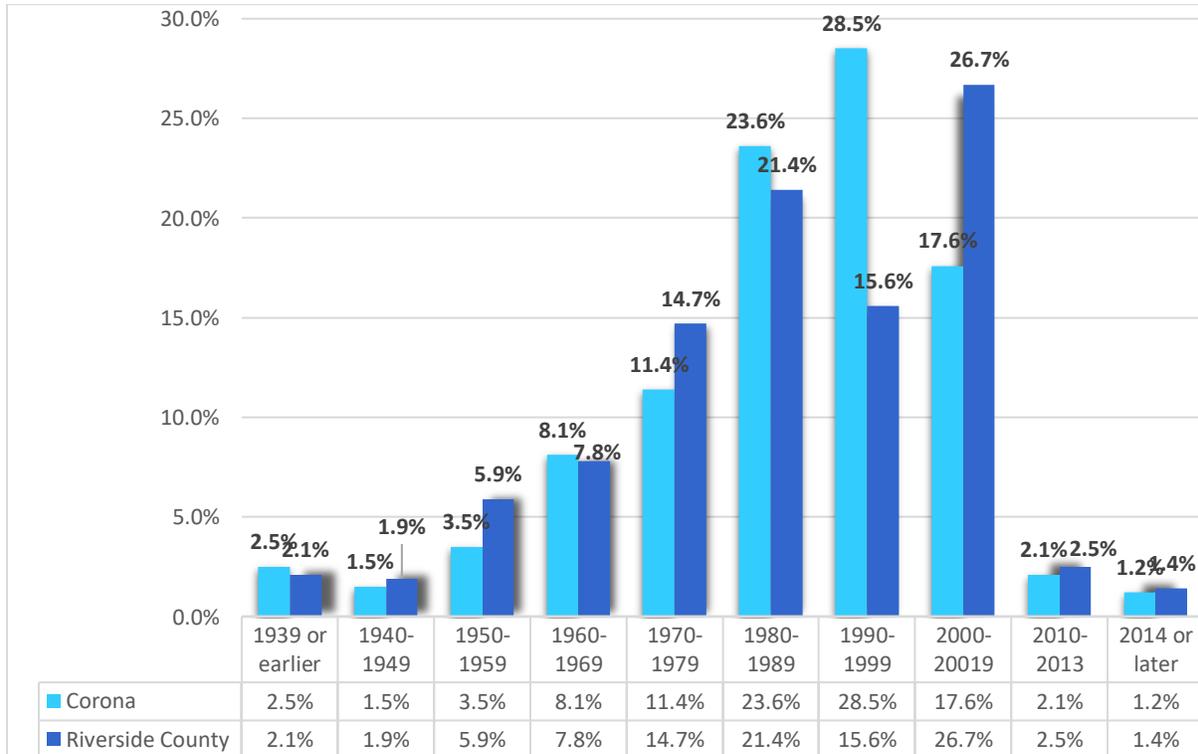
AGE AND CONDITION OF HOUSING STOCK

Housing age can be an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Many federal and State programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs. Three factors used to determine housing

conditions are age of housing, overcrowding, and lack of plumbing/kitchen facilities. Overcrowding was previously addressed.

As shown below in Figure 4, as of 2018, approximately 50.6 percent of all housing units in Corona were built prior to 1990, potentially requiring minor repairs and modernization improvements. Approximately 52.1 percent of the City’s housing stock was constructed between 1980 and 1999, an earlier housing boom than other areas in the County.

Figure 4: Age of Housing Stock



Source: American Community Survey, 2014-2018.

Housing that is not maintained can discourage reinvestment, depress neighboring property values, and can negatively impact the quality of life in a neighborhood. Improving housing is an important goal of the City. HUD considers housing units to be “standard units” if they are in compliance with local building codes. Common housing code violations in Corona include problems with electrical wiring, plumbing, windows, roofs and exterior, and heating and air conditioning systems. Most of Corona’s substandard units are suitable for rehabilitation. Table 21 below shows the number of substandard units in the City that are currently under enforcement by the City’s Code Compliance Division. The units in the table do not represent all units in the City as this information is not available. The percentages shown in Table 21 are out of a total of 49,658 occupied units.

Table 21: Substandard Housing Units

Condition	Number of Occupied Units	Percentage of Total Occupied Units
Illegal residential conversions, non-permitted electrical, poor roofing, no heating system.	591	1.2%
Source: City of Corona, June 2021		

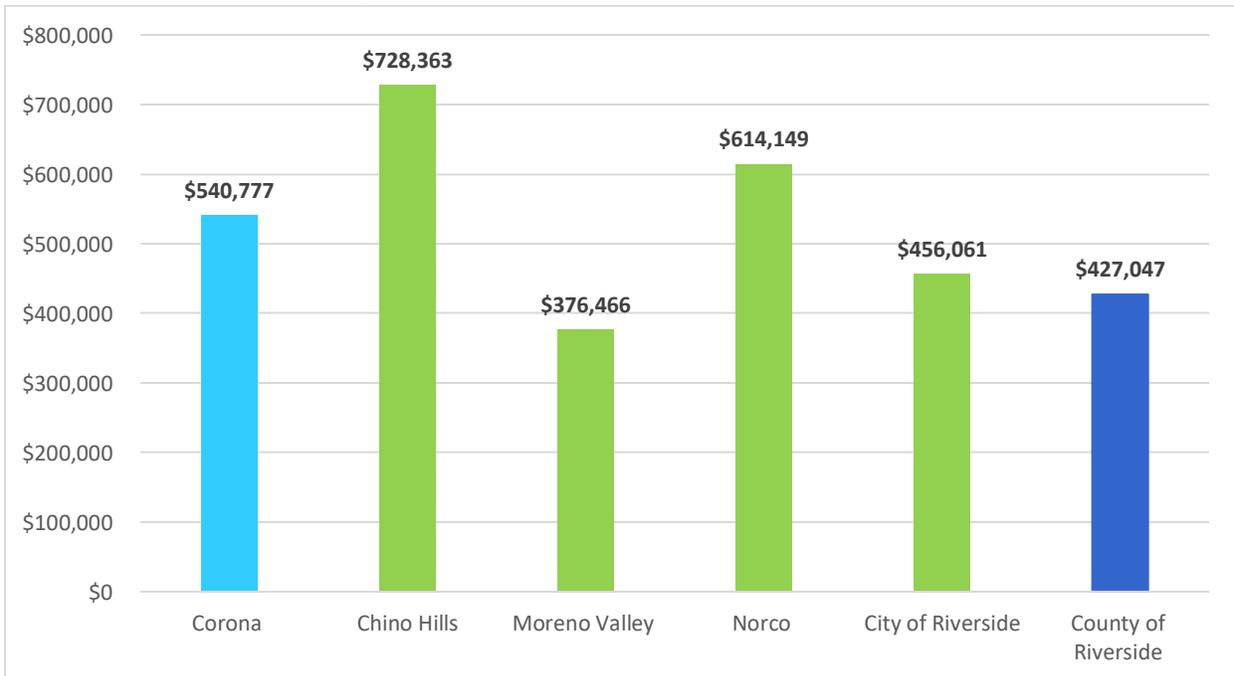
HOUSING COSTS

Housing costs are indicative of housing accessibility to all economic segments of the community. Typically, if housing supply exceeds housing demand, housing costs will fall. If housing demand exceeds housing supply, housing costs will rise.

Ownership Market

The City’s median home price in 2020 was \$540,777, which was 21 percent higher than the countywide median of \$427,047, as shown below in Figure 5. When compared to neighboring jurisdictions, Corona’s median home price was approximately 26 percent lower than Chino Hills and 30 percent higher than Moreno Valley.

Figure 5: Median Home Prices Sales (2020)



Source: Zillow, 2020.

As shown below in Table 22, median home sale prices in Corona increased slightly by about four percent between 2019 and 2020. Other Riverside County cities also saw small increases in median home prices during this time period, as did Riverside County as a whole.

Table 22: Changes in Median Home Sale Prices and Values (2019-2020)

Jurisdiction	2019	2020	Percent Change in Median Sale Price
	Price	Price	
Corona	\$504,000	\$540,777	7.3%
Chino Hills	\$686,000	\$728,363	6.2%
Moreno Valley	\$344,000	\$376,466	9.4%
Norco	\$571,000	\$614,149	7.6%
City of Riverside	\$420,000	\$456,061	8.6%
County of Riverside	\$394,000	\$427,047	8.4%

Source: Zillow, 2020.

Housing Rents

Rental listings posted on Zumper.com for available rental housing in Corona were reviewed between January 2020 to December 2020. Table 23 below lists the median and average rents for rental housing by number of bedrooms.

Table 23: Average Monthly Rent

Number of Bedrooms	Median Rent	Average Rent	Rent Range
Studio	\$1,186	\$1,139.70	\$1,000-\$1,233
1 Bedroom	\$1,624.50	\$1,680.00	\$1,552-\$1,897
2 Bedroom	\$1,874.50	\$1,964.75	\$1,785-\$2,379
3 Bedroom	\$2,396.50	\$2,422.60	\$2,269-\$2,624
4 Bedroom	\$2,716.50	\$2,771.00	\$2,654-\$3,080

Source: Zillow, 2020.

Housing Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. This information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

HUD conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, HCD developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. Table 24 below shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment).

Table 24: Housing Affordability Matrix - Riverside County

Income Group	Annual Income Limits	Affordable Payment	Housing Costs		Affordable Price	
			Utilities	Taxes/ Insurance (Owner)	Sale	Rent
Extremely Low-Income (0-30% of AMI)						
1-Person	\$15,850	\$396	\$205	\$139	\$13,823	\$191
2-Person	\$18,100	\$453	\$218	\$158	\$20,902	\$235
3-Person	\$21,720	\$543	\$246	\$190	\$28,186	\$297
4-Person	\$26,200	\$655	\$274	\$229	\$39,993	\$381
5-Person	\$30,680	\$767	\$305	\$268	\$50,980	\$462
Very Low-Income (31-50% of AMI)						
1-Person	\$26,400	\$660	\$205	\$231	\$59,005	\$455
2-Person	\$30,150	\$754	\$218	\$264	\$71,697	\$536
3-Person	\$33,900	\$848	\$246	\$297	\$80,348	\$602
4-Person	\$37,650	\$941	\$274	\$329	\$89,028	\$667
5-Person	\$40,700	\$1,018	\$305	\$356	\$93,891	\$712
Low-Income (51-80% of AMI)						
1-Person	\$42,200	\$1,005	\$205	\$369	\$126,669	\$850
2-Person	\$48,200	\$1,205	\$218	\$422	\$148,997	\$987
3-Person	\$54,250	\$1,356	\$246	\$475	\$167,499	\$1,110
4-Person	\$60,250	\$1,506	\$274	\$527	\$185,815	\$1,232
5-Person	\$65,100	\$1,628	\$305	\$570	\$198,386	\$1,322
Median Income (80-100% of AMI)						
1-Person	\$52,700	\$1,318	\$205	\$461	\$171,637	\$1,112
2-Person	\$60,250	\$1,506	\$218	\$527	\$200,603	\$1,288
3-Person	\$67,750	\$1,694	\$246	\$593	\$225,313	\$1,448
4-Person	\$75,300	\$1,883	\$274	\$659	\$250,268	\$1,609
5-Person	\$81,300	\$2,033	\$305	\$711	\$267,764	\$1,727
Moderate Income (100-120% of AMI)						
1-Person	\$63,250	\$1,581	\$205	\$553	\$216,818	\$1,376
2-Person	\$72,300	\$1,808	\$218	\$633	\$252,208	\$1,590
3-Person	\$81,300	\$2,033	\$246	\$711	\$283,342	\$1,787
4-Person	\$90,350	\$2,259	\$274	\$791	\$314,721	\$1,985
5-Person	\$97,600	\$2,440	\$305	\$854	\$337,570	\$2,135
Sources: HCD 2020. Veronica Tam and Associates, 2020.						

EXTREMELY LOW-INCOME HOUSEHOLDS

Extremely low-income households earn 30 percent or less of the County area median income – up to \$15,850 for a one-person household and up to \$30,680 for a five-person household in 2020. Extremely

low-income households cannot afford market-rate rental or ownership housing in Corona without assuming a cost burden.

Very- Low-Income Households

Very low-income households earn between 31 percent and 50 percent of the County area median income – up to \$26,400 for a one-person household and up to \$40,700 for a five-person household in 2019. A low-income household can generally afford homes offered at prices between \$59,005 and \$93,891, adjusting for household size. After deductions for utilities, a very low-income household can afford to pay approximately \$455 to \$712 in monthly rent, depending on household size. Given the cost of housing in Corona, very low-income households could not afford to purchase a home or rent an adequately sized unit in the City.

Low-Income Households

Low-income households earn between 50 percent and 80 percent of the County area median income – up to \$42,200 for a one-person household and up to \$65,100 for a five-person household in 2020. A low-income household can generally afford homes offered at prices between \$126,669 and \$198,386, adjusting for household size. After deductions for utilities, a low-income household can afford to pay approximately \$850 to \$1,322 in monthly rent, depending on household size.

Median-Income Households

Median-income households earn between 80 percent and 100 percent of the County's area median income - up to \$52,700 for a one-person household and up to \$81,300 for a five-person household in 2020. The affordable home price for a moderate-income household ranges from \$171,637 to \$267,764. After deductions for utilities, a one-person median-income household could afford to pay up to \$1,112 in rent per month and a five-person low-income household could afford to pay as much as \$1,727.

Moderate-Income Households

Moderate-income households earn between 100 percent and 120 percent of the County's Area Median Income – up to \$97,600 depending on household size in 2020. The maximum affordable home price for a moderate-income household is \$216,818 for a one-person household and \$337,570 for a five-person family. Moderate-income households in Corona could afford to purchase the median priced home in the City; however, finding an affordable adequately sized home could present a challenge for households earning incomes at the lower end of the middle/upper category. The maximum affordable rent payment for moderate-income households is between \$1,376 and \$2,135 per month. Appropriately sized market-rate rental housing is generally affordable to households in this income group.

Cost Burden

The CHAS developed by the Census Bureau for HUD provides detailed information on housing needs by income level for different types of households in Corona. Detailed CHAS data based on the 2013-2017 ACS data is displayed in Table 25 below. Housing problems considered by CHAS include:

- » Units with physical defects (lacking complete kitchen or bathroom);
- » Overcrowded conditions (housing units with more than one person per room);
- » Housing cost burden, including utilities, exceeding 30 percent of gross income; or

- » Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

Sixty-one (61) percent of extremely low-income renter households spend more than 50 percent of their income on housing. Low-income households tend to more often be renters than buyers. Specifically, all extremely low, very low, and low-income renters in Corona reported experiencing at least one housing problem. Additionally, a higher-than-average portion of families who rent are housing-burdened (pay more than 30 percent of income on housing).

Table 25: Housing Assistance Needs of Lower-Income Households

Household by Type, Income, and Housing Problem	Renters	Owners	Total Households
Extremely low-income (0-30% AMI)	2,460	1,900	4,360
With any housing problem	87.4%	74.5%	81.8%
With cost burden >30%	85.8%	74.2%	80.6%
With cost burden >50%	80.3%	67.1%	74.4%
Very low-income (31-50% AMI)	2,605	1,830	4,435
With any housing problem	82.5%	62.4%	84.1%
With cost burden >30%	88.7%	73.2%	82.2%
With cost burden >50%	65.5%	59.6%	63.0%
Low-income (51-80% AMI)	3,925	2,730	6,655
With any housing problem	92.0%	69.2%	82.6%
With cost burden >30%	83.9%	66.1%	76.6%
With cost burden >50%	34.4%	41.4%	37.3%
Moderate & Above Income (>80% AMI)	1,740	2,720	4,460
With any housing problem	76.4%	66.4%	70.3%
With cost burden >30%	62.6%	60.8%	61.7%
With cost burden >50%	19.0%	24.3%	22.2%
Total Households	17,550	32,405	49,955
With any housing problem	11,550	11,720	23,270
% With housing problem	65.8%	36.7%	46.6%
Note: Data presented in this table are based on special tabulations from the ACS data. Due to the small sample size, the margins of errors can be significant. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.			
Source: HUD CHAS, 2013-2017.			

AT-RISK HOUSING (ASSISTED UNIT) ANALYSIS

ASSISTED HOUSING AT RISK OF CONVERSION

State law requires the City to identify, analyze, and propose programs to preserve existing multi-family rental units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing (i.e., “units at risk” or “at-risk units”). State law requires the following:

- » An inventory of restricted low-income housing projects in the City and their potential for conversion;
- » An analysis of the costs of preserving and/or replacing the units at risk and a comparison of these costs;
- » An analysis of the organizational and financial resources available for preserving and/or replacing the units “at risk,” and
- » Programs for preserving the at-risk units.

The following discussion satisfies the first three requirements of State law listed above pertaining to the potential conversion of assisted housing units into market rate housing before April 15, 2031. The Housing Plan section includes a program for preserving the at-risk units, which meets the final requirement of State law.

INVENTORY OF ASSISTED HOUSING UNITS IN CORONA

Table 26 below provides a description of assisted housing developments in Corona. All multi-family rental units assisted under federal, state, and/or local programs, including HUD programs, State and local bond programs, redevelopment programs, density bonus, or direct assistance programs, are included in the table.

AT-RISK PROJECTS

The planning period for this at-risk housing analysis extends from April 15, 2021, through April 15, 2031. The underlying income use restrictions of these projects were reviewed for potential conversion to market rate during this planning period. Detailed project information is listed in Table 26.

During this 10-year period, three projects will be at risk of losing their affordability controls. Combined, a total of 89 assisted units will be at risk between April 2021 and April 2031. The three housing projects are assisted under the following programs:

HUD Section 202 and HUD Section 8: Two of the projects were assisted under the Section 202 - Handicapped and Elderly Housing Program and the Section 8 program – Corona Community Towers and Garrison House. Section 202 provides loans to help build or rehabilitate handicap or elderly units. The maximum period for the loan is 40 years. These HUD Section 202-financed projects also maintain project-based Section 8 contracts.

Under the HUD Section 8 program, participating building owners are entitled to receive HUD Fair Market Rents (FMRs) for their units with Section 8 contracts. On the Section 8 units, HUD makes up the difference

between 30 percent of a household's monthly income and the FMRs. A total of 41 at-risk units are assisted under these programs.

Low/Moderate Developer Funds: One project received developer funds to construct low/moderate income housing – Park Place (Casa De Corona). Developer funds are given to finance a project with the condition that the project be used to support very low, low, and moderate income assisted units. A total of 48 at-risk units are assisted under this program.

COST ANALYSIS

The following discussion examines both the cost of preserving the units at-risk in Corona, and the costs of producing new rental housing comparable in size and rent levels to replace the units that could convert to market rate. Cost estimates provided in this analysis are intended to indicate an order of magnitude. Actual costs involved in each option will depend on the rental and real estate market situations at the time the affordability controls on these projects expire.

Preservation Costs: A total of 89 units distributed among three projects are at risk of losing their affordability controls between, April 15, 2021, and April 15, 2031. Preservation of the at-risk units can be achieved in several ways:

Rental Assistance: Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Housing Choice Vouchers, the City, through a variety of potential funding sources, could provide rent subsidies to tenants of at-risk units. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a lower income household.

This type of preservation largely depends on the income of the family, the shelter costs of the apartment and the number of years the assistance is provided. If the typical very low-income family that requires rental assistance earns \$39,540, then the family could afford approximately \$989 per month for shelter costs. The difference between the \$989 and the typical rent for a two-bedroom apartment of \$1,757 would in necessary monthly assistance of \$768 a month or \$9,216 per year. For comparison purposes, typical affordable housing developments carry an affordability term of at least 20 years, which would bring the total cost to \$184,320 per family. Providing tenant-based rental assistance for all 89 at-risk units is estimated at \$16,404,480 over a 20-year period.

Purchase of Affordability Covenants: Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the subsidy amount received to market levels.

To purchase the affordability covenant on these projects, an incentive package should include interest subsidies at or below what the property owners can obtain in the open market. To enhance the attractiveness of the incentive package, the interest subsidies may need to be combined with rent subsidies that supplement the HUD fair market rent levels.

Replacement Costs: The construction of new low-income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e. square footage and number of bedrooms), location, land costs, and type of construction.

Assuming an average development cost is \$200,000 per unit for multi-family rental housing, replacement of the 89 at-risk units would require approximately \$17,800,000 excluding land costs. When land costs and developer profits are included, the construction costs of new units can easily double.

Table 26: Assisted Housing Developments in Corona

Project Name	Location	Total Units	Assisted Units				Total Assisted	Expiration Date	Funding
			Very Low	Low	Senior	Moderate			
Not At-Risk									
Corona del Rey	1148 D. St.	160	32	128	No	0	160	Perpetuity	Revenue Bond, Low/Mod Funds, City HOME, County HOME, Federal Tax Credits
Casa de la Villa Apartments	313 S. Vicentia Avenue	75	8	66	No	0	74	2060	Low/Mod Funds, Federal Tax Credits, Developer Funds
Corona del Oro	630-650 W. 2nd	72	71	0	No	0	71	2055	Low/Mod Funds, HOME Funds, Federal Tax Credits
River Run Senior Apartments	863 River Road	360	144	216	Yes	0	360	2055	RDA Low/Mod Housing Funds, Federal Tax Credits
Vintage Terrace Apartments	1910 Fullerton Street	200	0	200	Yes	0	200	2038	HUD and Tax Credit
Corona Community Villas	2600 S. Main Street	75	0	74	Yes	0	74	2073	HUD Section 202/ Section 8
Corona Park Apartments	956 Avenida Del Vista	160	0	158	No		158	2072	HUD Section 8
Citrus Circle Apartments	121-141-161 Buena Vista	61	42	18	No	0	60	2070	NSP, Federal Tax Credits, CHA
Meridian Apartments	1066 E. 6 th Street	85	8	76	No	0	84	2075	HOME, Federal Tax Credits, CHA

Table 26: Assisted Housing Developments in Corona

Project Name	Location	Total Units	Assisted Units				Total Assisted	Expiration Date	Funding
			Very Low	Low	Senior	Moderate			
William C. Arthur Terrace Apartments	1275 W. 8th Street	40	39	0	Yes	0	39	2044	HUD Section 202/811 Section 8
TOTAL		1,288	344	936	--	0	1280	--	
At-Risk									
Park Place (Casa De Corona)	935, 945, 950 W. Fifth Street	48	12	18	No	18	48	2027	Low/Mod Developer Funds
Corona Community Towers	910 S. Belle Street	36	0	35	Yes	0	35	2022	HUD Section 202/ Section 8
Garrison House	779 Ford Street	7	6	0	Yes	0	6	2027	HUD Section 202/ Section 8
TOTAL		91	18	53	--	18	89	--	
Source: City of Corona Redevelopment Agency, 2020; HUD Expiring Section 8 Database, 2020.									

COST COMPARISONS

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. However, because different projects have different circumstances and therefore different options available, the direct comparison would not be appropriate. In general, providing additional incentives/subsidies to extend the affordability covenant would require the least funding over the long run, whereas the construction of new units would be the costliest option. Over the short term, providing rent subsidies would be least costly but this option does not guarantee the long-term affordability of the units.

RESOURCES FOR PRESERVATION OF AT-RISK HOUSING

The following describes active non-profit agencies that may have the capacity to develop, acquire, and/or manage affordable housing, including housing projects that are at risk of converting to market-rate housing.

Jamboree Housing: Founded in 1990, Jamboree specializes in the development and construction of new affordable rental and for-sale housing. The organization has a portfolio that includes development and/or ownership interest in nearly 6,600 affordable homes in 47 California cities – topping a market value of \$1 billion. Jamboree currently owns and operates Corona Park Apartments, a 158-unit affordable community, located in the City of Corona. Jamboree acquired and rehabilitated this project in 2004.

Western Community Housing: Western Community Housing Inc. (WCH) is a California non-profit public benefit corporation that was founded in 1999 and is headquartered in Costa Mesa, California. WCH's mission is to promote affordable housing and to provide social services to low-income senior and family households. By partnering with local governments, for-profit developers, lenders, syndicators and corporate investors, WCH and its affiliates currently have an ownership interest in 89 affordable housing communities comprising over 7,800 units. The agency currently owns and operates Heritage Park Apartments in the nearby City of Norco.

BRIDGE Housing: In 1983, BRIDGE was formed from a major anonymous grant given to the San Francisco Foundation to spearhead new solutions to the worsening shortage of affordable housing. Today BRIDGE's steady stream of diverse development efforts and pipeline activity exceeds 18,000 homes. The organization owns and operates Ivy at College Park, a 135 affordable apartment community, located in nearby Chino.

LINC Housing: LINC Housing has a 36-year history of creating communities for thousands of families and seniors throughout California. LINC is committed to building and preserving housing that is affordable, environmentally sustainable, and a catalyst for community improvement. The organization currently owns and operates Seasons Senior Apartments in nearby Chino.

AFFIRMATIVELY FURTHERING FAIR HOUSING

Under state law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Beginning January 1, 2019, all housing elements must include a program that promotes and affirmatively furthers fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status,

ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (FEHA), Government Code Section 65008, and any other state and federal fair housing and planning law. Additionally, all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. The housing element land inventory and identification of sites must be consistent with a jurisdiction's duty to AFFH and the findings of its AFH.

Chapter 3: Housing Constraints

Market, government, infrastructure, and environmental factors, among others, create constraints to the provision of adequate and affordable housing. These factors may restrict the development of housing, particularly that affordable to lower-income households. Constraints can generally be divided into “governmental constraints,” meaning those controlled by federal, State, and local governments, and “nongovernmental constraints,” or those that are neither generated nor affected by governmental controls. An analysis of these factors can facilitate the development of programs that lessen the effects such constraints have on the supply and cost of housing.

MARKET CONSTRAINTS

AVAILABILITY

The high cost of renting or buying a residence is the main, ongoing constraint to adequate housing opportunities in Corona. The high cost of land, construction, labor, and limits on financing contribute to a decrease in the availability of affordable housing. Corona is an urbanized area with few vacant parcels available for residential development. These parcels are identified and described further in the Housing Resources (Chapter 4) portion of this Housing Element. Opportunities exist on underutilized, residentially zoned sites capable of being developed at higher densities and non-residential zoned sites where mixed-use development is permitted.

Short-term rental housing is relatively low in Corona. Short-term residential rental is defined as the rental of any legally permitted dwelling unit or one or more portions of any legally permitted dwelling unit, for occupancy purposes for a period of 30 consecutive calendar days or less, counting portions of calendar days as full days. The City of Corona requires a short-term residential rental permit before renting or advertising the availability of a short-term residential rental unit. Furthermore, every broker must ensure that each short-term residential rental unit is registered with the City and that the owner or owner's authorized agent has obtained the requisite short-term residential rental permit and business license prior to listing or advertising the unit for rent. The requirement for a short-term residential rental permit is based on the actual duration of the rental period and not the stated time period of the reservation, rental or other contract or agreement. Permits must be renewed annually. In 2021 to date, the City has only received three permits. Therefore, City policies regarding short-term rentals are not a constraint for residents to access long-term housing.

There is potential to develop new affordable housing units on vacant land designated for multi-family residential and on vacant residential parcels where infill could occur. Reuse and redevelopment of existing sites can also accommodate additional housing in Corona with uses that range from multi-family units (e.g., duplexes and triplexes) or accessory dwelling units (i.e., granny flats) that are attached or detached from existing single-family homes on residential properties.

Throughout Riverside County, sale prices of single-family homes increased an average of 5.7 percent from 2015 to 2017, and indications are that the trend will continue. In Corona, property values increased by 5.97 percent from 2016 to 2017, slightly more than the county overall average.

CONSTRUCTION AND LABOR COSTS

The cost of labor and materials are the main determinants of construction cost. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. This puts builders under constant pressure to complete jobs for the lowest price possible while still providing a quality product, a situation that has led (and still leads) to an emphasis on labor-saving materials and construction techniques.

The price paid for material and labor at any one time will reflect short-term considerations of supply and demand. Between 2016 and 2020, construction costs rose approximately 10.5 percent.⁷ Costs have moderated somewhat due to fluctuations that followed the 2008 downturn, and more recently, from supply accessibility during the COVID-19 pandemic. Future costs are difficult to predict given the cyclical fluctuations in demand and supply that, in large part, are created by fluctuations in State and national economies. These circumstances impact construction in regions differently, and therefore do not deter housing construction in any specific community.

For the average home, the cost of labor is generally two to three times the cost of materials and therefore represents a substantial component of the total building costs. Most residential construction in Riverside County is performed with nonunion contractors, and labor costs are responsive to changes in the residential market. The relative ease with which a skilled tradesperson can get a contractor's license further moderates the pressures related to rising labor costs. Construction costs in Corona are about the same as in other parts of Southern California.

A reduction in amenities and quality of building materials (in line with a minimum acceptability for health, safety, and adequate performance) could result in lower sale prices. Economy building techniques may reduce costs. Prefabricated, factory-built housing may provide lower priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number of units increases, construction costs over the entire development generally go down, due to economies of scale. This reduction in costs is beneficial when density bonuses apply to affordable housing development.

LAND COST

High land costs are a primary factor affecting the feasibility of residential development in the City. The prices of land vary depending on location, zoning (allowable density), and availability of improvements. Additionally, land costs vary depending on the current use of the site; whether the site is vacant or has an existing use that will need to be removed or converted. In general, entitled single-family subdivisions with infrastructure extension plans command higher prices than raw land. Many variables influence land cost, including scarcity and developable density (both of which are indirectly controlled through government land use regulations), location, unique features, and the availability of public utilities. Undeveloped land in Corona ranges from \$39,200 to \$85,909 per acre. This high cost makes density optimization imperative to residential land developers.

Vacant land zoned for multi-family use is scarce and typically more expensive per acre than vacant land zoned for single-family residential. As the City becomes increasingly built-out and future development

⁷ California Department of General Services (DGS). 2020. DGS California Construction Cost Index (CCCI). <https://www.dgs.ca.gov/RES/RESOURCES/> (accessed January 2021).

becomes more reliant upon the acquisition of underutilized parcels and demolition of existing structures, the cost of a finished residential site will further increase.

FINANCING

Construction Financing

The availability of construction financing affects the degree to which new housing can be built. Over the years, loan underwriting has become more conservative than in the past, when developers might receive construction loans for 100 percent or more of a project's estimated future value. Although no hard threshold exists for the amount of required equity that would be too much to make a project infeasible to develop, the higher amount of equity required, the more unlikely the developer would proceed with the project. Higher equity amounts require not only more cash upfront, but also would necessitate a higher project value at completion to generate the net cash flow needed to meet the minimum acceptable cash-on-cash return threshold. These trends inform the condition of the housing market throughout the Southern California region.

Availability of Mortgage and Rehabilitation Financing

The Home Mortgage Disclosure Act (HMDA) requires financial institutions to maintain, report, and disclose publicly information about mortgages. In 2017, 2,336 households applied for conventional mortgage loans in Corona and 774 households applied for government backed loans. Considerably fewer Corona households applied for government-backed loans than conventional loans to purchase homes in 2017. Another 569 Corona households applied for home improvement loans in 2017. In general, home improvement financing is less accessible during market downturns, compared to home purchase financing. High debt-to-income ratios coupled with lower property appraisals can make it more difficult to qualify for additional financing. Applications to refinance existing mortgages were most common with 3,551 total applications. Of these, 2,802 were conventional loans and 749 were government-backed loans. According to HMDI data for 2017, all loan applications were approved, including those for refinance and renovation. None were denied. This indicates the failure, denial, and origination rates since 2015 has improved for conventional and government backed loans.

Table 27 Disposition of Home Loan Applications

Applications (By Loan Type)	Number of Applications	Share of Applications	Number Approved	Percent Approved
Home Purchase	3,430	39.4%	3,120	90.9%
Conventional	2,671	30.7%	2,403	89.9%
FHA – Insured	506	5.8%	480	94.9%
VA – Guaranteed	253	2.9%	237	93.7%
FSA/RHS	0	0.0%	0	0.0%
Home Improvement	747	8.6%	543	72.7%
Conventional	674	7.7%	484	71.8%
FHA – Insured	41	0.5%	30	73.2%
VA – Guaranteed	32	0.4%	29	90.6%
FSA/RHS	0	0.0%	0	0.0%
Refinancing	4,538	52.1%	3,568	78.6%
Conventional	3,541	40.6%	2,808	79.3%
FHA – Insured	553	6.4%	425	76.9%
VA – Guaranteed	444	5.1%	335	75.5%
FSA/RHS	0	0.0%	0	0.0%
Total	8,715	100.0%	7,231	82.9%
Notes: “Approved” includes loans approved by the lenders whether or not they are accepted by the applicants. “Other” includes loan applications that were either withdrawn or closed for incomplete information. Source: HMDA 2017.				

About 50 percent of loan applicants reported incomes that exceeded 120 percent of the AMI. Given the high rates of approval, refinancing and home purchase loans are generally available and not considered to be a constraint in Corona. The City provides forgivable loans of up to \$25,000 to qualifying lower income homeowners to address critical home improvement needs (Program 1).

Federal agencies offer limited down payment assistance programs to assist with down payment and closing costs, including subordinate loans with deferred payments that help with affordable mortgage payment levels. Offered through the MyHome Assistance Program, the loan structure varies based on the agency with most capping the amount at \$11,000.⁸

GOVERNMENTAL CONSTRAINTS

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in Corona. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development.

⁸ California Housing Finance Agency (CalHFA). 2021. Loan Programs. [web page]. Calhfa.ca.gov/homebuyer/programs/index.htm. (accessed February 2021).

LAND USE CONTROLS AND DEVELOPMENT STANDARDS

The City regulates the type, location, density, and scale of residential development primarily through its General Plan and Zoning Ordinance. In general, the City's zoning and land use regulations are designed to balance the goal of providing affordable housing opportunities for all income groups while protecting the health and safety of residents and preserving the character of existing neighborhoods.

General Plan and Zoning Categories/Densities

As discussed below, the Corona General Plan, specific plans, and Zoning Ordinance provide for a wide range of residential land use designations/zones in the City. General residential standards are provided in Table 29. A comparison of these standards to neighboring cities is provided in Table 30.

Residential

Rural/Estate Residential (0 to 3 units per acre): Includes the Rural Residential I/II and Estate Residential General Plan land use designations, all E, ER, and HER designations in specific plans and the R14.4, A-14.4, R-1-A, R-1.20 and A zone districts.

Low Density Residential (3 to 6 units per acre): Includes the Low Density Residential and Low Medium Density Residential General Plan land use designations, all SFR, SF, LDR, SFC, SFD, LMDR and L designations in specific plans and the R-1-7.2, R-1 8.4, R-1 9.6, R-1 12, and MP zone districts.

Medium Density Residential (6 to 15 units per acre): Includes the Medium Density Residential General Plan land use designation, all M, MDR, MHDR, SFA designations in specific plans, and the R-2 and R-G zone districts.

High Density Residential (15 to 36 units per acre: Includes the High Density Residential General Plan land use designation, all HDR, MF, MFR and MHDR designations in specific plans, and the R-3 and R-3-C zone districts.

Urban Density Residential (37 to 60 units per acre): Includes the Urban Density Residential General Plan land use designation, the UDR designation in the North Main Street Specific Plan, and the R-3-C zone district.

Mixed Use

Mixed Use I and Downtown Commercial (2.0 to 3.0 floor area ratio): Includes the Mixed Use I and Downtown Commercial/Mixed Use land use designations and the MUD and MU designations in specific plans.

RESIDENTIAL COMMUNITY DEVELOPMENTS AND SPECIFIC PLANS

The City processes residential developments through conventional zoning regulations or Specific Plans. These mechanisms allow residential development of all types, with the development standards approved by the City Council for each individual application, and encourage whole-scale community planning with an appropriate balance of land use types. Specific Plans often incorporate mixed-use, higher density residential areas as a focal part of the plan. The only constraint is that single-family residential developments on fee simple lots must have a minimum 7,200 square-foot lot area, a size comparable to similar communities in the region.

The City has adopted 31 Specific Plans to date, two of which have been adopted since certification of the 5th cycle Housing Element Update. Specific plans outline development standards that govern development in the specific plan area. In general, they all incorporate provisions for housing, including the establishment of an Urban Density Residential zone, which allows up to 60 dwelling units per acre in one of the Specific Plans. These density levels are among the highest in the Inland Empire (similar to the City of Riverside) and higher than most suburban communities in the region.

Recent specific plans approved for development in Corona include the following:

- » Sierra Bella Specific Plan (updated July 2014)
- » Arantine Hills specific Plan (June 2020)

The Sierra Bella Specific Plan area is in northwest Corona, at the eastern terminus of Green River Road at Paseo Grande, south of the Sierra del Oro community. The Plan allows up to 249 single-family homes as a "hillside village," with a large part (62 percent) of the plan area remaining as open space. The Specific Plan was approved in 2005 but amended in 2014 to include provisions that reduce grading and visual impacts by clustering development in the lower portion of the plan area and reducing the minimum lot size to 7,200 square feet.

Table 2 identifies the City's development standards per zoning district. Site development standards are comparable to other community requirements in western Riverside County (see Table 3) and ensure a quality living environment for all household groups in Corona, including special groups such as lower and moderate income households and senior citizens. These development standard requirements, individually or together, are reasonable and have not impacted the ability of development to achieve the maximum allowable densities in any zone.

North Main Street District Specific Plan

The North Main Street District Specific Plan consists of 257.6 acres in the north-central portion of the City of Corona. The district contains a mix of land uses including commercial retail, commercial office, medium and high density residential, light industrial/manufacturing, and public/quasi-public land uses, with several vacant parcels of land scattered throughout. The district is located just north of the State Route 91 freeway (SR-91) and west of the Interstate 15 (I-15) corridor and bisected in a north-south direction by North Main Street which serves as the transportation spine. The Specific Plan allows residential development in the following areas with residential development potential (summarized in Table 28):

Single-family Condominiums (SFC) Area – This area, located at the northeast corner of River Road and Cota Street, would provide the opportunity for village-like residential uses near shopping and public transit. The SFC area encompasses approximately 8.3 acres, about eight percent of the entire Specific Plan area. Single-family condominiums can include both attached and detached units at a density no greater than 15 du/acre.

The following property development standards set forth in this section shall apply to all land and buildings in the SFC District:

- » Single Family Detached
- » Maximum Height: 30 ft. and no more than two stories
- » Maximum Density: 15 units / acre
- » Setbacks: 10 feet along all sides.

- » Parking: 2 covered spaces per unit, plus one guest space for every five units.
- » Single Family Attached
- » Maximum Height: 40 ft. and no more than three stories
- » Maximum Density: 15 units / acre
- » Setbacks: 10 feet rear, 5 feet sides, 10 feet front
- » Parking: Studio or single bedroom unit 1.5 covered spaces, Two-bedroom unit 2.0 covered spaces, Three or more bedroom unit 2.5 covered spaces - Guest Parking 1 uncovered guest space/5 units

Urban Density Residential District (UDR) – This district is intended to accommodate and promote high density residential development up to 60 du/acre. The UDR district intends to create opportunities for integration between the commercial and residential uses along the Main Street corridor as well as enhanced commuter transit options with the nearby Metrolink Station and bus transfer hub. The UDR District encompasses approximately 17.3 acres generally located west of Main Street between Blaine Street and River Road.

The following property development standards set forth in this section shall apply to all land and buildings in the UDR District:

- » Maximum Height: 5 stories or 60 feet, whichever is lesser.
- » Maximum Density: 60 units / acre
- » Setbacks: 10 feet along all sides.
- » Parking: Single Bedroom 1.0 covered space, Two or more bedroom 1.0 covered space and 1.0 uncovered space per unit, Guest parking 1 guest space / 5 units

Mixed Use District (MU) – This district intends to provide opportunities for well-designed commercial projects or projects that combine residential with non-residential uses such office, retail, business services, personal services, public spaces and uses, and other commercial amenities. The District area covers approximately 29.2 acres in three areas bordering the east side of Main Street.

The North Main Street District Specific Plan can accommodate 400 units in the 6th Housing Element cycle upon rezone of parcels that could potentially be rezoned to accommodate lower and moderate-income units. The following property development standards set forth in this section shall apply to all land and buildings in the MU District:

- » Maximum Height: None. Height limited by Floor Area Ratio (FAR)
- » Maximum Density: Commercial FAR 0.5, Mixed Use FAR 2.0
- » Setbacks: 10 feet along all sides.
- » Parking: Studio or single bedroom unit 1.0 covered spaces, Two or more bedroom unit 2.0 covered spaces, Guest Parking 1 guest space/5 units

Table 28: Specific Development Standards for the North Main Street Specific Plan

	Urban Density Residential	Mixed Use
Density	60 units per acre	2.0 FAR
Maximum Height	5 stories or 60 feet	None
Lot Requirements	None	None
Private Open Space	None	None
Common Open Space	100 square feet per unit	100 square feet per unit
Setbacks	River Road – 10 feet Local/Private Street – 5 feet	Front – None Street Side – 10 feet
Parking	Studio/1-Bedroom – 1.0 covered space Two+ Bedrooms – 2.0 covered/uncovered spaces Guest Parking – 1.0 per 5 units	Studio/1-Bedroom – 1 covered space Two+ Bedrooms – 2.0 covered spaces Guest Parking – 1.0 per 5 units

These standards are established to facilitate high density residential and mixed-use developments. Specifically, for the Mixed-Use designation, up to 80 percent of the Floor Area Ratio can be dedicated to residential uses.

Downtown Corona Revitalization Specific Plan

The Downtown Corona Revitalization Specific Plan was adopted by the City in 1998 and most recently amended in 2011. The Specific Plan area includes approximately 621 acres and generally consists of the commercial corridor along 6th Street, from Lincoln Avenue on the west to the Temescal Creek Channel on the east, and the area within the Grand Boulevard Circle. Currently, seven districts within the Downtown Corona Revitalization Specific Plan area allow for residential development:

Downtown (D) District: The D District provides for medium-intensity commercial uses that serve mostly community-wide needs in a pedestrian-friendly environment. Uses allowed include commercial retail, service commercial, business offices (lodging), restaurants and sidewalk cafes, cultural and entertainment uses, nightclubs and microbreweries, mixed-use (including residential), as well as prominent buildings for governmental uses.

The following property development standards set forth in this section shall apply to all land and buildings in the D District:

- » Maximum Height: 5 stories or 60 feet, whichever is lesser.
- » Maximum Density: Maximum FAR 3.
- » Setbacks: 10 feet front, 8 feet side, and 10 feet rear

Transitional Commercial (TC) District: The TC District provides a buffer commercial district between the vehicular-oriented 6th Street Commercial, and the more pedestrian-oriented Downtown District. It provides great variety in low to medium intensity commercial uses in either a pedestrian or vehicular orientation. Mixed use developments, multi-family dwellings and senior citizen housing are allowed with a Conditional Use Permit (CUP) in this district.

The following property development standards set forth in this section shall apply to all land and buildings in the TC District:

- » Maximum Height: 3 stories or 40 feet, whichever is lesser.
- » Maximum Density: Maximum FAR 2.
- » Setbacks: 10 feet front, 8 feet side, and 10 feet rear.

General Commercial (GC) District: The GC District provides for lower intensity uses that serve community and sub-regional needs with an emphasis on convenient automobile access, while incorporating efficient, safe, and attractive on-site pedestrian circulation. Mixed use developments are allowed with a CUP in this district.

The following property development standards set forth in this section shall apply to all land and buildings in the GC District:

- » Maximum Height: 3 stories or 40 feet, whichever is lesser.
- » Maximum Density: Maximum FAR 2.
- » Setbacks: 10 feet front, 8 feet side, and 10 feet rear.

Community Services (CS) District: The CS District provides needed community services such as governmental or institutional offices, social service agencies, hospitals, pharmacies, health care offices, churches, parks and playgrounds, museums and performing arts facilities. Senior citizen housing is allowed with a CUP in this district.

The following property development standards set forth in this section shall apply to all land and buildings in the CS District:

- » Maximum Height: 3 stories or 40 feet, whichever is lesser.
- » Maximum Density: Maximum FAR 2.
- » Setbacks: 15 feet front, 10 feet side, and 10/20 feet rear.

Residential Office (RO) District: The RO District is a highly specialized area in the Specific Plan. The District provides for very low intensity office uses in either existing residential structures or in new buildings that take great architectural care to “fit in” with the historic residential structures found in the immediate vicinity. The District provides a much-needed land use buffer between the more intensive commercial districts and the low-density historic residential areas of the Circle.

The following property development standards set forth in this section shall apply to all land and buildings in the RO District:

- » Maximum Height: 2 stories or 30 feet, whichever is lesser.
- » Maximum Density: 1 units / acre
- » Setbacks: 20 feet front, 15 feet side, and 10 feet rear.

Single-family Residential (SF) District: The SF District is provided to protect the integrity of Corona’s historic residential neighborhoods within the Circle. The District is intended as an area for preservation and development of historically sensitive single-family detached residential.

The following property development standards set forth in this section shall apply to all land and buildings in the SF District:

- » Maximum Height: 2 stories or 30 feet, whichever is lesser.
- » Maximum Density: 4 units / acre
- » Setbacks: 20 feet front, 15 feet side, and 10 feet rear.

Multi-family Residential (MF) District: The MF District is intended for small areas that are presently developed with multi-family residential units.

The following property development standards set forth in this section shall apply to all land and buildings in the MF District:

- » Maximum Height: 2 stories or 30 feet, whichever is lesser.
- » Maximum Density: 10-20 units / acre based on overlay area
- » Setbacks: 25 feet front, 20 feet side, and 15 feet rear.

The Planning Commission may approve an increase in the overall height to 3 stories or 40 feet subject to Precise Plan approval. This stipulation is identified as a constraint to the development of multi-family housing and Program 14 has been developed to remove this impediment.

Dos Lagos Specific Plan

The Dos Lagos Specific Plan area consists of 542.89 acres located near the southern boundary of the City of Corona on the east side of Interstate 15. The Dos Lagos Specific Plan area was once a silica sand mining operation and processing plant that has been redeveloped as a mixed use area plan consisting of residential, commercial, hospitality, golf-course and an man-made lake.

Commercial (C) Designation: The Commercial (C) designation within the Specific Plan area is designed for commercial oriented uses and is intended to provide local community retail services and freeway support services including hospitality services.

The following property development standards set forth in this section shall apply to all land and buildings in the C District:

- » Maximum Height: 60 feet.
- » Maximum Density: N/A
- » Setbacks: 20 feet from Front, 0 rear and sides, 10 street sideyard

Entertainment Commercial (EC) Designation: The Entertainment Commercial (EC) planning area is intended to provide opportunities for local and regional entertainment and recreation.

The following property development standards set forth in this section shall apply to all land and buildings in the EC District:

- » Maximum Height: 60 feet.
- » Maximum Density: Up to 218 units
- » Setbacks: 20 feet from Front, 0 rear and sides, 10 street sideyard

Single Family Residential: The single family residential is for single family homes.

- » Maximum Height: 30 feet
- » Maximum Density: 6 du/ac
- » Setbacks: Front: 20 feet, Sides: 10/5, Rear: 10.

High Density Residential: is for attached multiple family units, including but not limited to townhouses and stacked condominiums.

- » Maximum Height: 60 feet/5 stories
- » Maximum Density: 36 du/ac
- » Setbacks: Street setbacks: 10 feet, Building Separation: 15 feet

Parking:

- » One bedroom: 1.5 covered per units
- » Two bedrooms: 2 covered/uncovered per units
- » Three + bedrooms: 2.5 covered/uncovered per units
- » Guest: 1 space every 5 units

Arantine Hills Specific

The Arantine Hills Specific Plan is located on 325.7 acres on the southeastern boundary of Corona East of Interstate 15. The Specific Plan allows 1,621 single-family and multi-family homes with an additional 185 age-qualified units for a total of 1,806 dwelling units.

General Commercial District: The General Commercial District (GC) is intended for commercial uses that serve neighborhood and community needs with an emphasis on convenient automobile access, while incorporating efficient, safe and attractive on-site pedestrian circulation. In addition to retail uses, the General Commercial District may also contain low- and medium-rise office uses.

The following property development standards set forth in this section shall apply to all land and buildings in the GC District:

- » Maximum Height: Four (4) stories or 50 feet, whichever is greater
- » Maximum Density: Up to 228 units
- » Setbacks: No requirements. Maximum FAR 0.25

High Density Residential District: The High Density Residential (HDR) District is planned for attached multi-family dwelling units, including, but not limited to, townhomes and row homes, clusters, stacked flats and age-qualified apartments, at densities of up to 36 dwelling units per acre.

The following property development standards set forth in this section shall apply to all land and buildings in the HDR District:

- » Maximum Height: Shall not exceed three stories or 40 feet, whichever is greater
- » Maximum Density: Up to 36 units/ acre
- » Setbacks: 10 or 26 feet front, 0 or 6 feet sides, 10 or 26 feet rear

Parking:

- » One bedroom: 1.5 covered/uncovered spaces
- » Two bedrooms: 2 covered spaces
- » Three+ bedrooms: 2 covered plus .5 uncovered
- » Age-Qualified: 1.5 uncovered spaces/unit
- » Guest: 1 space every 5 units

Medium Density Residential District: The Medium Density Residential District (MDR) is intended as a residential district for single family dwellings, duplexes townhomes, row homes, and multiple-family residences at densities up to 15 dwelling units per acre.

The following property development standards set forth in this section shall apply to all land and buildings in the MDR District:

- » Maximum Height: Shall not exceed three stories or 40 feet, whichever is greater
- » Maximum Density: Up to 15 units
- » Setbacks: 10 or 26 feet front, 0 or 6 feet sides, 10 or 26 feet rear

Low Density Residential District: The Low Density Residential Districts (LDR) are intended to provide for single-family detached homes and/or low density condominium homes with a maximum density of six dwelling units per acre.

The following property development standards set forth in this section shall apply to all land and buildings in the LDR District:

- » Maximum Height: Shall not exceed two stories or 35 feet, whichever is greater
- » Maximum Density: Up to 6 units
- » Setbacks: 20 feet from Front, 15 rear and sides, 10 street sideyard

Table 29: General Residential Development Standards in Zoning Code

Zone	Max. Density	Yard Setback Minimums			Parking Standards	Maximum Height	Maximum Lot Coverage
		Front	Side	Rear			
Rural/Estate Residential							
A [†]	1.0 du/5.0 acres	25'	15'	10'	2/unit	30' 2-story	30%
A-14.4 [†]	3.0 du/acre	25'	15'	10'	2/unit	30' 2-story	40% (1-story) 30% (2-story)
R-12.0 [†]	3.0 du/acre	25'	10'	7'	2/unit	30' 2 story	30% (2-story) 40% (1-story)
R-1-20.0 [†]	3 du/acre	25'	15'	10'	2/unit	30' 2-story	30% (2-story) 35% (1-story)
R-1A [†]	1.0 du/acre	25'	15'	10'	2/unit	30' 2-story	25%
Low-Density Residential							
R-1-12.0 [†]	6.0 du/acre	25'	5'-10'	10'-15'	2/unit	30' 2-story	40% (1-story) 30% (2-story)
R-1-9.6 [†]	6.0 du/acre	25'	5'-10'	10'-15'	2/unit	30' 2-story	40% (1-story) 35% (2-story)
R-1-8.4 [†]	6.0 du/acre	25'	5'-10'	10'-15'	2/unit	30' 2-story	40% (1-story) 35% (2-story)
R-1-7.2 [†]	6.0 du/acre	23'	5'-10'	10'-15'	2/unit	30' 2-story	45% (1-story) 35% (2-story)
Medium-Density Residential							
MP	8.0 du/acre	5'	4'	5'	2/unit + 1 for every 4 units	30' 2-story	75%
R-G	12.0 du/acre	30'	5'-15'	10'	**	35' 2-story	40%
R-2	15 du/acre	25'	5'-15'	10'	**	30' 2-story	50%
High Density Residential							
R-3	36 du/acre*	20'- 25'	5'-15'	10'	**	40' 3-story	60%
R-3-C	23.2- 58 du/acre	20'- 25'	5'-15'	10'	**	45' 3-story	70%
Source: City of Corona Municipal Code, Title 17, 2020.							
†Accessory dwelling unit of a permanent character placed in a permanent location is permitted under Corona Municipal Code Section 17.06.025							
* 75 dwelling units per acre (du/acre) for senior citizen/handicapped housing per Conditional Use Permit (CUP).							
**Parking Requirements:							
Single-family - 2 covered spaces/unit							
Studio and one-bedroom - 1.5 covered spaces per unit + 1.0 uncovered guest space per 5 units							
Two-bedroom – 2.0 covered spaces per unit + 1.0 uncovered guest space per 5 units							
3+ bedroom - 2.5 covered spaces per unit + 1.0 uncovered guest space per 5 units							
Market rate senior citizen apartment - 1.5 spaces per unit							
Lower income senior citizen apartment – 0.5 spaces per unit							
Senior congregate housing – 1.0 space per unit							
Disabled or handicapped housing – 0.3 spaces per unit							
Secondary dwelling – 1.0 uncovered space per unit							

Table 30: Regional Comparison of Residential Development Standards

Residential District	Development Standard	Corona	City of Riverside	Norco	Temecula
Rural/Estate Residential	Maximum Density	1 du/acre	3.3 du/acre	1 du/acre	1 du/2.5 acres
	Front Yard Setback	20'-25'	30'	25'	25'
	Parking Standards	2/unit	2/unit	2/unit	2/unit
	Maximum Height	30'/2-story	35'/2-story	35'	35'
Low Density Residential	Maximum Density	6 du/acre	6.0 du/acre	4.3 du/acre	2.0 du/acre
	Front Yard Setback	20'-25'	25'	25'	15'
	Parking Standards	2/unit	2/unit	2/unit	2/unit
	Maximum Height	30'/2-story	35'/2-story	35'/2.5-story	35'
Medium Density Residential	Maximum Density	15 du/acre	8.0 du/acre	8.0 du/acre	12.0 du/acre
	Front Yard Setback	25'	25'	25'	10'
	Parking Standards	*	2/unit	2/unit	*
	Maximum Height	30'/2-story	30'/	35'/2.5-story	40'
High Density Residential	Maximum Density	36.0 du/acre**	29.0 du/acre	No Comparable Zone	20.0 du/acre
	Front Yard Setback	20'-25'	15'	*	20'
	Parking Standards	*	*	*	*
	Maximum Height	40'/3-story	50'	*	50'

Land Uses / Zone Districts Compared:
 Rural Residential: Corona = R-1A; Riverside = RE; Norco = A-E; Temecula = VL
 Low Density Residential: Corona = R-1-12; Riverside = R-1-1300; Norco = R-1; Temecula = L-2
 Medium Density Residential: Corona = R-2; Riverside = R-3-4000; Norco = R-3; Temecula = M
 High Density Residential: Corona = R-3; Riverside = R-4; Norco = N/A; Temecula = H
 * Parking standards vary by unit type.
 ** Up to 75 du/acre for senior citizen/handicapped housing per CUP.
 Sources: City of Corona 2020, City of Riverside 2018, City of Norco 2020, City of Temecula 2020.

LOT COVERAGE

As shown in Table 29, maximum lot coverage varies between 25 and 75 percent, depending on the underlying zone. If maximum lot coverage standards were set too low, it could impede the ability to achieve greater densities or full residential development potential on-site. However, the standards set within the zoning ordinance are reasonable and allow for greater lot coverage within higher-density zones, while preserving the character of designated lower-density communities through lower maximum lot coverage.

OPEN SPACE

While there are no open space requirements for most residential zones (yard setbacks, maximum lot coverage and building separation requirements aside), multi-family units under higher density zones are required to provide common park or recreation space. The MP zone includes interior community center parks standards of at least 2,000 square feet of usable outdoor park space and a minimum of 150 square feet of combined outdoor and indoor net usable recreation area per mobile home space. The R-G, R-3, and R-3-C zone requires outdoor common space for the multi-family unit complex of at least 200 square feet (150 square feet for senior congregate care facilities) of usable outdoor space per dwelling unit exclusive of front yards, with other criteria.

PARKING

Excess parking can reduce the number of housing units that can be achieved on a given site. As shown in Table 29, the number of spaces required varies by zone; generally then, single-family residences are required to have two covered spaces, and multi-family units will have at least 1.5 covered spaces per studio or one-bedroom, 2.0 covered spaces per two-bedroom, and 2.5 covered spaces per three-bedroom (or greater). Multi-family units must also provide at least one uncovered guest space per five units. Senior units have reduced parking requirements at 0.5 to 1.5 spaces per unit, depending on the affordability of the unit, while all secondary dwelling units where allowed must have one covered space per unit. Housing for the disabled or handicapped requires only 0.3 spaces per unit. Homeless or emergency shelters must provide only one space per staff member/shift plus one space per 12 beds and two guest spaces. The City's parking requirements are not considered excessive and are similar to most communities in the region.

The Zoning Ordinance includes a provision for project applicants in the downtown area to pay an in-lieu fee to a parking fund when able to demonstrate that meeting requirements is infeasible, and the Planning and Housing Commission concurs and sets the appropriate fee. This provision is applied to a focused area of the downtown to facilitate redevelopment in the downtown. However, there has been no request to utilize this provision since adoption in 1978 and therefore, no formal program has been established to implement this in-lieu fee.

To facilitate high density residential development within ½ mile of public transportation, the City's parking standards for Urban Density Residential in the North Main Street Specific Plan is one space per unit for Studio/One-Bedroom Urban Residential and two spaces per unit for Three+ Bedrooms.

MINIMUM LOT SIZE REQUIREMENTS

Large-lot zoning is primarily established for residential areas zoned R1, which means single family. The City's R1 zoning has various minimum size requirements with the largest lot size starting at one acre and the smallest lot size being 7,200 square feet. In 1986, Corona voters approved Measure H, which requires a minimum lot area of 7,200 square feet for single-family homes located on fee simple lots. The City's multiple family residential zones, R-2 and R-3 also require a minimum lot size of 7,200 square feet per lot. These minimum requirements are very typical in suburban communities and do not seem excessive or burdensome in that they will not preclude most lots from developing residential use at an achievable maximum density assumed under these zones.

The minimum lot size requirement for an R-3-C zoned parcel is 6,000 square feet. To effectuate the purposes of the R-3-C zone and to encourage new development at one time of large areas of land for multi-family dwelling use, and the redevelopment at one time of many existing buildings in the zone for

this use, a minimum of 1,875 square feet of gross lot area per dwelling unit is required for lots less than 22,500 gross square feet. A minimum of 1,500 square feet of gross lot area per dwelling unit is required for larger lots. However, if a property was previously burdened by public street easements and abuts a lot or contiguous lots of 22,500 square feet or more, the minimum lot requirement may further be reduced to 750 square feet of gross lot area per dwelling unit. These minimum lot size requirements are designed to encourage lot consolidation and to facilitate the development of large-scale multi-family developments that would achieve economies of scale, potentially making units more affordable.

MINIMUM UNIT SIZES

For R-1 zones (single-family dwelling units), the minimum unit size is 1,000 to 1,400 square feet of living area exclusive of open patios and garages, depending on the specific district. For multi-family developments, the minimum unit size in an R-2 zone is 800 square feet per dwelling unit; for R-3-C and R-G is 600 square feet per dwelling unit; and for R-3 is 600 square feet per dwelling unit except for senior care facilities, which may be reduced to 550 square feet per unit, or further reduced to 375 to 550 square feet per unit depending on the unit type and under the provision that an equal amount of area under 550 square feet is provided elsewhere in the building in the form of common activity centers or facilities. These minimum unit sizes are smaller than those standards set by most communities and allow development to achieve the maximum densities permitted. These smaller unit sizes allow for the creation of a variety of housing types and affordability levels.

FLEXIBILITY IN DEVELOPMENT STANDARDS

Densities of up to 60 units per acre are permitted, with higher densities for senior citizen or handicapped housing units up to 75 units per acre via CUP. The City has also relaxed standards for minimum unit size and parking to encourage affordable senior housing and housing for disabled or handicapped persons.

Other density bonuses reflect current State Density Bonus Law, which allows for a 20 to 35 percent increase in density where units are reserved for lower income (minimum ten percent) or very low income (minimum five percent) units, or condominium units are reserved for moderate income residents (minimum ten percent). Density bonuses may also be achieved under the State Density Bonus Law for applicants who donate at least ten percent of their land for affordable housing (15 to 35 percent density bonus increase) or when a childcare facility is involved (matching square footage increase). Specific terms are negotiated between the City Manager or Community Development Director and the project developer under special agreement.

In addition to these density provisions, the City has adopted provisions for factory-built housing and second units, and encourages the preparation of specific plans as a means of proposing use regulations and development standards tailored to specific areas.

HOUSING FOR PERSONS WITH SPECIAL NEEDS

PROVISIONS FOR A VARIETY OF HOUSING TYPES

State law requires that each jurisdiction must identify adequate sites and provide the appropriate zoning to accommodate housing for all segments of the population. identifies the housing types permitted in the residential zoning categories.

Table 31: Residential Zoning Provisions for a Variety of Housing Types

Housing Type	Zoning District								
	A A-14.4	R-1-A R-1-20.0 R-14.4 R-1-12.0 R-1-9.6 R-1-8.4 R-1-7.2	MP	R-G	R-2 R-3 R-3-C	C-2 CP	C-3	M-1	M-2 M-3
Single-family	P	P	X	X	P	X	X	X	X
Multi-family	X	X	X	C	P	X	X	X	X
Accessory Dwelling Unit	P	P	P	X	P	X	X	X	X
Manufactured Housing	P	P	P	X	P	X	X	X	X
Care Facility for 6 or Less	P	P	X	P	P	X	X	X	X
Care Facility for 7 or More	C	C	X	C	C	X	X	X	X
Emergency Shelters	X	X	X	X	X	X	X	P	BZA
Farmworker Housing	P	X	X	X	X	X	X	X	X
Mobile Homes	X	X	P	X	X	X	X	X	X
Accessory Dwelling Units	P	P	X	X	P	X	X	X	X
Transitional and Supportive Housing	P	P	X	P	P	X	X	X	X
Single-Room Occupancy	-	-	-	-	-	-	-	-	-

Source: City of Corona Zoning Ordinance, 2012.

Notes: "P" = Permitted; "C" = Conditional Use Permit; "BZA" = Board of Zoning Approval; and "X" = Not Permitted.

Single-Family

A single-family dwelling (known as one-family dwelling) means a detached building or qualifying manufactured home, set on permanent foundation and provided such housing unit is architecturally compatible with other housing units in the surrounding neighborhood as well as used exclusively for occupancy by one family, including necessary domestic employees of such family, and containing one dwelling unit. One-family residences are permitted in all residential zones in the City. Projects with four or more units are subject to review and approval by the Planning and Housing Commission.

Multi-Family

Multi-family developments are permitted in the R-2, R-3, and R-3-C zones. They are also permitted in the R-G zone with a CUP. The maximum densities are 12 dwelling units per acre in the R-2 and R-G zones; 36 dwelling units per acre (or up to 75 senior citizen units per acre with CUP) in the R-3 zone; and 23 dwelling units per acre (for lots less than 22,500 square feet), 29 dwelling units per acre (for lots equal to or greater than 22,500 square feet), or 58 dwelling units per acre (for lots previously burdened by or adjacent to a public street easement) in the R-3-C zone. Multiple family residential projects with four or more units are subject to review and approval by the Planning and Housing Commission.

Manufactured Housing

Pursuant to California law, the City permits manufactured housing on a permanent foundation in all residential zones that permit single-family dwellings. This type of housing is subject to the same development standards and design as “stick-built” housing.

24-Hour Care Facilities

The Zoning Ordinance regulates a variety of uses that provide 24-hour care to persons with disabilities, including State-licensed residential care facilities. The City revised its Zoning Ordinance in July 2013 to allow all such facilities that serve six or fewer persons by right wherever single- or multi-family housing is allowed, pursuant to the California Lanterman Developmental Disabilities Services Act. Care facilities that provide 24-hour care to seven or more disabled persons are allowed in all zones that permit residential uses subject to approval of a CUP. The Zoning Ordinance does not require a special separation distance requirement between residential facilities and other structures in residential zones. The requirement of a CUP is a constraint to the development of care facilities that provide 24-hour care to seven or more disabled persons. Under Program 25, the City will review the provisions to remove the constraint and amend the Zoning Ordinance and other documents as necessary.

Emergency Shelters

The City defines “emergency shelter” as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person within any one year period, as defined by § 50801(e) of the California Health and Safety Code. No individual or household may be denied emergency shelter because of an inability to pay. In July 2013, the City revised its Zoning Ordinance to allow emergency shelters by right and subject to ministerial review within the M-1 zone, consistent with State law. The five-year Homeless Strategic Plan calls for Annual Action Plans that are tied to the budget. With City Council's approval of the Fiscal Year 2021 Homeless Solutions Annual Action Plan on July 15, 2020, the City planned to develop each component of the homeless system of services within approximately six months. The goal is to open the City's new homeless shelter/navigation center and housing programs in Fall 2021. The City continues to provide emergency shelter through its Motel Voucher Program and contracted shelter beds with the Path of Life in Riverside.

In addition to the same land use regulations and development standards that apply to all development within the M-1 zone (e.g., lot size, setbacks, building height, etc.), an emergency shelter proposed in this district must be demonstrated to meet the following standards, as permitted by § 65583(a)(4) of the Government Code:

- » The proposed shelter is in conformance with the applicable Building and Fire Codes
- » The proposed shelter use is consistent with the General Plan and zoning of the proposed site
- » The maximum number of beds or persons permitted to be served nightly by the facility must be based upon California Building Code Occupancy limits for the building in which the shelter is to be housed or developed
- » Off-street parking must be provided in accordance with CMC Section 17.76.030.A.2 (1.0 space per staff member of largest shift, plus 1.0 space per 12 beds and 2.0 guest spaces)
- » On-site management must be provided on a 24-hour basis
- » The shelter must be located no less than 300 feet from any other shelter facility

- » The length of stay for any client cannot exceed 180 nights in any one year period
- » Adequate exterior lighting must be provided and maintained for security purposes

The M-1 zone in Corona covers more than 2,000 acres and includes 532 parcels. Of this M-1 zoned land, 49 parcels (encompassing 195 acres) are currently undeveloped; the City also currently owns five parcels (totaling 135 acres) of M-1 land. Clusters of M-1 parcels are located along California State Highway 91 and the Railroad corridor. Most M-1 parcels are located within one-half mile of public transit, and several M-1 lots are directly adjacent to public bus routes. Corona's City Hall, hospital, library, senior center, community buildings, the hospital, Metrolink stations, and other locations serving homeless individuals and families are also located along public transit routes or within walking distance of M-1 parcels.

Emergency shelters are also permitted upon approval by the Board of Zoning Adjustment (BZA) in the M-2 and M-3 zones. For M2 and M3 zones, there are about 2,008.9 acres in the city with an average size of 4.7 acres.

Prior to approving an application to establish an emergency shelter within the M-2 or M-3 zones, the BZA must make the following findings:

- » At least ten days before the hearing, notice of the application for an emergency shelter was mailed to property owners of record on abutting properties and adjacent properties directly across a street or alley. The notice included a postcard for the property owner's use to return written comments on the proposed shelter and all responses have been considered by the Board
- » Land uses and development in the immediate vicinity of the site will not constitute an immediate or potential hazard to occupants of the proposed shelter
- » The site of the proposed shelter is safely accessible by pedestrians
- » The proposed shelter is located with reasonable access to public agencies and transportation services
- » Sewer, water, electricity and telephone services will be provided at the site

Emergency shelter applications in the M-2 and M-3 zones are also subject to the following standards:

- » The proposed shelter is in conformance with the Uniform Building and Fire Codes
- » The proposed shelter use is consistent with the General Plan and zoning of the proposed site
- » The proposed shelter meets the development standards that are applicable to the zoning of the proposed site
- » The proposed shelter is at least 300 feet away from any other shelter facility
- » Off-street parking must be provided in accordance with CMC Section 17.76.030.A.2 (1.0 space per staff member of largest shift, plus 1.0 space per 12 beds, plus 2.0 guest spaces)
- » No person shall be allowed to sleep at the same shelter for more than a total of 180 nights in any one year period

Any approval by the BZA for an emergency shelter in the M-2 or M-3 zones shall be subject to conditions of approval which must include, but are not limited to, the following:

- » No homeless person will be allowed to sleep at the same shelter for more than a total of 180 nights in any one year period
- » The maximum number of beds or persons permitted to be served nightly by the facility must be based upon California Building Code Occupancy limits for the building in which the shelter is to be housed or developed
- » On-site management is provided on a 24 hour basis
- » Adequate exterior lighting must be provided and maintained for security purposes

The above emergency shelter requirements and conditions are currently not in compliance with State law and will be amended. In 2019, AB 101 was passed requiring that a Low Barrier Navigation Center development be a use by right in mixed-use zones and nonresidential zones permitting multifamily uses. The City will need to amend its Zoning Ordinance to explicitly allow the development of Low-Barrier Navigation Centers, by right, in residential and use mixed-use zones, as well as nonresidential zones permitting multifamily uses. Additionally, AB 139 was passed in 2019 establishing new criteria for evaluating the needs of the homeless population. The analysis must assess the capacity to accommodate the most recent homeless point-in-time count by comparing that to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. The bill also established new parking standards for emergency shelters by providing parking based on the number of staff rather than beds and emergency shelters are not required to be more than 300 feet apart Chapter 17.44.130 of the City's municipal code states that shelters shall be located no less than 300 feet from any other shelter facility and parking shall be provided at one space every 12 beds, which is inconsistent with State law. Under Program 21 Housing for Persons Experiencing Homelessness Program, the City will review the low barrier navigation centers and emergency shelter provisions to comply with recent changes to State law and amend the zoning ordinance and other documents as necessary to comply. The City will review the AB 101 and AB 139 provisions to comply with recent changes to State law and amend the zoning ordinance and other documents as necessary to comply (Program 14).

Farmworker Housing

According to the American Community Survey in 2018, 244 people were employed in the agriculture, forestry, fishing, and mining industry within the City⁹. The City's Agricultural (A) zone, permits different types of housing including; farm employee housing projects, farm labor camps, single-family dwellings, and residential care homes with no more than six persons. Farm employee housing in the A zone complies with sections 1721.5.6 and 1721.5.8 of California's Health and Safety Code, which require permitting of 36 beds or 12 residential units for farmworker use.

Employee Housing

Title 25, California Code of Regulations, Division 1, Chapter 1, Subchapter 3 Opens in New Window includes specific requirements for the construction of housing, maintenance of grounds and buildings, minimum allowable sleeping space and facilities, sanitation, and heating for employee housing. The provisions of the California Building Standards Code (Title 24) govern the construction of permanent

⁹ Census Bureau – American Community Survey. 2020. Corona Community Survey. https://data.census.gov/cedsci/table?g=0400000US06_1600000US0682996&d=ACS%205-Year%20Estimates%20Data%20Profiles&tid=ACSDP5Y2018.DP03

buildings used for employee housing. Also see the State Housing Law for appropriate building standards. The construction of mobile home and recreational vehicle lots within an employee housing facility is subject to provisions in the Mobile Home Parks Act and regulations adopted by the Department for such facilities. Furthermore, buildings used for human habitation, and buildings accessory thereto, within employee housing shall comply with the building standards published in the State Building Standards Code relating to employee housing and with the other regulations adopted pursuant to this part, unless a local ordinance prescribing minimum standards adopted in accordance with Sections 17958.5 and 17958.7 which is equal to such regulations is applicable. Notwithstanding the provisions of Section 17050, if such a local ordinance is applicable to buildings used for human habitation, and buildings accessory thereto, within employee housing, these buildings shall comply with the construction and erection provisions of the ordinance. Every person operating employee housing shall obtain a permit to operate that employee housing from the enforcement agency, unless otherwise exempted by this part. It shall be unlawful for any person to operate employee housing without a valid permit to operate issued by the enforcement agency, as required by this part. Permits to operate shall be issued annually by the enforcement agency, except as provided in this section and Section 17030.5. The City is not in compliance with the Employee Housing Act and will amend its zoning. Under Program 14, the City will review the Employee Housing Act provisions to comply with recent changes to State law and amend the zoning ordinance and other documents as necessary to comply.

Mobile Homes

The City has established a Mobile Home Park Zone as a means of establishing, maintaining and protecting mobile home rental parks in its jurisdiction. The zone designation provides added protection for tenants from unmitigated displacement due to change in use, including approval of a phase-out plan as a condition of rezoning an existing mobile home park. The zone is intended to provide for a combination of mobile homes in planned, integrated mobile home parks according to standards consistent with the protection of the health, safety and welfare of the city.

Accessory Dwelling Units

The City's Zoning Code was amended and adopted in January 2020 to comply with the new State law regulating Accessory Dwelling Units (ADUs). The passage of SB 1069 and AB 2299 in 2016, SB 229 and AB 494 in 2017, as well as SB 13 and ABs 68, 587, 670, 671, and 881 in 2019, made it necessary for Corona to revise its provisions related to the construction of ADUs and requirements for parking spaces to be consistent with State law. AB 68 allows an ADU and a junior ADU to be built on a single-family lot if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, prohibits fees on units of less than 750 square feet, and permits ADUs at existing multi-family developments. ADUs are currently permitted on a lot zoned for single family, multiple family residential and mixed-use that allows an integration of residential and commercial.

The maximum size of an attached unit shall not exceed 50 percent of the size of the primary residence, or 1,200 square feet, whichever one is less. The maximum size for a detached unit is 1,200 square feet.

Transitional and Supportive Housing

The City revised the Zoning Ordinance in July 2013 to define and permit transitional and supportive housing facilities by right in accordance with State law within all zones that allow residential uses. The City's definitions are consistent with definitions for these facilities found in California Health and Safety Code Section 50675.

The City defines transitional housing and transitional housing development as “buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing shall be considered a residential property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Per Health and Safety Code Section 50675.2(d), rental housing development means a structure or set of structures with common financing, ownership, and management, and which collectively contain five or more dwelling units, including efficiency units. No more than one of the dwelling units may be occupied as a primary residence by a person or household who is the owner of the structure or structures.”

Supportive Housing is defined in the Zoning Ordinance as “housing with no limit on length of stay that is occupied by the target population as defined in subdivision (d) of Section 53260 of the Health and Safety Code, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. As defined per said section of the Health and Safety Code, target population means adults with low income having one or more disabilities including mental illness, substance abuse, or other chronic health conditions, or individuals eligible for service provided under the Lanterman Development Disabilities Services Act (Division 4.5 [commencing with Section 4500] of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless. Supportive housing is provided in residential dwellings or in health care and community facilities listed in Chapter 17.73 under this code and shall be permitted, conditionally permitted or prohibited in the same manner as other residential dwellings or health care and community facilities. Supportive housing shall be considered a residential use of the property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.”

In 2018, AB 2162 required cities to change their zoning to provide a “by right” process and to expedite review for supportive housing. Effectively, this law applies to sites in zones where multi-family and mixed uses are permitted, including in nonresidential zones permitting multi-family use. The City’s Supportive Housing is permitted in all zones where multi-family and mixed-use is permitted. The City is currently in compliance with this portion of AB 2162. Additionally, AB 2162 prohibits local governments from imposing any minimum parking requirements for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop. The City is currently not in compliance with this portion of AB 2162. Program 14 will amend Title 17 of the Corona Municipal Code to reflect this portion of AB 2162.

Single-Room Occupancy (SRO)

The City revised the North Main Street Specific Plan and Downtown Revitalization Specific Plan in July 2013 to facilitate and encourage single-room occupancy (SRO) units, a housing type that is considered suitable to meet the needs of extremely low income households, consistent with State law.

The Specific Plans define SROs as “an efficiency unit intended or designed to be used, rented, sold or occupied as a primary residence for a period of more than 30 consecutive days which can serve as an affordable housing alternative for one to two persons per unit.”

SROs require a CUP in the Urban Density Residential (UDR) and Mixed Use (MU) districts of the North Main Street Specific Plan and the Multi-family Residential (MF) district of the Downtown Revitalization Specific Plan and are subject to the following requirements and development standards:

- » The minimum unit size is 220 square feet gross area
- » Each unit must have provisions for kitchen purposes including a sink, food preparation area, microwave, refrigerator, dry food and utensil storage
- » Each unit must have a closet area
- » Each unit must have access to an on-site laundry facility with at least one washer and one dryer for every 15 units
- » Common open space must be provided as follows:
 - A minimum of 400 square feet for the first 20 units, then 25 square feet per unit for each additional unit in excess of 20
 - Such common open space must be located on-site to be easily accessible to all residents and must exclude required building and landscape setbacks and required parking or parking lot landscaping
- » Up to one-half of the common usable open space area may be located indoors in the form of a recreation room, exercise room, or similar common facility
- » Off-street parking must be provided in accordance with Section 17.76.030 of the Zoning Ordinance for hotel or motor inn at one space per unit
- » Trash pick-up is governed by Section 17.24.160 of the Municipal Code

The City has one zone explicitly for agricultural (A) use that allows housing for agricultural workers employed by property owners by right. Other rural residential zones and certain single-family and multi-family residential zones also permit housing that could be suitable for farm workers, including one additional secondary residential structure or small residential facilities. In July 2013, the City eliminated a restriction on renting rooms to no more than four boarders in single-family residences within the A and A-14.4 zones, which could have constrained opportunities for farm worker housing.

HOUSING FOR PERSONS WITH DISABILITIES

Persons with disabilities have a number of specific housing needs, including those related to design and location. Design needs generally include the removal of architectural barriers that limit the accessibility of dwelling units and construction of wheelchair ramps, railings, etc. Location needs include accessibility to public transportation, commercial services, healthcare, and supportive services. Some persons with disabilities need group housing opportunities, especially those who are lower-income or homeless.

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

California statutes require that the Housing Element include an analysis of the Zoning Ordinance, permitting procedures, development standards, building codes, and permit processing fees to identify potential constraints for housing for persons with disabilities. The following discussion addresses these

issues and determines that no specific City policy or regulation serves to impede the access that persons with disabilities have to housing that have reasonable accommodations to their specific needs.

ZONING AND LAND USE

The Lanterman Development Disabilities Service Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer persons with disabilities is a residential use for the purposes of zoning. A State-authorized or certified family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones.

The City's Zoning Ordinance complies with the Lanterman Act and permits 24-hour care facilities (including adult and senior residential facilities, as well as small family homes) in all residential zones and most commercial zones. Facilities for more than six persons are conditionally permitted in most residential and commercial zones as well.

According to the State of California Community Care Licensing Division, 85 residential care facilities were located in the City as outlined below:

- » Adult Residential Facilities (31)
- » Group Homes (four)
- » Residential Care For the Elderly (36)
- » Small Family Homes (four)

DEFINITION OF FAMILY

The City revised the Zoning Ordinance in January 2013 to remove the definition "family."

REASONABLE ACCOMMODATION

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The City's zoning and building codes, as well as approach to code enforcement, allow for special provisions that meet the needs of persons with disabilities without the need for variances. Specifically, parking requirements are reduced for senior housing, assisted living facilities, and congregate care facilities. City staff is available to provide assistance regarding the procedures for special accommodations under the City's Zoning Ordinance.

Accessory uses such as wheelchair ramps are permitted within all residential zones as incidental structures related to the residence. The building permit process facilitates most reasonable accommodation requests to increase accessibility of existing properties. The City's Zoning Administrator has ministerial authority to hear and decide applications for reasonable accommodation as provided by the federal Fair Housing Amendments Act and California's Fair Employment and Housing Act to allow reasonable remedy from zoning standards for individuals with physical or mental impairment. Applications are not charged a fee for review and the Zoning Ordinance establishes the following criteria:

- » The housing which is subject of the request for reasonable accommodation will be used by an individual protected under fair housing laws;

- » The request for reasonable accommodation is necessary to make housing available to an individual protected by fair housing laws;
- » The requested accommodation does not impose an undue financial or administrative burden on the jurisdiction; and
- » The requested accommodation does not require a fundamental alteration in the jurisdiction's land use and/or zoning programs.

Current and proposed planning policies and zoning regulations have mitigated potential constraints to the availability of housing for persons with disabilities. The City has analyzed its zoning ordinance and procedures to ensure that it is providing flexibility in, and not constraining the development of, housing for persons with disabilities.

FEES AND ON-/OFF-SITE IMPROVEMENTS

The City and other public service providers charge various fees and assessments to cover costs of processing permits and providing services and facilities, such as utilities, schools, and infrastructure. Nearly all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit that will be derived.

Table 32 shows a list of fees the City charges for residential development in Corona. These fees cover the operating and processing costs incurred by the City for a given development permit or action and are not seen as revenue generating fees. These fees are comparable to other cities in Riverside County as shown in Table 33.

Other fees may be assessed depending upon the circumstances of the development. For example, the builder may need to pay an inspection fee for sidewalks, curbs, and gutters, if their installation is needed, or the builder may need a variance, CUP, or site plan review. The fees in Table 32 show those typically charged for a standard residential development and further describes the average development fees, building fees, and water/sewer connection fees associated with new single-family or multi-family units.

On/off-site improvements include street right-of-way dedication, sidewalks, street lighting, curbs and gutters, water and sewer connections, circulation improvements, etc. These are generally provided directly by developers when building a new subdivision and are regulated by the Subdivision Ordinance (Title 16) of the Municipal Code. Specifically, Chapter 16.24 specifies the improvement requirements to be performed and fees to be collected prior to approval of the final map. Typical requirements include:

- » Traffic Signalization fees
- » Streetlights
- » Drainage facilities
- » Quimby Fees or Parkland and Open Space

These requirements are typical for residential development. Most of the off-site improvements indirectly impacted by development are provided through the payment of fees, specifically, development impact fees. Outside of subdivision development, new construction within established zones pays its pro-rated share for on/off-site improvements, if found to be required, as a part of the standard fee schedule.

The City's Circulation Element provides development standards for street type widths. These development standards may be a constraint to development by adding costs. Specifically, for special residential or private streets. Special residential streets may have many added uses and features that add to cost and private streets are not managed by the City; therefore, that cost is responsible by the homeowner. Below is a list of the development standards from the City of Corona's General Plan Circulation Element:

- » **Major Arterial:** Major arterials have the highest traffic-carrying capacity, with the highest speeds and limited interference with traffic flow from driveways or abutting properties. Major arterials may be 4 or 6 lanes depending on traffic volumes, and may have center medians. Parking may or may not be allowed. Major arterials are 82 to 106 feet wide curb-to-curb within a 106- to 130-foot right-of-way. Key major arterials include portions or all of Main Street, Magnolia Avenue, Ontario Avenue, Cajalco Road, McKinley Avenue, Grand Boulevard, and Green River Road.
- » **Secondary Arterial:** Secondary arterials connect traffic from collector streets to streets of higher classification with limited access to abutting properties. Secondary arterials carry some through traffic and may or may not provide on-street parking or Class 2 bike lanes. Secondary arterials are typically 4 lanes, 64 feet wide curb-to-curb, and within an 88-foot right-of-way. Secondary arterials include Foothill Parkway, Lincoln Avenue, and Hidden Valley Parkway.
- » **Collector:** Collectors are intermediate routes in a road network. Collector streets may handle some localized "through" traffic from one local street to another; but their purpose is to connect local streets to the arterial network. Collectors typically are 44 feet wide curb-to-curb (2 lanes) within a 68-foot right-of-way and are often equipped with sidewalks and bicycle routes.
- » **Mixed Use Boulevard:** Mixed use boulevards are streets that serve land use patterns in the City's mixed-use land use districts. A prime example is 6th Street, which runs through the Circle and is designed to support a mixed-use district and encourage pedestrian activity by having wide sidewalks and on-street parking where people will park and walk to multiple businesses.
- » **Special Residential:** Special residential arterials are a type of street intended to accommodate land use patterns in the City's Circle and surrounding environment. These streets will include improvements sensitive to adjacent residential uses. These may include parking cutouts, raised medians, roundabouts, bike lanes, special treatments at pedestrian crossings, peak period parking, etc.
- » **Local Street:** Local streets principally provide vehicular, pedestrian, and bicycle access to property that is directly abutting the public right-of-way. Movement of through traffic on local streets is discouraged. Local streets are 40 feet wide curb-to-curb within a 64-foot right-of-way and have 2 lanes (1 in each direction). Sidewalks are included.
- » **Private Street:** Streets not maintained by the City; they principally provide access to and within developments. Most of these streets are within multifamily residential developments; however, a few private streets are in single-family residential neighborhoods. Residents and/or homeowner associations manage and maintain these streets.
- » **Rural Streets:** Rural roads carry vehicles in very low volumes and can only be used in appropriate locations. The rural road carries less than 100 vehicles daily and has a 28-foot-wide travel width and 50-foot right-of-way. The high-traffic-volume rural road may carry up to 200 vehicles per day, and generally has a 36-foot travel width within a 50-foot right-of-way.

Costs related to meeting these development standards may impact the cost of developing housing on sites selected to include affordable housing. The City will incorporate Program 15 to review potential reductions in development standards for affordable and/or high-density housing.

In some areas, residential development is also subject to special fees to offset the costs of development. For example, in south Corona, an infrastructure development program has been developed to provide the roads, water, sewer, drainage, and other infrastructure necessary to serve the area. The funding mechanism allows developers to contribute a fair-share of the total cost to provide service. Without the fees, the individual developers would need to construct all facilities necessary to serve proposed projects. Having developers pay a pro-rata share ensures that public facilities and services will be provided in a planned and coordinated manner. It is also more cost effective and efficient than having developers construct facilities in piecemeal fashion.

Table 32: Planning Fees Charged for Residential Development in Corona (June 2021)

Type of Fee	Cost
Amended Final Map	\$4,071 plus environmental assessment, and Notice Posting \$137 and Scanning Fee \$47
Conditional Use Permits (CUP)	
<ul style="list-style-type: none"> ▪ Time Extension 	\$2,034
<ul style="list-style-type: none"> ▪ Major CUP 	\$6,500 plus environmental assessment, Notice Posting \$137, Legal publication fee/City Clerk’s office if appealed \$85, and Scanning Fee \$47
<ul style="list-style-type: none"> ▪ Minor CUP 	\$2,625 plus environmental assessment and Scanning Fee \$47
<ul style="list-style-type: none"> ▪ Modifications 	\$3,981 plus environmental assessment, Notice Posting \$137, Legal publication fee/City Clerk’s office if appealed \$85, and Scanning Fee \$47
Density Bonus Agreement	\$1,476 plus Scanning Fee \$47
Development Plan Review	
<ul style="list-style-type: none"> ▪ Time Extension 	\$555.00
<ul style="list-style-type: none"> ▪ Precise Plans and Projects 4+ units 	\$4,682 + \$15/du
<ul style="list-style-type: none"> ▪ Parcel Map 	\$3,567
<ul style="list-style-type: none"> ▪ Specific Plan 	\$12,541
<ul style="list-style-type: none"> ▪ Specific Plan Amendment 	\$2,566 - \$5,662
<ul style="list-style-type: none"> ▪ Tentative Tract Map 	\$5,119 + \$15/lot
Environmental Assessment	
<ul style="list-style-type: none"> ▪ Exemption 	\$251
<ul style="list-style-type: none"> ▪ Negative Declaration (ND/MND) 	\$6,722
<ul style="list-style-type: none"> ▪ ND/MND Fish and Game Fee 	\$2,480.25
Environmental Impact Report (EIR)	Full Cost
<ul style="list-style-type: none"> ▪ EIR Fish & Game Fee 	\$3,445.25

Table 32: Planning Fees Charged for Residential Development in Corona (June 2021)

Type of Fee	Cost
General Plan Amendment	\$6,048 plus environmental assessment and Scanning Fee of \$47
<ul style="list-style-type: none"> ▪ Per Acre ▪ Per Acre Digitized Mapping Fee 	\$16.00 \$220.00-\$555.00
Nonconforming Building Uses	\$1,114 plus Scanning Fee \$47
Parcel Map (Residential)	\$5,355 plus environmental assessment, Scanning Fee \$47, Notice Posting \$137 and Legal publication fee/City Clerk's office (if appealed) \$85
Precise Plan	\$6,807 plus environmental assessment and Scanning Fee of \$47
<ul style="list-style-type: none"> ▪ Site Plan and Architectural Review <ul style="list-style-type: none"> ▫ Per Dwelling Unit ▪ Time Extension ▪ Modification Review <ul style="list-style-type: none"> ▫ Per Dwelling Unit 	\$15.00/du \$2,034 \$4,923 plus environmental assessment and Scanning Fee of \$47 \$15.00/du \$6,400.00 plus environmental assessment \$15.00/du \$1,795.00 \$4,290.00 plus environmental assessment \$15.00/du
Specific Plan	Full cost plus environmental assessment, Notice Posting \$137, Legal publication fee/City Clerk's office if appealed \$85, and Scanning Fee of \$47
<ul style="list-style-type: none"> ▪ Amendment 	\$4,252 – 7,272
Waiver or Modification from Subdivision Standards	\$1.889
Tentative Tract Map	\$8,741 plus environmental assessment, Notice Posting \$137, Legal publication fee/City Clerk's office if appealed \$85, and Scanning Fee \$47
<ul style="list-style-type: none"> ▪ Per lot 	<ul style="list-style-type: none"> ▪ \$35.00/lot
Variance (minor)	\$2,084
Variance (major) from one section	\$4,230 plus environmental assessment Notice Posting \$137, and Scanning Fee \$47
<ul style="list-style-type: none"> ▪ Per lot 	<ul style="list-style-type: none"> ▪ \$20.00/lot
Zone Text Amendment	\$4,213 plus environmental assessment, Legal publication fee/City Clerk's office if appealed \$85, and Scanning Fee \$47

Source: City of Corona Fee Schedule, effective January 1, 2021.

Note: Other fees not included on table include building, plumbing, mechanical, and electrical permit fees, meter application fees, and engineering/public works fees.

Table 33: Fees Charged for Residential Development: Regional Comparison

Type of Fee ¹	Corona	Riverside	Norco	Temecula
Major CUP	\$6,500	\$8,615	\$8,020	\$3,947
General Plan Amendment	\$6,048	\$9,933	\$8,905	\$8,965
Zone Text Amendment	\$4,213	\$5,320	\$3,685	\$7,025
Variance (Major)	\$4,230	\$6,868	\$2,639	\$4,567
Tentative Tract Map	\$8,741	\$10,516+	\$8,046	\$12,428+

Source: City of Corona Fee Schedule, effective January 1, 2021.
¹Some fees have additional minor environmental fees or per acre/per lot fees.

Planning and permitting fees are charged on an at-cost basis to cover staff time and administrative expenses attributed to processing development applications.

Table 34: Development Fees for a Typical Unit

Development Fees for a Typical Unit	Single-family	Multi-family
Estimated City DIF fees per unit (as of July 1, 2020)	\$36,166	\$24,866
Estimated non-City DIF fees per unit	\$9,478	\$6,389
Estimated Grading Plan Check Fees per unit	\$853	\$1,021
Estimated Improvement Plan Check Fees per unit	\$2,182	\$64
Estimated Grading Permit and Inspection Fees per unit	\$8,503	\$377
Estimated Building Permit Fees per unit	\$4,582	\$5,541
Estimated Water/Sewer Fees per unit	\$25,000	\$15,000
Total estimated fees per unit	\$86,764	\$53,258
Estimated Construction Cost per unit	\$457,380 ^{1, 2}	\$173,523 ³
Typical estimated cost of development per unit	\$544,144	\$229,770
Estimated proportion of fee cost to overall development cost per unit	15.9 percent	23.2 percent
Description of Development Impact Fees	Single-family	Multi-family
Transportation Uniform Mitigation Fee (TUMF) ⁴ per unit	\$9,810	\$6,389
Street and Signal	\$4,047	\$3,238
Drainage	\$1,176	\$303
Law Enforcement	\$338	\$583
Fire Protection Facilities	\$349	\$466
Library Expansion Facilities	\$479	\$346
Quimby Fees	\$12,708	\$0
Public Meeting Facilities	\$311	\$218
Aquatic Center Facilities	\$192	\$135
Parkland and Open Space	\$12,708	\$8,924

Table 34: Development Fees for a Typical Unit

Development Fees for a Typical Unit	Single-family	Multi-family
Multi Species Habitat Conservation Plan Fee ⁵	\$2,935	\$1,473.00 (8-14 D.U./acre) \$670.00 (Over 14 D.U./acre)
School Impact Fees ⁶	4.08 sf	4.08 sf
<p>Source: City of Corona 2020</p> <p>Notes: DIF: Development Impact Fees</p> <p>¹ Construction costs do not include land costs. When land costs are considered, fees as a proportion of total development cost are significantly lower.</p> <p>² Single-family prototype is a 2,541 SF dwelling with attached three-car garage, at \$180 per SF to develop.</p> <p>³ Multi-family prototype is a two-story garden style apartment complex with 100 units (average 1,242 SF each), each with a two-car, enclosed garage.</p> <p>⁴ Fee Levels per 2016 TUMF Nexus Study as adopted June 3, 2020: https://wrcog.us/DocumentCenter/View/1020/TUMF-2017-Nexus-Study-current?bidId=</p> <p>⁵ Fee per adopted 2020 MSHCP Nexus Study: https://www.wrc-rca.org/Permit_Docs/Nexus_Report/Draft_MSHCP_Fee_Nexus_Report_2020.pdf</p> <p>⁶ Fees paid directly to School District. Effective date: 6/15/20</p>		

Development impact fees are required to provide essential services and infrastructure to serve new residents, and more generally, to protect public health, safety and welfare. State law allows cities to collect impact fees to mitigate impacts on city facilities and infrastructure caused by increased demand from persons generated by new development. Impact fees are required to demonstrate a nexus between development and potential impacts on city facilities and infrastructure. State law also requires the proportionality test to ensure the pro-rata share of costs to provide services and infrastructure by individual developments is reasonable.

The City's Quimby and Parkland Open Space fees are the highest development impact fees collected for new residential development. Corona has a population of 169,868 and 51,504 housing units. Corona's General Plan establishes a parkland ratio of 3 acres per 1,000 people. Compliance with the established parkland ratio under the City's current population equates to 496 acres of parkland. The city currently has 35 public parks covering 352 acres. Land has become scarce within the city to provide additional land for parkland, and as the City continues to add residential housing units, residential developments may not be capable of providing park land and would pay an impact fee in lieu of land dedication. The City's park dedication and in lieu fee is governed by Chapter 16.35 of the Corona Municipal Code. The Quimby fee is only collected as part of residential subdivisions, however, residential development not subject to the Quimby fee will pay the Parkland Open Space fee. The City collects either the Quimby fee or Parkland Open Space fee, but not both for a single project.

Parkland and open spaces benefit residents living in the city as the space provides recreational opportunities. The maintenance of the City's parks and recreational facilities is an ongoing cost as recreational amenities become weathered or destroyed over time. The City has also seen trends of use by residents living outside the City that may not have access to such facilities.

Section 16.35.080 of the Corona Municipal Code specifies how the parkland and open space fees are to be used to meet the demand for recreational uses. This section states:

The amount and location of land to be dedicated or the impact fees to be paid shall bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the subdivision. In accordance with Government Code Section 66477, it is expressly acknowledged that the land to be dedicated or fees to be paid shall be used for parks and park and recreational facilities. In addition, such fees may be used to improve or rehabilitate existing parks. Impact fees paid by a subdivider pursuant to this chapter may be spent to develop, improve and rehabilitate parks and park and recreational facilities even though such parks and facilities may be used by nonresidents of the subdivision, so long as the benefit of the park and park and recreational facilities to residents of the subdivision is reasonable in relation to the location of the parks and amount of the impact fees.

Section 16.35.120 of the Corona Municipal Code establishes a procedure that would allow a developer to request a deferral or waiver of the fee from the City Council. This section states the following:

(A) The City Council is empowered to grant deferrals or waivers of any fee imposed by this chapter upon request, after notice and hearing, if in the opinion of the City Council, properly supported by specific findings, deferral would allow a better or more fair financing arrangement to be developed and imposed, or where waiver is required because imposition of such fee or fees would cause undue hardship.

(B) Findings must include facts supporting deferral or waiver, including, without limitation, findings that in the case of deferral:

- (1) Other properties to be benefitted by any fee will not be burdened by the review and delay in fee imposition;
- (2) Alternative financing methods involving more than one owner have been proposed for review; and
- (3) Delay will result in a more fair funding arrangement; and, in the case of waiver the owner will receive little or no benefit from the fee imposed and would therefore be required, if the fee were imposed, to pay more than his or her fair share for the benefit received.

Chapter 16.23 of the Corona Municipal Code covers the City's other development impact fees and also provides a deferral, wavier or fee reduction procedure. This is governed by Section 16.23.170 and is identical to the criteria mention in Section 16.35.120.

The City has granted deferrals on impact fees associated with the construction of new housing units that are affordable to households who qualify as lower income. In this case, the impact fees are deferred during the term of the affordability of the housing units. For example, if an affordable housing project has an affordability term for 55 years, the impact fees are also deferred for 55 years. If the affordability term is extended beyond the initial term, the fee will continued to be deferred during that term. If the affordability covenant expires, the owner would need to pay the DIF to convert the residential units to market rate.

While trying to support the necessary facilities and infrastructure required for development, the City also recognizes that at times certain deferrals or waivers may need to be granted to support residential development that may become overlyburded by impact fees that add to the cost of residenital development, which would make the development infeasible. Therefore, the City's fee deferral or waiver process is intended to ease this constraint on development.

BUILDING CODES AND ENFORCEMENT

Building procedures within Corona are required to conform to the California Building Standards Code, as adopted in the City’s Municipal Code. Standards within the Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act. No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted.

The City of Corona adopted the 2019 California Building Standards Code with minor administrative amendments. The Code establishes minimum construction standards for residential construction and is structured to be the minimum necessary to protect the public health, safety, and welfare, while not unduly constraining the development of housing.

Under the Community Development Department, the City has a Code Enforcement Division to assist the Planning Division, Building Division, Fire Department, Animal Control, Public Works Department, and Police Department in the interpretation and enforcement of various municipal codes related to property maintenance standards, signage, land use and development standards, abandoned vehicles, and substandard property.

Since 1987, the City of Corona has had a comprehensive Property Maintenance Ordinance (Chapter 8.32) dealing with the maintenance of private property. The ordinance was designed to set minimum standards for the maintenance of real property and to prevent unsafe and unsightly conditions. Properties that do not meet these minimum standards are considered to be in violation and a public nuisance.

City Code Enforcement staff conduct both proactive and reactive inspections to ensure compliance with these standards. Code Enforcement Officers strive to draw the property owner’s attention to any existing code violation which could have a negative impact on their property, neighborhood, and the City of Corona as a whole. Through voluntary compliance and a spirit of personal responsibility, the majority of these violations are corrected. The success of this program rests upon each resident, business owner and property owner, acting as a good neighbor by properly maintaining his/her property.

If a complaint is filed against a property owner for non-compliance with property maintenance regulations, an inspection is made by a Code Enforcement Officer and a written notice to comply within a specific number of days is issued. Normally a minimum of seven days are given, but no more than 30 days. If compliance is not obtained within the time frame given, the City begins to issue administrative citations to the property owner to hopefully obtain compliance. If administrative citations are not successful in getting the property owner to resolve outstanding violations, a public hearing is scheduled to determine and declare the property a public nuisance. If the violation remains uncorrected, the City would abate the violation and impose administrative costs to the property. The costs would be payable in addition to the annual property tax bill.

LOCAL DEVELOPMENT PROCESSING AND PERMIT PROCEDURES

DEVELOPMENT PROCESSING PROCEDURES

The City of Corona’s development approval process is designed to accommodate, not hinder, development. The City’s development review procedures exist to ensure that proposals for new residential

development comply with local regulations. The review times for residential developments differ on a case-by-case basis depending on the type and complexity of the project. Residential projects that require multiple development related applications can also be processed and reviewed concurrently to prevent additional time from being added to a development's overall timeframe.

Single-family custom homes, accessory dwelling units, transitional housing, and mobile home projects in the appropriate zone are subject to ministerial design review through the building plan check review process.

Corona uses an efficient and comprehensive approach in the review of development proposals, which includes regularly scheduled in-person meetings with applicable city staff and the project proponent. City staff also provides the project proponent written comments on the proposal. The following describes the city's review times for local development processing and building permit processing.

Development Plan Review (DPR) Process – 21 to 30 Days

The DPR process is an administrative preliminary application review process for all new development, including residential development involving single family development of five or more units and multiple family residential of four or more units. The DPR process is the first step in the review process and is designed to advise developers/applicants on the city's development standards governed by city ordinances and any required future discretionary applications, such as a Conditional Use Permit, Precise Plan or Tentative Tract Map, that are necessary for the project. The City holds regularly scheduled meetings for DPR. The DPR process includes in-person meetings with the developer/applicant and all applicable city staff at one time. This meeting occurs within 21 business days after a DPR application is submitted to the City. Applicants are provided draft written comments from the city at the time of the meeting. Final written comments are provided within 10 business days after the meeting. The City's written comments are to advise applicants on information to be included on future discretionary application. This process is intended to help the project proponent navigate clearly through the development process and prevent undue delays.

Table 35: Local Development Processing Timeframes for Typical Residential Developments

Development Type	Approximate Length of Time from Submittal to Public Hearing	Notes	Approval Body
Parcel Map.	3-4 months	Small residential subdivisions up to 4 parcels.	Planning Commission and City Council
Tentative Tract Map.	4-6 months	Other residential subdivision of 5 or more parcels. Projects that require a Precise Plan can be processed concurrently with the tentative tract map. Residential development can include single family, and multiple family such as apartments and condominiums.	Planning Commission and City Council
Precise Plan	4-6 months	Projects that require a site plan and architectural review, including projects that are consistent with zoning and the General Plan. This application can be processed concurrently with other applications, if required, such as a tentative tract map to remain on the concurrent timeframe. No discretionary design review required on five or less residential units.	Planning Commission
Conditional Use Permit (CUP)	4-6 months	Project that requires a conditional use permit based on the conditionally permitted uses allowed by the zoning. This application can be processed concurrently with other applications such as tentative tract map to remain on the concurrent timeframe.	Planning Commission
General Plan Amendment, Change of Zone or Specific Plan Amendment	4-6 months	Project that requires a change to the current land use by an amendment to the to the General Plan and/or a change of zone or amendment to a specific plan. The applications can be processed concurrently with other applications such as tentative tract map and precise plan to remain on the concurrent timeframe.	Planning Commission and City Council
Environmental Impact Report (EIR)	9-12 months	The timeframe for any of the above projects requiring an EIR would be extended and concurrent with the EIR.	Planning Commission and City Council
Source: City of Corona 2021			

Table 35: Local Development Processing Timeframes for Typical Residential Developments

Development Type	Approximate Length of Time from Submittal to Public Hearing	Notes	Approval Body
Note: Timeframes assume the DPR process was completed by the project proponent and applicant’s responsiveness to city requirements.			

DEVELOPMENT PROCESSING

Typical development processing time frames after the DPR process for the most common types of residential projects are summarized in Table 35.

To guide the development review process, providing consistent criteria for review, the City has adopted design guidelines for single-family and multi-family residential development, as well as commercial and industrial development citywide. Specific design guidelines have also been adopted for the various specific plans in the City. The Precise Plan review is intended to ensure that development projects are well designed, compatible in terms of scale and aesthetics with surrounding areas and in accord with applicable city requirements, policies and guidelines.

Precise Plans and CUPs are heard by the Planning and Housing Commission and submitted as a “Report by Commission and Boards” to the City Council. The Planning and Housing Commission may impose objective conditions on the development, such as: amenities within designated open spaces; screening and buffering of adjacent properties; fences and walls; architectural design; requirements for installation and maintenance of landscaping and erosion control measures; requirements for street improvement and dedication; regulation of vehicle ingress and egress and traffic circulation; regulation of signs; regulation of hours or other characteristics of operation; requirements for maintenance of landscaping and other improvements; and establishment of development schedules or time limits for performance or completion. These conditions are intended to ensure compatibility with surrounding uses, to preserve the public health, safety and welfare.

Precise Plans are approved by the decision-making entity based on the following required findings, pursuant to Chapter 17.91, Section 17.91.070 of the Corona Municipal Code:

- » The proposal is consistent with the Corona General Plan.
- » The proposal complies with the zoning ordinance, other applicable provisions of the Corona Municipal Code and, if applicable, the South Corona Community Facilities Plan or Specific Plans.
- » The proposal has been reviewed in compliance with the CEQA and all applicable requirements and procedures of the act have been followed.
- » The site is of a sufficient size and configuration to accommodate the design and scale of proposed development, including buildings and elevations, landscaping, parking and other physical features of the proposal.

- » The design, scale and layout of the proposed development will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, will not create traffic or pedestrian hazards and will not otherwise have a negative impact on the aesthetics, health, safety or welfare of neighboring uses.
- » The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, will enhance the visual character of the neighborhood and will provide for the harmonious, orderly and attractive development of the site.
- » The design of the proposed development would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture and color that will remain aesthetically appealing and will retain a reasonably adequate level of maintenance.

Program 14, Zoning Ordinance Monitoring, requires the evaluation of development standards to address changes enacted by state law to ensure standards do not constrain development related to housing especially if a housing projects meets the objective development standards of the zone. The city is required to evaluate projects based on objective development standards. The latter three bullets of the granting criteria for a Precise Precise are considered subjective and a governmental constraint in granting housing projects.

CUPs are approved by the decision-making entity based on the following required findings, pursuant to Chapter 17.92, Section 17.92.110 of the Corona Municipal Code:

- » The proposed use at the proposed location will not be detrimental to the public health, safety, convenience and general welfare and will be in harmony with the City's General Plan.
- » The proposed use at the proposed location is not detrimental to other existing and permitted uses in the general area thereof and relates properly to existing and proposed streets and highways.
- » Reasonable conditions are deemed necessary and desirable for the proposed use to to protect public health, safety, convenience and general welfare of the city, in accordance with the intent and purpose of the city's zoning regulations.
- » The proposed use shall be subject to all property development standards of the zone in which said use is permitted and standards may be made more restrictive by any condition imposed on the grant of the permit.

The City's DPR process is the first step in the development process and is designed to ensure a clear understanding of the city policies and standards which are intended to streamline formal project submittals. The City's adopted residential design guidelines and adopted specific plans which also include design standards for single family and multifamily were put in place to guide developers, builders, and architects of the desired architectural and site design characteristics for new single family and multi-family residential development. The residential design standards and guidelines provide specifics including but not limited to, design style, colors and materials, building facades, roof planes, streetscape design, garage location and design, walls and fences and architectural features. Staff relies on the City's objective design standards to promote approval certainty and minimize processing timelines. Therefore, the City's development process is designed to be efficient and to not constrain single family and multiple family developments.

Approval to Building Permit Issuance

After the development application is approved by the Planning Commission or City Council, the applicant is cleared to submit plans for building permit review and grading plan review. The city's goal and practice is to assist project proponents in obtaining approval of construction plans for a building permit and grading permit by third plan review. The City currently monitors its reviews of plan checks through an electronic data dashboard. The City's meets its building plan check turnaround time on average 90 percent of the time.

The City's engineering and building departments has established plan check turn around times for plan check reviews. The City's engineering review for grading plans, and tract map reviews is as follows:

- » First Check: four weeks
- » Second Check: three weeks
- » Third check and thereafter: two weeks

The City's building plan review time is as follows:

- » First Check: 10 working days
- » Second Check and thereafter: five working days

TOTAL PERMIT PROCESSING TIME

Once an application is approved, the total estimated processing time to obtain a building permit averages one to four months if the project proponent submits an application within two weeks of an approved application. This estimated time period assumes that the grading plans (if required) are processed concurrently with the building plan review, which is the standard practice by a developer. Review times also depend on an applicant's timely submittal of construction drawing for a permit and the resubmittal of plan. The City's review time decreases upon plan review rechecks to accelerate approval and issue a building permit.

SB 35 requires the availability of a Streamlined Ministerial Approval Process for developments in localities that have not yet made sufficient progress towards their allocation of the regional housing need. Eligible developments must include a specified level of affordability, be on an infill site, comply with existing residential and mixed-use general plan or zoning provisions, and comply with other requirements such as locational and demolition restrictions. The intent of the legislation is to facilitate and expedite the construction of housing. In addition, as part of the legislation, the Legislature found ensuring access to affordable housing is a matter of statewide concern and declared that the provisions of SB 35 would apply to all cities and counties, including a charter city, a charter county, or a charter city and county. Currently, the City of Corona has no written procedures for the SB 35 Streamlined Ministerial Approval Process. Program 12 will be implemented to address these requirements.

DESIGN REVIEW ON MINISTERIAL PROJECTS

Staff uses the City's current residential design guidelines that are adopted citywide or part of a specific plan, as applicable, when reviewing ministerial residential projects at the time building permits are submitted. Architectural plans are reviewed for consistency with the adopted design guidelines, which require architectural features such as adequate variation of rooflines, articulations of structure, and no blank walls. Projects are not denied but are revised through this process.

Corona's Residential Development Design Guidelines, originally adopted by the City Council in 1999 and revised in 2009, complement the mandatory site development regulations contained in the City's Zoning Ordinance and Specific Plans. There is no special fee for design review and the additional time and cost to the developer is minimal. The most common changes resulting from the review are the accommodation of additional windows or other minor architectural features. This process does not serve as a constraint to housing production because the guidelines are intended to assist project proponents and standardize development throughout the City.

STATE TAX POLICIES AND REGULATIONS

PROPOSITION 13

Proposition 13, a voter initiative that limits increases in property taxes except when there is a transfer of ownership, may have increased the cost of housing. The initiative forced local governments to pass on more of the costs of housing development to new homeowners.

ARTICLE 34

Article 34 of the State constitution requires that low-rent housing projects developed, constructed, or acquired in any manner by a public agency must first be approved by a majority of the voters. Requiring such approval can act as a barrier to the development of affordable housing due to the uncertainty and delay caused by the process. In general, the City assists with the development of affordable housing but does not act as developer or owner of the development.

FEDERAL AND STATE ENVIRONMENTAL PROTECTION REGULATIONS

Federal and State regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs, resulting from fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods, are also added to the cost of housing and passed on to the consumer. However, these regulations help preserve the environment and ensure environmental quality for Corona residents.

ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Additional factors that could constrain new residential construction are the cost and accessibility of adequate infrastructure such as street upgrades, water and sewer lines, lighting, etc. All of these utilities are required to serve and support residential development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is generally borne by developers, thereby increasing the cost of new construction.

Additionally, environmental constraints are another potential housing constraint, as they have the potential to limit the density and locations of housing developments due to various factors and hazards. A city's environmental setting and characteristics can greatly affect the feasibility and cost of developing housing. There are a number of environmental factors in Corona that can affect the character and density of development in the City. These include the availability of natural resources such as land and water, to

environmental hazards such as earthquakes/seismic activity, flooding, and wildfires. The majority of sites identified in Corona’s Sites Inventory are located in the urban core of the City, which is not impacted by these environmental constraints.

ENVIRONMENTAL HAZARDS

The City has identified areas in Corona where land development should be carefully controlled. For example, hillsides with steep slopes, flood prone areas, and seismic hazards, including active faults, can constrain future residential development.

Hillsides and Steep Slopes

Where slopes above 25 percent are evident, development difficulties often include the provision of proper access, utility service, and site improvements. Development in these areas, where possible, must retain the natural skyline, ridges, drainage courses, and natural outcrops. According to the Corona General Plan, western and southwestern areas of the City are susceptible to landslides. There are several sites identified as vacant, and planned-approved-pending projects within or near areas that are considered to be at risk for landslides. All significant development is subject to development review procedures, the California Building Code, and the City’s Hillside District Zoning regulations. Adherence to these requirements for grading and building permits reduce risk and accommodate safe development in these areas.

Earthquakes and Seismic Activity

The City of Corona is situated within the Peninsular Ranges Geomorphic Province. The Peninsular Ranges Province is traversed by a group of subparallel and fault zones trending roughly northwest. Major active fault systems—San Andreas, San Jacinto, Whittier-Elsinore, and Newport-Inglewood fault zones—form a regional tectonic framework consisting primarily of right-lateral, strike-slip movement. Corona is situated between two major active fault zones—the Whittier-Elsinore Fault Zone to the southwest and the San Jacinto Fault to the northeast. Other potentially active faults located near the City of Corona include the San Jose, Cucamonga, Sierra Madre, Newport-Inglewood, and San Andreas faults.

Historically, the City of Corona has not experienced a major destructive earthquake. However, based on a search of earthquake databases of the United States Geological Survey (USGS) National Earthquake Information Center (NEIC), several major earthquakes (magnitude 5.8 or more) have been recorded within approximately 60 miles of the City since 1769. The latest of these were the Northridge earthquake and Granada Hills aftershock in 1994, about 60 miles from the City. According to the Corona General Plan, a fault zone traverses the western portion of the city. There are several planned, approved, or pending projects, and vacant sites identified for inclusion in the housing plan within this area.

The City will implement all California Building Code standards for future housing development as well as the City’s own building code to reduce any potential hazards related to earthquakes and seismic activity.

Flood Hazard Areas

Flood hazard areas include the Prado Basin and the area within the Federal Insurance Administration Flood Hazard Boundary. Within the Prado Basin, development is regulated by the U.S. Army Corps of Engineers. Allowable uses for this area include natural open space, public park and other recreational uses, agriculture, and other public uses. According to the Corona General Plan flood map, there are several identified nonvacant, vacant, potential rezone, and approved and pending projects sites that are

within the 100-year flood zone. Additionally, there are several identified planned, approved, or pending project sites within or near 500 year flood zone.

To help offset impacts on residential development due to local flooding, all future developments must comply with the requirements and design standards of the Corona Grading Ordinance as well as the City's Development Code, which requires issuance of a Development Permit to be issued by the Floodplain Administrator prior to any construction or other development in any of the flood hazards areas. In addition to these regulations, the City's General Plan outlines policies that help to discourage future development within these zones.

Geologic Hazard Areas

Geologic hazards include the fault zone of the Chino Fault and portions of the Prado Basin that may be subject to liquefaction in the event of seismic activity. According to the Corona General Plan, northwestern and northeastern portions of the City contain areas that are susceptible to liquefaction. There are several sites identified as non-vacant, vacant, potential rezone, and planned, approved, or pending projects that are within or near areas that are considered to be very high risk, high risk, or moderate risk for liquefaction. The policy approach to areas with potential geologic hazards is similar to that utilized for areas within the 100-year floodplain.

An evaluation of these areas is recommended to be included in a required environmental review prior to development, and, as appropriate, mitigation measures would require adequate building setbacks from identified faults and other controls that may be required to reduce any potential hazard. Furthermore, the City will implement all California Building Code standards for future housing development as well as the City's own building code to reduce any potential hazards related to geologic hazard areas.

Open Spaces

Areas designated for Open Space require a very low level of development as a result of environmental considerations including erosion, landslides, rockfall, steep slopes, fault zones, fire hazards, difficulty providing city service, flood hazards, biological and archaeological resources, liquefaction, and other environmental or safety constraints.

The Open Space designation is intended to limit development in environmentally sensitive areas; to protect human health, safety, and welfare; and to protect and preserve hillsides, ridgelines, and sensitive habitats. The City's Open Space and Conservation Elements provide goals and policies to protect open space from development. According to the Corona General Plan, areas zoned as Open Space are mostly located in the hillsides of northwestern and northeastern portions of the City which are likely not conducive to residential development. The amount of City land designated as Open Space is not excessive and does not constrain residential development.

Wildfire

The City's General Plan identifies wildfire hazards as a primary concern regarding public safety Corona. Factors such as a dry climate, a semi-rural setting, an abundance of dry, low-lying brush, open hillsides, and the frequency of high wind velocity from Santa Ana winds contribute to the City's overall fire risk. Large portions of the City are built and developed, reducing potential impacts of wildfires in these areas. However, wildfires are of special concern in communities located in the Wildland-Urban Interface (WUI). WUI areas are located within City boundaries and are of particular concern to the Corona Fire Department. According to the CalFire, there are VHFHSZ areas in southwestern and southeastern portions of the City.

There are several sites identified as planned, approved, or pending projects, potential rezone, and vacant that within or near VHFHSZs.

To reduce and mitigate against wildfire threats, the City has established standards for new construction including; natural hazard real estate disclosures, 100-foot defensible space clearance around all buildings, property development standards including road widths, water supply, and signage and consideration of General Plan policies. Additionally, any new development located in an area that is designated by CalFire as a Very High Fire Hazard Severity Zone (VHFHSZ) is required to comply with all sections of Chapter 7A of the revised CBC (Materials and Construction Methods for Exterior wildfire Exposure) and Chapter 47 of the CFC (Requirements for WUI Fire Areas). Additionally, future development would be guided by the General Plan Public Safety, Facilities, and Services Element that outlines policies pertaining to wildfire threat.

WESTERN RIVERSIDE MULTIPLE SPECIES HABITAT CONSERVATION PROGRAM

The Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) is a comprehensive, multi-jurisdictional plan that addresses biological and ecological diversity by conserving species and associated habitats, while allowing approval of development in western Riverside County. The MSHCP is administered by the Regional Conservation Authority Western Riverside County. The MSHCP's plan area encompasses 1,967 square miles and addresses 146 sensitive plant and animal species and the vegetation communities they depend on. Of these, 14 animal species and 11 plant species are listed by the United States Fish and Wildlife Service (USFWS) under the Federal Endangered Species Act (FESA). Several species also have federally designated critical habitat within the MSHCP jurisdiction.

The MSHCP has 14 planning areas with specific conservation goals for each area. Corona is entirely within the Temescal Canyon Area Plan (TCAP). The TCAP is divided into five subunits, defined by the presence or potential occurrence of listed species, those with specific habitat requirements, and key biological issues and considerations, such as habitat linkages. Specific cells comprising 160 acres each are designated for planning purposes. Several cell groups are defined that meet MSHCP criteria for conservation. The listing status of plants and animals may change over time, with species added or deleted from the listing. All proposed development projects, including those under the Housing Element update, would be assessed for consistency with the MSHCP. The MSHCP provides a streamlined regulatory process from which development can proceed in an orderly process while protecting the existing character of the City and the region through the implementation of a system of reserves which will provide for permanent open space, community edges, and habitat conservation for species covered by the MSHCP. The construction of accessory dwelling units and the rehabilitation and conversion within existing structures that do not result in additional useable square footage are exempt from the MSHCP provisions included in Chapter 16.33 of the City's municipal code.

INFRASTRUCTURE CONSTRAINTS

Another factor adding to the cost of new construction is the provision of adequate infrastructure – major and local streets; curbs, gutters, and sidewalks; water and sewer lines; storm drains; and street lighting – which is required to be built or installed in new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, is added to the cost of new housing units, and eventually is passed on to the homebuyer or property owner.

The City's 2005 Sewer Master Plan and 2015 Urban Water Management Plan indicate the city has adequate capacity to serve future development anticipated under the General Plan, including this Housing Element. Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower-income households, unless specific written findings are made. Senate Bill 1087 also mandates priority sewage collection and treatment service to housing developments providing units affordable to lower income households. Since affordable housing is mostly constructed on infill urban sites within the City or on redeveloped sites, the availability of water and sewer infrastructure exists. The Community Development Department will provide a copy of the adopted 2021-2029 Housing Element to the City's Department of Water and Power within 30 days of adoption. The City does not have written policies that grant water and sewer priority to proposed development that includes housing affordable to lower income households. Program 12 addresses the development of such policies.

OPPORTUNITIES FOR ENERGY CONSERVATION

In relation to new residential development, and especially affordable housing, construction of energy efficient building does add to the original production costs of ownership and rental housing. Over time, however, the housing with energy conservation features should reduce occupancy costs as the consumption of fuel and electricity is decreased. This means the monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated in the new residential buildings.

STATE REGULATIONS

Title 24 of the California Code of Regulations establishes energy conservation standards that apply to all new residential buildings. The regulations specify energy saving design for walls, ceilings, and floor installations, heating and cooling equipment and systems, gas cooling devices, conservation standards, and the use of non-depleting energy sources such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. Methods to meet the energy standards include the following:

- » Passive Solar Approach: requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- » High Insulation Approach: generally requires higher levels of insulation than the Passive Solar Approach, but no thermal mass or window orientation requirements.
- » Active Solar Water Heating Approach: requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

The home building industry must comply with these standards. Localities are responsible for enforcing the energy conservation regulations.

Energy conservation has the added benefit of reducing greenhouse gas emissions (GHG), consistent with the legislative intent of AB 32, enacted in 2006. AB 32 tasks the California Air Resources Board (CARB) with establishing a statewide GHG emissions limit that is equivalent to the statewide GHG emission levels in the year 1990 to be achieved by the year 2020. CARB establishes rules and regulations to achieve the AB

32 GHG emission reduction targets. New developments that are subject to CEQA must show consistency with AB 32.

STATE AND FEDERAL PROGRAMS

The California Department of Community Services and Development, in partnership with local community services agencies, administers the Low-Income Home Energy Assistance Program (LIHEAP) and Energy Low-Income Weatherization Assistance Program (DOE-LIWAP). Assistance available to lower income households through State LIHEAP programs include: financial assistance towards a household's energy bill, emergency assistance if a household's home energy service is shut off or about to be shut off, and a range of other energy-related services that States may choose to offer, such as weatherization improvements, utility equipment repair and replacement, budgeting counseling, etc. The DOE-LIWAP provides installation and weatherization measures that increase energy efficiency of existing residential and multi-family dwellings occupied by lower-income persons. Eligible weatherization services include a wide variety of energy efficiency measures that encompass the building envelope, its heating and cooling systems, its electrical system, and electricity consuming appliances.

LOCAL MEASURES

The City of Corona is a proud GOLD Energy Level Leader in standing partnership with the Community Energy Partnership (CEP). The City's GOLD Level is the result of substantial and sustained energy savings in its municipal facilities and throughout the community. To achieve this status, the City of Corona undertook a number of activities and projects to reduce energy costs, lower its carbon footprint, and extend natural resources.

The Western Riverside Council of Governments (WRCOG) has a Energy Efficiency and Water Conservation Program that allows residents and businesses in Western Riverside County to implement energy and water efficiency improvements using low-interest loans that will be repaid over time through annual property tax payments. The WRCOG HERO Program stands for "Home Energy Renovation Opportunity" and provides low cost, fixed interest rate financing for a broad range of energy and water efficient products and renewable energy systems. Homeowners repay the HERO Financing through their property tax bill.

The City of Corona is also at a turning point in its development. Most of its "greenfields" (greenfields refers to previously undeveloped land) have now been developed. Future development efforts will need to focus on the redevelopment of previously developed land that has become underutilized or obsolete. Redevelopment and infill development have gained popularity as sustainable smart growth solutions. Infill development encompasses sustainable reuse that recycles existing land sources, minimizes impacts to habitat, reduces greenhouse gas emissions, and preserves open space. The City promotes such development in its various specific plans, including the Downtown Specific Plan.

Opportunities for additional energy conservation practices include the implementation of "mitigation measures" contained in environmental impact reports prepared on residential projects in the City. These mitigation measures may be adopted as conditions of project approval.

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

As part of the CDBG program certification process, participating jurisdictions must prepare an analysis of impediments to fair housing choice every five years. This analysis, the Riverside Regional Analysis of Impediments to Fair Housing Choice (AI), is an assessment of the regional laws, ordinances, statutes, and administrative policies, as well as local conditions that affect the location, availability and accessibility of housing. It also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person's access to housing, and provides solutions and measures that will be pursued to mitigate or remove identified impediments. The analysis of impediments to fair housing choice certified by the Corona City Council covers the Riverside region and provides a demographic profile of Riverside County, assesses the extent of housing needs among specific income groups and evaluates the availability of a range of housing choices for residents. Regionally, the AI identifies the following impediments to fair housing:

- » Hispanic and Black residents continue to be underrepresented in the homebuyer market and experienced large disparities in loan approval rates.
- » Due to the geographic disparity in terms of rents, concentrations of housing choice voucher use have occurred.
- » Housing choices for special needs groups, especially persons with disabilities, are limited.
- » Enforcement activities are limited.
- » Today, people obtain information through many media forms, not limited to traditional newspaper noticing or other print forms.

The regional AI provides a strong foundation and context within which to assess the State of fair housing in the city of Corona. The AI report also listed the following impediments that are specific to Corona's land use policies:

- » Recent changes to density bonus law
- » Lack of inclusionary housing requirements

Since the publication of the AI report, the City of Corona is taking steps to remove these impediments by amending its zoning ordinance to comply with recent changes to density bonus law and ADU policies.

The City of Corona takes additional steps to affirmatively further fair housing by contracting with the Fair Housing Council of Riverside County (FHCR), a non-profit organization to counsel property owners, managers, tenants, and homebuyers on fair housing related issues. Various services are implemented through this partnership including:

- » Providing tenant/landlord counseling to all citizens;
- » Responding to all citizens complaints regarding violations of the fair housing laws;
- » Promoting community awareness of fair housing rights and responsibilities;
- » Monitoring fair housing legislation, attending training and reporting to the City; and
- » Serving as an overall fair housing resource for the area, including implementation of an affirmative fair housing market plan

Additionally, while the AI lists several impediments to fair housing in Corona, the City is working separately to address some impediments, and will address the remainder through implementing programs of this Housing Element. As for the regional impediments noted in the AI, this Housing Element's AFFH programs (Programs 19 and 20) will work to increase fair housing practices such as outreach and education through social media and providing resources such as fair housing counseling and mediation, including targeting populations that have historically had fewer housing choices; promote equitable employment, and continue existing work with the FHCRC.

On February 16, 2021 and February 18, 2021, the City conducted stakeholder meetings for the Housing Element Update, which were attended by individuals who represent a cross-section of the residential development community, including non-profit agencies that provide housing and services to low-income and special needs populations, like the Inland Regional Center, the Corona Norco United Way, Habitat for Humanity Riverside, Fair Housing Council, C&C Development (Affordable Housing Developer), Inspire Lifeskills Training, Homeless Services, Fair Housing Council Riverside County, and Supportive Services for Homeless Housing Foundation. During the workshop, the participants identified the biggest challenges their clients experienced when finding appropriate housing that suits their needs: rental costs, access to low-income housing, locating housing proximate to public transportation, and locating housing accessible for persons with physical disabilities.

From the discussions with stakeholders and the assesment of fair housing issues located in Appendix C, the City identified several factors that contribute to fair housing issues in Corona, as shown in Table 36.

Table 36 Fair Housing Issues in Corona

AFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
<p>Access to lower income housing and location</p>	<p>Limitations on where higher density housing is located. Lack of housing units within walking distance to major public transit stops. Limited availability of lower income housing units. Shortage of available properties zoned for higher density housing. Market costs associated with the construction of new housing.</p>	<p>Identify and coordinate with non-profit developers to identify potential acquisition opportunities to maintain low- and moderate-income housing units. (Program 3) Amend the Zoning Code to establish an affordable housing overlay zone on infill properties and on properties in the city’s transit priority areas to encourage the construction of higher density residential housing including units for low- and moderate-income households. (Program 7) Amend the General Plan to allow 100% residential uses in the Mixed-Use designation on properties that have an affordable housing overlay zone. (Program 7) Educate affordable housing developers at the city’s predevelopment meetings on the city’s process to request a waiver or deferral of development impact fees. (Program 12 and 16) Create a plan review submittal program that will prioritize or streamline the plan review and permit process for low and moderate-income housing units. (Program 12)</p>
<p>Access to Opportunity</p>	<p>Lack of integrated housing units for all income levels in higher resource areas.</p>	<p>Encourage the development of Accessory Dwelling Units (ADUs) in high resource areas. (Program 28) Promote the City’s by-right urban lot split and two-unit dwelling program in single family residential zones by including information on the permit process on the city’s website. (Program 18) Advertise on the Corona Housing Authority’s website information on Riverside County’s Mortgage Credit Certificate Program and First Time Homebuyer Program for down payment assistance on the purchase of a home. (Program 20)</p>
<p>Displacement and overpayment for housing</p>	<p>Limitations on the ability to relocate to other areas of the city due to rental costs. Shortage of housing units to control rental prices and dominant history of developing lower density residential housing. High cost of repairs to aging structures. Limited supply of assisted living facilities, and residential care facilities for seniors and persons with disabilities.</p>	<p>Continue to provide tenant based rental assistance through the Housing Choice Voucher Program administered by Riverside County Housing Authority. (Program 2) Provide community outreach on the city’s residential rehabilitation program. (Program 1) Implement an Affordable Housing Overlay zone to encourage higher density development to meet the needs of lower and moderate-income households. (Program 7) Create a plan review submittal program that will prioritize or streamline the plan review and permit process for low and moderate-income housing units and residential care facilities. (Programs 12 and 17) Provide information on services provided by Fair Housing Council of Riverside County, such as credit counseling, first time homebuyer resources, and pre-purchase counseling with a focus on LMI areas in Northwest Corona, Central Corona, and North Main Street. (Program 18) Allocate funding each fiscal year as part of the City’s Local Action Plan to support fair housing services. (Program 19)</p>

HISTORIC DEVELOPMENT AND INVESTMENT

Historical development within the City of Corona originated within its downtown on Sixth Street between East and West Grand Boulevard, and on Main Street. The downtown area was in proximity to the main transcontinental line of the Santa Fe Railway.

In 1956 the City adopted a Master Plan encompassing the future development of the City. At that time the City was 16 square miles and predominately dominated by agriculture use for citrus farming. Agriculture uses comprised 64 percent of the land uses in Corona. Most of the agriculture land use was located south of Grand Boulevard and within the farther southern areas of Corona. The City's urban land uses were located within the downtown and on the outside periphery of Grand Boulevard. The second most predominate urban land use was single family residential followed by industry, multiple family residential and commercial, respectively.

Since the late 1950s the City has grown to 39 square miles. The growth is result of numerous annexations from the unincorporated areas of Riverside County that were within the city's sphere of influence. Most of the annexations involved vacant land that was later developed under City regulations. Corona abuts the Riverside County and Orange County boundary on the west end, with State Route 91 spanning the City in an east and west direction. This is the primary transportation corridor between Orange County and Riverside County. I-15 also spans the city and provides north and south direction and crosses State Route 91 within the City. These two factors made Corona highly desirable for families and attracted people working in Orange County to purchase homes in the City at a price that was more affordable and with the option of still being able to commute to work.

Citrus farming in Corona started to decline in the early 1980s. In the mid-1980s the City started the process to master plan the future uses of the agricultural properties. Master planning efforts centered on the area known as South Corona which covers 5,000 acres located south of Ontario Avenue. The South Corona Community Facilities Plan was established as result of this effort and identified land uses, such as residential, schools, parks, commercial, quasi-public uses, and fire stations and infrastructure improvements. The predominant residential land use in South Corona is single family residential with the highest density at 8 dwelling units to the acre.

Because of Corona's proximity to Orange County, easy access from State Route 91 and Interstate 15 and vast open land, the City was an attractive investment for single-family home builders in the 1980s, 1990s and 2000s. Today, the City's housing stock predominately consists of single family homes at 72.6 percent, with multiple family homes at 23.8 percent and mobile homes/others at 3.6 percent.

Established communities are located throughout the city and are identified based on their geographic location.

- » **West Corona** is generally defined as the area west of Paseo Grande and south of SR 91 and characterized mainly by single-family housing.
- » **Northwest Corona** is defined as the area generally west of Main Street and north of State Route 91, and includes the Corona Municipal Airport and commercial and industrial uses in the west and south near SR 91, residential neighborhoods in the northwestern area.
- » **Northeast Corona** is the area generally east of Main Street and north of SR 91 and includes commercial services to the southwest near the freeway intersection and I-15 further east, and residential neighborhoods to the north and east.

- » **South Corona** is the area south of Ontario Avenue on the east side of Paseo Grande and west side of Interstate 15. This area is mainly residential neighborhoods with some commercial businesses.
- » **Southeast Corona** is the area east of I-15 on Temescal Canyon Road between Cajalco Road on the north and Dos Lagos Drive on the south. This area contains a large quarry with a residential neighborhood east of I-15.
- » **Central Corona** is the downtown area encompassed by Grand Boulevard including the east and west ends of Sixth Street, and the area south of Sixth Street to Ontario Avenue. This community contains many of the city's civic, educational, and medical institutions, with residential neighborhoods inside and outside the downtown circle.
- » **North Main Street** is the area north of Grand Boulevard on Main Street with Sheridan Street and Cota Street being the westerly boundary and Joy Street and Parkridge Avenue being the easterly boundary. This neighborhood is characterized by commercial services and multi-family residences.

As shown in Figures 6 through 11, the effects of historic segregation patterns are still visible today. Areas of minority concentration exist predominantly in Central Corona and North Main Street, while suburban areas in West Corona, South Corona and Northwest Corona are predominantly White. This pattern continues with other components of fair housing. Many of the same area with a large minority (non-white) population, includes predominately lower income communities, low resourced area, overpayment, and overcrowding.

As the city annexed land over several decades and citrus farming declined and gave way to urban development Corona's population boomed. According to the 1990 census, Corona's Black and African-American population grew by 549 percent between 1980 and 1990. Similarly, the Asian-American population expanded by nearly 2,000 percent. The Hispanic population also increased during this time, adding new immigrants from El Salvador and Colombia, as well as from other parts of California. The same decade brought a 70 percent growth rate in the Native American population.

During the last two decades, the City has reinvested in North Main Street and Central Corona. With the adoption of the 2004 General Plan, the City created a mixed-use land use designation that allowed for and encouraged mixed uses and pedestrian-oriented design. While certain areas of the City have proven difficult to build mixed use projects, other areas have seen significant success. Newer developments such as Dos Lagos in Southeast Corona and North Main have placed more emphasis on mixing residential and commercial/office developments into larger horizontally mixed-use projects. Both projects have emphasized public spaces and the pedestrian environment.

AFFH AND IDENTIFIED SITES

As shown in Table 37 below, the location of housing units is spread throughout Corona with majority of units located within the Central neighborhood of the City (3,337 units, or 67 percent of total units). North Main Street and South Corona contain the second and third largest proportion of proposed units, respectively.

Table 37: Location of Units by Neighborhoods and Income Categories

City Area	Lower	Moderate	Above Moderate	Total by Neighborhoods
Central	2,646	660	31	3,337
North Main Street	154	101	466	721
South	54	49	319	422
Northwest	37	220	9	266
Northeast	0	0	122	122
Southeast	0	0	115	115
East	0	20	0	20
West	0	0	0	0
Total by Income	2,891	1,050	1,062	5,003

The following provides an overview of various AFFH indicators, sites by neighborhood, and income as shown in Table 38. To address issues related to AFFH, the Housing Element proposes additional development in underserved communities and increased opportunities and integration promoted by implementation of various programs.

Table 38: Units by AFFH Indicators

Neighborhood	Unit Capacity			AFFH Indicators					
	Lower	Moderate	Above Moderate	Percent Minority	Income	TCAC Opportunity Category	Percent Overpayment by Renters	Percent Overcrowded Households	Vulnerable to Displacement
Central									
414.09	103	0	0	61-80%	N/A	Highest Resource	40-60%	≤ 8.2%	Not vulnerable
414.10	0	0	0	81-100%	< \$55,000	High Segregation & Poverty	60-80%	> 20%	Vulnerable
415	0	51	0	81-100%	< \$87,100	Low Resource	60-80%	> 20%	Vulnerable
416	1,172	274	4	81-100%	< \$55,000	Low Resource	60-80%	> 20%	Vulnerable
417.02	0	0	19	61-80%	< \$125,000	High Resource	40-60%	≤ 8.2%	Not vulnerable
417.03	886	115	8	81-100%	< \$55,000	Low Resource	60-80%	> 20%	Vulnerable
417.04	213	11	0	81-100%	< \$55,000	Moderate Resource	40-60%	> 20%	Vulnerable
418.05	0	0	0	61-80%	< \$125,000	Highest Resource	40-60%	8.3-12%	Not vulnerable
418.07	0	0	0	61-80%	< \$125,000	High Resource	40-60%	≤ 8.2%	Not vulnerable
418.09	0	0	0	41-80%	< \$87,100	High Resource	60-80%	≤ 8.2%	Vulnerable
418.12	0	0	0	41-60%	< \$125,000	Highest Resource	20-40%	≤ 8.2%	Not vulnerable
418.13	0	51	0	61-100%	< \$87,100	Moderate Resource	60-80%	12.01-15%	Vulnerable
419.04	102	30	0	61-80%	< \$125,000	High Resource	40-60%	≤ 8.2%	Not vulnerable
419.05	0	0	0	61-80%	< \$87,100	High Resource	40-60%	≤ 8.2%	Vulnerable
419.06	170	128	0	61-100%	< \$125,000	Moderate Resource	60-80%	15.01-20%	Vulnerable
TOTAL	2646	660	31						
East									
414.09	0	20	0	61-80%	N/A	Highest Resource	40-60%	≤ 8.2%	Not vulnerable
419.09	0	0	0	41-60%	< \$125,000	Highest Resource	60-80%	≤ 8.2%	Not vulnerable
TOTAL	0	20	0						
North Main Street									
408.09	0	0	250	61-80%	< \$87,100	High Resource	40-60%	8.3-12%	Not vulnerable
415	154	101	216	81-100%	< \$87,100	Low Resource	60-80%	> 20%	Vulnerable
TOTAL	154	101	466						
Northeast									
408.09	0	0	115	61-80%	< \$125,000	High Resource	40-60%	8.3-12%	Not vulnerable
408.14	0	0	0	61-80%	< \$125,000	Highest Resource	60-80%	8.3-12%	Not vulnerable
408.15	0	0	0	61-80%	< \$125,000	High Resource	40-60%	≤ 8.2%	Not vulnerable

Table 38: Units by AFFH Indicators

Neighborhood	Unit Capacity			AFFH Indicators					
	Lower	Moderate	Above Moderate	Percent Minority	Income	TCAC Opportunity Category	Percent Overpayment by Renters	Percent Overcrowded Households	Vulnerable to Displacement
408.16	0	0	6	61-80%	< \$125,000	Highest Resource	60-80%	≤ 8.2%	Not vulnerable
408.21	0	0	1	61-80%	< \$87,100	Highest Resource	60-80%	8.3-12%	Not vulnerable
414.10	0	0	0	81-100%	< \$55,000	High Segregation & Poverty	60-80%	> 20%	Vulnerable
414.12	0	0	0	81-100%	< \$87,100	High Resource	20-40%	8.3-12%	
415	0	0	0	81-100%	< \$87,100	Low Resource	60-80%	> 20%	Vulnerable
482	0	0	0	61-80%	< \$125,000	High Resource	40-60%	≤ 8.2%	Not vulnerable
TOTAL	0	0	122						
Northwest									
406.09	0	0	0	81-100%	< \$125,000	Highest Resource	60-80%	≤ 8.2%	Not vulnerable
408.06	0	0	0	41-60%	< \$125,000	Highest Resource	20-40%	≤ 8.2%	Not vulnerable
408.07	0	0	0	41-60%	< \$125,000	High Resource	40-60%	≤ 8.2%	Not vulnerable
408.08	0	0	0	61-80%	< \$125,000	High Resource	40-60%	15.01-20%	Vulnerable
415	37	220	9	81-100%	< \$55,000	Low Resource	60-80%	> 20%	Vulnerable
TOTAL	37	220	9						
South									
418.03	0	0	0	41-60%	Greater than \$125,000	Highest Resource	60-80%	≤ 8.2%	Not vulnerable
418.04	0	0	18	41-60%	Greater than \$125,000	Highest Resource	60-80%	≤ 8.2%	Not vulnerable
418.06	54	0	6	41-80%	Greater than \$125,000	Highest Resource	40-60%	≤ 8.2%	Not vulnerable
418.08	0	45	0	41-80%	Greater than \$125,000	Highest Resource	40-60%	≤ 8.2%	Vulnerable
418.10	0	4	3	41-60%	Greater than \$125,000	Highest Resource	80-100%	≤ 8.2%	Not vulnerable
419.04	0	0	0	41-60%	< \$125,000	High Resource	40-60%	≤ 8.2%	Not vulnerable
419.09	0	0	0	41-60%	< \$125,000	Highest Resource	60-80%	≤ 8.2%	Not vulnerable
419.11	0	0	0	61-80%	Greater than \$125,000	N/A	40-60%	≤ 8.2%	Not vulnerable
419.13	0	0	0	41-60%	< \$87,100	Highest Resource	40-60%	≤ 8.2%	Not vulnerable

Table 38: Units by AFFH Indicators

Neighborhood	Unit Capacity			AFFH Indicators					
	Lower	Moderate	Above Moderate	Percent Minority	Income	TCAC Opportunity Category	Percent Overpayment by Renters	Percent Overcrowded Households	Vulnerable to Displacement
479	0	0	237	41-60%	Greater than \$125,000	Highest Resource	20-40%	≤ 8.2%	Not vulnerable
481	0	0	55	41-60%	Greater than \$125,000	Highest Resource	40-60%	≤ 8.2%	Not vulnerable
TOTAL	54	49	319						
Southeast									
419.10	0	0	115	41-60%	< \$125,000	Highest Resource	40-60%	≤ 8.2%	Not vulnerable
420.07	0	0	0	21-40%	< \$125,000	Highest Resource	20-40%	≤ 8.2%	Not vulnerable
481	0	0	0	41-60%	Greater than \$125,000	Highest Resource	40-60%	≤ 8.2%	Not vulnerable
TOTAL	0	0	115						
West									
406.09	0	0	0	61-80%	< \$125,000	Highest Resource	40-60%	≤ 8.2%	Not vulnerable
419.04	0	0	0	41-60%	Greater than \$125,000	High Resource	40-60%	≤ 8.2%	Not vulnerable
419.12	0	0	0	41-80%	Greater than \$125,000	Highest Resource	60-80%	≤ 8.2%	Not vulnerable
419.13	0	0	0	41-60%	< \$87,100	Highest Resource	40-60%	≤ 8.2%	Not vulnerable
481	0	0	0	41-60%	Greater than \$125,000	Highest Resource	40-60%	≤ 8.2%	Not vulnerable
TOTAL	0	0	0						

RACIAL AND ETHNIC SEGREGATION AND INTEGRATION

Corona largely consists of a non-white population as shown in Figure 6. All of Corona’s neighborhoods are at least 40 percent non-white (a small segment of Southeast Corona appears 20 percent non-white, but this area is a golf course and hillside without residences). Areas of highest segregation (greater than 81 percent non-white population) are generally located in Central Corona, Northeast Corona, and Northwest Corona. There are eight Census Tracts in Corona with minority populations greater than 80 percent (approximately 20 percent of the City’s total area). According to the UC Berkeley Urban Displacement Project, Central Corona is “mostly Latinx” and “Latinx-white,” Northwest Corona and North Main Street are “Latinx-white,” and South, Southeast, and Northeast Corona are three- and four-group mixes. The Sites Inventory proposes 2,462 lower-income units, 772 moderate-income units, and 237 above moderate-income units in four Census Tracts that are at least 80 percent non-white. These units represent 85 percent of total lower-income units, 74 percent of total moderate-income units, and 22 percent of above moderate-income units in the Sites Inventory, respectively. These Census Tracts comprise 15 percent of the City’s acreage. Therefore, the Sites Inventory concentrates lower- and moderate-income units in areas with the highest non-white populations. To counter potential impacts of furthering socioeconomic segregation, and to promote neighborhood equity, stabilization, and housing mobility, the City will implement various programs, including the following:

- » Program 2: Housing Voucher Program
- » Program 5: Neighborhood Improvements
- » Program 7: Site Availability and Rezone Program
- » Program 13: Density Bonus Program
- » Program 14: Zoning Ordinance Monitoring
- » Program 18: Affirmatively Furthering Fair Housing (AFFH)
- » Program 20: Segregation in Housing Implementation
- » Program 21: Housing for Person Experiencing Homelessness
- » Program 22: Housing for Special Needs Populations
- » Program 23: Safe and Healthy Communities
- » Program 24: Alternative Housing Program
- » Program 25: Community Outreach Program
- » Program 26: Community Placemaking Pilot Program

These programs will allow for the continued development of affordable housing, greater housing opportunities, utilize renter assistance programs, and community engagement strategies to support better integration and neighborhood equity throughout the City.

RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY AND AFFLUENCE

The City of Corona does not have any areas designated as racially and ethnically concentrated areas of poverty (R/ECAP) per definition of HUD. The City does have one Census Tract that TCAC designated as “High Segregation and Poverty” that spans Central and Northeast Corona south of SR 91. This area is mainly industrial with few residences and there are no proposed housing opportunity sites.

The 2014-2018 ACS estimated that the median household income in Corona was \$79,081. Although median income varies significantly throughout the City of Corona, the neighborhoods of Central Corona, East Corona,

Northeast Corona, and Northwest Corona contain households where the median income is between \$30,000 and \$55,000, see Figure 7. These neighborhoods generally overlap with Census Tracts that have a higher percentage of non-white population (typically 61 percent non-white population or greater).

There are four Census Tracts in the City where housing opportunity sites are proposed that have least 81 percent non-white population and with a median household income below \$55,000 and/or considered by TCAC to be “low resource.” Each of these Census Tracts are considered vulnerable to displacement, and more than 20 percent of households are overcrowded (the highest percentage category in the City). Three of these Census Tracts are in Central Corona. The Sites Inventory proposes 2,271 lower-income units, 400 moderate-income units, and 12 above moderate-income units in these Census Tracts in Central Corona. The 2,271 lower-income units account for 79 percent of the total lower-income units in the Sites Inventory, which is a concentration of lower-income units in an area considered a racially and ethnically concentrated area of poverty. However, Central Corona (and more specifically, Downtown Corona, where most of the housing is proposed in this neighborhood) can serve the needs of lower-income households, as it is a transit priority area (i.e., high frequency bus route or trolley line) based on the proximity of Metrolink, and proximity to the services such as the Corona Regional Medical Center, Corona Senior Citizens Center, and Corona Public Library.

The other Census Tract with a high percentage minority population and a lower median income and/or low resource designation spans the neighborhoods of North Main Street, Central Corona, and Northwest Corona (Census Tract 415). The Sites Inventory proposes units appropriate for a mix of income levels in this Census Tract: 191 lower-income, 372 moderate-income, and 225 above moderate-income. Therefore, the Sites Inventory will not concentrate lower-income units in North Main Street and Northwest Corona but will provide housing opportunities for all income levels to main and increase neighborhood stability and offer housing mobility choices. The City’s programs to affirmatively further fair housing, described in Chapter 6, *Housing Plan*, will focus housing services, place-making infrastructure, and community outreach in disadvantaged communities to promote neighborhood stabilization and equity (Programs 5, 18, 25, and 26).

Conversely, West Corona, South Corona, and Southeast Corona are represented by households with higher median annual incomes that are at least \$87,100, and generally have a lower percentage of non-white populations than areas north (41-60 percent non-white). These neighborhoods are considered concentrated areas of affluence. The City proposes 54 lower-income units, 49 moderate-income units, and 434 above moderate-income units in these areas, mainly in South Corona. These units represent two percent of lower-income units, five percent of moderate-income units, and 41 percent of above moderate-income units in the Sites Inventory. Therefore, the Sites Inventory will continue existing patterns of socioeconomic segregation in areas of affluence. However, many of the sites in South and Southeast Corona are located in or near Very Fire Hazard Severity Zones (VHFHSZ) and far from public transit and medical and social services and are not appropriate locations for residential development for lower-income households.

DISPARITIES IN ACCESS TO OPPORTUNITY

The neighborhoods of Central Corona, North Main Street, and Northwest Corona contain the greatest concentration of areas considered by TCAC to be low resource. Neighborhoods of South Corona, East Corona and West Corona contain the highest resourced areas (see Figure 8). Four Census Tracts covering approximately 14 percent of total City area in these neighborhoods are considered low resource. These areas also tend to have the greatest concentration of non-white populations and lower median annual household incomes. The Sites Inventory proposes 2,249 lower-income units, 761 moderate-income units, and 237 above moderate-income units in low resource areas. These units constitute 78 percent of the total lower-income units, 72 percent of the total moderate-income units, and 22 percent of the total above moderate-income units in the Sites Inventory. Therefore, the Sites Inventory concentrates lower- and moderate-income units in low resource areas.

There are 34 Census Tracts in Corona that are designated high or highest resource, comprising approximately 80 percent of total City area, which are mainly in the northern areas of Northwest Corona, North Main Street, and Northeast Corona; the southern portion of Central Corona; and most of the land area of West Corona, South Corona, East Corona, and Southeast Corona. The Sites Inventory proposes 259 lower-income units, 99 moderate-income units, and 825 above moderate-income units in these areas. These units constitute approximately nine percent of total lower-income units, nine percent of total moderate-income units, and 78 percent of above moderate-income units in the Sites Inventory. Therefore, the Sites Inventory perpetuates existing disparities in areas concerning access to opportunities. However, for the reasons stated above, the areas currently considered low resource have the largest potential for higher-density housing near public transit and services, and will benefit from the Sites Inventory's proposal to add units at a mix of household incomes. There is potential for the neighborhoods of Central Corona, North Main Street, and Northwest Corona to redevelop in ways that will add opportunities, particularly economic resources, as described in Chapter 4, *Housing Resources*. Additionally, the City's programs to affirmatively further fair housing, described in Chapter 6, *Housing Plan*, will focus housing services, place-making infrastructure, and community outreach in disadvantaged communities to promote neighborhood stabilization and equity (Programs 5, 18, 25, and 26).

DISPROPORTIONATE HOUSING NEEDS, INCLUDING DISPLACEMENT

The City of Corona experiences disproportionate housing needs throughout the City. One indicator of disproportionate housing need is housing cost burden, or documented instances of renters overpaying for housing costs (paying more than 30 percent of household income on housing-related costs). Every neighborhood in the City has an overpayment by renters of at least 20 percent. As shown on Figure 9, the Census Tracts with lower annual median household incomes generally overlap with those with higher levels of overpayment by renters, mainly in Northwest Corona, Central Corona, North Main Street, and Northeast Corona along SR 91, except for Census Tract 418.10 in South Corona. Census Tract 418.10 has a renter overpayment level of more than 80 percent. This area is characterized by a high median household income level and is not considered vulnerable to displacement, but rent may be higher in this area due to the predominance of single-family homes which command a higher rental price than multi-family units. The Sites Inventory proposes 2,419 lower-income units, 944 moderate-income units, and 265 above moderate-income units in Census Tracts with a rate of overpayment by renters greater than 60 percent. These units represent 84 percent of total lower-income units, 90 percent of moderate-income units, and 25 percent of above moderate-income units in the Sites Inventory. The lower- and moderate-income units in areas with high levels of overpayment will assist households with housing opportunities and will help stabilize neighborhoods and reduce displacement.

Many of the neighborhoods of the City that experience higher levels of overpayment by renters also experience a higher degree of overcrowding, defined as more than one person per bedroom in a household. Overcrowded households may have more than one family or extended family residing in one residential unit due to high housing costs and/or lack of housing opportunities. As shown in Figure 10, Northwest Corona, Central Corona, North Main Street, and the western side of Northeast Corona have Census Tracts with more than 20 percent overcrowded households. West Corona, South Corona, and East Corona have rates of overcrowding at 8.2 percent or less (lowest category and the statewide average). These areas tend to have more single-family units, likely with more bedrooms than multi-family units. The Sites Inventory proposes 2,462 lower-income units, 772 moderate-income units, and 237 above moderate-income units, representing 85 percent of total lower-income units, 74 percent of moderate-income units, and 22 percent of above moderate-income units in the Sites Inventory. The lower- and moderate-income units in areas with high levels of overcrowding will add housing opportunities for lower- and moderate-income families in neighborhoods where they are needed.

Displacement, as defined by HCD, is used to describe any involuntary household move caused by landlord action or market changes. As shown in Figure 11, populations vulnerable to displacement are largely located in Northwest Corona, Central Corona, and North Main Street with one Census Tract in South Corona.

Approximately 28 percent of the City’s total area is considered sensitive to displacement. The Sites Inventory proposes 2,632 lower-income units, 996 moderate-income units, and 237 above moderate-income units in neighborhoods sensitive to displacement. If market rents increase in areas sensitive to displacement, there is a risk of low-income families may be priced out of those neighborhoods and forced to relocate to another neighborhood or out of the City entirely. It is important to provide affordable housing in sensitive areas to reduce the potential for displacement of lower-income residents and to implement other strategies to prevent displacement. The City will implement programs to increase affordable housing production and protection for residents to counter displacement. Program 12, as described in Chapter 6, *Housing Plan*, will facilitate affordable housing production through assistance in the site identification and acquisition, priority processing, collaboration with non-profit or other developers, as well as explore incentives and additional funding sources. Additionally, Program 13, Density Bonus Program, will incentivize and facilitate affordable housing for low- and very low-income and special needs residents. The City will support the creation of affordable housing through the rezoning of properties and potential Zoning Ordinance amendments to create development standards that would incentive higher density development to support the inclusion of affordable housing units, as outlined in Program 7. Additionally, the City will increase actions to address issues related to fair housing, including tenant protections, as discussed in Programs 18 and 19. Additional programs that counter displacement and address issues of overcrowding and overpayment include:

- » Program 1:
Residential
Rehabilitation
Program
- » Program 2:
Housing Choice
Voucher
Program
- » Program 3:
Conservation of
Existing and
Future
Affordable Units
- » Program 4:
Mobile Home
Park Program
- » Program 8:
Residential Sites
Monitoring
Program
- » Program 11:
Multi-family
Acquisition and
Rehabilitation
- » Program 27:
Replacement
Housing
Program

Figure 6: Housing Opportunity Sites by Percent Non-White Population

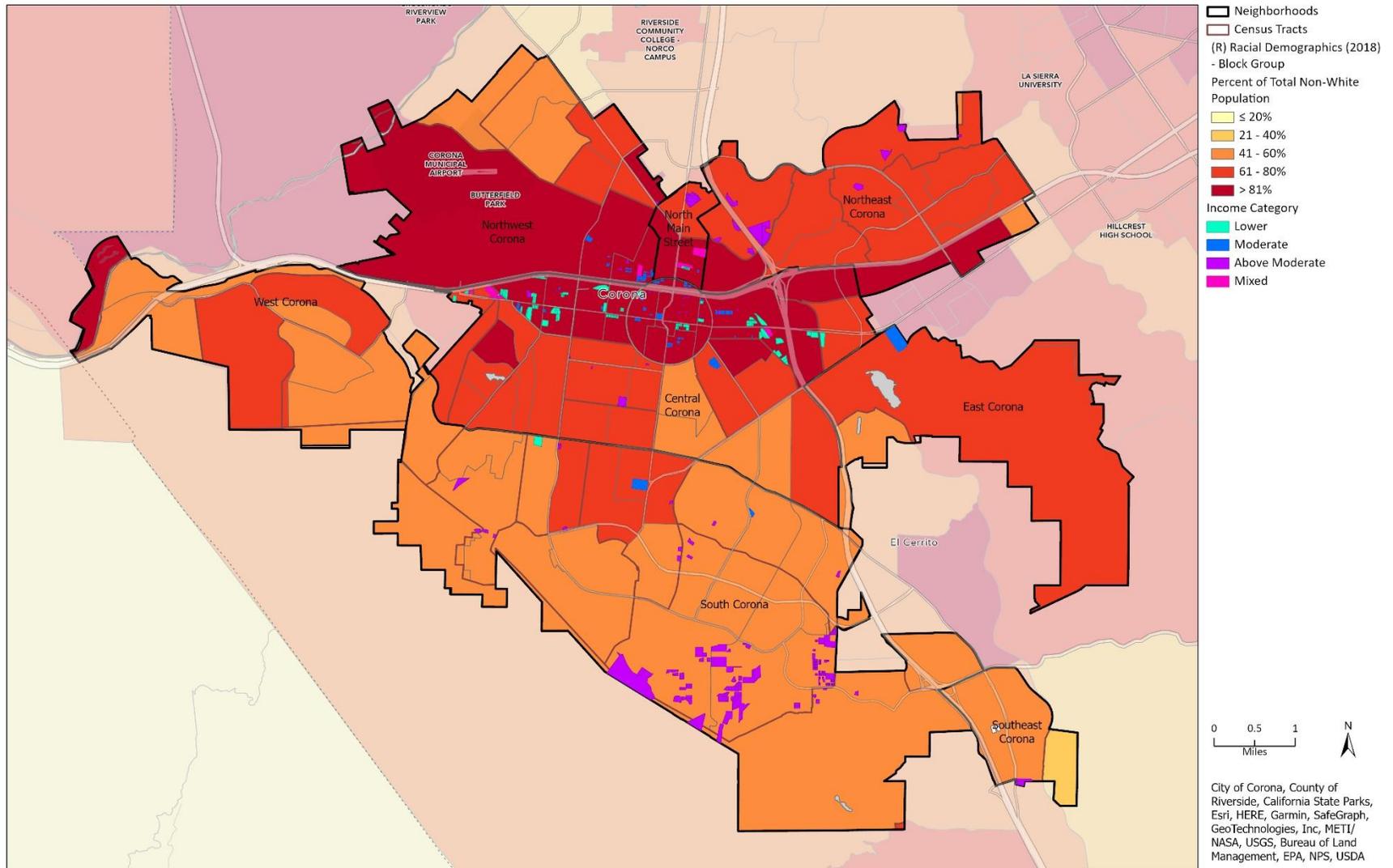


Figure 7: Housing Opportunity Sites by Household Median Income

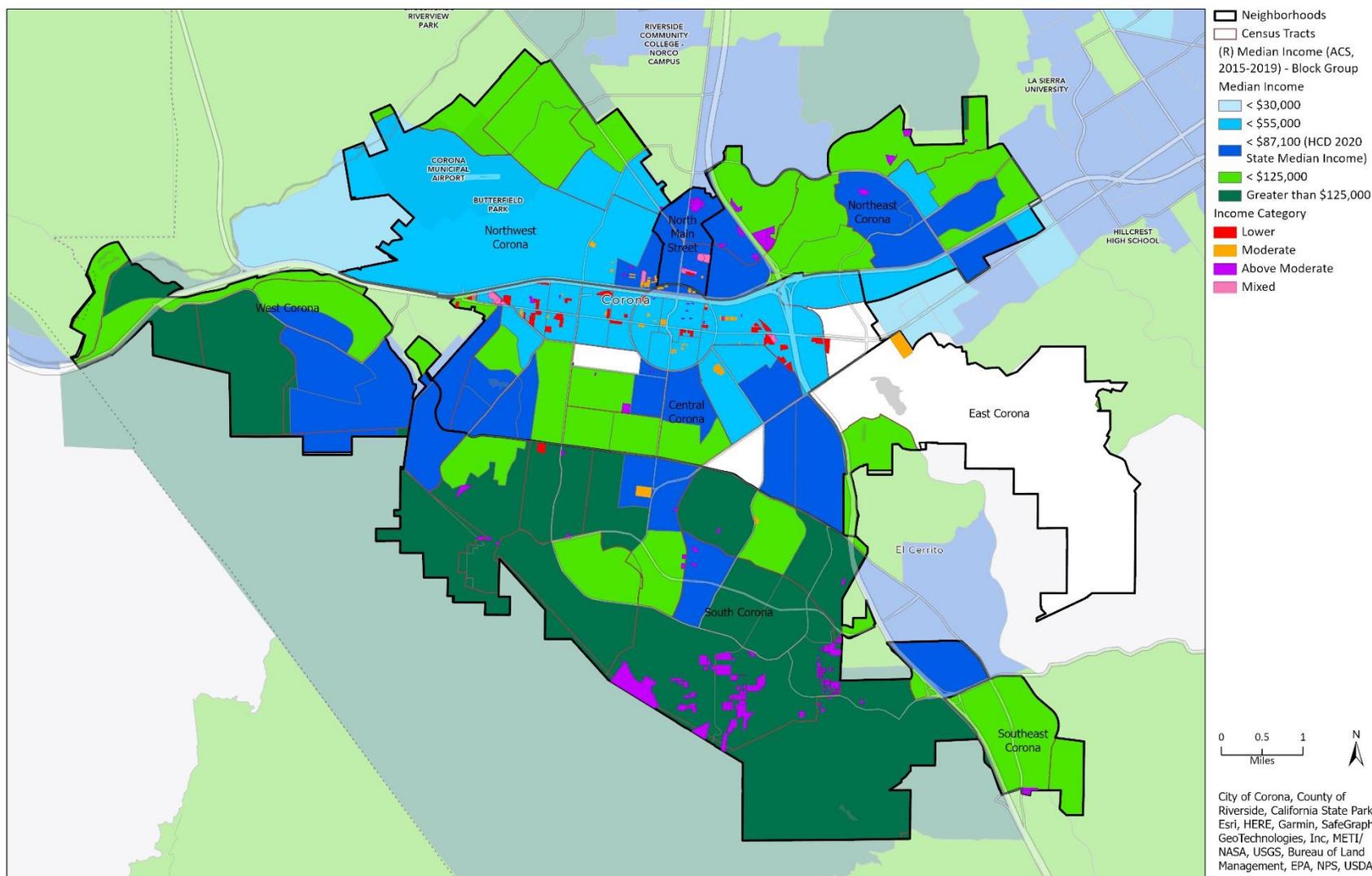


Figure 8: Housing Opportunity Sites by TCAC Opportunity Resource Area

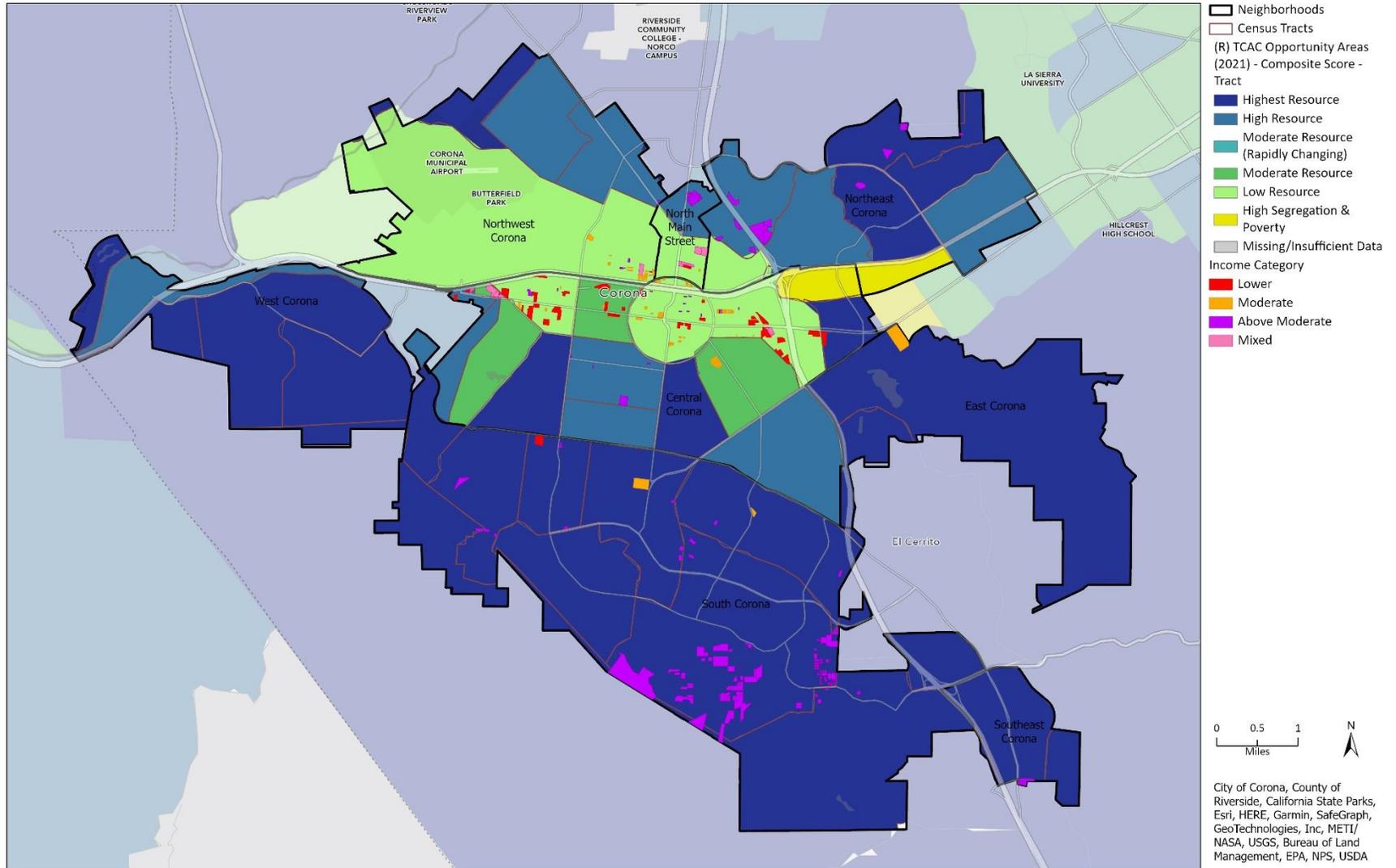


Figure 9: Housing Opportunity Sites by Overpayment by Renters

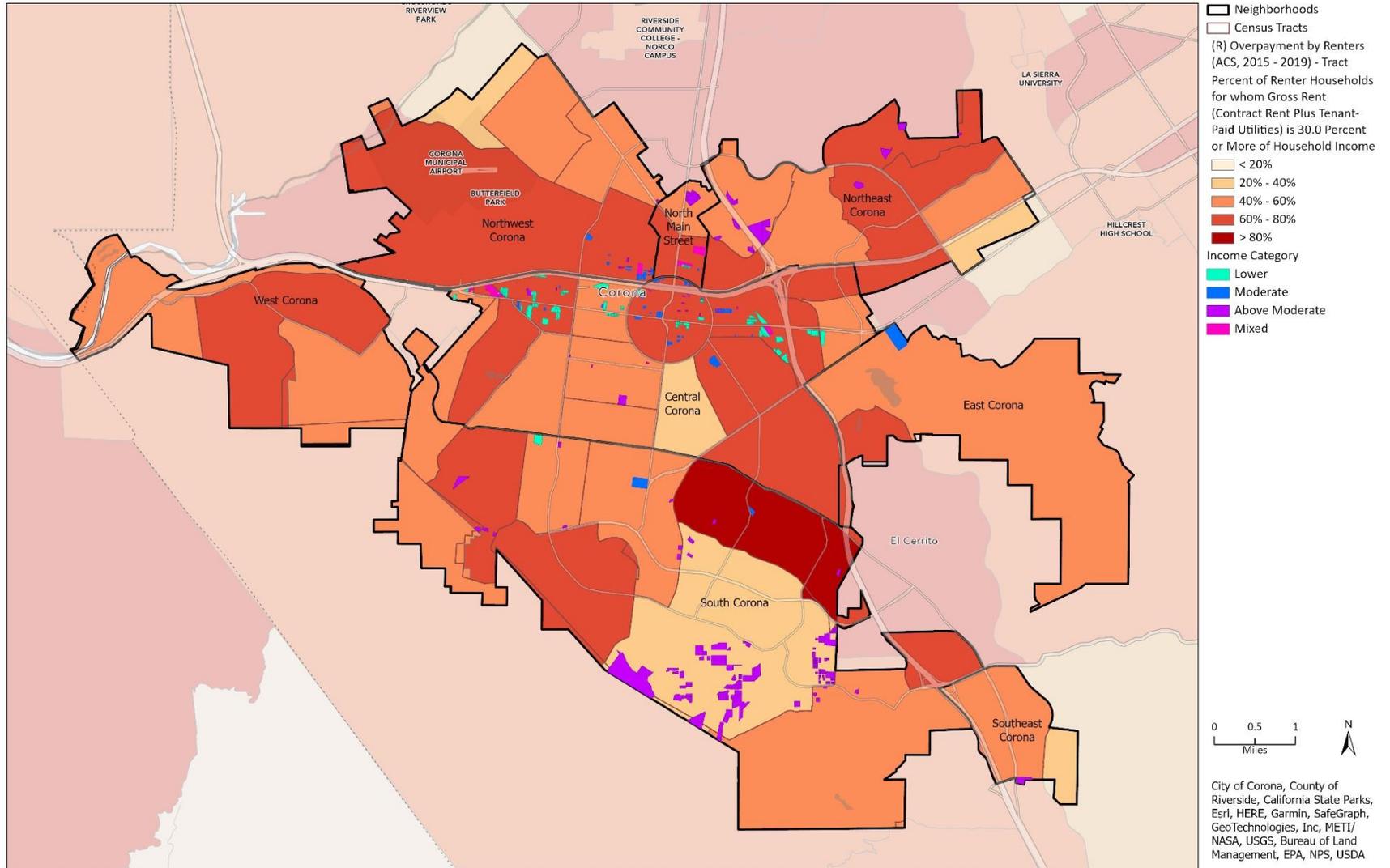


Figure 10: Housing Opportunity Sites by Overcrowded Households

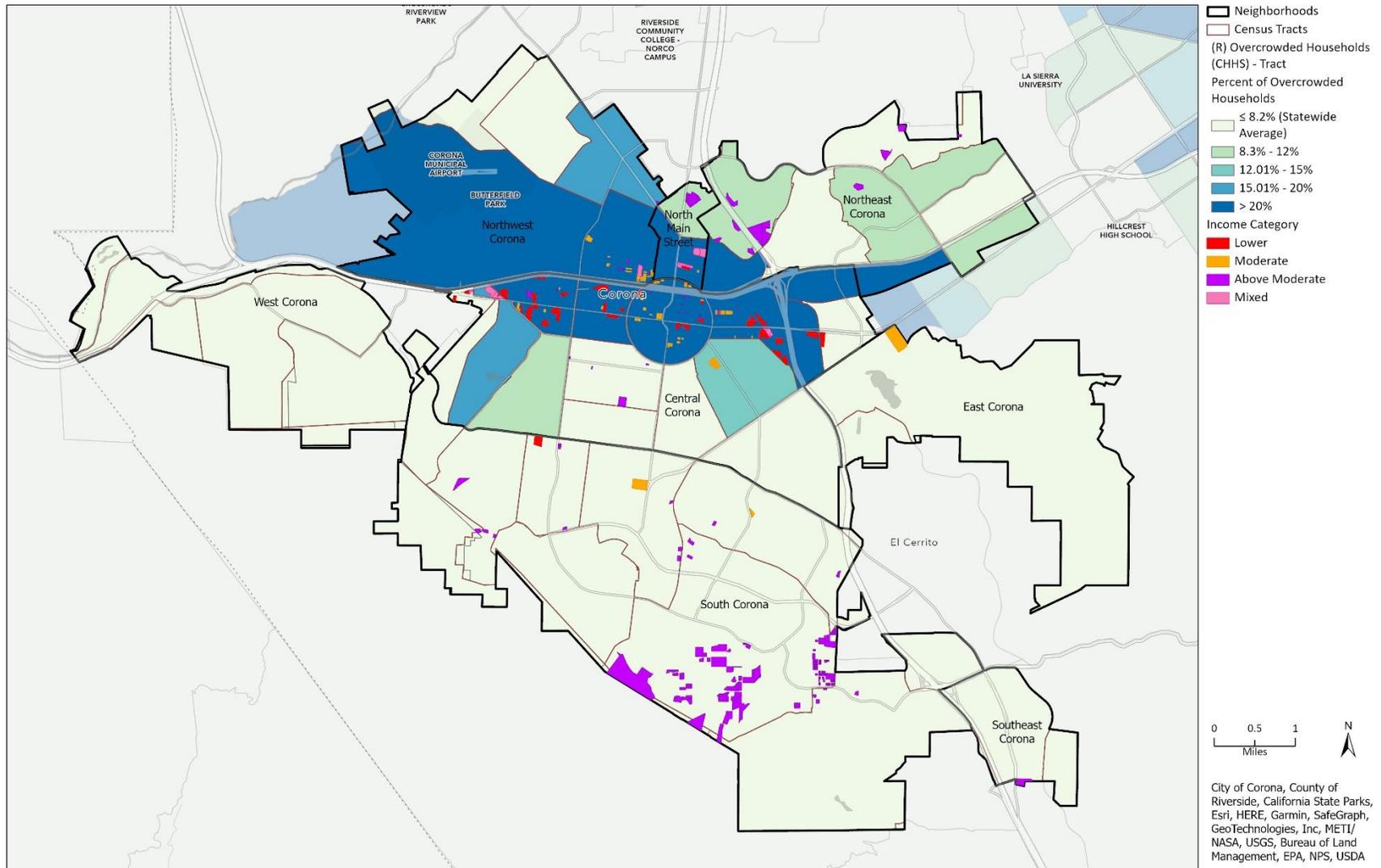
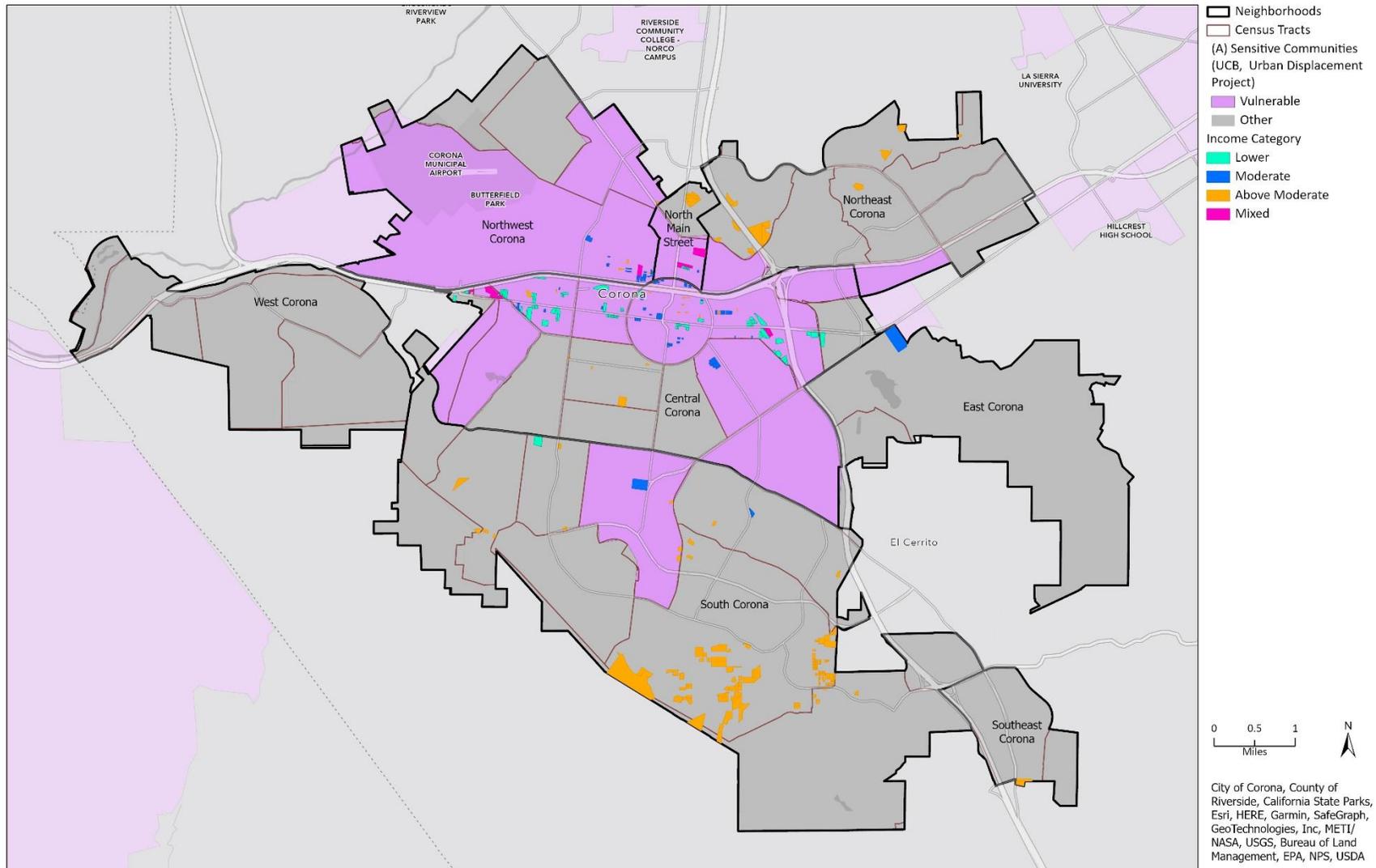


Figure 11: Housing Opportunity Sites by Vulnerability to Displacement



Chapter 4: Housing Resources

Resources that are available for the development, rehabilitation, and preservation of housing in the City of Corona are discussed in this section. The analysis demonstrates the City's ability to satisfy its share of the region's future housing need and identifies financial and administrative resources available to support housing activities and facilitate implementation of City housing policies and programs. Opportunities for energy conservation are also explored.

FUTURE HOUSING NEEDS

State law requires each jurisdiction to play a role in meeting the region's housing needs. Specifically, a jurisdiction must demonstrate in the Housing Element that its land inventory is adequate to accommodate its share of the region's projected growth. This section assesses the adequacy of Corona's land inventory in meeting future housing needs.

RHNA REQUIREMENT

This update of the City's Housing Element covers the planning period of October 2021 through October 2029 (called the 6th Cycle Housing Element update). Corona's share of the regional housing need is allocated by SCAG and based on factors such as recent growth trends, income distribution, and capacity for future growth. Corona must identify adequate land with appropriate zoning and development standards to accommodate its allocation of the regional housing need.

Corona's share of regional future housing needs is a total of 6,088 new units between October 2021 and October 2029. This allocation is distributed into five income categories, as shown below in Table 39. The RHNA includes a fair share adjustment which allocates units by income category in order to meet the State mandate to reduce over-concentration of lower income households in historically lower-income communities in the region.

Table 39: Corona’s RHNA Allocation for 2021-2029

Income Category (% of County AMI)	Number of Units	Percent of Corona’s RHNA Allocation
Extremely Low (30% or less)*	867	14.2%
Very Low (31 to 50%)	885	14.5%
Low (51 to 80%)	1,040	17.1%
Moderate (81% to 120%)	1,096	18.1%
Above Moderate (Over 120%)	2,200	36.1%
Total	6,088	100.0%

Source: Final Regional Housing Needs Allocation, SCAG, (2020).
 *The City has a RHNA allocation of 1,752 very low-income units (inclusive of extremely low-income units). Pursuant to State law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units as extremely low. According to the Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD, 17.6% of City households earned less than 50 percent of the AMI. Among these households, 49.5 percent earned incomes below 30% (extremely low). Therefore, the City’s RHNA allocation of 1,752 very low-income units may be split into 867 extremely low and 885 very low-income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low-income category.

RHNA UNITS PLANNED OR APPROVED

Housing units approved and/or pending (and not yet permitted for construction) as of June 30, 2021, can be used towards meeting the City’s RHNA. Accessory dwelling units (ADUs) that are anticipated to be permitted between 2021 and 2029 are also used towards the City’s RHNA. The City must demonstrate in this Housing Element its ability to meet the remaining housing needs, through the provision of sites, after subtracting anticipated units or units under construction. Table 40 shows the remaining unit deficit after subtracting units that are pending or approved as of June 30, 2021, and the assumed number of ADUs permitted between 2021 and 2029.

Table 40: Remaining 2021-2029 Share of Regional Housing Needs

Income/ Affordability Category	RHNA	Units Pending or Approved	ADUs	Remaining Units Deficit
Lower (including Extremely Low, Very Low, and Low)	2,792	0	46	2,746
Moderate	1,096	92	28	976
Above Moderate	2,200	2,110	6	84
Total	6,088	2,202	80	3,806

The number of housing units planned or approved but not yet issued a building permit is 2,202 as of June 30, 2021. Based on regional sales prices and market rents (Table 23), apartments are affordable to moderate income households. Single-family homes and townhomes/condominiums are generally affordable only to above moderate-income households (Table 22). Table 41 shows the locations of the planned or approved projects that have been used towards meeting the City’s RHNA. As shown in Table 24, moderate income households could generally afford monthly rents of \$1,376 for one-person households and \$1,590 for two-people households. The planned and approved apartment projects listed as “moderate income” are located in or near the central Corona area and would be infill development. According to a search conducted on Apartments.com for similar-style apartment communities, the following listings in central Corona generally support moderate income households:

- » Country Hills: \$1,504/1 bedroom; \$1,763/2 bedroom
- » The Vintage Apartments: \$1,400/1 bedroom; \$1,625/2 bedrooms

Planned and approved projects achieve an average maximum density of 53 percent; however, more than half achieve a density of at least 50 percent of the maximum allowable density. A number planned or approved projects achieve a high percentage of the maximum allowable units, including units within the Arantine Hills Specific Plan which achieves nearly 100 percent of its maximum capacity. These projects are spread out across the City and are symbolized with corresponding Map ID numbers on Figure 12.

Table 41: Planned or Approved Units (2021)

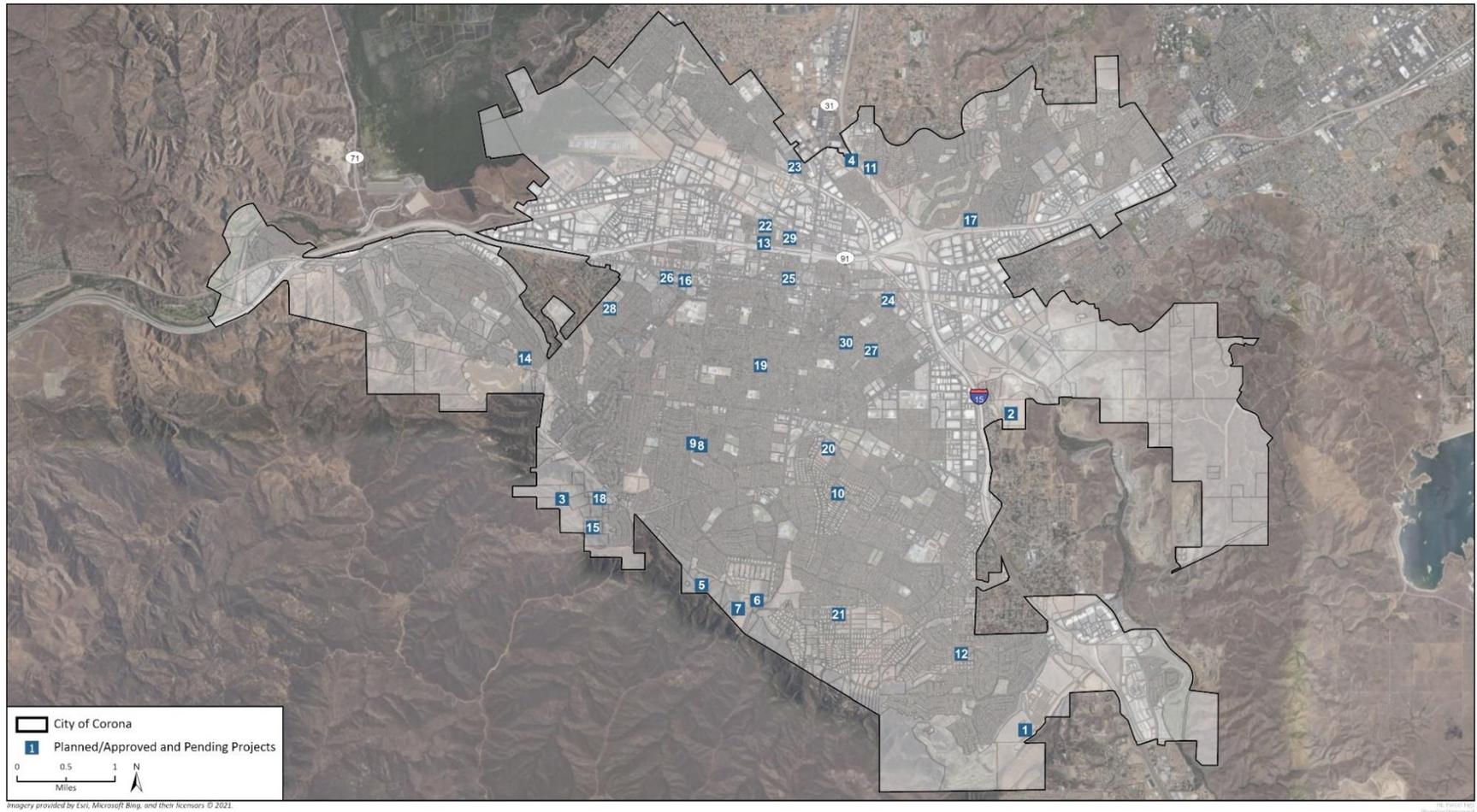
Map ID	Project Name	Zoning	Acreage	Max. Units Allowed	Units Achieved	Percent of Max. Density	Income Category
1	Arantine Hills Specific Plan	LDR, MDR, HDR	140.76	1,207	1,204	99%	Above Moderate
2	T 37895	R-1-12	61.6	223	103	46%	Above Moderate
3	T 36544	R-1-7.2	271	1,640	291	18%	Above Moderate
4	T 35851	R-3	3.55	127	60	47%	Above Moderate
5	T 34760	ER	65.4	65	34	52%	Above Moderate
6	T 32703	R-1-20	9.45	20	13	65%	Above Moderate
7	T 32386	SFD-14.4	75	227	52	23%	Above Moderate
8	T 36608	R-1-9.6	11.05	66	23	35%	Above Moderate
9	T 36605	R-1-7.2	6.13	5	4	80%	Above Moderate
10	T 36821	R-1A	5.16	5	5	99%	Above Moderate

Table 41: Planned or Approved Units (2021)

Map ID	Project Name	Zoning	Acreage	Max. Units Allowed	Units Achieved	Percent of Max. Density	Income Category
11	T 37024	R-1-8.4, 1-7.2	6.31	208	18	9%	Above Moderate
12	T 35576	R-1-9.6	11.05	243	32	13%	Above Moderate
13	CUP17-004	R-3	2.21	165	62	39%	Moderate
14	T 36701	LDR	21.51	64	12	19%	Above Moderate
15	PM 37588	R-1-7.2	2.48	15	2	13%	Above Moderate
16	PP2020-0001	R-3	1.13	40	15	38%	Moderate
17	T 37719	SF	5.19	45	23	51%	Above Moderate
18	T 37691	R-2	8.07	121	78	64%	Above Moderate
19	T 37980	R-1-8.4	4.73	42	20	83%	Above Moderate
20	DPR2020-0009	R-1-14.4	4.67	14	2	14%	Above Moderate
21	T 37784	R-1A	4.91	5	5	99%	Above Moderate
22	DPR2019-0028	R-1-7.2	0.46	2	2	99%	Above Moderate
23	DPR2019-0025	R-3	0.42	15	9	60%	Above Moderate
24	PP2019-0009	R-3	0.34	12	6	50%	Moderate
25	DPR2019-0017	D	0.17	5	5	99%	Moderate
26	DPR2019-0009	R-3	4.09	147	59	40%	Above Moderate
27	DPR2018-0003	R-1-8.4	2.23	11	7	63%	Above Moderate
28	DPR2017-005	R-3	2.87	103	48	47%	Above Moderate
29	DPR2017-004	R-3	0.17	6	4	67%	Moderate
30	PM 37203	R-1-7.2	1.1	6	4	67%	Above Moderate

Source: City of Corona 2021

Figure 12: Planned or Approved Projects



ACCESSORY DWELLING UNITS

ADUs provide affordable housing options for family members, friends, students, the elderly, in-home health care providers, the disabled, and others. An ADU can be located on residentially zoned property that has an existing single-family or multi-family residence. Recent trends indicate that ADU permit applications have increased in recent years:

- » Year 2021: 14 ADU permits issued
- » Year 2020: 11 ADU permits issued
- » Year 2019: 1 ADU permit issued

This increase is likely attributed to the recent press on the State legislation that simplifies the building and permitting process for ADUs on single-family and multi-family zoned property. Conservatively assuming that annual permits will average 10 units per year, it can be assumed that 80 ADUs will be permitted between 2021 and 2029. The City will monitor ADU trends within the City. Based on SCAG's regional ADU affordability analysis for Riverside County, it is assumed that 15 percent (12 units) would be affordable extremely low income units, 8 percent (6 units) would be affordable for very low income units, 35 percent (28 units) would be affordable for lower income, 35 percent (28 units) would be affordable for moderate income, and 8 percent (6 units) would be affordable for above moderate-income households.

PLANNING FOR REMAINING RHNA

After accounting for units planned and approved as of June 30, 2021 and anticipated ADUs, there is a remaining need of 3,806 units, which includes 2,746 lower income units, 976 moderate units, and 84 above moderate-income units. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units.

RESIDENTIAL SITES INVENTORY

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate a jurisdiction's share of the regional growth. The City is committed to identifying sites at appropriate densities as required by law. The State, through AB 2348, has established "default" density standards for local jurisdictions. For metropolitan jurisdictions such as Corona, State law assumes that a density standard of 30 units per acre (du/acre) is adequate to facilitate the production of housing units affordable to lower income households. Therefore, in estimating potential units by income range, it is assumed that:

- » A density of zero to 14 du/acre (primarily for single-family homes) is assumed to facilitate housing in the above moderate-income category; and
- » A density of 15 to 29 du/acre (primarily for medium density multi-family developments) is assumed to facilitate housing in the moderate-income category; and
- » A density of 30 or more du/acre (primarily for higher density multi-family developments) is assumed to facilitate housing in the very low- and low-income category.

Geographic information system (GIS) data was used to identify vacant and nonvacant properties within the City. Nonvacant parcels were chosen as sites likely to be redeveloped during the next eight years based on the parcel's Improvement-to-Land Value ratio of less than 1.0 (i.e. improvements on site are worth less than the value of the land), the parcel's existing use vs. zoned use, age of structure, floor area ratio, and ownership patterns (i.e. if contiguous parcels have one owner, they are more likely to be consolidated and redeveloped). The parcels were reviewed to eliminate those unlikely to be redeveloped in the near term, such as parcels containing medium to larger size apartment buildings or condominiums and parcels with newer structures.

REALISTIC CAPACITY

The City used conservative assumptions to estimate the development capacity of each site. Specifically, the sites inventory assumed 75 percent of the maximum allowable density for all parcels, instead of the full development potential. This assumption is based on historical development patterns, market analysis, and development trends. A conservative buildout assumption is necessary to accommodate for a variety of site-specific factors that cannot be evaluated until a development proposal is brought to the City for review such as previous development applications submitted for the site, conversations with landowners, development standards and requirements of the corresponding specific plan, and site-specific environmental constraints such as topography, seismic activity, flooding, and wildfire. Current planned and approved projects, recently constructed projects, or projects under construction in Central Corona realized an average density of 78 percent of the maximum allowable density, which is slightly higher than the 75 percent assumption in the sites inventory (see Table 42). The sites inventory also provides a buffer of 154 lower-income housing units to meet the RHNA allocation of low and moderate-income units in the event that some of the sites in the inventory are developed with 100% nonresidential uses. As discussed in Program 7, the City will periodically monitor sites. In the event that sites in zones that allow 100% nonresidential development that are identified for lower-income RHNA develop with non-residential uses, the City will prioritize its buffer allocation to accommodate any shortfall.

As shown in Table 42 and in the Recycling Trends section below, the City was able to achieve recent residential developments through lot consolidation of smaller lots.

A total of 1,202 residential units can be accommodated on the vacant and nonvacant sites under existing land use policies and approved plans, as shown on Figure 13, Figure 14, Figure 15, Figure 16, and Figure 17. Of these units, 246 qualify as feasible for facilitating the development of extremely low-, very low- and low-income units. Two vacant parcels and eight nonvacant parcels have been used in previous Housing Element cycles. The City will allow by-right approval for housing developments proposed for non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements, provided that the proposed housing development consists of at least 20 percent lower income and affordable housing units (Program 9).

Future housing sites, especially sites for higher density to accommodate lower income housing units, are limited in the City. The City's RHNA allocation for lower income units made up 45.5% (2,792 units) of the City's total RHNA allocation with the allocation of moderate-income units being 18% (1,096 units). Therefore, the City has identified a number of sites that would need rezoning to accommodate the City's lower and moderate income RHNA allocation. The majority of the moderate and lower-income sites identified in the City's sites inventory are located on nonvacant sites on Sixth Street, which is an urban core. These nonvacant sites were selected for the following reasons:

- » Proximity to public transportation within 0.5-mile and commercial services, such as grocery stores and medical facilities.

- » Pattern of redevelopment in the area on previously developed sites, which demonstrates an interest in investment by developers.
- » Underutilized and vacated commercial sites that have an improvement to land value ratio of less than 1.0.

To meet the RHNA allocation for the lower income units the city will need to allow a higher density that is similar to the city's Urban Density Residential designation, which allows up to 60 du/ac. The urban density residential designation is higher than the city's traditional R-3 multiple family residential zone which limits density to 36 du/ac. Most of the sites identified for the lower income units are located in an urban environment and more conducive to an urban density. Figure 18 and 19 show the sites that will be rezoned to a higher density.

The City will add an Affordable Housing Overlay (AHO) zone that would allow certain types of residential development, or development at certain densities, on a parcel without changing the standards of the existing underlying zoning district (Figure 19). The AHO zone would allow residential densities between 36-60 du/ac, which is in-line with the city's urban density residential development density. This density would be allowed if the housing proposed on the property includes affordable housing. Sites designated with an AHO would maintain the underlying zoning; however, should the property owner decide to redevelop the site with residential, the site would be allowed to have residential in accordance with the provisions established by the AHO zone. The sites identified for the rezoning to AHO would allow 3,454 units, including 2,505 units considered supportive of extremely low, very low-, and low-income units.

The City will also be amending the General Plan land use to allow a 100% residential land use or a mixed land use of residential and commercial on the sites with an AHO zone. This will allow developers the option of doing a 100% residential project or a mixed use residential and commercial project.

Sites identified in the site inventory as appropriate for lower income units, and slated for AHO zoning, have assumed 75 percent of the maximum allowable density instead of the full development potential. This assumption is based on historical development patterns in similar urban settings and using the City's Urban Density Residential designation. The apartments located within the Metro on Main Street achieved densities of 57 du/ac and 43.6 du/ac. The project consisted of 171 apartments on 3 acres, and 293 apartments on 6.71 acres. The higher density was achieved because the development standards of the Urban Density Residential zone are less stringent than those typically found in the city's traditional residential neighborhoods. For example, the building setbacks to property lines in an urban setting are 10 feet and the building height is five stories as opposed to the standards in a R-3 zone which is 20 feet/15 feet/10 feet and three stories. The AHO would have similar development standards to the Urban Density Residential designation which allows greater flexibility in attaining a higher density on the site.

On the nonvacant residential sites that are identified to be rezoned to a higher density on Figure 18, the realistic capacity considered the existing residential unit and additional units that can be added to the property based on the increased density allowed by the higher density zoning. The same capacity of 75% of the maximum allowable density was factored into the property. These sites were selected because the size of the parcel is capable of supporting additional units in addition to the unit(s) that already exists, but the zoning has limited the number of units allowed on the property. For example, a single-family zoning of R-1 that is being changed to R-2 or R-3 would allow multiple dwelling units on a property instead of only one dwelling unit. Also, existing residential properties that have a commercial zoning and are prevented from expanding the existing residential use are being changed to a higher residential density to preserve existing housing and to allow additional units on the property. The residential sites inventory takes into consideration only the units that can be added to the property as a result of the rezoning to the higher residential density. The City's market

trends and recent experience with redevelopment on nonvacant sites in certain neighborhoods, as discussed below, supports the capacity assumption of 75 percent on nonvacant sites.

LOCATION OF SITES

The city's sites inventory was examined against the Opportunity Area Map prepared by HCD and TCAC. The sites identified to meet the lower income RHNA are in low, moderate, and high resource areas. The largest concentration of sites is located in the central portion of the city on Sixth Street, which is considered the backbone of the City's original downtown. The current land uses in this area vary and consist of residential, retail and commercial services. Other sites include locations on Main Street in the northern part of the city, and at the east end of the city on El Sobrante and Circle City Drive.

The majority of the sites to be rezoned are located in the City's transit priority area along Sixth Street that is within 0.5-mile of public transit (i.e. high frequency bus route or trolley line) to improve walkability and reduce dependence on automobile use. The sites are also suitable in providing incentives for developers to build affordable housing. Incentives include:

- » Increased density bonus;
- » Increased allowable heights;
- » Lower parking requirements;
- » By-right zoning or administrative project approval;
- » Streamlined permitting;
- » Allowing housing in locations not zoned for residential uses; and
- » Impact fee waivers.

As discussed in Chapter 3, *Housing Constraints*, communities along Sixth Street generally have higher rates of overcrowding and overpayment by renters. Additional housing in these areas, particularly housing affordable to lower- and moderate-income households, would provide new housing opportunities.

Figure 19 identifies the locations of parcels with the AHO. A more detailed sites inventory of the residential capacity can be found in Appendix B.

If a housing element relies on nonvacant sites to accommodate 50 percent or more of its RHNA for lower income households, the nonvacant site's existing use is presumed to impede additional residential development, unless the housing element describes findings based on substantial evidence that the use will likely be discontinued during the planning period. As shown on Appendix B, approximately five percent of lower income units are located on vacant sites, while approximately 95 percent are located on nonvacant sites. This includes the sites that would be rezoned to include an AHO zone. This is a result of Corona being a predominately built out city with limited available vacant land. Nonvacant sites with residential and nonresidential uses have been prioritized on the Sites Inventory if the existing structure are older, if the floor area ratio is low, and if the improvement-to-land value ratio is less than one.

There is no assumption that existing residences would be demolished, and ADUs can be developed or more units added. Other sites that do not meet these thresholds were included due to the likelihood of developer interest or property owner intent to redevelop or increase the intensity of a site. The Sites Inventory in Appendix B provides assumption values on the likelihood the uses will discontinue in the planning period and contains information on the various factors used for identification and characteristics

related to recent trends. The City also mailed letters to the property owners of sites on the residential sites inventory that are proposed to be rezoned to plan for higher density housing and affordable housing. None of the property owners contacted the City expressing objection to the potential rezone. The City was also contacted by one of the property owners on Sixth Street that owns 4.84 acres that is currently being used for automobile sales and has expressed interest in redeveloping the site with residential.

The proposed AHO zone and proposed General Plan amendment on the identified sites would introduce housing development opportunities to areas that had not previously allowed residential. The rezoning program to allow for 100 percent residential development or a mix of residential and commercial uses is described in Program 7.

The city has experienced redevelopment activities in the areas where the AHO will be implemented. Examples of recent residential and non-residential redevelopment efforts occurring along or in proximity to the Sixth Street corridor are described in Table 42. These latest redevelopment projects show interest by developers to want to invest in this older, historic part of the city. Redevelopment brings new uses and more diverse populations to older areas, which over time further enhances opportunity. The city experienced this type of redevelopment in 2015, when certain properties along the North Main Street corridor, which is within two miles from the proposed sites on the Sixth Street corridor, were redeveloped from an aging commercial retail center to a residential and commercial mixed-use project (discussed under Recycling Trends). The AHO zone will allow the city to plan for affordable housing sites now, which in the long-term promotes the integration of affordable housing with potential market rate units, while also providing access to services and employment. Programs such Program 12: Affordable and Special Needs Housing development and Program 13: Density Bonus Program will help to achieve the integration of affordable units.

These recent projects are shown in relation to the AHO zone in Figure 20.

MARKET TREND

The City is experiencing a change in land use trends based on current market conditions. Mixed use developments that include both residential and commercial and higher density housing with amenities has become more popular for Millennials and Generation Z population, which are trying to find housing. Also, digital innovations have shifted consumer preferences when it comes to shopping and work.

The City's historic downtown is located within Central Corona and for many years has been the subject of revitalization. The City recently completed its Downtown Revitalization Plan in September 2022, which included an examination of current market conditions. Based on the recent market data provided in the Plan, consumers are continuing to shift toward online shopping which is having significant impacts on brick-and-mortar retail spaces and demand for logistics industrial spaces. As e-commerce activity continues to grow, retail spaces and shopping centers will continue to face a variety of challenges. A few recent trends include:

- E-commerce sales in the U.S. have increased steadily, with Q2 in 2020 increasing by 30% due to increased utilization during the Covid-19 pandemic. This trend puts additional strain on local brick-and-mortar retails.
- E-commerce retail sales will continue to increase over the next five years, resulting in a loss of brick-and-mortar sales.
- Consumer online shopping behavior was further solidified during the Covid-19 pandemic and is not likely to revert to old patterns due to free one-day delivery services and other conveniences associated within online shopping.

- Retailers are shrinking the size of stores by 25% to 50%.
- Mixed use is about the right blend of food, entertainment, medical, office and housing.

Remote work due to the Covid-19 pandemic has also impacted the office market. Working from home has steadily increased over the past decade because digital communication technology has significantly improved. Office closures during Covid significantly accelerated this trend, resulting in major impacts to office districts and community daytime populations. Employers are also embracing a hybrid schedule, which allows employees to work 2.4 days per week from home, suggesting that employers are increasingly comfortable with embracing work-from-home arrangements as a new standard.

PAST EXPERIENCES WITH RESIDENTIAL REDEVELOPMENT ON NON-RESIDENTIAL PROPERTIES

The section on Recycling Trends explains the City's track record of converting non-residential properties to high density residential development. The majority of properties described in the Recycling Trends section consisted of commercial uses that at one time were zoned Commercial, which is similar to the current Commercial zoning located on Sixth Street and in Central Corona where the AHO zone is proposed. The recycled sites are also located within Central Corona, Northwest Corona, and North Main Street, which is within the same geographic region of the sites that are proposed to be rezoned to AHO. The former sites identified in the Recycling Trends section included a commercial strip center, movie theater, restaurant and single-family dwellings. As discussed below, Central Corona, Northwest Corona, and North Main Street neighborhoods have existing uses similar to the sites included in Recycling Trends – particularly aging commercial centers and sites with low improvement-to-land value ratio. The City's past experience with residential redevelopment in former commercial areas demonstrates the likelihood of other commercial areas in the general vicinity of these projects of being redeveloped with residential at a higher density.

Table 42: Recent Projects in Central Corona

APN	Lot Size	Residential Density	Percent of Maximum Density (Residential Only)	Description
Residential Projects				
118-270-055	4.01 acres	33 du/acre	90%	Consultant selected by Corona Housing Authority on June 16, 2021, to build 135 Affordable Housing Units. Incomes of 30% to 70% AMI. R-3 Zone (36 du/acre maximum)
118-270-053	0.16 acres			
118-290-049	2.15 acres	29 du/acre	81%	New 62 senior housing apartment units approved by Planning Commission on November 6, 2017. Project being amended by applicant. Revisions submitted to City on March 25, 2021. R-3 Zone (36 du/acre maximum)
117-320-061	3.69 acres	21 du/acre	63%	Completed construction of 85 affordable housing units in 2020. TC Zone / HDR General Plan (36 du/acre maximum). Involved the consolidation of 10 parcels.
117-320-062	0.32 acres			
Average	2.58 acres	27.7	78%	
Nonresidential Projects				
118-130-034	1.34 acres	N/A		New commercial for a LA Fitness Center. Approved by Planning Commission on August 26, 2019.
118-130-033	3.65 acres			
117-181-016	0.53	N/A	N/A	New medical campus under construction. Includes a 30,000 square foot building for the City of Hope and a 30,000 square foot medical office building. Involved the consolidation of 13 parcels and the partial vacation of 7th Street between Belle Avenue and Sheridan.
117-181-015	0.20			
117-181-002	0.17			
117-181-003	0.17			
117-181-011	0.19			
117-181-012	0.51			
117-186-011	0.18			
117-186-010	0.17			
117-186-012	0.19			
117-186-004	0.18			
117-186-003	0.17			
117-186-002	0.05			
117-186-015	0.10			

Partial street vacation				
117-270-021	4 acres	N/A	N/A	New 100,000 square foot industrial building constructed in 2020.

The City is also reinvesting in its Downtown by partnering with LAB Holdings on the redevelopment of the Corona Mall located at the northeast corner and southeast corner of Main Street and 6th Street. LAB Holdings has developed several successful redevelopment projects in Orange County, CA, including the packing house in Anaheim, California. The City sold properties it had assembled in the aging Corona Mall to LAB Holdings. The plan is to reinvigorate the Downtown with façade improvements, independently owned eateries and shops, and live/work units in the Corona Mall. Corona Mall redevelopment is shown by parcel in Table 43.

Table 43: Corona Mall Redevelopment

Corona Mall Redevelopment	
Parcels Owned by LAB Holdings	Acres
117-143-033	.13
117-143-031	.06
117-143-032	.06
117-143-038	.24
117-143-039	.10
117-143-040	.17
117-151-002	.22
117-151-021	.11
117-151-004	.20
117-151-005	.14
117-151-015	.07
117-151-016	.11
117-151-007	.07
117-191-001	.04
117-191-002	.04
117-191-003	.04
117-191-004	.05
117-191-021	.07
117-191-022	.22
City Owned Parcels	Acres
117-143-015	2.37
117-151-022	3.49
117-191-019	2.27
117-183-004	.67
117-151-013	.09

Figure 14: Vacant Residential Parcels – South Corona

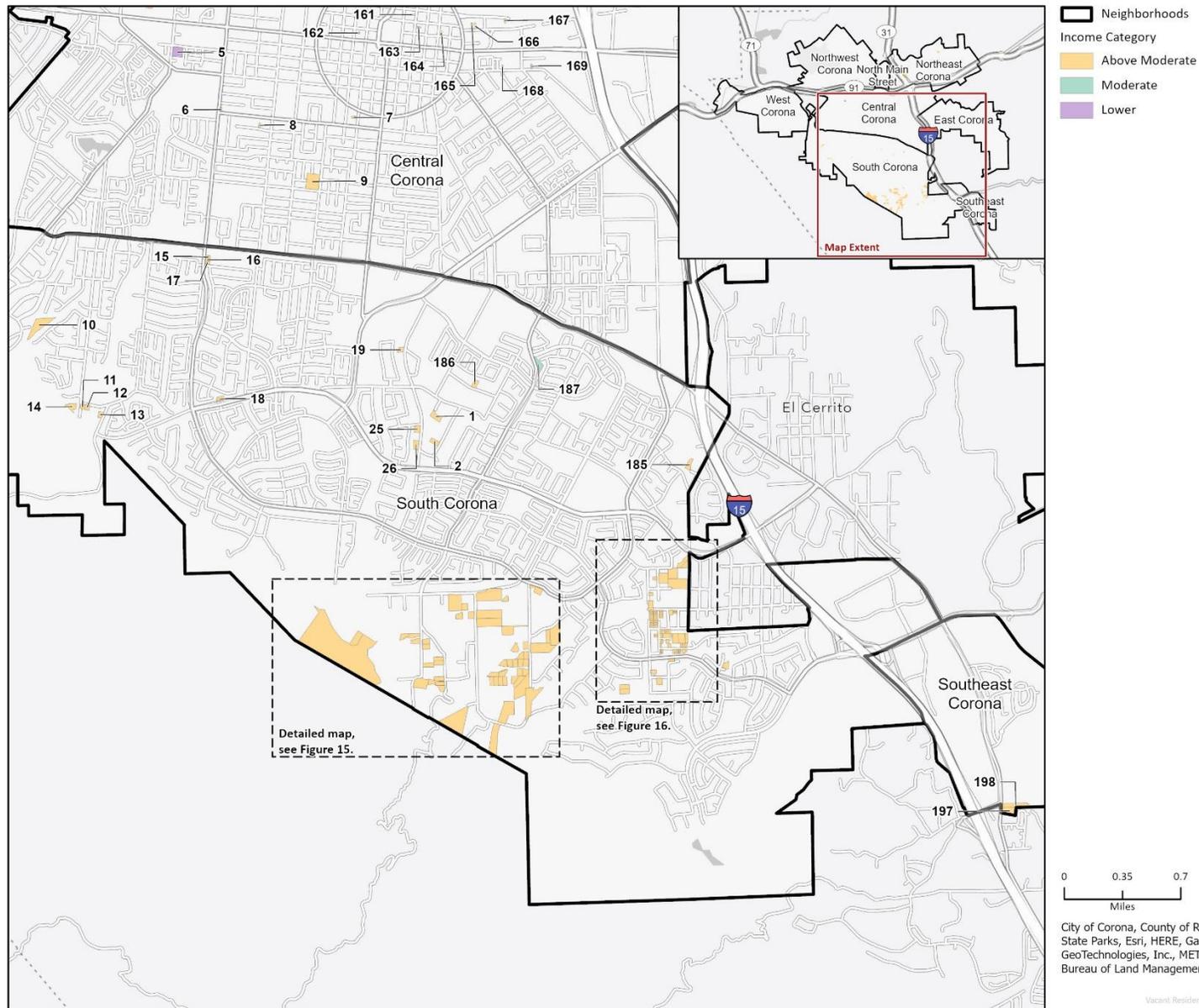


Figure 15: Vacant Residential Parcels – South Corona (Detailed)

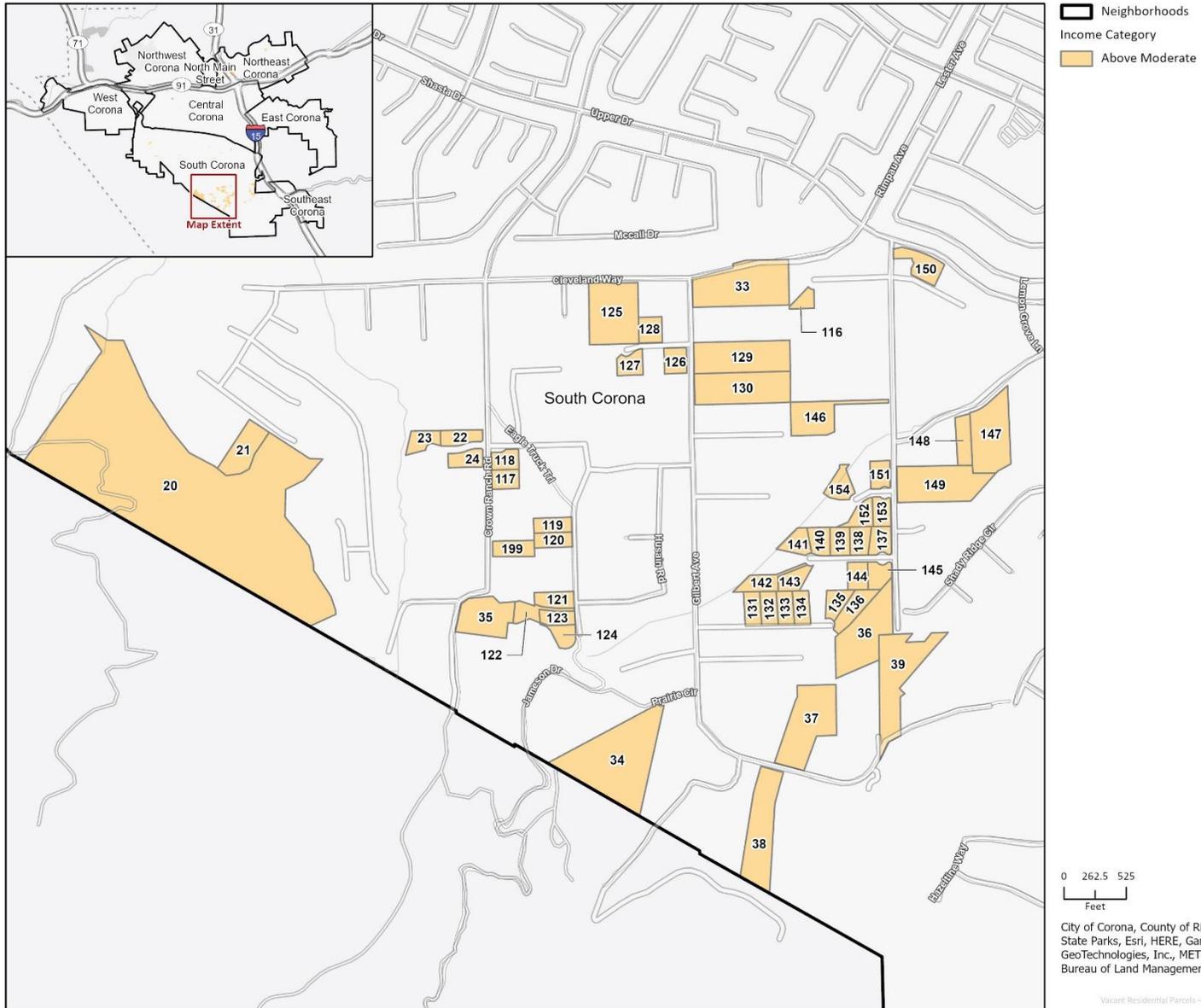


Figure 16: Vacant Residential Parcels – South Corona (Detailed)



Figure 17: Nonvacant Residential Parcels

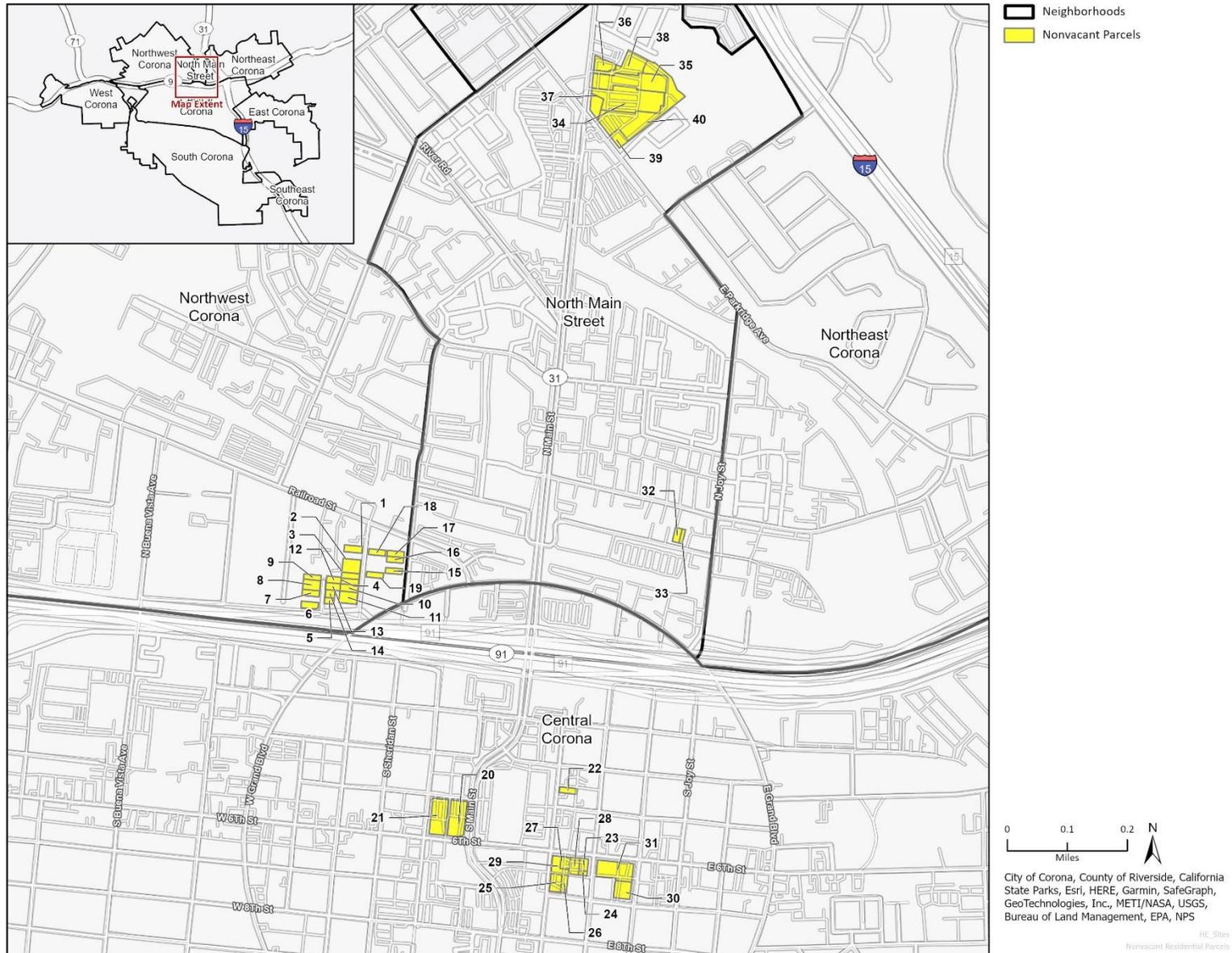
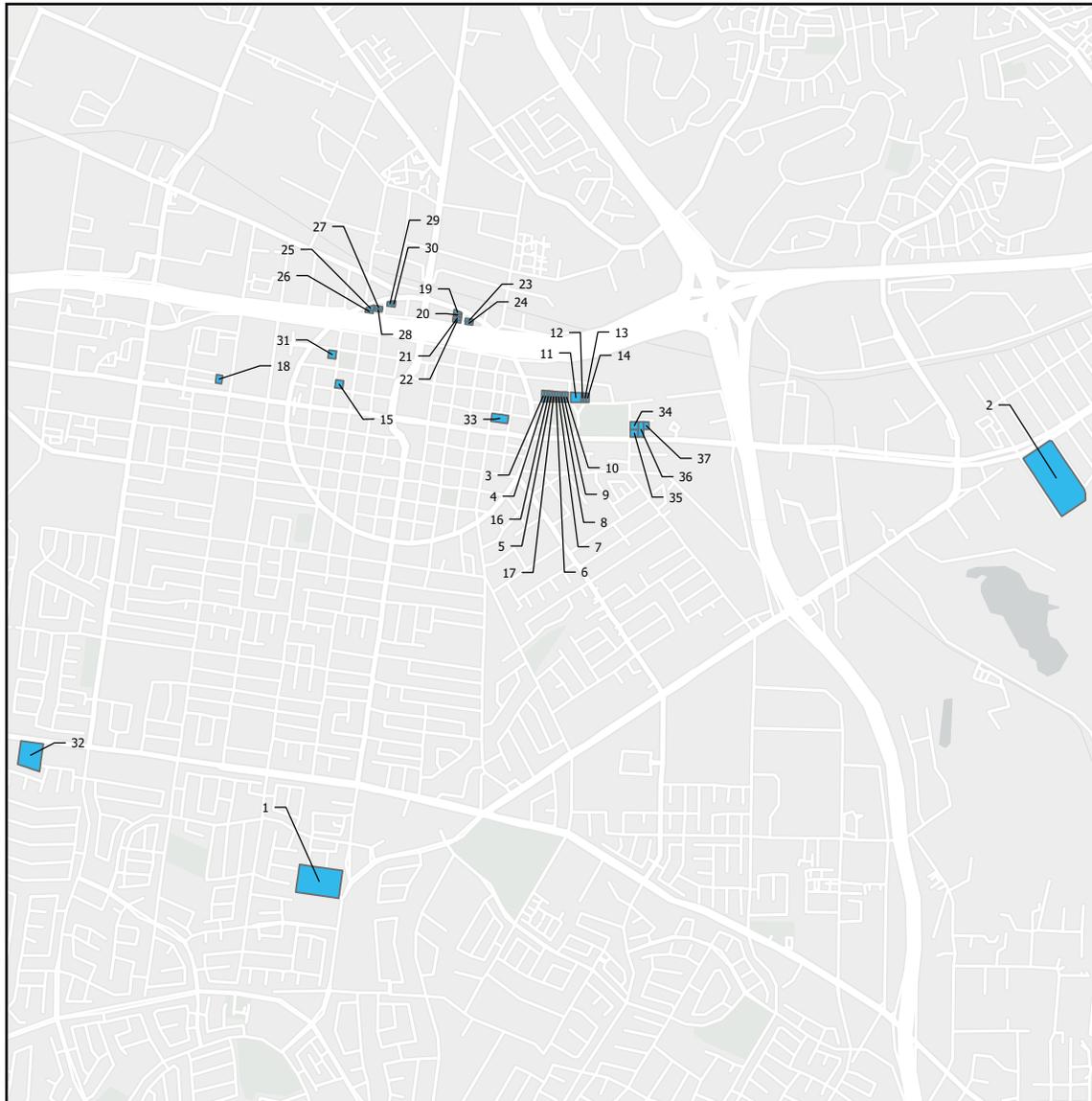
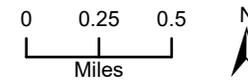


Figure 18: Rezone to Higher Density Residential



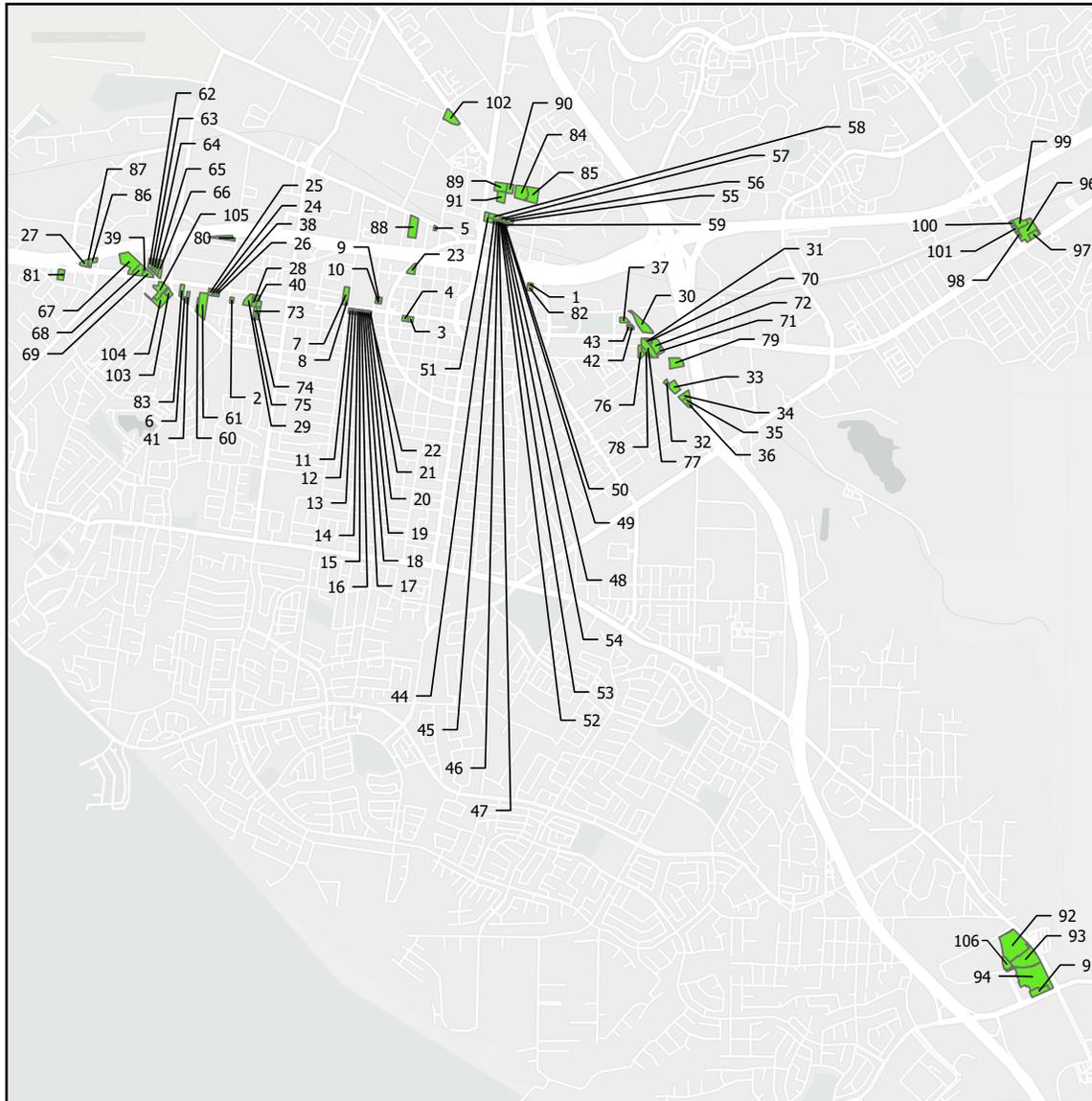
 Potential Rezone Parcels

See Table in Appendix for Site Identification



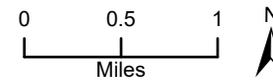
City of Corona, County of Riverside, California
State Parks, Esri, TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA, USGS,
Bureau of Land Management, EPA, NPS, USDA,
USFWS

Figure 19: Affordable Housing Overlay Zone Rezone



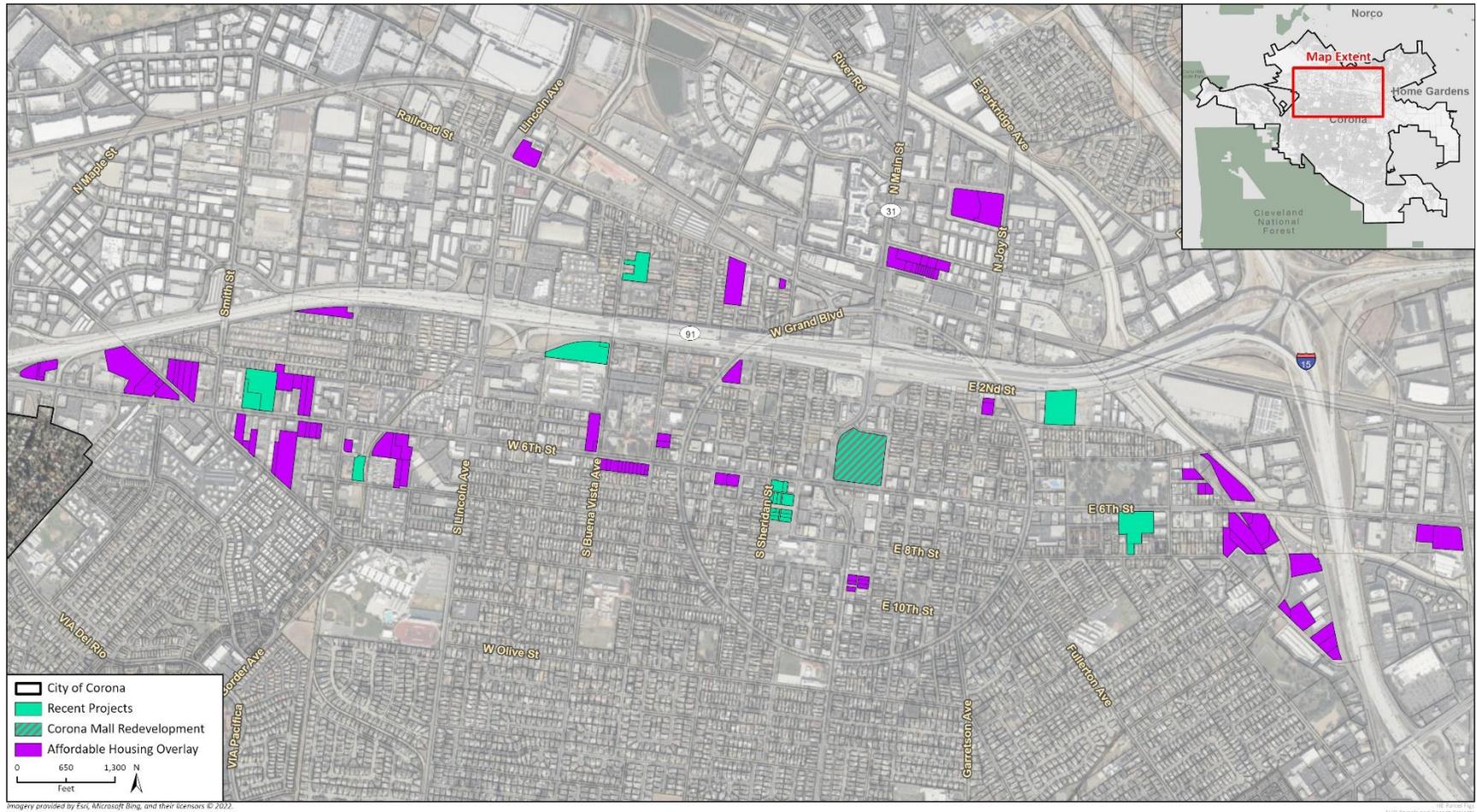
 Potential Rezone Parcels

See Table in Appendix for Site Identification



City of Corona, County of Riverside, California
 State Parks, Esri, TomTom, Garmin, SafeGraph,
 GeoTechnologies, Inc, METI/NASA, USGS,
 Bureau of Land Management, EPA, NPS, USDA,
 USFWS

Figure 20: Recent Projects in Central Corona



SPECIFIC PLAN AREAS

The City has several specific plans with residential development potential during the 2021-2029 planning period. The following provides a description of these specific plans that have significant vacant, nonvacant, and rezone potential. A more detailed sites inventory of the residential capacity within these specific plans is located in Appendix B.

NORTH MAIN STREET SPECIFIC PLAN

Over a period of several years, the North Main Street District has experienced a gradual transition from an area with neighborhood retail, food, and drug stores to one with discount retail stores and vacant commercial centers. This transition can be attributed to several factors including significant traffic pattern changes and competing retail destinations in other growing areas of the city. Eventually, much of the land within the district was underutilized. Recognizing the need to address the issues facing North Main Street, the City of Corona initiated the North Main Street Specific Plan to provide guidance and direction for the future development and revitalization of this important area within the city and the region. The North Main Street Specific Plan was adopted in 2000 and amended throughout the years to adjust to changes in the market. The most recent amendment was in 2019.

The North Main Street District Specific Plan consists of 257.6 acres in the north-central portion of the City of Corona (Figure 21). The district contains a mix of land uses including commercial retail, commercial office, light industrial/manufacturing, public/quasi-public land uses, residential and several vacant parcels of land scattered throughout. The district is located just north of the State Route 91 freeway (SR-91) and west of the Interstate 15 (I-15) corridor and bisected in a north-south direction by North Main Street which serves as the transportation spine. Just south of SR-91, on Main Street, is the area generally referred to as Downtown Corona. Grand Boulevard is a circular street that completely encompasses the approximate limits of the downtown area. Main Street is perpendicular to and bisects Grand Boulevard. The North Main Street District Specific Plan area borders the northernmost portion of Grand Boulevard.

The Specific Plan allows residential development in the following areas with residential development potential:

Single-family Condominiums (SFC) Area – This area, located at the northeast corner of River Road and Cota Street, would provide the opportunity for village-like residential uses near shopping and public transit. The SFC area encompasses approximately 8.3 acres, about eight percent of the entire Specific Plan area. Single-family condominiums can include both attached and detached units at a density no greater than 15 du/acre.

Urban Density Residential District (UDR) – This district is intended to accommodate and promote high density residential development up to 60 du/acre. The UDR district intends to create opportunities for integration between the commercial and residential uses along the Main Street corridor as well as enhanced commuter transit options with the nearby Metrolink Station and bus transfer hub. The UDR District encompasses approximately 17.3 acres generally located west of Main Street between Blaine Street and River Road.

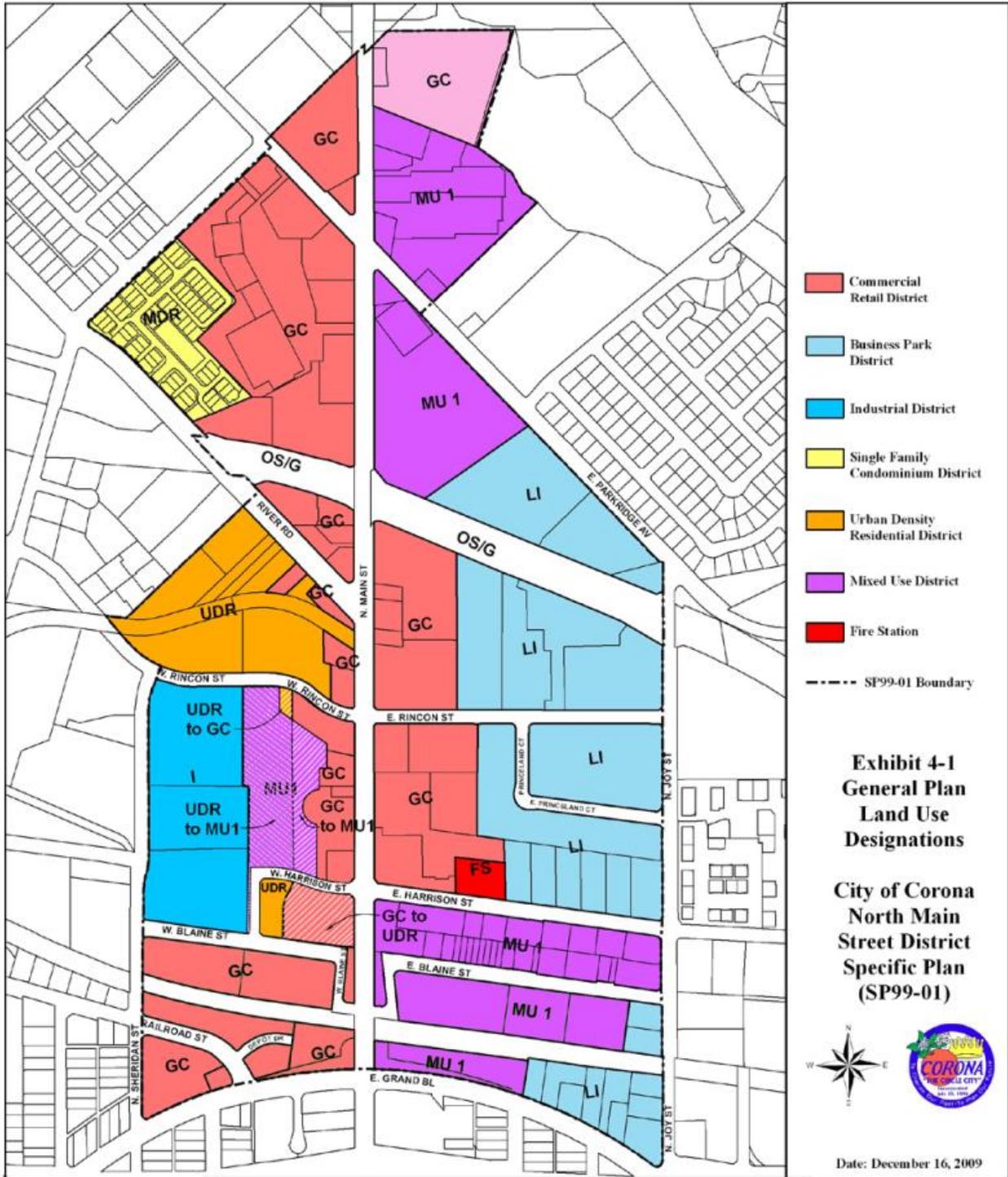
Mixed Use District (MU) – This district intends to provide opportunities for well-designed commercial projects or projects that combine residential with non-residential uses such office, retail, business services, personal services, public spaces and uses, and other commercial amenities. The District area covers approximately 29.2 acres in three areas bordering the east side of Main Street.

The North Main Street District Specific Plan allows for greater flexibility in land use types and locations to provide opportunities for transit oriented residential and commercial developments that increase transit ridership and decrease automobile trips. The Urban Density Residential land use designation permits up to 60 dwelling units per acre in both the General Plan and North Main Street District Specific Plan, a significant increase from the city's high density residential designation, which allows up to 36 units per acre.

The North Main Street District Specific Plan also has incentives for small lot consolidation. Owner-initiated adjustment of parcel lines among four or fewer contiguous parcels under common ownership via the City's Lot Line Adjustment process or the consolidation of lots through a Subdivision Map is allowed within the Mixed Use (MU) and Urban Density Residential (UDR) districts. Incentives may be provided for owner-initiated lot line adjustments or subdivision map consolidation of properties that serve to achieve orderly transit-focused residential development and improved level of pedestrian use:

- » Required parking may be reduced by a maximum of 20 percent provided a finding can be made that adequate parking will be available to serve the subject project or if the project site is located within 1,000 feet of public transportation (i.e., active bus stops, Metrolink station, RTA bus station);
- » Area of permitted signs may be increased by a maximum of ten percent provided a finding can be made that the increased area does not detract from the beautification and streetscape improvement objectives set forth in the Specific Plan; and
- » Front yard setbacks may be reduced by a maximum of twenty percent in any MU or UDR designation provided a finding can be made that the reduced setback will not negatively impact adjacent land uses, will not trigger significant impacts, or detract from the beautification and streetscape improvement objectives set forth in this Specific Plan. Furthermore, properties which front Grand Blvd. shall continue to maintain a minimum distance of 60 feet from building to the centerline pursuant to Section 17.86.020 of the Corona Municipal Code.

Figure 21: North Main Street Specific Plan



The North Main Street District Specific Plan can accommodate a realistic potential of 434 units in the 6th Housing Element cycle. Table 44 outlines the potential residential capacity.

Table 44: Residential Capacity in the North Main Street Specific Plan

	Acres	Realistic Unit Capacity
Vacant	0	0
Nonvacant	9.89	256
Rezone	0	0
Affordable Housing Overlays	4.47	178
Total	14.36	434

The City selected available sites in the North Main Street District Specific Plan area for inclusion in the 6th Housing Element Cycle due to their proximity to public transit, low improvement-to-land value ratio, and potential for future recycling. The majority of the existing uses on the nonvacant sites are small, independently owned businesses in older/antiquated commercial buildings that not configured for modern commercial uses. The sites contain a dilapidated commercial center with expansive surface parking space – a development pattern that is not consistent with City goals that encourage economic sustainability and development of transit oriented residential and commercial development and prefabricated metal buildings. By increasing the allowable density on these sites, the City intends to foster recycling of these uses into mixed-use and high-density residential developments.

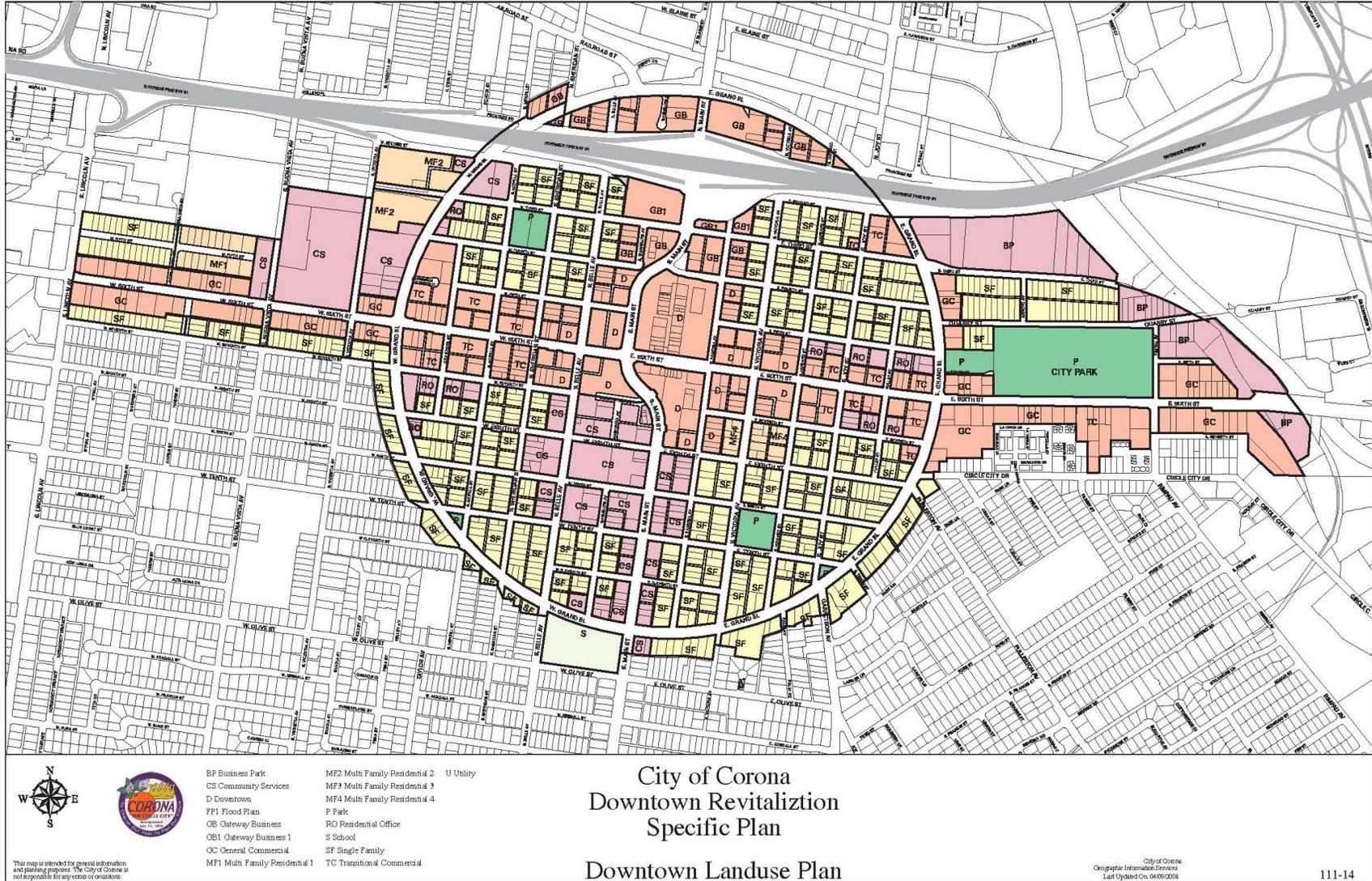
DOWNTOWN CORONA REVITALIZATION SPECIFIC PLAN

The Downtown Corona Revitalization Specific Plan was adopted by the City in 1998 and most recently amended in 2011. The Specific Plan area includes approximately 621 acres and generally consists of the commercial corridor along 6th Street, from Lincoln Avenue on the west to the Temescal Creek Channel on the east, and the area within the Grand Boulevard Circle (Figure 22). The prominent structures in the planning area are:

- » The Corona Mall at Main Street and 6th Street;
- » The public library across from the Mall;
- » The City Hall, six blocks to the west; and
- » The Landmark Theater building on 6th Street.

Within the Grand Boulevard Circle are also some of the City’s oldest residential neighborhoods mixed with some commercial uses. The Corona Regional Medical Center, located on South Main Street, is a major property owner in the southwest quadrant of the Grand Boulevard Circle. Additionally, Grand Boulevard south of 6th Street contains many elegantly restored historic residences.

Figure 22: Downtown Specific Plan



Currently, seven districts within the Downtown Corona Revitalization Specific Plan area allow for residential development:

- » **Downtown (D) District:** The D District provides for medium-intensity commercial uses that serve mostly community-wide needs in a pedestrian-friendly environment. Uses allowed include commercial retail, service commercial, business offices (lodging), restaurants and sidewalk cafes, cultural and entertainment uses, nightclubs and microbreweries, mixed-use (including residential), as well as prominent buildings for governmental uses.
- » **Transitional Commercial (TC) District:** The TC District provides a buffer commercial district between the vehicular-oriented 6th Street Commercial, and the more pedestrian-oriented Downtown District. It provides great variety in low to medium intensity commercial uses in either a pedestrian or vehicular orientation. Mixed use developments, multi-family dwellings and senior citizen housing are allowed with a Conditional Use Permit in this district.
- » **General Commercial (GC) District:** The GC District provides for lower intensity uses that serve community and sub-regional needs with an emphasis on convenient automobile access, while incorporating efficient, safe, and attractive on-site pedestrian circulation. Mixed use developments are allowed with a Conditional Use Permit in this district.
- » **Community Services (CS) District:** The CS District provides needed community services such as governmental or institutional offices, social service agencies, hospitals, pharmacies, health care offices, churches, parks and playgrounds, museums and performing arts facilities. Senior citizen housing is allowed with a Conditional Use Permit in this district.
- » **Residential Office (RO) District:** The RO District is a highly specialized area in the Specific Plan. The District provides for very low intensity office uses in either existing residential structures or in new buildings that take great architectural care to “fit in” with the historic residential structures found in the immediate vicinity. The District provides a much-needed land use buffer between the more intensive commercial districts and the low-density historic residential areas of the Circle.
- » **Single-family Residential (SF) District:** The SF District is provided to protect the integrity of Corona’s historic residential neighborhoods within the Circle. The District is intended as an area for preservation and development of historically sensitive single-family detached residential.
- » **Multi-family Residential (MF) District:** The MF District is intended for small areas that are presently developed with multi-family residential units.

Overall, approximately 155 acres of land in the Specific Plan area are designated for single-family and multi-family uses. The Specific Plan also has 167 acres designated as Downtown, Transitional Commercial, General Commercial, Community Services, and Residential Office.

The Downtown Corona Revitalization Specific Plan can accommodate a realistic potential of 964 units in the 6th Housing Element cycle. Table 45 summarizes the potential residential capacity on sites that can potentially accommodate residential units.

Table 45: Residential Capacity in the Downtown Revitalization Specific Plan

	Acres	Realistic Unit Capacity
Vacant	1.82	11
Nonvacant	3.41	115
Rezone	11.00	180
Affordable Housing Overlays	14.96	658
Total	31.19	964

AVAILABLE SITES NOT INCLUDED IN SPECIFIC PLAN AREAS

Corona is almost entirely built out; however, the City has been able to identify infill opportunity sites and sites available for re-use for residential purposes that are not already included in the North Main Street Specific Plan or Downtown Corona Revitalization Specific Plan. The residential development capacity of these sites is summarized in Table 46 below.

Table 46: Residential Capacity Outside of the North Main Street Specific Plan and Downtown Specific Plan

	Acres	Realistic Unit Capacity
Vacant	279.73	772
Nonvacant	3.92	28
Rezone	17.11	188
Affordable Housing Overlays	68.05	2,816
Total	368.81	3,804

RECYCLING TRENDS

As the City becomes increasingly built out, recent developments in the City have involved the recycling of underutilized and non-performing commercial and residential uses and the consolidation of existing small lots. The following recent projects demonstrate the ability to achieve higher density residential development on previously underutilized parcels and show a trend in the City of recycling into higher intensity:

- a. Citrus Circle Apartments, located at 301 S. Buena Vista, is an affordable housing project constructed in 2013 that rehabilitated 19 existing multiple family units and constructed 42 new multifamily units for incomes 60 percent AMI or less. The entire site consisted of seven parcels that were acquired by the City's former Redevelopment Agency. These parcels were consolidated to create one parcel totaling 2.47 acres. The seven parcels previously comprised of two single-family homes, eight multi-family units, and vacant parcels. The project was allowed a HDR density of 36 du/ac and achieved an actual density of 24.6 du/ac. The project consists of one-, two-, and

three-bedroom units ranging in size from 556 square feet to 1,248 square feet. The Corona Housing Authority has an affordable housing agreement with the developer for 55 years.

Citrus Circle Apartments



Source: City of Corona

- b. Meridian Apartments, located at 1040 E 6th Street, is an affordable housing project constructed in 2019 consisting of 85 multiple family units for incomes at or lower than 60 percent AMI. The project was allowed a HDR density of 36 du/ac and achieved an actual density of 21 du/ac. The entire site consisted of 10 parcels that were acquired by the City's former Redevelopment Agency. The parcels consisted of four single-family units, one restaurant and vacant parcels. The parcels were consolidated to create one parcel totaling four acres. The unit mix consists of one-, two-, and three-bedroom units ranging from 768 square feet to 1,101 square feet. The Corona Housing Authority has an affordable housing agreement with the developer for a period of 55 years. The Meridian Apartments used lot consolidation from sites that were mostly under 0.5-acre, as shown in Table 47.

Table 47: Meridian Apartment Parcels

APN	Parcel Acreage
117-322-012	.68 acres
117-322-016	.17 acres
117-322-017	.17 acres
117-322-018	.17 acres
117-322-059	.17 acres
117-322-015	.31 acres
117-322-014	.30 acres
117-322-051	.32 acres
117-322-020	.63 acres
117-322-023	1.07 acres

Meridian Apartments



Source: City of Corona

- c. The North Main Metro Mixed Use Residential and Commercial development, located at 111 N. Main Street, was built in 2015 and consists of 464 market-rate multiple family units and 77,000 square feet of new commercial space. The project is a transit-oriented development located within 0.5-mile of the Metrolink train station. The site formerly consisted of six parcels totaling 14 acres, with a former commercial center that included two anchor commercial tenants for a grocery store and drug store, in-line commercial tenant spaces, two freestanding restaurant buildings and a freestanding bank building constructed in the 1960s. The buildings were demolished, except for the bank building, to accommodate the new multiple family residential units and ground floor commercial buildings. The residential portion of the project was allowed an Urban Density Residential density of 60 du/ac. The actual residential density constructed was 47.7 du/ac.

North Main Metro



These recycling activities have taken place since the certification of the 5th cycle Housing Element and are representative of a pattern of small lot consolidation in the City. The conditions and characteristics of the underutilized and non-performing commercial sites identified in Appendix B are similar to those that have gone through redevelopment in recent years. For example, the Citrus Circle Apartments site, which involved the consolidation of 7 smaller lots not commonly owned, previously contained 19 multifamily units in need of repair and refurbishment. The consolidation of sites allowed for the redevelopment of the parcels for a total of 42 units.

Examples of site conditions that mirror this recycling trend, which would involve the consolidation of small parcels, include Sites 18 through 29 on Sixth Street in the AHO Sites Inventory shown in Figure 19. The parcel sizes range from 0.11 acres to 0.35 acres and are adjacent, which can create a seamless, cohesive lot consolidation totaling 2.19 acres. The parcels do not share common ownership, but some owners own more than one parcel. The mix of uses on the parcels are vacant, contain vacant buildings or have miscellaneous commercial uses with a FAR of less than 0.5. Similar to the lot consolidation process that was applied to the Citrus Circle Apartments and Meridian Apartments, Sites 18 through 29 are within Central Corona and within 0.5 miles and 1.2 miles of these sites, respectively. The site of the Meridian Apartments once contained a restaurant, single family dwellings and vacant parcels that did not have common ownership but were successfully acquired so that the lots could be consolidated. The AHO zone will allow a density range of 36-60 dwelling units to the acre, which is greater than the density range of 15 to 36 dwelling units to the acre allowed for the Citrus Circle and Meridian Apartments.

Other sites in the AHO Sites Inventory that are small sites less than 0.5 acres and similar to Sites 18 through 29 described above include Sites 2 through 4 and 9 through 11, Site 13 combined with Site 52, Sites 15 through 17, Sites 33, 35, and 49, Site 40 with Site 41, Site 44 with Sites 42 and 43, Site 50 with Site

79, Sites 53 and 54, Sites 55 through 61, Sites 63 through 68, Site 74 with Site 73 and 75, Site 81 with Sites 82 and 83, Sites 84 through 86, and Sites 98 through 99, which consist of contiguous sites mostly located in Central Corona except for Sites 55 through 61 and 63 through 68, which are located in North Main Street. Central Corona is the same location as the Citrus Circle Apartments and Meridian Apartments and 1.2 miles and 1.4 miles, respectively from Sites 55 through 61 and 63 through 68 in North Main Street. The small sites on the AHO sites inventory consist of contiguous parcels that are either vacant, underutilized, have non-residential land uses with a FAR of 0.5 or less, and common ownership and noncommon ownership. The groupings of these sites when combined result in parcel sizes of 0.5 acres or greater and would create lot consolidation similar to the practice used for the Citrus Circle Apartments and Meridian Apartments. Program 10, Lot Consolidation and Large Lot Development, encourages lot consolidation, which is to facilitate the consolidation and development of small parcels to support the development of high density residential.

Like the AHO Sites Inventory, the sites inventory for the Rezoning of Parcels to a Higher Density identified in Figure 18, includes small sites less than 0.5 acres located in Central Corona. The sites identified on this inventory have low density residential, non-conforming residential uses in general commercial zones, and nonresidential land uses. These sites are being rezoned to accommodate medium density residential, which is 6 to 15 dwelling units per acre or high density residential of 15 to 36 per acre. As discussed under the Realistic Capacity section, the realistic capacity considered the existing residential unit and additional units that can be added to the property based on the increased density allowed by the higher density zoning. The same capacity of 75% of the maximum allowable density was factored into the property. These sites were selected because the size of the parcel is capable of supporting additional units in addition to the unit(s) that already exists, but the current zoning limits the number of units allowed on the property. For example, a single-family zoning of R-1 that is being changed to R-2 or R-3 would allow multiple dwelling units on a property instead of only one dwelling unit. Also, existing residential properties that have a commercial zoning and are prevented from expanding the residential use are being changed to a higher residential density to preserve existing housing and to allow additional units on the property. Sites 7 and 8, which are 0.29 acres and 0.32 acres, and Sites 32 through 50, which vary from 0.16 acres to 0.25 acres, are zoned R-1 or Single Family (SF) and are being rezoned to R-2 or R-3 to accommodate Medium Density or High Density Residential. The R-2 and R-3 zoning would allow multiple dwellings that were not allowed by the R-1 or Single-Family zoning. Sites 17 through 28 are 0.14 acres to 0.21 acres are zoned Commercial but contain existing single-family homes. These sites are being rezoned to Multi Family. The rezoning would allow additional residential units on the property.

A recycling trend of an existing commercial building is Site 92 in the AHO Sites Inventory, which contains a 53 room, three story hotel on 1.27 acres. The hotel was decommissioned, and the City issued a building permit in August 2022 to convert the hotel rooms to permanent supportive housing units for extremely low-income households. This was made possible by collaborating with Riverside County Housing and Abode Communities. This site is located in Central Corona in proximity to other sites in the City's AHO Sites Inventory and is an example of a recycling trend that is occurring within this planning period.

REDEVELOPMENT IN COMMERCIAL AND MIXED USE ZONES

Recycling activities such as those described above are likely to continue to occur on sites that are already developed due to market changes in the use of retail storefronts. Online retail sales have made the long-term establishment of retail storefronts more challenging with commercial centers experiencing more vacancies. The following table summarizes the development trend that has occurred in the city which shows residential units being added to areas that had not previously allowed residential. Table 48 shows the types of projects that were approved on properties with a mixed-use designation and includes a

formerly zoned commercial property rezoned to allow residential. The recycled development trend in the City indicates that the vast majority of projects (two-thirds of projects) include a residential component.

Table 48: Development Trend in Mixed Use Designations and on Formerly Zoned Developed Commercial Properties

Year	Description	Project Constructed?	Includes Residential?
2009	Rezoned Entertainment Commercial property containing a movie theater to Urban Density Residential within the North Main Street District to facilitate the development of 404 apartments.	Yes	Yes
2013	Approved a Mixed-Use project within the North Main Street District to facilitate the development of 72,000 square feet of commercial and 464 apartments.	Yes	Yes
2013	Approved 125 apartments within a Mixed-Use development consisting of a movie theater and restaurants within the Dos Lagos community.	Yes	Yes
2018	Approved a Mixed-Use project with 276 apartments, 104 room hotel, 15,000 square feet of commercial space and a service station within the Dos Lagos community.	Yes	Yes
2018	Approved the rehabilitation of a commercial center in the Mixed-Use designation of the North Main Street District.	Yes	No
2020	Approved a medical campus in a Mixed-Use designation within the Downtown Revitalization area.	Yes	No

Sites included in the inventory of this Housing Element for the 6th cycle RHNA are very similar to those used for the sample projects identified above, in terms of size, existing conditions, and existing uses. Given the potentially devastating impact of COVID-19 on the market for commercial and office spaces in the future, it is reasonable to expect future recycling of commercial properties would favor residential and mixed-use development.

Based on the city’s historical trend, it can also be reasonably assumed that residential development would continue to occur in mixed-use zones that can accommodate both residential and non-residential uses. The City assumes a 75% development capacity on these sites while acknowledging the possibility that projects in these zones may not develop with residential uses. As shown in Table 48, projects in zones in zones that allow 100% nonresidential uses did not develop with residential uses one-third of the time (two projects out of six from 2009-2020). However, given the trends from the market trend analysis, it is anticipated that more future redevelopment projects will include a residential component in zones allowing for nonresidential uses than in previous years.

To support and encourage residential development in nonresidential zones, the City will initiate a three-pronged approach: prioritization of financing and incentives, utilization of the sites inventory buffer, and reduction of development standards. The City will implement these approaches through various programs. Specifically, Program 7 commits the City to providing reduced development standards for sites identified in the AHO zone, and Program 12 requires the City to prioritize funding received from State and

local resources towards the production of affordable housing in AHO sites. Program 18, Affirmatively Furthering Fair Housing, requires the City to provide an interactive zoning map on the housing sites inventory for AHO zone, which will identify locations, density and development standards to encourage potential residential construction by developers.

The City will periodically monitor sites. In the event that sites identified for lower-income RHNA that are located in zones that allow for nonresidential uses develop with non-residential uses, the City will prioritize its buffer allocation (154 lower-income units) to accommodate any shortfall of lower-income units in this area, as directed by Programs 7, Site Availability and Rezone Program.

To support the recycling of underutilized sites to provide high density housing, additional programs are designed to provide information on developing new affordable housing in the city. Program 18, Affirmatively Furthering Fair Housing, requires the City to provide an interactive zoning map on the housing sites inventory for AHO zone, which will identify locations, density and development standards to encourage potential residential construction by developers. Program 10, Lot Consolidation and Large Lot Development, requires the City to develop a lot consolidation process to facilitate the development of small parcels to support the development of high density residential.

AVAILABILITY OF INFRASTRUCTURE AND SERVICES

The City is committed to a number of actions and expenditures to provide infrastructure and enhancements meant to encourage and facilitate subsequent development. Corona's Capital Improvement Plan provides for the maintenance and improvement of the City's infrastructure including such items as: streets, alleyways, sidewalks, sewers, storm drains, water system, street lighting, and traffic signals. The existing infrastructure system may require minor upgrades to address age and condition-related issues, however, the systems do contain sufficient capacity to allow for the development of additional residential units, as required by the City's RHNA allocation.

SEWER SYSTEM

The Corona Department of Water and Power is responsible for supplying the majority of sewer collection and treatment services within the City. The City's sewer system consists of 13 sewer lift stations, associated force mains, and gravity sewer pipes. Corona's three water reclamation facilities (WRFs) treat up to 15.5 million gallons per day. In accordance with City standards, sewer is treated to tertiary levels so that it can be used for irrigation purposes or safely be discharged to the Santa Ana and Temescal rivers. The City's sewer system has sufficient capacity to handle peak dry weather flows and has not experienced any wet weather overflows. The City adopted the 2020 Sewer System Management Plan which establishes management, operation, and maintenance practices for the sewer system. The City's Sewer Master Plan is a living document and is updated on an on-going basis or at least every five years.

WATER SYSTEM

The Corona Department of Water and Power is responsible for supplying clean water to the City and surrounding areas. The department provides potable water service to the city's residential and service population and portions of its sphere of influence. The City adopted the 2015 Urban Water Management Plan (UWMP), which establishes the planned upgrades to the water distribution system within the City. The UWMP estimates that projected water use for residential, commercial, institutional, and industrial purposes would decrease annually at a rate of 0.2 percent as an elastic response to anticipated wholesale cost increases and installation of more efficient water fixtures. All water system improvements needed to accommodate buildout in the City is identified in the UWMP.

STORMWATER AND DRAINAGE SYSTEM

The City of Corona and Riverside County have constructed a vast storm drainage system to protect from floodwaters and protect groundwater resources from urban runoff. The City’s current storm drainage system releases water into flood control channels, washes, Santa Ana River, and Prado Basin. The National Pollutant Discharge Elimination System (NPDES) permit program is designed to monitor, reduce, and control the amount and type of pollutants that enter the storm drainage system. As required by state law, Corona implements a Drainage Area Management Plan and Local Implementation Plans (LIP) to manage urban runoff and preserve predevelopment hydrology.

DRY UTILITIES

The Corona Department of Water and Power is responsible for supplying electricity to the City and surrounding areas. Other dry utilities such as natural gas, telephone and data services, and cable television are serviced by contracted providers within the City. Providers include, but are not limited to, SoCalGas, AT&T, and Spectrum.

CIRCULATION SYSTEM

The City’s Circulation Element outlines the long-term plan for roadways, including numbers of lanes, right-of-way, and general operating conditions. It also provides guidance relating to the transit system, goods movement system, and nonmotorized travel, including bicycle and pedestrian travel.

ADEQUACY OF RESIDENTIAL SITES INVENTORY IN MEETING RHNA

A majority of Corona’s RHNA is expected to be met through sites within the City’s specific plan areas. However, the City also has a handful of vacant, nonvacant, and rezoned sites outside of any adopted specific plan with potential for redevelopment. Overall, vacant and nonvacant parcels in Corona can accommodate approximately 1,202 new housing units and rezoned parcels and AHO can accommodate an additional 3,763. Given these figures, the City will have enough capacity to accommodate its 2021-2029 RHNA plus a buffer of approximately 5.6 percent for lower-income units, as shown in Table 49.

Table 49: Adequacy of Residential Sites Inventory

	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	2,792	1,096	2,200	6,088
Planned and Approved Units	0	92	2,110	2,202
ADUs Anticipated	46	28	6	80
Remaining RHNA	2,746	976	84	3,806
Vacant Units	164	24	562	750

Nonvacant Units	82	115	255	452
Potential Rezone	149	219	0	368
Affordable Housing Overlay	2,505	674	216	3,395
Total Units	2,900	1,032	1,033	4,965
Total Unit Surplus	154	56	949	1,159

FINANCIAL RESOURCES

The primary funding source that Corona uses for implementation of its housing programs is Community Development Block Grant (CDBG) funds. The City will also continue to use U.S. Department of Housing and Urban Development (HUD) funds administered through the County's Housing Choice Voucher Program for rental assistance. Another significant financial resource available to the City of Corona for the preservation of at-risk housing, improvement, and development of affordable housing is HOME Investment Partnership (HOME) funds accessible through the State of California.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

The CDBG Program is administered by HUD. Through this program, the federal government provides funding to jurisdictions to undertake community development and housing activities.

Activities proposed by the jurisdictions must meet the objectives and eligibility criteria of CDBG legislation. The primary CDBG objective is the development of viable urban communities, including decent housing and a suitable living environment, and expanding economic opportunity, principally for persons of low-and moderate income. Each activity must meet one of the three broad national objectives of:

- » Benefit to low-and moderate income families;
- » Aid in the prevention of elimination of slums or blight; or
- » Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.

For the 2019-2020 program year, the City received \$1,197,231 of CDBG funds and \$446,458 of HOME funds from HUD, which were combined in the Action Plan with \$703,882 of prior year unspent CDBG funds for a total investment of \$2,347,571. This investment of CDBG and HOME funds was a catalyst for positive change in the community. The City will continue to use CDBG funds to assist low- and moderate-income individuals in improving the health and safety conditions of their homes through the rehabilitation of owner-occupied and mobile homes, maintenance of affordable housing through the Mobile Home Assistance Program, and implementation of capital projects that focus on sites for shelters.

HOME INVESTMENT PARTNERSHIP ACT (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households, including:

- a. Building acquisition

- b. New construction and reconstruction
- c. Moderate or substantial rehabilitation
- d. Homebuyer assistance
- e. Rental assistance
- f. Security deposit assistance

Corona will receive annual grants from HUD. The program’s flexibility allows the City to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancements, or rental assistance or security deposits.

PERMANENT LOCAL HOUSING ALLOCATION (PLHA)

The PLHA program, also known as the Building Homes and Jobs Act, or Senate Bill 2 (SB 2), provides a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock. Funding will help Corona to:

- » Increase the supply of housing for households at or below 60% of area median income;
- » Increase assistance to affordable owner-occupied workforce housing;
- » Assist persons experiencing or at risk of homelessness;
- » Facilitate housing affordability, particularly for lower- and moderate-income households;
- » Promote projects and programs to meet the local government’s unmet share of regional housing needs allocation; and
- » Ensure geographic equity in the distribution of funds.

Corona will receive grants based on the formula prescribed under federal law for the Community Development Block Grant. Funding amounts will vary from year to year based on annual revenues to the Building Homes and Jobs Trust Fund.

ADMINISTRATIVE RESOURCES

CITY OF CORONA COMMUNITY DEVELOPMENT DEPARTMENT

The Community Development Department provides and coordinates development information and services to the public. Specifically, this involves inspection and enforcement of City-adopted building codes, plan checking for code compliance, issuance of City-required permits, record keeping of city maps, and processing of Site Development Plans.

The Planning division is tasked with ensuring that land uses in Corona comply with the Zoning Code, the General Plan, the Corona Municipal Code and State law requirements. Approval of projects through the planning process is required prior to issuing grading and building permits. Advanced planning programs provided by the division include a comprehensive General Plan update (including periodic update of the Housing Element), preparing and amending specific plans, and conducting special land use studies as directed by the Planning and Housing Commission and City Council.

COUNTY OF RIVERSIDE

The County of Riverside administers a number of housing programs that are utilized in the City. These include the Mortgage Credit Certificate Program, and Section 8 Housing Choice Voucher Program.

NONPROFIT ORGANIZATIONS

Nonprofit housing developers and service providers are a critical resource for accomplishing the goals and objectives of this Housing Element. The following developers and service providers are some of the nonprofit organizations that have been active in the City and may assist in the implementation of Housing Element programs:

- » California Department of Fair Employment and Housing
- » Housing and Economic Rights Advocates
- » Jamboree Housing
- » Riverside Housing Development Corporation
- » Southern California Association of Nonprofit Housing

Chapter 5: Review of Past Accomplishments

To develop appropriate programs to address the housing issues identified in the 2021-2029 Housing Element, the City of Corona has reviewed the housing programs adopted in 2014-2021 Housing Element and evaluated the effectiveness of these programs in delivering housing services and assistance. Table 50 summarizes the City’s progress toward the previous RHNA and Table 51 provides a detailed program-level assessment of housing accomplishments over the last planning period.

EFFECTIVENESS IN ADDRESSING SPECIAL NEEDS

During the fifth cycle Housing Element, the City was successful in facilitating the development housing for special needs groups. Specifically, the City purchased surplus property from the Riverside County Transportation Commission to support the future development of roughly 130 affordable housing units located at the southwest corner of Second Street and Buena Vista. This project is expected to include Permanent Supportive Housing units. The City used Corona Housing Authority Funds and CDBG and HOME funds for Tenant Based Rental Assistance and for future construction financing of PSH units at the RCTC surplus property previously acquired. The City also maintained the affordability covenant on the William C. Arthur Terrace Apartments, Corona Community Villas, Corona Community Towers, Corona Park Apartments and Garrison House, maintaining the affordability covenants for 312 assisted units.

Table 50: Quantified Housing Objectives (2013-2021)

	New Construction		Rehabilitation		Conservation/ Preservation		
	Objectives	Actual	Objectives	Actual	Objectives	Actual	
Extremely Low Income	92	155	60	77	134	312	
Very Low Income	100						135
Low Income	128		60				0
Moderate Income	142	67	0		0		
Above Moderate Income	308	2,496	0	4	0	0	
Total	770	2,718	120	81	269	312	

Table 51: Review of Past Accomplishments

Program	Program Name	Objectives	Progress and Continued Appropriateness
Goal 1: Conserving and Improving Existing Affordable Housing			
1	Residential Rehabilitation Program (RRP)	<ul style="list-style-type: none"> ▪ Assist 120 households during the planning period with an average of 15 household annually. ▪ Continue to provide community outreach regarding available loans and grants. 	<p>Implementation of this program is ongoing. In 2019-2020, the City provided 7 single-family dwelling homeowners with loans for health and safety improvements, processed 15 subordination requests for people with housing loans wishing to refinance, referred approximately 45 people to miscellaneous County programs such as the 1st Time Homebuyer program, and referred approximately 17 mobile homeowners to Community Action Partnership Riverside’s weatherization and appliance replacement program.</p> <p>Loans under the Program are forgivable, and grants are administered by Habitat for Humanity and only available to mobile homes. The Program will continue to be funded with Federal HOME Investment Partnerships Program (HOME) funds.</p> <p>Continued Appropriateness: Improving the City’s housing stock is an important goal of the community. This program is included in the 2021-2029 Housing Element.</p>
2	Housing Choice Voucher Program	<ul style="list-style-type: none"> ▪ Continue to provide tenant-based rental assistance to approximately 350 households annually through cooperation with the Riverside County Housing Authority. ▪ Compile and maintain a list of properties that participate in the Housing Choice Voucher program. ▪ Create and implement an outreach program to promote the Housing Choice Voucher program to property owners. 	<p>Implementation of this program is ongoing and is administered by the County of Riverside. Under the Housing Choice Voucher (HCV) Program, the Housing Authority of Riverside County administers over 9,000 vouchers per year. As vouchers become available, the Housing Authority selects families from the HCV waiting list to fill all funded turnover vouchers. In 2019-2020, the agency selected 4,087 new families from the HCV waiting list in order to fill turnover vouchers. In 2019-2020, the Housing Authority selected 3,131 new families from the Project-Based Voucher (PBV) waiting lists in order to fill vacant PBV units. The HCV and PBV waiting lists are open for new registrations. Staff also referred dozens of callers to the County seeking this assistance.</p> <ul style="list-style-type: none"> ▪ 2015 – 346 vouchers ▪ 2016 – 363 vouchers ▪ 2017 – 363 vouchers

Table 51: Review of Past Accomplishments

Program	Program Name	Objectives	Progress and Continued Appropriateness
			<ul style="list-style-type: none"> ▪ 2018 – 334 vouchers ▪ 2019 – 333 vouchers ▪ 2020 – 353 vouchers <p>Continued Appropriateness: Housing Choice Vouchers are an important source of rental assistance for very low-income households. This program is included in the 2021-2029 Housing Element.</p>
3	Conservation of Existing and Future Affordable Units	<ul style="list-style-type: none"> ▪ Identify and analyze inventory that may be at risk of losing affordability controls. ▪ Maintain communication with the local United States Department of Housing and Urban Development (HUD) office. ▪ Assist in tenant education. ▪ Identify potential buyers. ▪ Identify potential acquisition funds. ▪ Coordinate with non-profit developers to identify potential acquisition opportunities. 	<p>Implementation of this program is ongoing and monitored annually. Four of the at-risk projects listed in the 2013-2021 Housing Element (William C. Arthur Terrace Apartments, Corona Community Villas, Corona Community Towers, Garrison House) remain affordable and continue to get Section 8 assistance. Affordability covenants for 3 units at French Quarter, 12 units at Jasmine Springs, and 6 units at Villas De Corona, and 82 units at Country Hills Apartments expired during the 2013-2021 planning period.</p> <p>Continued Appropriateness: The City will continue to monitor and work to preserve any units at-risk of losing affordability controls. This program is included in the 2021-2029 Housing Element.</p>
4	Neighborhood Improvements (Enhancing Community Pride)	<ul style="list-style-type: none"> ▪ Continued implementation of neighborhood public improvements, property maintenance ordinance, design review, and historic preservation. 	<p>The City continues to make public improvements in low- and moderate-income neighborhoods. Annually, the City allocates Community Development Block Grant (CDBG) funds to improve targeted neighborhoods.</p> <p>In 2018-2019, CDBG funds were utilized to reconstruct sidewalks and accessible paths throughout low-income eligible areas, including Americans with Disabilities Act (ADA) ramps.</p> <p>In 2019-2020, CDBG funds were awarded for the Acquisition for Affordable Housing, Units TBD.</p> <p>In 2020-2021 CDBG and HOME funds were awarded for Tenant Based Rental Assistance and for future construction financing of PSH units at the RCTC surplus property previously acquired.</p> <p>Continued Appropriateness: Many streets in the CDBG target</p>

Table 51: Review of Past Accomplishments

Program	Program Name	Objectives	Progress and Continued Appropriateness
			<p>areas are substandard, deteriorated, and/or in need of improvement. The City will continue to improve neighborhood conditions; this program is included in the 2021-2029 Housing Element.</p>
5	Sustainable Building	<ul style="list-style-type: none"> ▪ Continue to implement the City's Climate Action Plan (CAP) that fosters sustainability in all development requiring discretionary approval. 	<p>Implementation of this program is ongoing. All new development that is subject to discretionary approval must comply with the City's CAP and is verified through the project review process. The City's 2012 CAP was updated in 2019 in conjunction with the City General Plan Update 2040. Measurements indicate City compliance with greenhouse gas (GHG) emissions reductions as mandated by the State.</p> <p>Continued Appropriateness: The City will continue to promote sustainable building practices and implement the CAP. This program is included in the 2021-2029 Housing Element.</p>
Goal 2: Providing Adequate Housing Sites			
6	Site Availability	<ul style="list-style-type: none"> ▪ Continue to provide zoning at appropriate densities to provide opportunities for accommodating the regional housing needs. ▪ Continue to update the infill Affordable Housing Map to indicate suitable infill development sites. ▪ Provide residential sites information to interested developers. ▪ Monitor the remaining residential site inventory to ensure continued ability to meet the remaining RHNA. ▪ Continue to offer pre-application meetings with developers to help craft development proposals that maximize the efficient use of sites and meet city objectives for the areas. 	<p>Implementation of this program is ongoing and is part of the project review process that city staff implements when preparing discretionary projects for approval.</p> <p>Continued Appropriateness: The City will continue to provide adequate sites to accommodate its RHNA. This program is included in the 2021-2029 Housing Element.</p>

Table 51: Review of Past Accomplishments

Program	Program Name	Objectives	Progress and Continued Appropriateness
7	Lot Consolidation	<ul style="list-style-type: none"> Continue to facilitate lot consolidation or residential and mixed-use developments by providing information and technical assistance to property owners and developers. 	<p>Implementation of this program is ongoing and is encouraged through the written regulations in the two most affected specific plans, the Downtown Revitalization Specific Plan and the North Main Street Specific Plan. Although lot consolidation is encouraged, implementation takes time. The Meridian Apartments on East 6th Street and the Citrus Circle Apartments on Buena Vista Avenue, both affordable housing projects benefited from the lot consolidation process.</p> <p>Continued Appropriateness: The City will continue to facilitate lot consolidation or residential and mixed-use developments. This program is included in the 2021-2029 Housing Element.</p>
8	Multi-family Acquisition and Rehabilitation	<ul style="list-style-type: none"> Utilize Neighborhood Stabilization Program (NSP) and HOME funds to assist both non-profit and for-profit developers to acquire existing apartment buildings in need of upgrading in exchange for long term affordability controls on some or all units. Pursue available funds for multi-family acquisition and rehabilitation. 	<p>Since 2014 all NSP funds have been completely spent. NSP and Home funds were utilized to acquire a 12-unit dilapidated complex. The entire property was completely rehabilitated with very low-income units. NSP funds were further utilized to purchase a remnant structure with 19 units. These 19 units were integrated into the Citrus Circle Affordable Housing project. As of 2014, NSP funds are spent, and close out documents were submitted in June 2018. HUD approved close out in July 2018.</p> <p>Continued Appropriateness: The City will continue to pursue funding and opportunities to acquire and rehabilitate multi-family units to create affordable housing for lower income households. This program is included in the 2021-2029 Housing Element.</p>
Goal 3: Assisting in Development of Affordable Housing			
9	Infill Housing Development	<ul style="list-style-type: none"> Continue to apply HOME funds to implement program; pursue available funds for infill housing development. Produce three new affordable units a year. 	<p>Implementation of this program is ongoing. In 2020, the City Council adopted the 2020-2024 Five Year Consolidated Plan directing the use of HOME funds for Tenant Base Rental Assistance (TBRA), primarily, in furtherance of the City's Homeless Strategic Plan. Additionally, in response to the COVID- 19 pandemic, HUD allowed jurisdictions to utilize CHDO set aside funds from 2017-2020 for TBRA. Council approved the redirection of these funds for TBRA. During this 5-year period this funding source is not expected to be used for any other program such as the RRP program to</p>

Table 51: Review of Past Accomplishments

Program	Program Name	Objectives	Progress and Continued Appropriateness
			<p>substantially rehabilitate homes occupied by low-income households or projects.</p> <p>Continued Appropriateness: Although opportunities exist, HOME funds are not sufficient to purchase these properties and develop. For several years, HOME funds have been redirected to RRP program to substantially rehabilitate homes occupied by low income households. In 2020-2021 HOME funds are being shifted into homeless services such as Tenant Base Assistance (or Rapid Rehousing) and may be used to support Permanent Supportive Housing Units as part of the Second Street affordable housing development. The City will continue to pursue funding and opportunities for affordable housing development. This program is included in the 2021-2029 Housing Element.</p>
10	Affordable Housing Development	<ul style="list-style-type: none"> ▪ Facilitate affordable housing production or self-help housing development through assistance in the site identification and acquisition, priority processing, collaboration with non-profit or other developers, as well as provision of incentives. ▪ Explore and research other funding sources. 	<p>Implementation of this program is ongoing. During the 2013-2021 planning period, the City of Corona completed the following affordable housing projects, partnering with nonprofit developers:</p> <ul style="list-style-type: none"> ▪ In 2019-2020, CDBG funds were utilized to assist with the purchase of the Riverside County Transportation Commission (RCTC) surplus property. The future affordable housing site is nearly 5 acres in size and is located at the southwest corner of Second Street and Buena Vista. Roughly 130 units will be constructed. This development is expected to include Permanent Supportive Housing units. Funding for this property will be housing set aside, city fee deferrals (if approved), CDBG funds (used for acquisition), and tax credits. <p>Continued Appropriateness: The Corona Housing Authority will explore and research other funding sources and continue to seek opportunities for affordable housing development. This program is included in the 2021-2029 Housing Element.</p>

Table 51: Review of Past Accomplishments

Program	Program Name	Objectives	Progress and Continued Appropriateness
11	Density Bonus Program	<ul style="list-style-type: none"> ▪ Continue to advertise and inform prospective developers of options for density bonuses and actively educate and promote density bonus increases as adopted. ▪ Meet with developers to discuss incentives and concessions appropriate for the density bonus program to facilitate affordable housing development. ▪ promote the use of density bonus incentives by providing information on city website and offering technical assistance to developers. 	<p>Implementation of this program is ongoing and is always available as established in the municipal code and in project review comments as they relate to multi-family development.</p> <p>Continued Appropriateness: The City will continue to offer density incentives for affordable housing. With diminishing affordable housing funds, use of density bonus by developers may increase in the future. This program is included in the 2021-2029 Housing Element.</p>
16	Homeless and Special Needs Support	<ul style="list-style-type: none"> ▪ Continue to provide financial support to social service agencies that provide emergency shelter, transitional housing, and supportive services to the homeless, those at risk of becoming homeless, and persons with disabilities (including developmental disabilities) ▪ Allocate funding to service agencies through the city's CDBG annual action planning process ▪ Continue to financially support the 211 system operated by Community Connect. This system provides information on social services and housing offered within the county. 	<p>Implementation of this program is ongoing. CDBG funds are allocated annually to assist with the prevention of homelessness and to support special needs persons/families through partnerships with the following local service agencies:</p> <ul style="list-style-type: none"> ▪ Inspire Life Skills assisted 8 young adult women aged out of the foster care program to provide shelter and vocational or four-year degrees. ▪ Peppermint Ridge assists developmentally disabled adults. In 2020, the new facility served 92 residents. ▪ Community Connect assisted over 2,243 people find social services and housing opportunities. ▪ United Way assisted 60 adults and 65 children through its domestic violence program and children wellness services. ▪ Big Brothers Big Sisters mentored 28 children. ▪ Corona Norco YMCA provided 97 children classes in fine arts. ▪ Council of Aging visited 34 of facilities and provided supportive services to 16 senior adults through its Ombudsman Program. <p>In the 2020-2021 Action Plan for the CDBG and HOME programs, the City allocated over \$1 million of CDBG funds for the rehabilitation of a homeless emergency shelter that will provide</p>

Table 51: Review of Past Accomplishments

Program	Program Name	Objectives	Progress and Continued Appropriateness
			<p>30+ overnight shelter beds. The shelter facility activity is geared toward improving community facilities to ensure that the City can proactively address street homelessness as it occurs through an emergency shelter that provides a venue to assess and assist literally homeless individuals.</p> <p>Continued Appropriateness: The City will continue to support public and private organizations working towards ending chronic homelessness either through financial support or participation. This program is included in the 2021-2029 Housing Element.</p>
Goal 4: Removing Governmental Constraints			
12	Zoning Ordinance Monitoring	<ul style="list-style-type: none"> ▪ Monitor the city’s zoning ordinance to ensure that standards do not excessively constrain affordable residential development 	<p>Implementation of this program is ongoing. The municipal code underwent a substantial amendment related to second units to provide more flexible standards for Accessory Dwelling Units in accordance with State legislation. The public is aware of this provision and multiple inquiries of interest are received in this regard.</p> <p>Continued Appropriateness: The Constraints Analysis (Chapter 3) of this Housing Element did not identify governmental constraints that would require mitigating programs.</p>
13	Development Fees	<ul style="list-style-type: none"> ▪ Continue to evaluate the impact of fees on residential and mixed-use developments and make adjustments as necessary to facilitate development activities. 	<p>Implementation of this program is bi-annual. Fee studies are undertaken by the city’s Finance Department every two years. The most recent fee study update and adoption took place in 2018.</p> <p>Continued Appropriateness: The City will continue to evaluate the impact of fees on residential and mixed-use developments and adjust as necessary to facilitate development activities. This program is included in the 2021-2029 Housing Element.</p>

Table 51: Review of Past Accomplishments

Program	Program Name	Objectives	Progress and Continued Appropriateness
14	Expedited Project Review and Hearing Process	<ul style="list-style-type: none"> ▪ Continue to provide CDBG funds to a fair housing service provider ▪ encourage affirmative marketing on all residential projects and require developers to advertise to under-represented minority groups to indicate the availability of housing units that meet affordable housing requirements ▪ make available bilingual fair housing assistance and materials ▪ implement the action items identified in the 2015-19 Analysis of impediments to Fair Housing Choice which was adopted by the City Council on April 15, 2015. 	<p>Implementation of this program is ongoing. The five-year 2015-2019 Analysis of Impediments was adopted by the City Council on April 15, 2015. Fair Housing Services are also funded through CDBG, annually. The Riverside County Council of Fair Housing provides information materials in English and Spanish, over the phone assistance, in person consultations and case management. A new five-year 2020-2024 Consolidated Plan and Analysis of Impediments was adopted on June 17, 2020. The City continues to fund fair housing services and increased funding for said services the past 2 years. City staff also work closely through its Code Enforcement and Housing Division with fair housing and participated in a townhall meeting in 2020.</p> <p>Continued Appropriateness: The City will continue to monitor and improve its project review and approval process. This program is included in the 2021-2029 Housing Element.</p>

Chapter 6: Housing Plan

The Housing Plan identifies the City's housing goals, polices, and implementing programs. The overall strategy is to present a balanced and diverse array of policies that cover four overall areas of concern: construction, rehabilitation, conservation, and administration. The goals and policies of the Housing Element are organized into concise goal and policy directives.

GOALS AND POLICIES

Corona intends to implement goals and policies during the 2021-2029 housing element cycle that address the following five major issue areas:

- » Conserving and improving the existing stock of affordable housing
- » Providing adequate sites to achieve a variety and diversity of housing
- » Assisting in the development of affordable housing
- » Removing governmental constraints as necessary
- » Promoting equal housing opportunity

HOUSING PRODUCTION

State law requires that the goals and policies of the housing element shall encourage and facilitate the production of a range in types of housing affordable to households of varied income levels. The City supports this goal by identifying adequate housing sites (infill sites, vacant sites, and larger sites within Specific Plans) that are appropriately zoned for a variety of housing types (e.g., single-family, multiple family, etc.) while implementing programs that address the City's housing needs. At the same time, housing needs continually change over time due to broader demographic factors.

The sites identified for new housing have been found to be adequate to accommodate the City's regional housing needs allocation (e.g., for very low-, low-, moderate-, and above moderate-income households) as determined by the state Housing and Community Development Department (HCD) for the 2021-2029 planning period. The following goal and policies set forth the City's commitment to facilitate and encourage the production of housing commensurate with community needs.

GOAL H-1

Promote and maintain a balance of housing types and corresponding affordability levels to provide for the community's demands for housing within all economic segments of the City.

Policies

- H-1.1 Continue to support public and private sector nonprofit and for-profit organizations in their efforts to construct, acquire, and improve housing to provide access to affordable

housing to lower and moderate-income households. (Implementation Programs 3, 12, 16, 17)

- H-1.2 Promote specific plans and zoning map amendments that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate City services and recognition of environmental constraints. (Implementation Programs 7, 28)
- H-1.3 Provide sites for residential development so that scarcity of land does not unduly increase the cost or decrease the availability of housing for all segments of the community. (Implementation Programs 7, 8, 20)
- H-1.4 Support the development of sustainable projects that reduce demand for water and energy resources, reduce commute times and operational costs, and provide for transit-oriented development. (Implementation Program 6)
- H-1.5 Create or expand zoning designations and commensurate development standards to encourage flexibility in permitted land use types that respond to changing market forces and provide opportunities for higher density residential development, mixed use residential/commercial development, and transit oriented residential development in appropriate areas of the City. (Implementation Programs 7, 14, 15)

SPECIAL NEEDS HOUSING

Corona, like many cities in California, have residents with special housing needs. These include seniors, large families with five or more members, people with disabilities, single parent households, unhoused people, and others in need of housing. The City proactively addresses each of these groups by providing a range of special needs and affordable housing suited to the lifestyles and needs of each special need group.

GOAL H-2

Promote and preserve suitable and affordable housing for persons with special needs, including large families, single parent households, persons with disabilities, and seniors and shelter for the unhoused.

Policies

- H-2.1 Encourage the development of rental units with three or more bedrooms to provide affordable housing for large families. (Implementation Programs 12, 13)
- H-2.2 Work with nonprofit agencies and private sector developers to encourage development of senior housing. (Implementation Program 24)
- H-2.3 Encourage the production of assisted living facilities (single-story houses and apartments) for the disabled and the elderly. (Implementation Program 22)
- H-2.4 Provide emergency shelter with transitional support for City residents, including disadvantaged groups. (Implementation Program 21)

- H-2.5 Encourage the upgrade and conversion of older motels to single-room occupancy housing. (Implementation Program 24)

NEIGHBORHOOD QUALITY

The City of Corona's quality of life is contingent on neighborhood quality and the safety, public amenities, and quality of development found in each neighborhood. Many residential neighborhoods are in excellent condition as evidenced by well-maintained housing, streets with sidewalks and trees, adequate physical infrastructure, and public services. In other cases, some neighborhoods show signs of deterioration and could benefit from improvement. Still other neighborhoods require significant reinvestment in housing, infrastructure, parks and open space, and public services.

Given the diversity of residential neighborhoods, the City of Corona supports a multifaceted approach to improving and preserving the quality and livability of residential neighborhoods. The particular strategies employed to achieve this goal depend on the location of the neighborhood, age and tenure of housing, type of housing, and other neighborhood characteristics. These strategies include, but are not limited to, the following: historic preservation, neighborhood traffic management, infrastructure maintenance, safety, code compliance, and housing rehabilitation. The following goal and policies set forth Corona's commitment to neighborhood quality.

GOAL H-3

Maintain high quality residential development standards to ensure the establishment of livable neighborhoods with lasting safety and aesthetic value, and to promote the maintenance and preservation of historic neighborhoods.

Policies

- H-3.1 Recognize the City's inventory of existing historic structures and seek programs to enhance and preserve those neighborhoods. (Implementation Program 1)
- H-3.2 Encourage the revitalization of the existing dwelling units in the circle area through rehabilitation programs. (Implementation Program 1)
- H-3.3 Provide public services and improvements that enhance and create neighborhood stability. (Implementation Program 5)
- H-3.4 Continue to establish and enforce property maintenance regulations that promote the sound maintenance of property and enhance the livability and appearance of residential areas. (Implementation Program 5)
- H-3.5 Maintain design review for new residential developments to ensure the construction of livable and aesthetically pleasing neighborhoods. (Implementation Program 15)
- H-3.6 Prioritize water and sewer services and upgrades in areas of the city that have been identified as urban infill sites for the planning of affordable housing. (Implementation Program 23)

FAIR HOUSING

Equal access to housing for all is fundamental to each person in meeting essential needs and pursuing personal, educational, employment, or other goals. As defined in state and federal law, fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of protected status. Recognizing this fundamental right, the federal and State of California governments have both established fair housing as a right protected by law. The following goal and policies set forth the City's commitment to fair housing.

GOAL H-4

Ensure that housing opportunities are available to all persons without regard to the classes protected by federal and State laws.

Policies

- H-4.1 Coordinate housing actions with social service agencies and support efforts of organizations dedicated to working toward elimination of discrimination in housing. (Implementation Program 18)
- H-4.2 Promote and provide for nondiscrimination in all City programs. (Implementation Programs 19, 25)

HOUSING PROGRAMS

The goals and policies contained in the Housing Element address the identified housing needs in Corona and are implemented through a series of housing programs. Housing programs define the specific actions the City will take to achieve specific goals and policies. Housing programs include the programs currently in operation in the City as well as new programs. This section provides a description and the qualitative and quantitative objectives for each housing program the 2021-2029 period.

CONSERVING AND IMPROVING EXISTING AFFORDABLE HOUSING

Maintaining Corona's older residential neighborhoods is vital to preserving the overall high quality and character of the community. In addition to maintaining the City's housing stock, Corona must also conserve affordable units. The cost of housing in Corona has become unaffordable or too much of a burden for many residents, particularly those with fixed incomes and lower and moderate-income households. The preservation of affordable housing helps maintain adequate housing opportunities available to all residents.

Program 1: Residential Rehabilitation Program

The Residential Rehabilitation Program includes forgivable loans through the city's allocation of annual Federal HOME Funds to address critical home improvement needs that benefit low- and moderate-income persons, which aid in the prevention or elimination of slums and neighborhood blight. Residential rehabilitation can also include amendments to existing Affordable Housing Agreements that assist affordable housing operators in seeking state funds for the rehabilitation of existing housing units.

Rehabilitation projects can include new heating and air conditioning, new windows, exterior or interior paint, water heater replacement, new roofing, upgraded plumbing or repairs, upgraded electrical, remodeled kitchen and bathroom facilities, termite eradication/repair and accessibility improvements. As part of the city’s CDBG & HOME Funds Action Plan, the City will continue to conduct community outreach regarding available loans and grants.

Funding	CDBG/HOME funds, Renegotiation of City Affordable Housing Agreement
Responsible Agency	City of Corona Community Services Department
Objectives	<ul style="list-style-type: none"> ▪ Assist 48 homeowners in the City’s CDBG low and moderate income neighborhoods in Central Corona over the planning period, which is an average of 6 households annually. ▪ Assist existing affordable housing operators on amendments to existing housing agreements that support funding for the rehabilitation of 96 low income units that are aging in order to preserve existing low income units in Central Corona. ▪ Continue to provide community outreach regarding available loans and grants for needed home improvements in Central Corona by providing information via the city’s website and media channels and conducting ongoing discussions with representatives of organizations that support low income and special needs groups identified in Appendix A.
Timeframe	Annual. This is annually monitored through the city’s CDBG Consolidated Annual Performance and Evaluation Report and identifies the number of houses awarded residential rehabilitation funds. This report is produced and submitted to HUD every September and benchmarks the city’s use of CDBG and HOME Funds for approved programs. This program will be implemented on an ongoing basis throughout the planning period based on available funding.

Program 2: Housing Choice Voucher Program

The Housing Choice Voucher Program (formerly Section 8) is implemented through the Riverside County Housing Authority. Very low-income renters receive supplemental rental assistance for standard housing in order to prevent them from becoming overly rent burdened. The Housing Choice Voucher Program extends rental subsidies to lower income families and the elderly who spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the fair market rent. In 2018, the County issued 333 housing vouchers to Corona households.

Funding	HUD Housing Choice Voucher funding allocation
Responsible Agency	Riverside County Housing Authority
Objectives	<ul style="list-style-type: none"> ▪ Continue to provide tenant-based rental assistance and provide approximately 350 housing vouchers to households in Central Corona and North Main Street annually through cooperation with the Riverside County Housing Authority. ▪ Compile and maintain a list of properties that participate in the Housing Choice Voucher program by October 2023. ▪ Create and implement an outreach program to promote the Housing Choice Voucher program to property owners in Central Corona and North Main Street by October 2023.

Timeframe	October 2023. This program will be implemented on an ongoing basis through the remainder of the planning period.
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Program 3: Conservation of Existing and Future Affordable Units

A total of 89 units in Corona are at risk of losing their affordability controls (e.g., become market rate) prior to December 2023. Under this program, the City shall utilize financial resources available through CDBG, federal, State, and local sources to retain or replace all 89 at-risk units. The program aims to identify and analyze inventory that may be at risk of losing affordability controls, maintain communication with the local HUD office, assist with tenant education, identify potential buyers, identify potential acquisition funds, and coordinate with non-profit developers to identify potential acquisition opportunities.

Funding	CDBG/HOME Administration (monitor at-risk status); other funding sources as available for preservation.
Responsible Agency	City of Corona Community Services Department
Objectives	<ul style="list-style-type: none"> ▪ Annually identify and analyze inventory that may be put at risk of losing affordability controls. ▪ Maintain communication with the local HUD office. ▪ Assist in tenant education. ▪ Identify potential buyers. ▪ Identify potential acquisition funds. ▪ Coordinate with property owners and non-profit developers to identify potential acquisition opportunities by October 2022. ▪ The California Legislature extended the required notification period, requiring property owners give a 12-month notice of their intent to opt out of low-income use restrictions. The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Housing Choice voucher rent subsidies through the County’s housing authority, and other affordable housing opportunities within in the City. ▪ Assist tenants of existing rent restricted units to obtain priority status on housing choice voucher waiting list — HUD has set aside special vouchers for existing tenants in Housing Choice voucher projects that are opting out of low-income use. Upon conversion, the units will stay affordable to the existing tenants as long as they stay. Once a unit is vacated and new tenants move in, the unit will convert to market-rate housing.
Timeframe	Annual. Ongoing monitoring of funding opportunities for long-term preservation.

Program 4: Mobile Home Park Program

The City will maintain its Residential Mobile Home Park zoning ordinance (Municipal Code Chapter 17.30) that sets conditions on changes of use or conversions of mobile home parks, consistent with Government Code Section 66427.5.

Additionally, financial assistance for existing mobile home parks is available through the State Mobilehome Park Rehabilitation and Restoration Ownership Program (MPRRP). The purpose of the

program is to finance, through loans, the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit housing partners, or local public agencies. Loan proceeds may be used to: purchase (conversion) a mobile home park, rehabilitate or relocate a purchased park, purchase by a low-income resident a share or space in a converted park, or pay for the cost to repair or replace low-income residents' mobile homes.

Funding	State Grants/Loans (MPRRP)
Responsible Agency	Community Services Department,
Objectives	<ul style="list-style-type: none"> ▪ Continue to allow mobile home parks to be rehabilitated and restored through ownership programs as permitted by State law. ▪ Distribute the city's Residential Rehabilitation information to residents of mobile homes and award rehabilitation funds to 3 mobile homes during the planning period. ▪ As appropriate, provide information to mobile home park tenants regarding potential tenant purchase of parks and assistance available, through programs such as State's Mobilehome Park Rehabilitation and Restoration Ownership Program (MPRRP).
Timeframe	January 2024. Provide information on the MPRROP on the city's Community Assistance Division website.

Program 5: Neighborhood Improvements

To foster community pride and encourage homeowners to invest in the upkeep of their properties in low- and moderate-income neighborhoods, the City will continue its implementation of neighborhood improvements through its Code Compliance efforts. This program consists of property inspections to ensure exterior and interior public improvements to properties, such room additions, electrical and plumbing upgrades, front yard landscaping and other similar improvements are being done in accordance with city ordinances to ensure the health and safety of habitable units and to maintain the aesthetic appearance of neighborhoods. Such improvements inspire property owners to stay in the neighborhood and preserve the existing housing stock. The City continues to develop methods designed to increase the City's collective sense of community pride.

Funding	CDBG funds
Responsible Agency	Planning and Development – Code Compliance
Objectives	<ul style="list-style-type: none"> Proactive and reactive inspections of 300 housing units annually in the City’s low- and moderate-income neighborhoods that address housing complaints regarding the condition and maintenance of properties and to ensure improvements to properties are done in accordance with city ordinances. The program is intended to provide safe and sanitary housing by requiring non-permitted improvements to be brought into compliance with city ordinances.
Timeframe	Annual inspections of 300 housing units. This program is implemented annually through CDBG funds and is specifically used in the CDBG neighborhoods to provide Code Compliance services. The success of the program is reported annually every September in the city’s CDBG Consolidated Annual Performance and Evaluation Report. This program is ongoing and will be used during the planning period.

Program 6: Sustainable Building

The City through the California Building Code and CAL Green Code require the use of sustainable building techniques for new and rehabilitation projects in order to reduce demand for water and energy. The City also evaluates housing projects for shorten commute distances, protection of the environment, and plan large development projects with environmental principles such as transit-oriented development. The program will continue to implement the Climate Action Plan that fosters sustainability in all development requiring discretionary approval.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> Implement sustainable building practices and incorporate amenities into new housing developments that utilize water efficiency, energy efficiency and building materials (such as solar and pervious outdoor surfaces) that support the City’s Climate Action Plan and CAL Green Building Standards Code.
Timeframe	Annually. The city has an adopted Climate Action Plan and has adopted the California Building Standards for new construction. This program is ongoing through the remainder of the planning period.

PROVIDE ADEQUATE HOUSING SITES

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes, and prices. This is an important function in both zoning and General Plan designations. The City of Corona’s regional housing needs allocation (RHNA) for the 2021-2029 period is 6,088 units.

Program 7: Site Availability and Rezone Program

Through Zoning and General Plan designations, the City maintains a residential sites inventory that is adequate to accommodate the City’s remaining share of regional housing needs. The City’s Regional Housing Needs Assessment (RHNA) is 6,088 units (2,792 units for low income, 1,096 units for moderate

income, and 2,200 units for above moderate income). Future residential growth is expected to primarily be infill development in areas where transit-oriented development and access to services is most feasible. The City will have a shortfall of sites to accommodate the City's remaining RHNA requirements for lower- and moderate-income households, and therefore needs to undergo a rezone program. To accommodate the shortfall of lower-income RHNA, the City will process a zoning amendment to allow multiple family residential development by right on properties that are designated for the Affordable Housing Overlay (AHO) Zone. This zone will allow higher density development up to 60 dwelling units to the acre. Additionally, the General Plan will be amended to allow 100% residential land uses in the Mixed Use designation on properties zoned AHO. The rezoning program is to be completed by October 2022. Rezoned sites will permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower and moderate-income households (Appendix B). Implementation of the AHO Zone will add housing opportunities for lower and moderate-income households in Northwest Corona, Central Corona, and North Main Street, which are identified in the AFFH analysis as the most overcrowded neighborhoods in the City. Many census tracts in those neighborhoods have an overcrowding rate of more than 20% of households. These neighborhoods also experience higher rates of overpayment for housing by renters.

Funding	Department Budget
Responsible Agency	Planning and Development Department

<p>Objectives</p>	<ul style="list-style-type: none"> ▪ Continue to provide zoning at appropriate densities to provide opportunities for accommodating the regional housing needs. ▪ Amend the Zoning Map to incorporate all zoning designation changes required to meet RHNA requirements by October 2022. ▪ By October 2022, amend the Zoning Code to establish an Affordable Housing Overlay (AHO) zone. New residential development within this overlay would be required to set aside at least 20% of the total units for lower and moderate income households. Development standards that differ from traditional lower density residential standards will be established to accommodate higher density development. Development standards shall include reduced setbacks to property lines (example: 10 feet instead of 20 feet), reduced on-site common recreational space requirements (example: 100 sq ft per unit instead of 200 sq ft per unit), no maximum lot coverage requirement, etc. ▪ Rezone properties to an Affordable Housing Overlay (AHO) zone to allow higher density development identified on the sites inventory to meet the RHNA remaining need identified in Table 49 to accommodate the planning of 2,505 lower income units and 674 moderate income units in the neighborhoods in Northwest Corona, Central Corona, and North Main Street, which are the most overcrowded neighborhoods and that have the greatest housing need. ▪ Amend the General Plan to allow 100% residential uses in the MU-1 and MU-2 land use designations on properties that have an AHO zoning designation by October 2022. ▪ Through the implementation of Program 18, maintain an ongoing inventory of multi-family residential and mixed-use sites on the City’s website by providing an interactive zoning map on the housing sites inventory for the AHO zone, which identifies locations, density and development standards encouraging residential development. ▪ Through the implementation of Program 12, create an affordable housing webpage on the city’s website that provides information on the incentives available for the construction of new residential units, such as density bonus, deferral or waiver of development impact fees, identification of sites zoned AHO to support by-right low and moderate-income housing, and AHO development standards ▪ Maintain an ongoing inventory of City-owned properties and other surplus sites owned by other public agencies that may be appropriate for residential uses. ▪ Continually update the Infill Affordable Housing Overlay Map to indicate suitable infill sites for new residential development. Through the implementation of Program 8, monitor the consumption of residential acreage to ensure an adequate inventory and buffer of residential units is available if sites on the residential inventory are not developed with low and moderate-income residential units and rezone additional properties if sites fall below the low and moderate income RHNA allocation. The City will periodically monitor sites. In the event that sites in zones that allow 100% nonresidential sites that are identified for lower-income RHNA develop with non-residential uses, the City will prioritize its buffer allocation to accommodate any shortfall. ▪ Create opportunity for at least 2,654 units for lower income households and 893 units for moderate income households. ▪ By October 2022, change the land use and zoning designations of properties identified as North Main Street District Specific Plan in Appendix B to address any shortfall of sites to accommodate the City’s remaining RHNA requirements. ▪ Add more City concessions for lower-income units through the implementation of Program 13, Density Bonus Program. Permit owner-occupied and multifamily uses
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	<p>by-right for developments when 20 percent or more of the units are affordable to lower-income households. Eligible projects must:</p> <ul style="list-style-type: none"> ▫ Permit at least 16 units per site; ▫ Require a minimum density of 20 units per acre; and ▫ Accommodate at least 50 percent of the lower-income need on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing needs, if those sites: <ul style="list-style-type: none"> – Allow 100 percent residential use; and – Require that all residential use occupy 50 percent of the total floor area of a mixed use project.
Timeframe	October 2024. This program will be implemented through the remainder of the planning period.

Program 8: Residential Sites Monitoring Program

In 2017, Senate Bill 166 (SB 166), otherwise known as “no net loss,” was passed to ensure that cities and counties “identify and make available” additional adequate sites if a housing project is approved at a lower density or with fewer units by income category than what is identified in the Housing Element. In conjunction with Program 7, the City will further implement a monitoring program that evaluates the current capacity of housing sites for all income levels throughout the duration of the planning period. The City commits to internally tracking the City’s available housing sites through its internal database to ensure the City remains on track towards satisfying its RHNA target.

Should an approval of development result in fewer units than assumed in this Housing Element for meeting RHNA requirements (for lower-, moderate-, or above moderate-income households), the City will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> ▪ Maintain an updated inventory of residential housing developments that have been submitted, approved, and denied. ▪ The City will actively promote, through outreach and discussions, sites available for lower- and moderate-income housing development to potential developers, private and non-profit organizations, and other interested persons and organizations. ▪ Amend Title 17 of the Corona Municipal Code by October 2022 to allow, by right, a mix of dwelling types and sizes, specifically missing middle housing types (e.g., duplexes, triplexes, fourplexes, courtyard buildings). ▪ Starting January 2022, annually monitor the City’s remaining housing capacity to ensure compliance with SB 166 and if residential sites are not developed with low and moderate-income residential units and sites fall below the City’s low and moderate income RHNA allocation, the City will rezone additional properties to establish a buffer of additional residential units within 180 days of noticed shortfall of units.
Timeframe	Annually every April through the Annual Progress Report to HCD.

Program 9: Sites Used In Previous Planning Periods Housing Elements

In 2017, AB 879 and AB 1397 were passed requiring additional analysis and justification of the sites included in the sites inventory of the City’s Housing Element. The Housing Element may only count non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. Some sites within this Housing Element were used in previous cycles and this program is included to address the by-right approval requirement. Per AB 1397, the use by right of these sites during the planning period is restricted to developments in which at least 20 percent of the units in the development are affordable to lower income households, provided that these sites have sufficient water, sewer, and other dry utilities available and accessible or that they are included in an existing general plan program or other mandatory program or plan to secure sufficient water, sewer, dry utilities supply to support housing development.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> ▪ The City shall rezone or amend its Zoning Code or applicable specific plans by October 2024 to allow by-right approval for housing developments proposed for non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements, provided that the proposed housing development consists of at least 20 percent lower income and affordable housing units
Timeframe	October 2024. This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 10: Lot Consolidation and Large Lot Development

To facilitate the development of affordable housing of all sizes and scale, the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include affordable housing units. Additionally, the City will adopt incentives for development of high-density residential sites such as reducing minimum yard setbacks, and open space to enhance design flexibility and create a more pedestrian-oriented environment and modifying parking standards where access exists to public transportation.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> ▪ Facilitate lot consolidation or residential and mixed-use developments by providing information and technical assistance to property owners and developers. ▪ Offer incentives for lot consolidation when minimum standards are met (after zoning amendment by October 2022). Incentives could include expedited processing, increased allowable density, decreased parking ratio requirements, reduced setbacks, and increased lot coverage and height allowance. ▪ Waiver of certain development impact fees for lot consolidation for 100 percent affordable housing. ▪ Create lot consolidation provisions for affordable housing projects within the Zoning Ordinance.
Timeframe	October 2023. Incentives would be applied to applicable projects throughout the planning period.

Program 11: Multi-Family Acquisition and Rehabilitation

Acquisition and rehabilitation of existing multi-family housing stock are more cost-effective than constructing new affordable units and provide the additional benefit of maintaining the City’s multi-family housing stock. An important component of Corona’s housing strategy is the identification of existing multi-family units for acquisition and rehabilitating as affordable housing. The City has several older apartment complexes, many in substandard conditions, that have potential for acquisition and rehabilitation. To the extent feasible, the City will encourage a portion of acquired affordable units to be made available to persons with disabilities (including developmental disabilities) and extremely low-income households.

In the previous housing cycle, the City used NSP and HOME funds for the acquisition of a 12-unit dilapidated complex for very low-income families. Additionally, the City used NSP funds to purchase a remnant structure with 19 units. This was part of a partial-take affected by the State Route 91 expansion project. These 19 units were integrated into the Citrus Circle Affordable Housing project which also constructed 42 new units. The entire project created 61 affordable units.

Funding	NSP and HOME funds
Responsible Agency	Community Services Department
Objectives	<ul style="list-style-type: none"> ▪ Utilize NSP and HOME funds to assist both nonprofit and for-profit developers to acquire existing apartment buildings in need of upgrading, in exchange for long-term affordability controls on some or all of the units in Central Corona. ▪ Through the implementation of Program 1, assist existing affordable housing operators on amendments to existing housing agreements that support funding for the rehabilitation of 96 low income units that are aging in order to preserve existing low income units in Central Corona. ▪ Pursue available funds for multi-family acquisition and rehabilitation.
Timeframe	Annual through the city's CDBG/HOME Funds Action Plan, which is adopted every fiscal year.

ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING

The high cost of new construction can prohibit the development of affordable housing units. Incentive programs for housing developers, such as a density bonus, offer a cost-effective means of promoting affordable housing development. Public sector support for new construction includes the following programs for lower and moderate-income housing development.

Program 12: Affordable and Special Needs Housing Development

The City is committed to maintaining and monitoring housing conditions amongst vulnerable, extremely low-income, very low-income, low-income, and special needs populations. Lower-income communities along with the elderly and persons with special needs are disproportionately burdened with poorer housing conditions. Corona will continue to seek new funding opportunities and partnerships to improve housing conditions. The City will identify and partner with advocacy groups such as Habitat for Humanity to expand existing resources and help further improve housing conditions for special needs and low-income communities, and identify the need for rehabilitation assistance as the housing stock ages.

The City will continue to work with nonprofit housing developers to pursue both ownership and rental affordable housing development. This program encourages affordable housing as infill development and will specifically be concentrated on vacant or underutilized parcels. Furthermore, this program aims to facilitate affordable housing production or self-help housing development through assistance in the site identification and acquisition, priority processing, collaboration with non-profit or other developers, as well as explore incentives and additional funding sources.

The following are recent affordable housing activities in the City that are planned in the 6th Cycle:

- » Corona Housing Authority acquired approximately 5 acres at Second Street and Buena Vista Street to support the construction of approximately 130 apartments for low income and

permanent supportive housing. The project is expected to be constructed within this planning period. The Housing Authority will be providing financial assistance and the land for the project.

The City provided financial assistance to these projects for site acquisition, construction, rehabilitation, and/or relocation of existing tenants.

Funding	HOME funds, CHA funds, other sources as available
Responsible Agency	Community Services Department, Planning and Development Department
Objectives	<ul style="list-style-type: none"> ▪ Facilitate affordable housing production and development through assistance in sites identification with the Implementation of Program 7, Sites Availability and Rezone Program, acquisition, priority processing, or collaboration with nonprofit or other developers, as well as provision of incentives with the Implementation of Program 13, Density Bonus Program. ▪ Continue to utilize funds to expand affordable housing projects for special needs populations with the goal of facilitating the development of 130 lower income units within the planning period. ▪ At the City’s predevelopment meeting with developers (held during Development Plan Review) provide developers with the city’s development impact fee waiver, deferral or reduction requirements listed in Corona Municipal Code Section 16.23.170 to support the inclusion of extremely low-income, very low-income, low-income low income units into new multiple family residential projects or for 100% affordable housing developments that have an affordability period for a stipulated period of time. Create a plan review submittal program that will prioritize and streamline the plan review and permit process for extremely low-income, very low-income, low-income, and moderate income projects that qualify for by right development under the AHO zone; being proposed with the implementation of Program 7, Site Availability and Rezone Program by October 2023. The City will prioritize funding received from state and local resources towards the production of affordable housing in AHO sites. ▪ By October 2023, create an affordable housing webpage on the city’s website that provides information on the incentives available for the construction of new residential units, such as density bonus law information, development impact fee waiver and deferral process, sites already zoned for higher density housing to support lower and moderate income units, information on development standards, streamline plan review, etc. ▪ Annually seek additional funding sources and identify new partnerships to greater expand resources in the City. ▪ By October 2024, develop a Streamlined Ministerial Approval Process for developments in localities that have not yet made sufficient progress towards their allocation of the regional housing need. ▪ Monitor both the City’s and State’s development code for any additional updates that will require housing in the City to be altered/changed to comply with the latest updates. ▪ Investigate funding opportunities to provide rehabilitation services to homeowners and people amongst the vulnerable and low-income communities. Priority will be given to repair and rehabilitation of housing identified by the city’s Building Division as being substandard or deteriorating, and which houses lower-income, and in some cases, moderate-income households.

Funding	HOME funds, CHA funds, other sources as available
Responsible Agency	Community Services Department, Planning and Development Department
	<ul style="list-style-type: none"> ▪ Adopt written policies for priority for water and sewer service allocations to proposed developments that include housing units affordable to lower-income households into the General Plan. ▪ The City will seek funds from CDBG to support community, social welfare, non-profit and other charitable groups that provide services for those with special needs in Riverside County area with a focus on Corona residents. For CDBG funds, this will be done through the annual Action Plan process. ▪ In order to assist in the housing needs for special needs populations, the City will: <ul style="list-style-type: none"> » Engage with housing advocates on the identification of needs and new solutions, » The City will pursue funding sources designated for housing for special needs groups » Progress, activities, and issues will be assessed and reported annually with the Housing Element Annual Progress Report and addressed biannually beginning December 2023. ▪ The City will assess and monitor, as data is available, the needs for farmworker housing within the community. ▪ Facilitate and support efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers in agriculturally-zoned areas.
Timeframe	October 2024. This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 13: Density Bonus Program

Consistent with State law (Government Code sections 65915 through 65918), the City continues to offer residential density bonuses as a means of encouraging affordable housing development. The City’s density bonus regulations (Municipal Code Chapter 17.87) have been amended to comply with current state law. However, should new housing legislation on density bonuses be passed, the City will amend its density bonus program to reflect such changes. The purpose of the program is to provide policy incentives to the private sector to donate land or build housing for very low and low income residents, seniors, and/or persons with disabilities by increasing the number of allowable units above that normally allowed under current zoning requirements.

In addition, the City offers density increases above and beyond the State density bonus law. For senior housing and housing for persons with disabilities, the City offers density increases up to a maximum of 75 units per acre by right for both affordable and market-rate developments. Furthermore, multi-family residential development in the Mixed Use and Urban Residential districts in the North Main Street Specific Plan can reach a density of up to 60 units per acre.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> ▪ Update the Corona Zoning Ordinance by October 2023 to integrate future changes in State Density Bonus Law. ▪ Continue to advertise and inform prospective developers of options for density bonuses, and actively educate and promote density bonus increases as adopted on the city's website. ▪ Meet with developers to discuss incentives and concessions appropriate for the density bonus program to facilitate affordable housing development. ▪ Promote the use of density bonus incentives by providing information on City website and offering technical assistance to developers.
Timeframe	October 2023. This program would be implemented on an ongoing basis through the remainder of the planning period.

REMOVE GOVERNMENTAL CONSTRAINTS

To facilitate housing development, the Housing Element must address and, where appropriate and legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to lessen governmental constraints on housing development.

Program 14: Zoning Ordinance Monitoring

The Corona Zoning Ordinance (Title 17 of the Corona Municipal Code) is continuously updated to address changes among a range of issues and State/Federal laws. The City will continue to monitor its policies, standards, and regulations to ensure they work to facilitate residential and mixed use development in the community. The City will also revisit its supportive/transitional parking requirements, and emergency shelter regulations.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> ▪ Monitor the City's Zoning Ordinance to ensure standards do not excessively constrain affordable residential development. ▪ Amend Title 17 of the Corona Municipal Code by October 2024 to comply with AB 101 to permit low barrier navigation centers. ▪ Amend Title 17 of the Corona Municipal Code by October 2024 to comply with AB 2162 which prohibits impositions on any minimum parking requirements for supportive housing units located within ½ mile of a public transit stop. ▪ Amend Title 17 of the Municipal Code by October 2023 to comply with the Employee Housing Act. ▪ Amend the Zoning Ordinance by October 2023 to comply with AB 101 to permit residential care facilities by right and remove the requirement of a CUP. ▪ Amend the Zoning Ordinance by October 2023 to remove subjective text seen as a constraint to the development of residential care facilities. ▪ Amend the Zoning Ordinance including specific plans, as applicable, by October 2024 to allow up to three stories by-right in multifamily residential zones that accommodate affordable housing units. ▪ Amend the Zoning Ordinance by October 2023 to remove non-objective findings from the City's Precise Plan Granting Criteria.
Timeframe	October 2023 and October 2024. This program would be implemented on an ongoing basis through the remainder of the planning period.

Program 15: Flexibility in Development Standards

The City, in its review of development applications, may recommend waiving or modifying certain development standards, or propose changes to the Municipal Code to encourage the development of low- and moderate-income housing. The City offers offsets to assist in the development of affordable housing citywide. Offsets include concessions or assistance including, but not limited to, direct financial assistance, density increases, standards modifications, or any other financial, land use, or regulatory concession that would result in an identifiable cost reduction.

Funding	Department Budget
Responsible Agency	Community Development Department
Objectives	<ul style="list-style-type: none"> ▪ Monitor application of Development Code standards for constraints to development of new low and moderate income housing and recommend changes that would minimize such constraints and enhance the feasibility of high density housing, while maintaining the quality of housing. ▪ Adopt objective development standards and design guidelines for the AHO zone implemented by Program 7 to allow by right multiple family residential that includes at least 20% for lower and moderate-income units, including mixed use , which allows greater flexibility in development standards, such as reduced setbacks, and/or reduction of required common open space areas to support the planning of 2,505 lower income and 674 moderate income households in Northwest Corona, Central Corona, and North Main Street.

Timeframe	October 2022. This program will be implemented on an ongoing basis through the remainder of the planning period.
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Program 16: Development Impact Fees

Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities. While almost all these fees are assessed on a pro rata share system, they often contribute to the cost of housing and constrain the development of lower priced units. As a result, the City will evaluate the impact of the fee increase on residential and mixed-use developments as a potential constraint on housing development and adjust as necessary to encourage and facilitate residential development. In addition, the City will work with the development community to solicit their input on the impact and viability of existing fees. The City currently updates their Fee Schedule for development impact fees every ten to twenty years by the City's Finance Department.

Funding	Department Budget
Responsible Agency	City Council by Policy
Objectives	<ul style="list-style-type: none"> ▪ At least once annually, evaluate the impact of development fees on residential and mixed-use developments that include low income units and make adjustments as necessary to facilitate development activities. ▪ As part of the city's Development Plan Review process educate affordable housing developers in the city on the fee deferral and waiver procedure identified in Section 16.23.170 of the Corona Municipal Code. ▪ Consider a standardized policy to reduce development fees for high-density multifamily housing that can support housing units for low-income households.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 17: Expedited Project Review and Hearing Process

The City will continue to improve the efficiency of the development review process. As a response to a housing shortage in the State of California, Senate Bill 330 (SB 330) was passed to restrict local rules that limit housing production. SB 330 strengthens the Permit Streamlining Act by creating a more efficient two-step application process. In conformance with Government Code Section 65940.1 (SB 1483), the City has all schedule of fees, application forms, Zoning Ordinance/Municipal Code, and other relevant information publicly accessible on the City's website. The City will continue to identify efficiencies for the development process in line with SB 330 and further streamline the permit process. The City will also coordinate with developers to ensure a timely application and development process.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> ▪ The City will create an expedited review and permit process for affordable housing projects and residential care facilities by October 2023. ▪ Annually assess the efficiency of the City's permit streamlining process and continue to implement best practices with efficient project review procedures.

Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.
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PROMOTE EQUAL HOUSING OPPORTUNITY

To make adequate provision for the housing needs of all economic segments of the community, the housing plan must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability.

Program 18: Affirmatively Furthering Fair Housing (AFFH)

To address the requirements of AB 686, the City has worked collaboratively with the County of Riverside Public Housing Authority (PHA) to complete the Analysis of Impediments to Fair Housing (AI) which identifies regional barriers to fair housing. The City has also produced a City-specific AI that discusses local barriers to fair housing with heavy emphasis on racial and economic disparity and environmental justice. Two primary impediments were identified for the City including a lack of access to home improvement financing and limited access to home purchase loans. Recommendations have been identified in the City’s AI to reduce these impediments including implementing programs such as the Residential Rehabilitation Program and efficiently monitoring HDMA data.

The current AI was approved by the City Council on June 17, 2020 to cover program years 2020-2021 through 2024-2025. The City will continue to address the impediments identified in the AI and AFFH analysis provided in Appendix C by examining available housing opportunities through the rezoning of properties and potential Zoning Ordinance amendments to create development standards that would incentivize higher density development to support the inclusion of by-right development for affordable housing units. The AFFH analysis identified extensive areas of the city that are Lower- and Moderate-Income (LMI) areas, which are defined as a Census tract or block group where over 51 percent of the population is LMI, which generally overlap with areas that are more than 60% non-white residents. These areas are predominantly in Northwest Corona, Central Corona, and North Main Street neighborhoods of the city. The AFFH analysis provided in Appendix C and stakeholder outreach with local organizations identified the need for low- and moderate-income housing units in the city, particularly in these areas of the city which are more affected by overcrowding and overpayment by renters, and housing near public transit and services. The rezone effort will increase housing opportunities in Northwest Corona, Central Corona, and North Main Street by 3,179 units to support the planning of lower and moderate-income units. These neighborhoods are historically underserved and generally have lower TCAC opportunity scores compared to West and South Corona. They are also more vulnerable to displacement and would benefit from fair housing and housing mobility education and outreach.

The City will continue to work collaboratively with the County of Riverside Public Housing Authority to identify and promote fair housing, education, and advocacy.

Funding	Department Budget
Responsible Agency	Planning and Development Department, Community Services Department
Objectives	<ul style="list-style-type: none"> Continue to effectively address the requirements of AB 686 by increasing outreach and education through the fair housing service providers, publicize fair housing litigation to encourage reporting, and conduct random testing on a regular basis to identify issues, trends, and problem properties.

Funding	
Funding	Department Budget
Responsible Agency	Planning and Development Department, Community Services Department
	<ul style="list-style-type: none"> ▪ Meet annually with local agencies such as the Fair Housing Council of Riverside County to help identify and reduce barriers to housing on both a regional and local scale. ▪ Once a year provide information to residents in Central Corona, Northwest Corona, and/or North Main Street on the services provided by the Fair Housing Council of Riverside County, such as credit counseling, first-time homebuyer resources, and pre-purchase counseling by including informational pamphlet inserts in the city's mailed utility billings. Provide the information both in English and Spanish. ▪ By December 2022, include on the City's website resources provided by the Fair Housing Council of Riverside County and quick links for easy access to Fair Housing's website. ▪ By December 2022, include on the city's website information and a permit-process flow chart on the City's by-right urban lot split and two-unit dwelling standards for single family residential zoned properties to encourage the construction of additional housing units within existing residential neighborhoods in higher resources areas such as South Corona and West Corona and create opportunity for at least 50 new moderate income units in those neighborhoods . ▪ By October 2022, adopt an Affordable Housing Overlay (AHO) Zone within the Zoning Code to allow by right multiple residential development that contains a minimum of 20 percent affordability to lower and moderate-income households. ▪ By October 2022, implement Program 7, Sites Availability and Rezoning Program, by rezoning non-residential properties identified on the sites inventory to include the AHO zone to allow by-right multiple family residential for housing developments that contain a minimum of 20 percent affordability to lower and moderate-income households to increase opportunities for housing and support the planning of 2,505 lower income and 674 moderate income residential units in Northwest Corona, Central Corona, and North Main Street. ▪ By October 2022, implement Program 7 by amending the General Plan land use for Mixed Use to allow 100% residential on properties with an AHO zone to increase housing opportunities in Northwest Corona, Central Corona, and North Main Street by 3,179 units to support the planning of lower and moderate-income units. ▪ By January 2024, include on the City's website an interactive zoning map on the housing sites inventory for the AHO zone, which identifies locations, density and development standards to encourage the redevelopment of properties with residential land uses in Northwest Corona, Central Corona, and North Main Street and potential residential construction by developers. Implement Program 29, by annually evaluating the city's availability of surplus land to support the development of 60 lower income housing units over the planning period in high resource areas such as South Corona. ▪ Establish a method of measuring the progress of fair housing practices, which can include the index of dissimilarity, the Regional Opportunity Index, and percentage of residents experiencing extreme housing cost burdens. Report the findings of these metrics as part of the city's Housing Element Annual Progress Report starting in April 2023. ▪ Expand understanding of the current state of fair housing practices and potential areas of discrimination by having meetings once a year with the Fair Housing Council of Riverside County on fair housing issues reported around and in the city.

Funding	Department Budget
Responsible Agency	Planning and Development Department, Community Services Department
	<ul style="list-style-type: none"> ▪ The City shall continue to facilitate opportunities for all residents and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout plan development and the public review process. Outreach efforts to disadvantaged communities will be a priority. ▪ Annually implement Program 1, Residential Rehabilitation, and distribute information to residents on the City's Residential Rehabilitation program to encourage the maintenance of aging residential units so that the housing stock of owner-occupied units does not get reduced due to the loss of declining structures and support the award of funds to 6 households annually. The City will prioritize outreach to Central Corona residents as that neighborhood has the highest percentage of aging housing stock and is also an LMI area. ▪ By December 2022, provide information on the City's website on Riverside County's CalWorks program to assist lower-income households to enter or re-enter the workforce.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 19: Fair Housing Services

With assistance from the city's fair housing provider, which is the Fair Housing Council of Riverside County, the city will continue to offer fair housing services to its residents and property owners. Additionally, AB 686 (2017) requires each city to administer its programs and activities related to housing in a manner that affirmatively furthers fair housing. Corona will take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities.

Funding	CDBG, Section 8 Rental Assistance, Housing Trust Fund: General Fund
Responsible Agency	Community Services Department
Objectives	<ul style="list-style-type: none"> ▪ Encourage affirmative marketing on all residential projects and will require developers to advertise to under-represented minority groups to indicate the availability of housing units that meet affordable housing requirements. ▪ Allocate annual CDBG funding during each fiscal year as part of the City's Local Action Plan to support fair housing services to approximately 1,850 city residents. ▪ Meet annually with fair housing service providers and enforcement organizations to track issues and identify patterns in Corona. Potential strategies to improve communication with the public on fair housing rights and resources can include inviting fair housing service providers to present annually at the Planning and Housing Commission, hold a resource fair for residents, hold a meeting to establish connections between fair housing providers and other community service providers and property managers and landlords. ▪ Annually distribute educational materials to at least 30 property owners/managers of apartments in Central Corona, Northwest Corona, North Main Street, and Northeast Corona relative to fair housing requirements, regulations, and services

Funding	CDBG, Section 8 Rental Assistance, Housing Trust Fund: General Fund
Responsible Agency	Community Services Department
	<p>and provide contact information on how to setup staff training with the County's Fair Housing Council.</p> <ul style="list-style-type: none"> ▪ Provide biannual public announcements, via different media (e.g., social media, newspaper ads, and public service announcements at local radio and television channels) related to fair housing programs and opportunities for Corona residents. Public announcement will be provided in both English and Spanish. ▪ Conduct workshops and training with different community-based organizations. ▪ Annually hold diversity awareness events and programs at a variety of locations throughout the city. ▪ Once a year provide information to residents on the services provided by the Fair Housing Council of Riverside County, such as credit counseling, first-time homebuyer resources, and pre-purchase counseling by including informational pamphlet inserts in the city's mailed utility billings. Provide the information both in English and Spanish. ▪ By December 2022, include on the City's website resources provided by the Fair Housing Council of Riverside County and quick links for easy access to Fair Housing's website. ▪ Respond to complaints of discrimination (i.e. intaking, investigation of complaints, and resolution) within 3 days and follow up with information on the resources and services available through fair housing services. ▪ Annually conduct fair housing testing at random sites to measure compliance and remove any such impediments through fair housing law enforcement. ▪ Take affirmative actions to further fair housing choice in the city, and implement the solutions developed in the Regional Analysis of Impediments to Fair Housing Choice to mitigate and / or remove fair housing impediments. ▪ Target housing creation or mixed income strategies through the implementation of Program 13, Density Bonus Program, to offer residential density bonuses as a means of encouraging affordable housing development.
Timeframe	Annual. This program is implemented annually through CDBG funds. The success of the program is reported annually every September in the city's CDBG Consolidated Annual Performance and Evaluation Report to HUD.

Program 20: Segregation in Housing Implementation

Despite the repeal of explicitly racist and discriminatory housing laws, there remains a lasting legacy of segregation and resources disparities. Housing choice is often limited for persons of protected classes, including communities of color, to segregated concentrated areas of poverty. Programs under this goal are designed to affirmatively reduce barriers to housing, including but not limited to racial inequities, high housing costs, and public awareness of existing resources.

Funding	Departmental Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> ▪ Monitor application of Development Code standards for constraints to development of new housing and recommend changes that would minimize such constraints, including but not limited to flexibility in building setbacks, increased lot coverage, reduced parking requirement if within 0.5 miles of transportation stops, etc. in order to enhance the feasibility of affordable housing, while maintaining the quality of housing. ▪ By December 2022, implement Program 18, Affirmatively Furthering Fair Housing, to include on the City's website information and a permit-process flow chart on the City's by-right urban lot split and two-unit dwelling standards for single family residential zoned properties to encourage the construction of additional housing units within existing residential neighborhoods in higher resources areas such as South Corona and West Corona and create opportunity for at least 50 new moderate income units. ▪ Assess opportunities on infill sites for residential development and redevelopment of underutilized property that could support higher density housing opportunities for low and moderate income households through the implementation of Program 7, Sites Availability and Rezoning Program, by increasing housing opportunities by 3,179 units in Northwest Corona, Central Corona, and North Main Street. ▪ Provide on the City's Housing Division website a link to Riverside County's Mortgage Credit Certificate Program and First Time Homebuyer Program by January 2023.
Timeframe	October 2022. This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 21 Housing for Persons Experiencing Homelessness

On June 17, 2020, Corona's City Council adopted the Strategic Plan to Address Homelessness, designed to address homelessness through various programs. The City's Homeless Prevention Programs was created as a result of the City's Strategic Plan to Address Homelessness. The Program is for Corona households who are at risk of becoming homeless as defined by HUD and focuses on self-sufficiency and stabilization. Services include rental assistance, first/last month rent and/or deposit, utility assistance, transportation assistance, and case management. The Strategic Plan identified eight goals to help prevent homelessness, improve quality of life, and reduce homelessness:

- » Develop a Systems-Oriented Approach to Address Homelessness;
- » Develop a Low-Barrier Emergency Shelter/Navigation Center System;
- » Develop Permanent Supportive and Affordable Housing Solutions;
- » Expand Outreach and Engagement;

- » Develop and Participate in Sub-Regional Collaboratives with Neighboring Cities;
- » Develop Partnerships with the County and Continuum of Care to Support Plan Initiatives;
- » Develop a Homeless Prevention Initiative
- » Develop an Advocacy Campaign to Support Plan Initiatives, and;
- » Expand Data Tracking Systems and Dashboard to Measure System Performance

Funding	CDBG, HOME, SB2
Responsible Agency	Community Services Department, Community Development
Objectives	<ul style="list-style-type: none"> ▪ Continue to monitor policies, standards, and regulations to ensure that they do not unduly impact persons with special needs. ▪ Coordinate with agencies such as the Housing and Homeless Coalition of Riverside County along with SCAG for the purposes of coordinating efforts, reducing the unsheltered population, increasing emergency and permanent housing, and leveraging resources to address homelessness. ▪ Continue to provide funding for local and sub-regional homeless service providers that operate temporary and emergency shelters. ▪ Assist (when possible) local non-profits and charitable organizations in securing state and federal funding for the acquisition, construction, and management of shelters. ▪ Review the low barrier navigation centers and emergency shelter provisions to comply with recent changes to state law and amend the zoning ordinance (Refer to Program 14) and other documents as part of the General Plan and Zoning Code by October 2022. ▪ Consider establishing a maximum length of stay for emergency shelters to have a limit of no more than 180 consecutive days within a one-year period instead of a total of 180 days in a one-year period. ▪ Continue to financially support the 211 system operated by the Volunteer Center of Riverside County. This system provides information on all social services offered in Riverside County. ▪ Commit to updating the Zoning Ordinance to be consistent with the State law for parking requirements which are allowed for staff, provided the requirements do not exceed parking requirements for other uses and proximity requirements, provided those shelters are not required to be more than 300 feet apart by October 2022.
Timeframe	Annual. This program is implemented through CDBG funds. The success of the program is reported annually every September in the city's CDBG Consolidated Annual Performance and Evaluation Report to HUD. This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 22: Housing for Special Needs Populations

The Corona Zoning Ordinance is continuously updated to address a wide range of issues and State and federal law with respect to accommodating and addressing housing for special needs. In 2018, Assembly Bill 2162 (AB 2162) was passed which requires that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multifamily uses. The City's Zoning Ordinance currently reflects this piece of AB 2162. Additionally, AB 2162 prohibits local governments from imposing any minimum parking requirements for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop. The City is currently not in compliance with this piece of AB 2162 and will amend Title 17 of the Corona Municipal Code to reflect this portion of the legislation.

The City is committed to expanding supportive housing opportunities for vulnerable communities that rely on such services. The City will continue to monitor its policies, standards, and regulations to ensure that they do not unduly impact persons with special needs. The City will also facilitate the development of

housing for persons with disabilities, including developmental disabilities, and other special needs through incentives for affordable housing development.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> ▪ Continue to monitor policies, standards, and regulations to ensure that they do not unduly impact persons with special needs. ▪ Amend Title 17 of the Corona Municipal Code to incorporate all changes to State legislation pertaining to special needs populations as part of the General Plan and Zoning Code update project, by October 2023. ▪ Facilitate the development of housing for persons with disabilities, including developmental disabilities, through technical assistance and partnerships with affordable housing providers, with the goal of submitting 3 applications for funding for housing development (new construction or rehabilitation) to support persons with disabilities by the end of the planning period. ▪ Meet with special interest groups twice a year at scheduled Continuum of Care meetings in Riverside County and support State funding opportunities that help educate and execute the development of supportive and transitional housing in existing, vacated commercial buildings in Central Corona that can be converted to residential uses to support the production of 53 permanent supportive housing units for extremely low income households over the planning period.
Timeframe	October 2023. This program should be monitored annually and implemented on an ongoing basis through the remainder of the planning period.

Program 23: Safe and Healthy Communities

Minority and lower-income communities have historically been disproportionately burdened by environmental impacts such as poor air quality. Under California Government Code 65040, environmental justice is designed as “the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.” The City is committed to expanding safe and healthy housing opportunities for all people through the continuous expansion of environmental justice policies, conducting thorough environmental review of all housing developments, and creating partnerships with environmental justice agencies and advocates such as the California Environmental Justice Alliance. The AFFH analysis provided in Appendix C determined that northern Corona neighborhoods (Central Corona, Northwest Corona, and North Main Street) have less positive environmental outcomes than the southern half of the city. Therefore, this program emphasizes place-base strategies to reduce disparities.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> ▪ Annually monitor policies, standards, and regulations regarding environmental justice in the City, especially those that may impact LMI neighborhoods and lower CalEnviroscen scores, particularly Northwest Corona, Central Corona, and North Main Street. ▪ Nurture ongoing partnerships, with a focus on Northwest Corona, Central Corona, and North Main Street neighborhoods, that help educate and execute the development of safe and healthy housing communities for all groups of people. ▪ Apply for a minimum of 3 funding applications to support placemaking activities and/or infrastructure improvements in Northwest Corona, Central Corona, and North Main Street during the planning period.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 24: Alternative Housing Program

Under this program, the City will continue to support alternative types of housing, such as multifamily units, single-room occupancy units, and managed living units or “micro-units,” to accommodate extremely-low-income households.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> ▪ Continue to annually monitor underutilized properties and sites that have a potential for alternative housing options and offer the information to interested developers on an on-going basis. ▪ Rezone underutilized commercial, office, and or industrial space, as appropriate, to facilitate use for alternative housing types. This will be done with the RHNA updates on or before October 2024 and then annually as opportunities arise. ▪ By October 2024, develop, as part of a zoning ordinance update, measures that encourage affordability by design (e.g., smaller, more efficient and flexibly-design living spaces). ▪ Where appropriate, utilize the city’s regulatory powers (e.g., land use and fees) to remove the requirement of a CUP for the development of care facilities that provide 24-hour care to seven or more disabled persons. ▪ Encourage the development of alternative housing including care facilities for 7+ individuals in residential zones. ▪ Actively encourage, through annual outreach and discussions with developers, innovative housing structures, such as micro-unit housing and new shared and intergenerational housing models to help meet the housing needs of aging adults, students, and lower-income individuals citywide. This will be accomplished on an on-going basis. ▪ Develop and promote assistance with financing or funding applications.
Timeframe	October 2024. This program should be monitored annually and implemented on an ongoing basis through the remainder of the planning period.

Program 25: Community Outreach Program

Community outreach is a key component to developing a comprehensive and inclusive housing market in the City. It is critical to engage local community groups and stakeholders from all sectors of the community in order to educate and provide inclusive housing opportunities. The goal of this program is to inform and engage residents in the City’s housing and overall planning process, particularly residents who may benefit from more fair and equitable housing opportunities. Strategies to expand accessibility and help further educate community groups include:

- » Sharing and distributing public announcements/information through a variety of mediums such as flyers, E-blasts, website updates, new media, and social media;
- » Actively engaging existing stakeholders and seeking additional stakeholders from all sectors of the community to participate in the public participation process;
- » Increasing accessibility to public meetings by conducting public meetings around typical work hours, accommodating persons with disabilities, choosing locations near transit centers, and providing resources such as childcare, language translation services, and food and refreshments where possible;
- » Continuing to educate all community groups about the services available for rental, homeownership, and rehabilitation/maintenance services.

Funding	Department Budget
Responsible Agency	Planning and Development Department, Community Services
Objectives	<ul style="list-style-type: none"> ▪ Increase accessibility to public meetings for all sectors of the community including minority groups and persons with disabilities by ensuring public meetings are in accessible locations to all persons. ▪ Ensure public meetings and other planning processes are delivered in ways that all groups of the community can understand such as delivering meeting content in multiple languages. ▪ Make public announcements and information accessible and visible using a variety of communication methods.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 26: Community Placemaking Pilot Program

The City of Corona actively seeks to identify new opportunities to connect neighborhoods despite differences in income levels and demographics. The Community Placemaking Pilot Program will implement small-scale placemaking projects/events that connect community members through neighborhood beautification and active and passive engagement opportunities accessible to persons of all abilities and backgrounds. Placemaking strategies include but are not limited to:

- » Increase signage and wayfinding between neighborhoods;
- » Implement “popup parks”/sidewalk cafes in community neighborhoods;
- » Create a community murals programs to help beautify community neighborhoods and connect local artists of all backgrounds;
- » Increase seating, such as picnic tables with chess/checker boards;
- » Create a designated city community garden for all members of the community to visit and volunteer;
- » Coordinate neighborhood walks/races, and;
- » Increase overall community outreach (partnering with Program 25) to help spread the word on new community attractions in various neighborhoods and educate community groups on new community activities

Funding	Department Budget, CDBG
Responsible Agency	Community Services Department
Objectives	<ul style="list-style-type: none"> ▪ Connect diverse neighborhoods through small, inclusive, and accessible placemaking projects and activities. Achieve at least 3 placemaking projects and activities in the neighborhoods of Northwest Corona, Central Corona, and/or North Main Street by 2028. ▪ Expand public outreach to target all neighborhoods and educate people from all types of community groups on new and upcoming neighborhood projects and activities. Engage at least one new neighborhood-based group from the

	<p>neighborhoods of Northwest Corona, Central Corona, and/or North Main Street in neighborhood projects or activities by 2028.</p> <ul style="list-style-type: none"> Annually examine the need for infrastructure and secure funding for 3 improvement projects over the planning period within the CDBG target area of Central Corona that improves the amenities in neighborhood parks and sidewalk conditions to enhance the quality of life of residents in the LMI designated neighborhood which is where the majority of housing opportunities will be with implementation of the rezone program.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 27: Replacement Housing Program

Development on nonvacant sites with existing residential units is subject to replacement requirements, pursuant to AB 1397. The City will amend the Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> Pursue amendment to the Zoning Code by October 2022 to address replacement requirement.
Timeframe	October 2022. This program will be implemented within one-year of Housing Element adoption.

Program 28: ADU Monitoring and Incentive Program

Adopted state legislation has made ADUs more viable for property owners by removing governmental constraints, such as building setbacks, parking requirements, and lot size requirement, previously regulated by local governments. Recent state law also requires ADUs to be approved within 60 days, and to also allow junior ADUs within existing structures. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, prohibited the collection of development impact fees on units of less than 750 square feet, and permitted ADUs at existing multi-family developments. This program aims to annually monitor the production of ADU's along with provisions made to ADU legislation.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> Create a separate webpage on the City's website that provides information on ADUs and City requirements. Provide a plan review and permit flow chart for ADUs to educate property owners on the process of getting a permit for an ADU.

	<ul style="list-style-type: none"> ▪ Biannually advertise ADU information through the City's social media channels to encourage additional construction. ▪ Conduct mid-cycle reviews in 2024, 2026 and 2028 to evaluate if ADU production and affordability levels are being achieved, and if falling short, ensure adequate sites are available to address the lower income RHNA or commit to rezoning additional sites (as necessary) within one year to offset any shortfall. ▪ Achieve ADU development of 46 ADUs affordable to lower-income households and 28 ADUs affordable to moderate-income households. ▪ Review and implement efforts to increase ADU construction (e.g. expedited permit review, pre-approved ADU site/floor plans) no later than December 2025 to encourage a 20% increase in ADUs annually in high resource opportunity areas of Corona, such as South Corona, West Corona and Northeast Corona.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

PROGRAM 29: SURPLUS LAND ACT PROGRAM

Leverage City-Owned Land for the Development of 100 Percent Affordable Housing Projects. The City will follow all requirements of the Surplus Land Act, Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5, including holding a public hearing designating the properties as “surplus properties” under California Law. The City will also conduct an analysis to determine, based on market conditions, if selling or leasing the properties would maximize the development of affordable units. The City will then send a Notice of Availability to all required parties regarding the availability of City surplus land available for purchase or lease. It is the City’s intent to facilitate the development of 100 percent affordable housing projects on vacant or underutilized City owned sites. The City will also coordinate with the public entities that own a site (or sites) to ensure that the legally mandated surplus property process is followed.

Funding	Not applicable
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> ▪ Evaluate the city’s availability of surplus land by December 2022 to support the development of 60 lower income housing units over the planning period in high resource areas such as South Corona.
Timeframe	Issue Notice of Availability by March 2023.

SUMMARY OF QUANTIFIED OBJECTIVES

The City has proposed its objectives for the Housing Element period based on financial resources, past experience, and staff capacity. The quantified objectives do not represent a cap on development and does not require the City to construct these units, but rather set a target goal for the jurisdiction to achieve

based on needs, resources and constraints. Table 52 summarizes the City's quantified objectives for the 2021-2029 period by income group.

Table 52: Quantified Housing Objectives (2021-2029)

Task	Income Level				
	Extremely Low	Very Low	Low	Moderate	Above Moderate
New Construction					
Program 7: Site Availability & Rezone Program*			500	195	
Program 12: Affordable Housing Development	36	11	83		
Program 18: Affirmatively Furthering Fair Housing		60			
Program 22, Housing for Persons with Special Needs	53				
Program 28: ADU Program*			46	28	
Rehabilitation					
Program 1: Residential Rehabilitation			96	48	
Program 5: Neighborhood Improvements			150	150	
Conservation					
Program 2: Housing Choice Voucher			350		
Program 3: Conservation of Existing and Future Affordable Units			89		
Total	89	71	1,314	421	0**
* This program supports development or change in regulations that is used to support the development of units that can meet the needs of lower-income and moderate-income households.					
** It is assumed that the above-moderate income households will be constructed based on the market.					

Appendix A

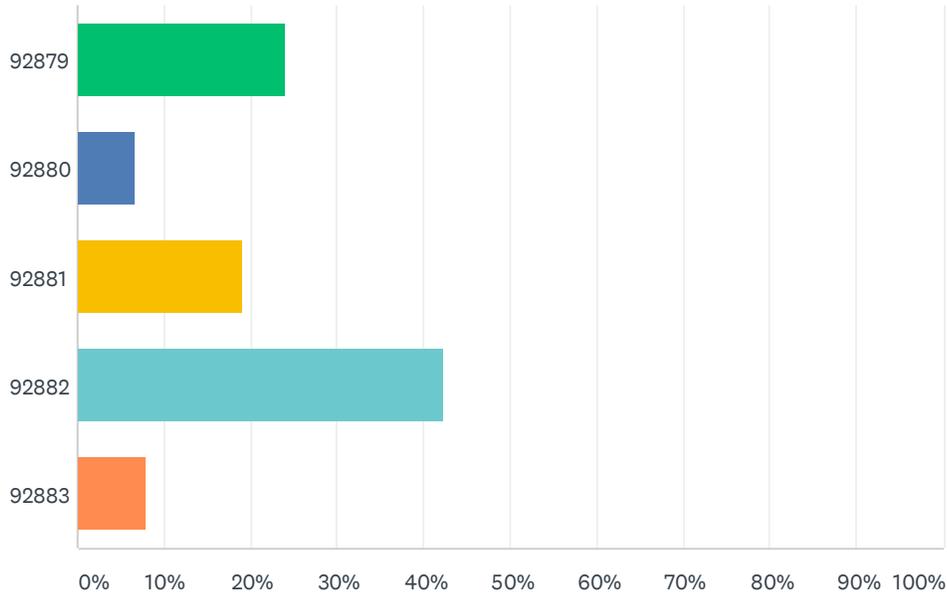
PUBLIC OUTREACH

Appendix A-1
Housing Element Online Public Survey Results

City of Corona - Housing Element Update

Q1 If you are a resident of the City of Corona please select the zip code for your place of residence. If you are not a resident in the City move on to Question 2.

Answered: 253 Skipped: 7



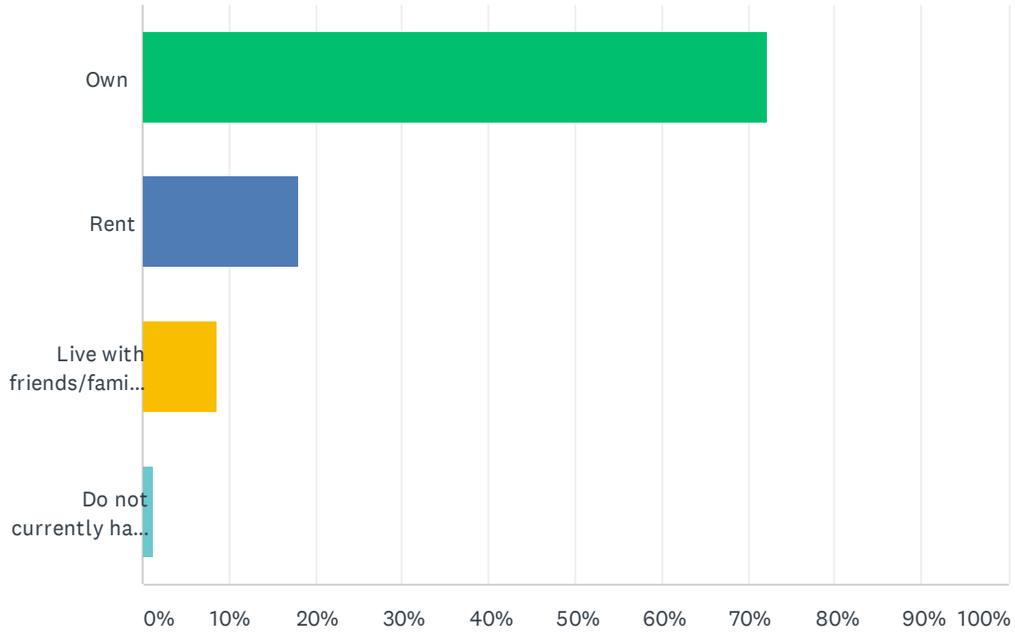
ANSWER CHOICES	RESPONSES	
92879	24.11%	61
92880	6.72%	17
92881	18.97%	48
92882	42.29%	107
92883	7.91%	20
TOTAL		253

Q2 Do you represent a special interest group (example: service provider associated with domestic violence, seniors, persons with disabilities, veterans, etc.; community group, housing developer, other?) If so, please provide Name of Organization. Once answered, please move on to Question 9.

Answered: 50 Skipped: 210

Q3 Which best describes your current housing situation?

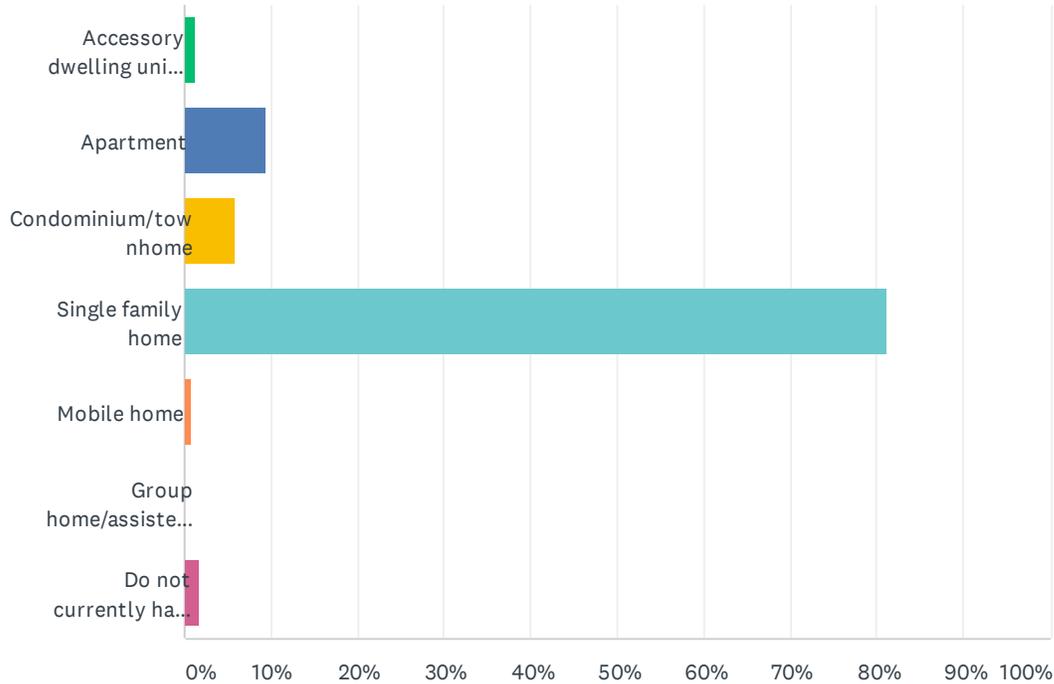
Answered: 255 Skipped: 5



ANSWER CHOICES	RESPONSES	
Own	72.16%	184
Rent	18.04%	46
Live with friends/family, do not own or pay rent	8.63%	22
Do not currently have a permanent home	1.18%	3
TOTAL		255

Q4 Which best describes your current living situation?

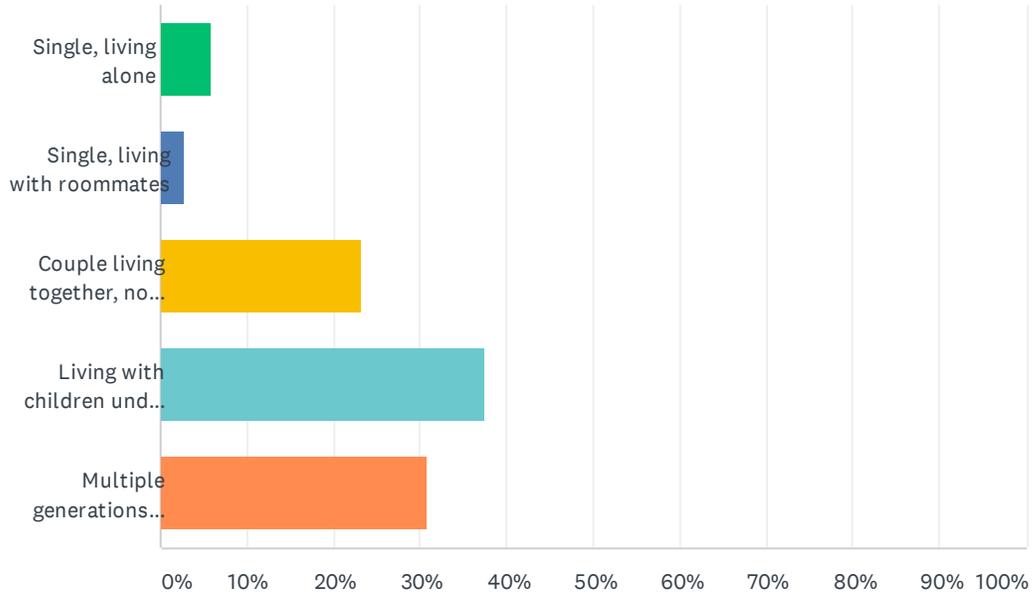
Answered: 254 Skipped: 6



ANSWER CHOICES	RESPONSES	
Accessory dwelling unit (granny flat/guest house)	1.18%	3
Apartment	9.45%	24
Condominium/townhome	5.91%	15
Single family home	81.10%	206
Mobile home	0.79%	2
Group home/assisted living	0.00%	0
Do not currently have a permanent home	1.57%	4
TOTAL		254

Q5 Which best describes your household composition?

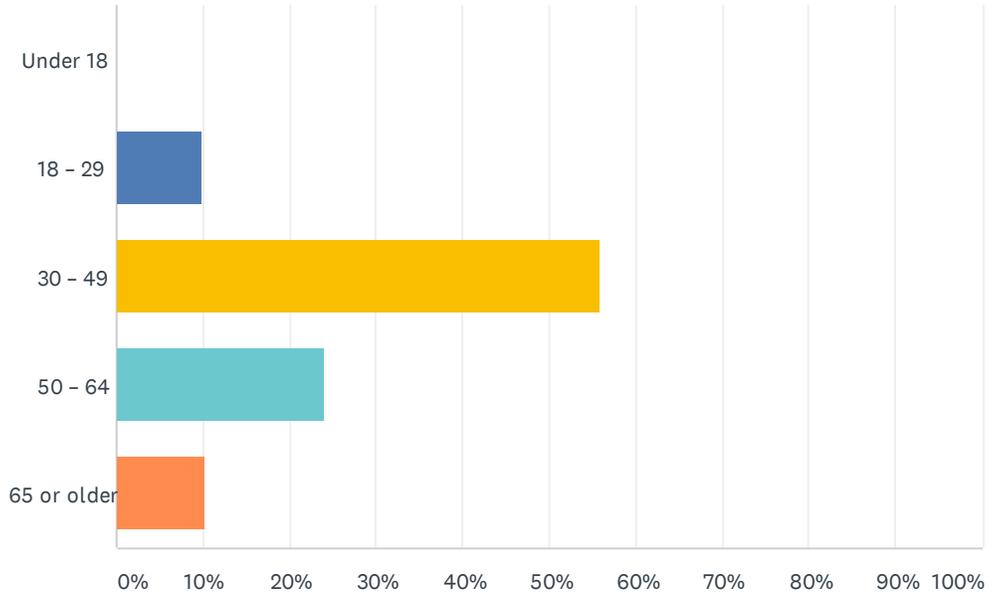
Answered: 254 Skipped: 6



ANSWER CHOICES	RESPONSES	
Single, living alone	5.91%	15
Single, living with roommates	2.76%	7
Couple living together, no children	23.23%	59
Living with children under 18 at home	37.40%	95
Multiple generations living together (adult children, parents, grandparents, etc.)	30.71%	78
TOTAL		254

Q6 What is your age group?

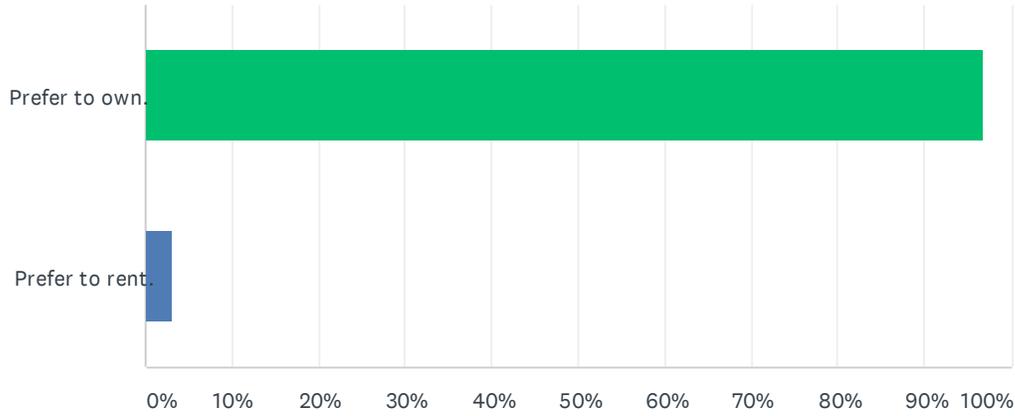
Answered: 254 Skipped: 6



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18 - 29	9.84%	25
30 - 49	55.91%	142
50 - 64	24.02%	61
65 or older	10.24%	26
TOTAL		254

Q7 What is your preference when it comes to housing?

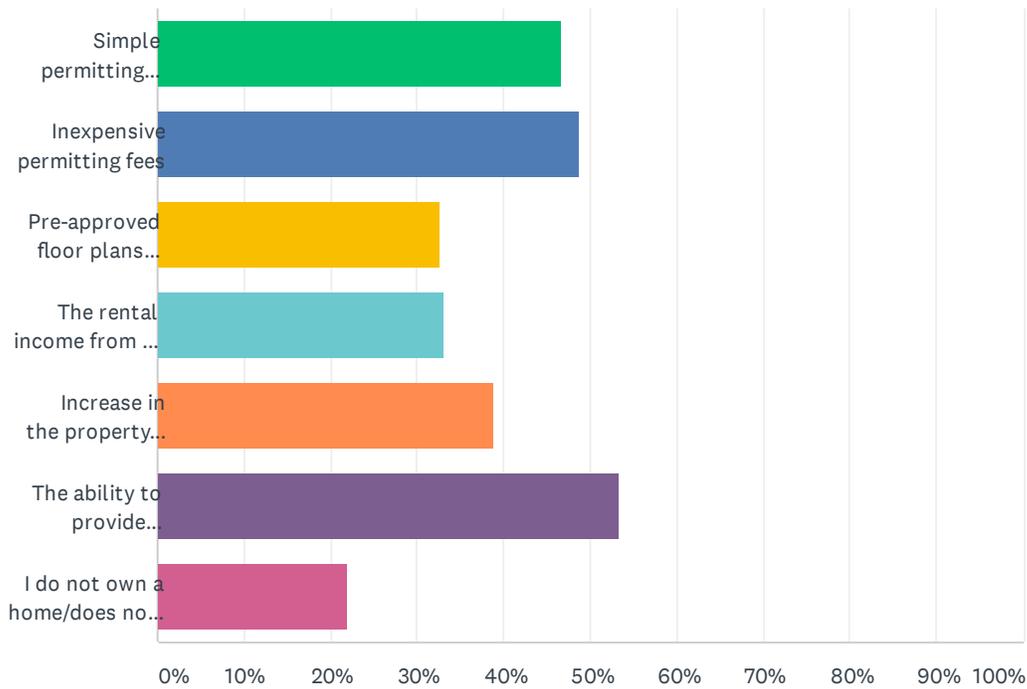
Answered: 253 Skipped: 7



ANSWER CHOICES	RESPONSES	
Prefer to own.	96.84%	245
Prefer to rent.	3.16%	8
TOTAL		253

Q8 Recently adopted state legislation mandates that accessory dwelling units, commonly known as an ADU, be allowed on residential properties that are zoned single family. If you own a home, what would make you consider adding an accessory dwelling unit (ADU) to your house or property? (Select all that apply)

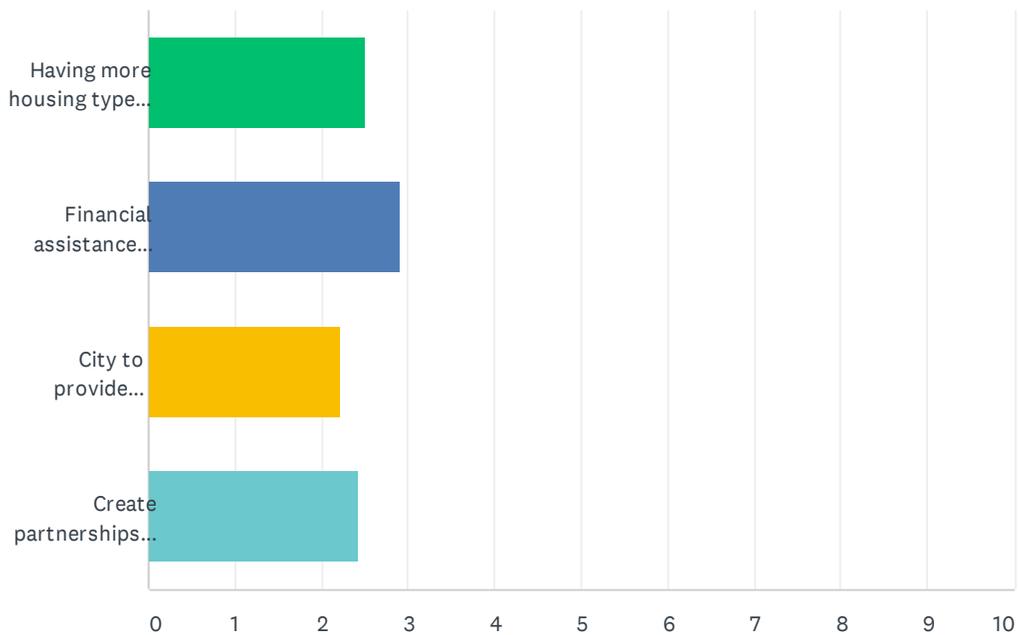
Answered: 236 Skipped: 24



ANSWER CHOICES	RESPONSES	
Simple permitting process	46.61%	110
Inexpensive permitting fees	48.73%	115
Pre-approved floor plans provided by the City for a detached ADU.	32.63%	77
The rental income from an ADU	33.05%	78
Increase in the property resell value	38.98%	92
The ability to provide separate living quarters for someone in my family.	53.39%	126
I do not own a home/does not apply to me	22.03%	52
Total Respondents: 236		

Q9 Using a numeric rating from 1 through 4, with 1 being the most effective and 4 being the least effective, please rank the approaches that you think would provide the best options for housing?

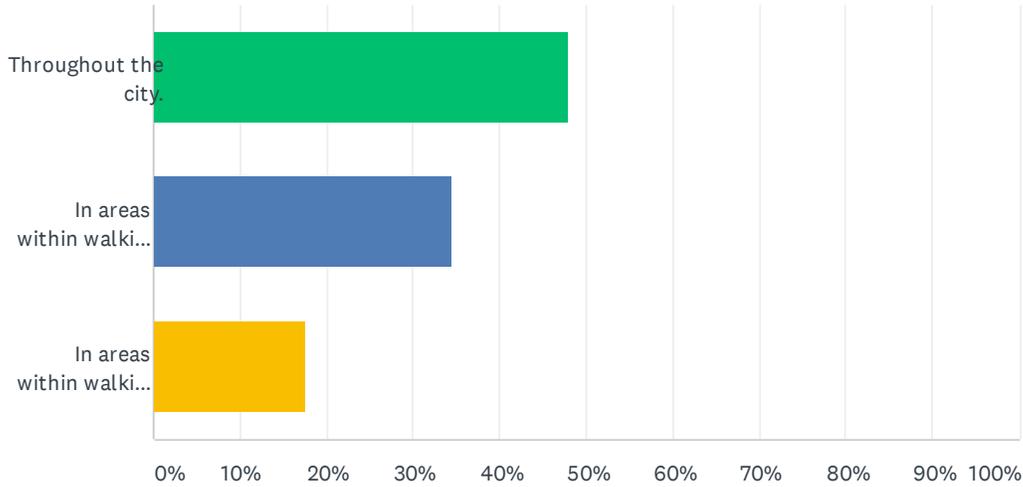
Answered: 257 Skipped: 3



	1	2	3	4	TOTAL	SCORE
Having more housing types available (single family, condominium community, apartment community).	30.17% 73	18.18% 44	25.62% 62	26.03% 63	242	2.52
Financial assistance programs such as rental assistance and down payment assistance programs.	34.69% 85	32.65% 80	20.82% 51	11.84% 29	245	2.90
City to provide incentives for developers to include affordable housing units/workforce housing units within a high-density market-rate rental development.	15.06% 36	24.69% 59	26.36% 63	33.89% 81	239	2.21
Create partnerships with organizations that help people experiencing homelessness find permanent housing.	23.48% 58	23.89% 59	25.10% 62	27.53% 68	247	2.43

Q10 Do you think new housing should be located:

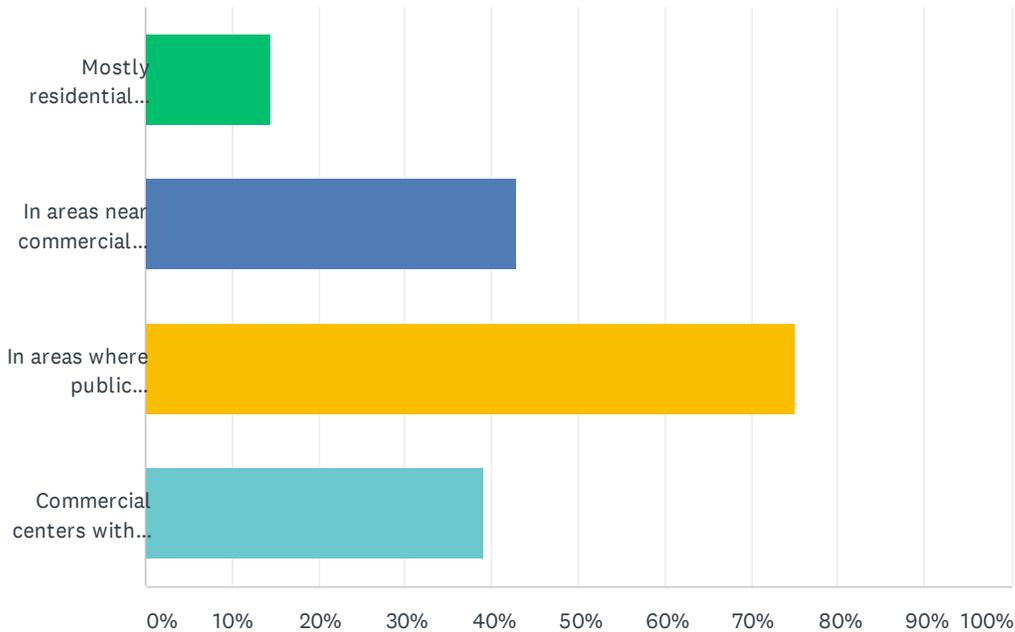
Answered: 246 Skipped: 14



ANSWER CHOICES	RESPONSES	
Throughout the city.	47.97%	118
In areas within walking distance to public transportation (example: Sixth Street, Main Street).	34.55%	85
In areas within walking distance to commercial services.	17.48%	43
TOTAL		246

Q11 Which areas of the City do you think would be better suited for high-density residential involving apartments and/or condominiums? (Select all that apply)

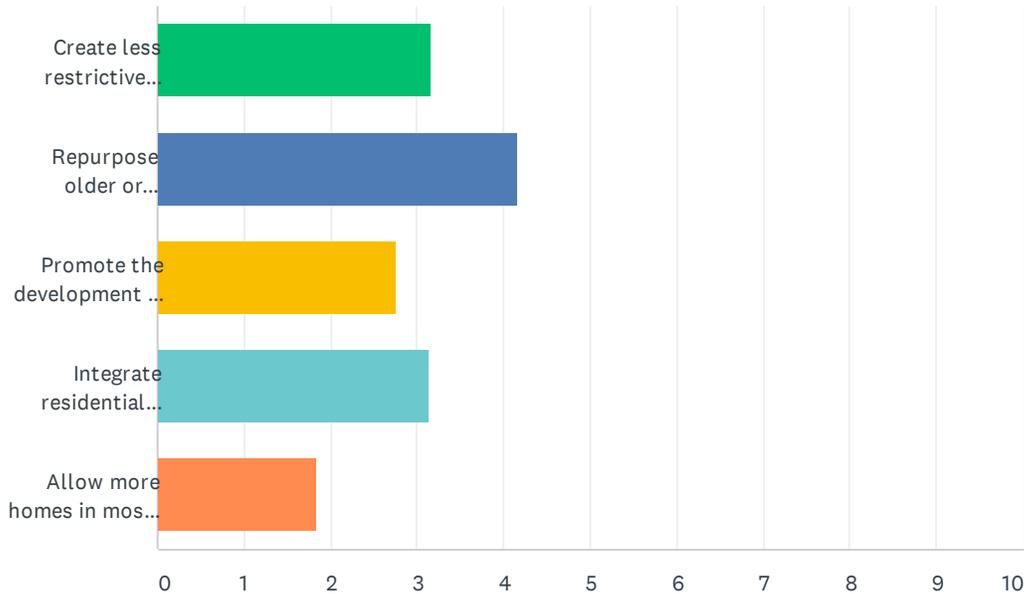
Answered: 250 Skipped: 10



ANSWER CHOICES	RESPONSES	
Mostly residential areas.	14.40%	36
In areas near commercial centers.	42.80%	107
In areas where public transportation is within walking distance.	75.20%	188
Commercial centers with housing integrated (mixed-use).	39.20%	98
Total Respondents: 250		

Q12 The State of California mandates that the City’s General Plan Housing Element be periodically updated in order to provide housing opportunities for every income sector of the population. In your opinion, please rank the most effective way the City could provide additional options for housing. One (1) being the most effective and 5 being the least effective.

Answered: 252 Skipped: 8



	1	2	3	4	5	TOTAL	SCORE
Create less restrictive development standards for residential housing that would be developed near commercial centers (example: reduced setbacks, reduce (not eliminate) the amount of space devoted to on-site open space, etc.).	18.91% 45	23.53% 56	24.37% 58	20.17% 48	13.03% 31	238	3.15
Repurpose older or underutilized commercial centers with housing, including an opportunity for residential and commercial mixed use and live/work units.	50.83% 123	24.79% 60	17.77% 43	4.13% 10	2.48% 6	242	4.17
Promote the development of Accessory Dwelling Units (ADU) in existing residential neighborhoods.	10.59% 25	17.80% 42	27.12% 64	27.12% 64	17.37% 41	236	2.77
Integrate residential within the commercial sectors of Downtown, including residential and commercial mixed use and live/work units.	14.69% 36	28.16% 69	21.63% 53	26.12% 64	9.39% 23	245	3.13
Allow more homes in mostly residential areas.	7.00% 17	6.58% 16	7.82% 19	21.40% 52	57.20% 139	243	1.85

Q13 Is there any other feedback you'd like to share with the City of Corona as we update our General Plan Housing Element?

Answered: 106 Skipped: 154

CITY OF CORONA HOUSING ELEMENT UPDATE



JOIN US FOR A VIRTUAL STAKEHOLDER WORKSHOP



The City of Corona invites you to participate in an interactive discussion regarding the City's housing needs and programs for the City's 2021-2029 Housing Element update. Please join us to learn more about the update process, strategize potential housing locations, and discuss needs and opportunities for meeting the City's housing goals (including affordable and special needs housing).

WHAT IS THE HOUSING ELEMENT?

The Housing Element establishes goals, policies, and implementation measures to guide the development of housing in Corona. It is included in the Corona General Plan and outlines the City's plan to meet existing and projected future housing needs for all economic segments of the community.

HOW TO REGISTER

Please join us by desktop, tablet, and phone at one or both of the following Zoom meetings (the same information will be provided at each). Meetings will be interactive and conducted online.



TAKE THE SURVEY!



You can also provide input via our survey by March 1, 2021: www.surveymonkey.com/r/2GQMSPR



Tuesday, Feb. 16 at 4 p.m.

<https://us02web.zoom.us/j/85293875221>



Wednesday, Feb. 18 at 11 a.m.

<https://us02web.zoom.us/j/84017205448>

FOR MORE INFORMATION:



Contact Joanne Coletta, Community Development Director
at Joanne.Coletta@CoronaCA.gov or (951) 736-2434.

www.CoronaCA.gov/GPUUpdate

Visite la página web anterior para obtener información en español. Para seleccionar español, consulte el menu desplegable en la página web.

Appendix A-3 Stakeholder Workshop Invitee List

Stakeholder Consultation Matrix

Agency	Type	EMAIL	First	Last	Title	Address	City	Zip Code	Telephone
211 Community Connect	Continuum of Care	mdavis@connectrivside.org	Marie	Davis	CEO/President	2060 University Ave Ste 212	Riverside	92507	(951) 329-4706
AARP California	Services-Elderly	CAAARP@aarp.org	Nancy	McPherson	AARP California State Director				
AARP California	Services-Elderly	FBuzo@aarp.org	Fred	Buzo	Associate State Director				
Alternatives to Domestic Violence Riverside	Services-Victims of Domestic Violence	info@alternativestodv.org							
Avant-Garde Foter Family Agency	Foster Care Agency/Facility	grege@avgffa.org	Greg	Estravit	Executive Director	1655 E. Sixth Street	Corona	92879	(951) 735-5300
Building Industry Association - Riverside Chapter	Business Leader	eo@rivsidebia.org	Lou	Monville	President				
C & C Development	Assisted Housing	todd@c-cdev.com	Todd	Cottle	Developer	414 E. Chapman Avenue	Orange	92866	(714) 288-7600
CA Emerging Technology Fund (CETF)	Broadband Advocates	info@cetfund.org	Raquel	Cinat	Associate VP	714 West Olympic Blvd., Ste 924	Los Angeles	90015	(310) 406-6221
California State Assembly (District Office 60)	Government - State	Brad.West@asm.ca.gov	Sabrina	Cervantes	State Representative - District	391 N Main Street, Suite 210	Corona	92878	(951) 371-6860
California State Senate (District Office 31)	Government - State	elizabeth.balistreri@sen.ca.gov	Richard	Roth	State Senator-District 31	3737 Main Street Suit 104	Riverside	92501	(951) 680-6750
California State University San Bernardino	Public Funded Institution	dianet@csusb.edu	Diane	Trujillo	Programs Administration	5500 University Parkway	San Bernardino	92407	(909) 537-3664
Calvary Chapel Corona	Religious								
Casa de la Villa	Assisted Housing	casadelavilla@villageinvestments.net							
City Net Homeless Services	Services-Homeless	OUTREACH@CITYNET.ORG							
City of Lake Elsinore	Government - Local	gtaylor@lake-elsinore.org							
City of Norco - Planning	Government - Local	arobles@ci.norco.ca.us							
City of Riverside	Government - Local	mtaylor@rivsideca.gov							
Community Connect Riverside County	Continuum of Care	info@connectrivside.org							
Congregation Beth Shalom Corona	Religious	info@cbsofcorona.org							
Connections Church	Religious	office@connectcorona.com							
Corona Chamber of Commerce	Business Leader	bobby@mychamber.org	Bobby	Spiegel	CEO/President	904 East 6th Street	Corona	92879	(951) 737-3350
Corona De Oro & Corona Del Rey	Assisted Housing	bvasquez@nationalcore.org							
Corona Department of Water and Power	Water District/Agency	Katie.Hockett@CoronaCa.gov	Kaite	Hockett	Assistant General Manager	400 S Vicentia Avenue	Corona	92882	(951) 279-3601
Corona Friends Church	Religious	info@coronafriendschurch.org							
Corona Homeless Coordinator	Services-Homeless	Karen.Roper@CoronaCA.gov							
Corona Life Services	Services-Health	bbrown@coronalife.org	Buzz	Brown	Executive Director	523 N Main Street	Corona	92880	(951) 272-6138
Corona Norco - YMCA	Services-Children	gomez@ymcacornor.org	Lorena	Gomez	Associate Exec. Dir.	1331 River Road	Corona	92880	(951) 736-1415
Corona Norco Interfaith Assoc	Religious	cninterfaithassoc@gmail.com							
Corona Norco Rescue Mission	Services-Homeless	rod.williams@rescuemission.org	Rod	Williams	Manager	420 Harrison Street	Corona	92882	(951) 493-2091
Corona Norco Unified School District	Services-Education	sbuenostro@cnsud.k12.ca.us	Sam	Buenostro	Superintendent	2820 Clark Avenue	Norco	92860	(951) 736-5015
Corona Norco- United Way	Services-Victims of Domestic Violence	alia.rodriquez@cunitedway.org	Ali	Rodriguez	Executive Director	815 W. Sixth Street Suite 200-205	Corona	92882	(951) 736-0620
Corona Police Department	Government - Local	Police.Admin@coronaca.gov							
Corona Regional Medical Center	Health Agency	linda.pearson@uhsinc.com	Linda	Pearson	Director of Marketing	800 South Main Street	Corona	92882	(951) 737-4343
Corona Regional Medical Center	Mental Health Agency/Facility	isabel.torres@uhfinc.com	Isabel	Torres	Program Assistant	730 Magnolia Avenue	Corona	92879	(951) 736-7208
Corona Seventh Day Adventist Church	Religious	taber.gary@sbcglobal.net							
Corona United Methodist Church	Religious	coronaumc@gmail.com							
Council on Aging	Services-Elderly	landerson@coasc.org	Libby	Anderson	Director Ombudsman	2 Executive Circle, Suite 175	Irvine	92614	(714) 479-0107
County of Riverside Department of Public Social Services - Administrative Department CPA	Child Welfare Agency	chdougl@rivco.org	Charity	Douglas	Deputy Director in Charge	4060 County Circle Drive	Riverside	92503	(951) 358-3003
County of Riverside Transportation and Land Management Agency	Public Land Agency	jcaballe@rivco.org	Jorge	Caballero	Regional Office Manager	4080 Lemon Street 9th Floor	Riverside	92505	(951) 955-4777
County of Riverside Veterans' Services	Services - Veterans	jkadnerson@rivco.org	James	Kelly	Assistant Director				
Covenant Life Christian Fellowship	Religious	covenantlifecf@gmail.com							
Crossroads Church	Religious	debbie@crossroadschurch.com							
Fair Housing Council of Riverside	Services-Fair Housing	rosemayes@fairhousing.net	Rose	Mayes	Executive Director	P.O. Box 1068	Riverside	92501	(951) 682-6581
Faith Fellowship Corona	Religious	faith@faithfellowshipcorona.org							
Grace Baptist Church	Religious	gbc2781@gmail.com							
Greater Corona Hispanic Chamber of Commerce	Business Leader	info@gchcc.com							
Habitat For Humanity	Services-Housing	kmichalak@habitatrivside.org	Kathy	Michalak	Executive Director	2180 Iowa Avenue	Riverside	92507	(951) 787-6754
Housing Authority of Riverside County	PHA	chui@rivco.org	Cindy	Hui	Principal Dev. Spec.	5555 Arlington Avenue	Riverside	92504	(951) 343-5428
Inland Empire Women's Business Center	Services-Employment	mskiljan@iewbc.org	Michelle	Skiljan	Executive Director	550 University Parkway	San Bernardino	92407	(909) 322-3445
Inland Regional Center	Services-Disabilities	community@inlandrc.org							
Inland Vineyard Church	Religious	office@inlandvineyard.org							
Inspire	Services - Unaccompanied Youth	kristi@inspirelifefeskills.org	Kristi	Perez	Founder/Director	2279 Eagle Glen Pkwy #112-131	Corona	92883	(951) 316-0011
Jamboree Housing Corp	Services-Housing	info@jamboreehousing.com							
Living Truth Christian Fellowship Corona	Religious								
Local Initiatives Support Corporation	Assisted Housing	MCarroll@lisc.org	Michael	Carroll					

CITY OF CORONA HOUSING ELEMENT UPDATE



JOIN US FOR AN INFORMATIONAL COMMUNITY MEETING

The City of Corona invites you to attend a community meeting on the City's Housing Element Update for Planning Period 2021–2029. Please join us to learn more about the update process, potential housing locations, and opportunities for meeting the City's housing goals (including affordable and special needs housing).

WHAT IS THE HOUSING ELEMENT?

The City of Corona is currently processing an update to its General Plan Housing Element. The City's Housing Element Update is done every 8 years in accordance with State law. The city last updated its Housing Element in 2013. The Housing Element establishes goals, policies, and implementation measures to guide the development of housing in Corona. It is included in the Corona General Plan and outlines the City's plan to meet existing and projected future housing needs for all economic segments of the community.

For more information please visit:
www.CoronaCA.gov/GPUpdate

JOIN US ON MAY 27, 2021 AT 6 P.M.

The meeting will be hybrid in-person and online. Please join us in person at the Corona City Hall:

Council Chambers
400 South Vicentia Avenue
Corona, CA 92882

OR by desktop, tablet, and phone
at the link below
(no registration needed).

[https://coronaca.gov.
zoom.us/j/89030052330](https://coronaca.gov.zoom.us/j/89030052330)

FOR MORE INFORMATION:



Contact Joanne Coletta, Community Development Director
at (951) 817-5709 or send an email to CoronaHEUpdate@CoronaCA.gov

Visite la página web anterior para obtener información en español. Para seleccionar español, consulte el menu desplegable en la página web.

ACTUALIZACIÓN DEL ELEMENTO DE VIVIENDA DE LA CIUDAD DE CORONA



ÚNASE A NOSOTROS PARA UNA REUNIÓN INFORMATIVA

La Ciudad de Corona le invita a asistir a una reunión comunitaria sobre la Actualización del Elemento de Vivienda de la Ciudad para el Período de planificación 2021-2029. Únase a nosotros para obtener más información sobre el proceso de actualización, posibles viviendas ubicaciones y oportunidades para cumplir con los objetivos de vivienda de la Ciudad (incluyendo las viviendas con necesidades especiales).

¿QUÉ ES EL ELEMENTO DE VIVIENDA?

La Ciudad de Corona está procesando una actualización de su Elemento Vivienda dentro del Plan General de la Ciudad. La Actualización del Elemento de Vivienda se realiza cada 8 años de acuerdo con la ley estatal. La Ciudad actualizó por última vez su Elemento de Vivienda en 2013. El Elemento de Vivienda establece metas, políticas y medidas de implementación para orientar el desarrollo de la vivienda en la ciudad de Corona; lo cual está incluido en el Plan General y describe los planes para satisfacer las necesidades de vivienda actuales y proyectadas para todos los segmentos económicos de la comunidad.

Para mayor información por favor visite:

www.CoronaCA.gov/GPUupdate

ÚNASE A NOSOTROS EL 27 DE MAYO DEL 2021 A LAS 6 P.M.

La reunión será híbrida en persona y en línea. Por favor únase a nosotros en persona en el Ayuntamiento de Corona:

Council Chambers
400 South Vicentia Avenue
Corona, CA 92882

o por computadora, tableta y teléfono usando el enlace abajo (no es necesario registrarse).

<https://coronaca.gov>
zoom.us/j/89030052330

PARA MAS INFORMACION:



Contacte a Joanne Coletta, Directora de Desarrollo Comunitario al (951) 817-5709 o envíe un correo electrónico a CoronaHEUpdate@CoronaCA.gov

Visite la página web anterior para obtener información en español. Para seleccionar español, consulte el menú desplegable en la página web.



Appendix A-5
Letters to Property Owners

COMMUNITY DEVELOPMENT DEPARTMENT
"Promoting and Sustaining Quality Development"

400 S. Vicentia Avenue, Corona, California 92882
Phone: (951) 736-2434
www.CoronaCA.gov

CITY OF CORONA
General Plan Housing Element Update for Years 2021-2029

May 18, 2021

XXXX
XXXX
XXXX

RE: Housing Opportunity Sites Identified for the City of Corona Housing Element Update for Planning Period 2021-2029

The City of Corona is currently processing an update to its General Plan Housing Element. The city's Housing Element Update is done every 8 years in accordance with state law. The city last updated its Housing Element in 2013.

The purpose of the Housing Element Update is to identify the city's existing and projected housing need and to plan for housing that would accommodate all economic segments of the population. As part of the planning process for the next 8 years starting in October 2021 and through October 2029, the city has identified properties that could potentially allow a property owner to add housing units. In some cases, if the current zoning of the property does not allow for residential units, the city has identified the property to receive a change of zone (rezone) from the city's current zoning designation or an affordable housing overlay zone. An affordable housing overlay zone is a zoning tool that allows a city to modify existing zoning to allow for or require certain types of residential development on a parcel without changing the underlying zoning district. This means a parcel currently being used for a non-residential land use, such as commercial or industrial and zoned as such, can continue to be used in accordance with the underlying zoning. However, should the property owner decide to redevelop the site with residential, the site would be allowed to have residential in accordance with the provisions established by the affordable housing overlay. The affordable housing overlay demonstrates where additional housing can be planned should the current use of the property be repurposed by the property owner in the future.

You are receiving this letter because your property has been identified as a site that could accommodate residential units. Therefore, your property has been identified as a site to be rezoned or to have an affordable housing overlay zone.

The below table describes the current zoning and General Plan of your property and the proposed zoning and General Plan.

Property Location	Area Affected	Current General Plan	Current Zoning	Existing Use	Proposed Zoning	Proposed General Plan
Xxxx	Xxxx	Xxxx	Xxxx	Xxxx	Xxxx	xxxx
(AHO-2) = Affordable Housing Overlay Zone: 36-60 dwelling units/acre						

Although your property has been identified to be rezoned or have an affordable housing overlay zone, it does not require the property owner to construct housing units. The zoning simply allows the property owner the opportunity to add residential units. To learn more about the city’s Housing Element Update, information can be found on the city’s website at www.CoronaCA.gov/GPUpdate. The website will also announce future public meetings on the Housing Element Update. Additionally, an informational sheet on the Housing Element Update has been included with this letter.

A community meeting on the Housing Element Update is scheduled on May 27, 2021 at 6:00 p.m. at Corona City Hall.

Corona City Hall
 Council Chambers
 400 S. Vicentia Avenue
 Corona, CA 92882

You can also contact Community Development Director Joanne Coletta at (951) 817-5709 or send an email to CoronaHEUpdate@CoronaCA.gov if you have questions.

Sincerely,

Joanne Coletta

Joanne Coletta
 Community Development Director

Joanne.Coletta@CoronaCA.gov

Attachment: Housing Element Update Informational Sheet



COMMUNITY DEVELOPMENT DEPARTMENT
"Promoting and Sustaining Quality Development"

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CITY OF CORONA
General Plan Housing Element Update for Years 2021-2029

May 18, 2021

Xxxx
Xxxx
Xxxx

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The City of Corona is currently processing an update to its General Plan Housing Element. The city's Housing Element Update is done every 8 years in accordance with state law. The city last updated its Housing Element in 2013.

The purpose of the Housing Element Update is to identify the city's existing and projected housing need and to plan for housing that would accommodate all economic segments of the population. As part of the planning process for the next 8 years starting in October 2021 and through October 2029, the city has identified properties that could potentially allow a property owner to add housing units to existing residential properties. In some cases, if the current zoning of the property does not allow for additional residential units, the city has identified the property to receive a change of zone (rezone) from the city's current zoning designation.

You are receiving this letter because your property has been identified as a site that could allow additional residential units. Therefore, your property has been identified as a site to be rezoned to allow more than one residential unit on your property.

The below table describes the current zoning and General Plan of your property and the proposed zoning and General Plan.

Property Location	Area Affected	Current General Plan	Current Zoning	Existing Use	Proposed Zoning	Proposed General Plan
Xxxx	Xxxx	Xxxx	Xxxx	Xxxx	Xxxx	xxxx

Although your property has been identified to be rezoned, it does not require the property owner to construct additional housing units. The zoning simply allows the property owner the opportunity to add residential units. To learn more about the city's Housing Element Update, information can be found on the city's website at www.CoronaCA.gov/GPUUpdate. The website will also announce future public meetings on the Housing Element Update. Additionally, an informational sheet on the Housing Element Update has been included with this letter.

A community meeting on the Housing Element Update is scheduled on May 27, 2021 at 6:00 p.m. at Corona City Hall.

Corona City Hall
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Sincerely,

Joanne Coletta

Joanne Coletta
Community Development Director

Joanne.Coletta@CoronaCA.gov

Attachment: Housing Element Update Informational Sheet



COMMUNITY DEVELOPMENT DEPARTMENT
"Promoting and Sustaining Quality Development"

400 S. Vicentia Avenue, Corona, California 92882
Phone: (951) 736-2434
www.CoronaCA.gov

CIUDAD DE CORONA
Actualización del Elemento de Vivienda del Plan General Para Los Años 2021-2029

XXXXXXX
XXXXXXX
XXXXXXX

RE: Sitios de oportunidad de vivienda identificados para la Actualización del Elemento de Vivienda de la ciudad de Corona para el período de planificación 2021-2029

La Ciudad de Corona actualmente está procesando una actualización de su Elemento de Vivienda del Plan General. La actualización del Elemento de Vivienda de la ciudad se realiza cada 8 años de acuerdo con la ley estatal. La última vez que la ciudad actualizó su Elemento de Vivienda fue en el año 2013.

El propósito de la Actualización del Elemento de Vivienda es para identificar la necesidad de vivienda actual y proyectada en la ciudad y planificar viviendas que se adapten a todos los segmentos económicos de la población. Como parte del proceso de planificación para los próximos 8 años a partir de Octubre del 2021 y hasta Octubre del 2029, la ciudad ha identificado propiedades que potencialmente podrían permitir que un propietario agregue unidades de vivienda. En algunos casos, si la zonificación actual de la propiedad no permite unidades residenciales, la ciudad ha identificado la propiedad para recibir un cambio de zona (rezonificación) de la zonificación actual de la ciudad o una zona de superposición de viviendas asequibles. Una zona de superposición de viviendas asequible es una herramienta de zonificación que permite a una ciudad modificar la zonificación actual para permitir o requerir ciertos tipos de desarrollos residencial es en una propiedad sin cambiar el distrito de zonificación subyacente. Esto significa que una parcela que se utiliza actualmente para un uso no residencial, como comercial o industrial y zonificación como tal, puede seguir utilizándose de acuerdo con la zonificación subyacente. Sin embargo, si el propietario decide remodelar el sitio con residencial, se le permitirá que la propiedad tenga uso residencial de acuerdo con las disposiciones establecidas por la superposición de viviendas asequibles. La superposición de viviendas asequibles demuestra dónde se pueden planificar viviendas adicionales si el uso actual de la propiedad es reutilizado por el propietario en el futuro.

Usted está recibiendo esta carta porque su propiedad ha sido identificada como un sitio que podría

acomodar unidades residenciales. Por lo tanto, su propiedad ha sido identificada como un sitio para ser rezonificado o para tener una zona de superposición de viviendas asequibles.

En grafico siguiente describe la zonificación actual y el Plan General de su propiedad y la propuesta de zonificación y Plan General.

Ubicacion de la Propiedad	Area Afectada	Plan General Actual	Zonificacion Actual	Uso Existente	Zonificacion Propuesta	Propuesta de Plan General

Aunque su propiedad ha sido identificada para ser rezonificada o tener una zona de superposición de viviendas asequibles, no requiere que el propietario construya unidades de vivienda. La zonificación simplemente permite al propietario la oportunidad de agregar unidades residenciales. Para obtener más información sobre la Actualización del Elemento de Vivienda de la ciudad, la información se puede encontrar en el sitio web de la ciudad en www.CoronaCA.gov/GPUUpdate. El sitio web también anunciará futuras reuniones públicas sobre la Actualización del Elemento de Vivienda. Con esta carta se le ha incluido una hoja informativa sobre la Actualización del Elemento de Vivienda.

Una reunión comunitaria sobre la Actualización del Elemento de Vivienda está programada para el 27 de Mayo de 2021 a las 6:00 p.m. en el Ayuntamiento de Corona.

Ayuntamiento de Corona
Cámaras del Consejo
Avenida 400 S. Vicentia
Corona, CA 92882

También puede comunicarse con la Directora de Desarrollo Comunitario Joanne Coletta al (951) 817-5709 o enviar un correo electrónico a CoronaHEUpdate@CoronaCA.gov si tiene preguntas.

Atentamente,

Joanne Coletta

Joanne Coletta
Directora de Desarrollo Comunitario

Joanne.Coletta@CoronaCA.gov

Adjunto: Hoja informativa de Actualizacion del Elemento de Vivienda



COMMUNITY DEVELOPMENT DEPARTMENT
“Promoting and Sustaining Quality Development”

400 S. Vicentia Avenue, Corona, California 92882
 Phone: (951) 736-2434
www.CoronaCA.gov

CIUDAD DE CORONA
Actualización del Elemento de Vivienda del Plan General Para Los Años 2021-2029

XXXXXXX
 XXXXXXX
 XXXXXXX

RE: Sitios de oportunidad de vivienda identificados para la Actualización del Elemento de Vivienda de la ciudad de Corona para el período de planificación 2021-2029

La Ciudad de Corona actualmente está procesando una actualización de su Elemento de Vivienda del Plan General. La actualización del Elemento de Vivienda de la ciudad se realiza cada 8 años de acuerdo con la ley estatal. La última vez que la ciudad actualizó su Elemento de Vivienda fue en el año 2013.

El propósito de la Actualización del Elemento de Vivienda es para identificar la necesidad de vivienda actual y proyectada en la ciudad y planificar viviendas que se adapten a todos los segmentos económicos de la población. Como parte del proceso de planificación para los próximos 8 años a partir de Octubre del 2021 y hasta Octubre del 2029, la ciudad ha identificado propiedades que potencialmente podrían permitir que un propietario agregue unidades de vivienda a las propiedades residenciales existentes. En algunos casos, si la zonificación actual de la propiedad no permite unidades residenciales adicionales, la ciudad ha identificado que la propiedad recibirá un cambio de zona (rezonificación) de la zonificación actual de la ciudad.

Usted está recibiendo esta carta porque su propiedad ha sido identificada como un sitio que podría permitir unidades residenciales adicionales. Por lo tanto, su propiedad ha sido identificada como un sitio para ser rezonificado para permitir más de una unidad residencial en su propiedad.

En grafico siguiente se describe la zonificación actual y el Plan General de su propiedad y la propuesta de zonificación y plan general.

Ubicacion de la Propiedad	Area Afectada	Plant General Actual	Zonificacion Actual	Uso Existente	Zonificacion Propuesta	Propuesta de Plan General

Aunque su propiedad ha sido identificada para ser rezonificada, no requiere que el propietario construya unidades de vivienda adicionales. La zonificación simplemente permite al propietario la oportunidad de agregar unidades residenciales. Para obtener más información sobre la actualización del Elemento de Vivienda de la ciudad, la información se puede encontrar en el sitio web de la ciudad en www.CoronaCA.gov/GPUUpdate. El sitio web también anunciará futuras reuniones públicas sobre la Actualización del Elemento de Vivienda. Con esta carta se le ha incluido una hoja informativa sobre la Actualización del Elemento de Vivienda.

Una reunión comunitaria sobre la Actualización del Elemento de Vivienda está programada para el 27 de Mayo de 2021 a las 6:00 p.m. en el Ayuntamiento de Corona.

Corona City Hall
Council Chambers
400 S. Vicentia Avenue
Corona, CA 92882

También puede comunicarse con la Directora de Desarrollo Comunitario Joanne Coletta al (951) 817-5709 o enviar un correo electrónico a CoronaHEUpdate@CoronaCA.gov si tiene preguntas.

Atentamente,

Joanne Coletta

Joanne Coletta
Directora de Desarrollo Comunitario
Joanne.Coletta@CoronaCA.gov

Adjunto: Hoja informativa de Actualización del Elemento de Vivienda

Appendix A-6 Property Owners Mailing Labels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
2550 S Main St. Corona, CA 92882 APN 113310005	4.00	MDR (Medium Density Residential; 6-15 dwelling units/acre)	A (Agriculture)	Institutional use and Vacant with a FAR of 0.2	R2 (Low Density Multiple Family Residential)	MDR	CA Assoc. of 7 th Day Adventists PO Box 79990 Riverside, CA 92513
211 S Joy St. Corona, CA 92879 APN 117122002	0.20	MU 1 (Mixed Use Commercial & Residential)	TC (Transitional Commercial)	Vacant	TC with (AHO- 1) overlay	MU1	RCTC Right-of-Way Division 4080 Lemon Street, 3 rd Fl Riverside, CA 92502
904 S Ramona Avenue Corona, CA 92879 APN 117238005	0.17	OP (Office Professional)	CS (Community Services)	Vacant	CS with (AHO- 1) overlay	MU1 (Mixed Use Commercial & Residential)	Property Owner 570 Central Avenue, J2 Lake Elsinore, CA 92530
912 S Ramona Ave. Corona, CA 92879 APN 117238012	0.20	OP (Office Professional)	CS (Community Services)	Vacant	CS with (AHO- 1) overlay	MU1 (Mixed Use Commercial & Residential)	Same as above
901 S Ramona Ave. Corona, CA 92879 APN 117238006	0.21	OP (Office Professional)	CS (Community Services)	Vacant	CS with (AHO- 1) overlay	MU1 (Mixed Use Commercial & Residential)	Same as above

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Rezone Parcels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
615 S Sherman Ave. Corona, CA 92882 APN 110040023	0.39	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.5	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Property Owner 1136 Hummingbird Lane Corona, CA 92882
510 W 6th St Corona, CA 92882 APN 117172002	0.53	MU1 (Mixed Use Commercial & Residential)	TC (Transitional Commercial)	Commercial use with a FAR of 0.5	TC with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Property Owner 3066 Greenview Pl Fullerton, CA 92835
1065 Railroad St. Corona, CA 92882 APN 118210041	1.86	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.1	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Calvary Chapel Living 1065 Railroad St. Corona, CA 92882
777 S Temescal St. Corona, CA 92879 APN 107050034	1.80	GC (General Commercial)	C2 (Limited Commercial)	Vacant	MP (Mobile Home Park)	HDR (High Density Residential; 15-36 dwelling units/acre)	Corona La Linda 320 N. Park Vista Anaheim, CA 92806
820 S Victoria Ave. Corona, CA 92879 APN 117232002	0.17	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single-family residence	MFR (Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Ray Morelli or Current Owner PO Box 6336 Corona, CA 92878

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Rezone Parcels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
822 S Victoria Ave. Corona, CA 92879 APN 117232001	0.18	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single-family residence	MFR (Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Same as above
801 S Victoria Ave. Corona, CA 92879 APN 117233008	0.17	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Vacant	MFR (Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Luis Galvan or Current Owner 15311 Van Buren, #1 Midway, CA 92655
724 Barth St. Corona, CA 92879 APN 111042031	0.50	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-7.2 (Single Family Residential)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Blanca Camacho or Current Owner 724 Barth St. Corona, CA 92879
730 Barth St. Corona, CA 92879 APN 111042024	0.50	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-7.2 (Single Family Residential)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Manuel Leon or Current Owner 730 Barth St. Corona, CA 92879
802 Barth St. Corona, CA 92879 APN 111042025	0.51	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-7.2 (Single Family Residential)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Albert Rodriguez or Current Owner 802 Barth St. Corona, CA 92879

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Rezone Parcels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
808 Barth St. Corona, CA 92879 APN 111042026	0.50	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-7.2 (Single Family Residential)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Jim Schaffer or Current Owner 19121 Bikini Lane Huntington Bch, CA 92646
814 Barth St. Corona, CA 92879 APN 111042027	0.52	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-7.2 (Single Family Residential)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Carlos Morales or Current Owner 814 Barth St. Corona, CA 92879
813 Ford St. Corona, CA 92879 APN 111042013	0.51	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-7.2 (Single Family Residential)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Leopold Garcia Vaca or Current Owner 813 Ford St. Corona, CA 92879
807 Ford St. Corona, CA 92879 APN 111042014	0.50	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-7.2 (Single Family Residential)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	April Wetmur or Current Owner 807 Ford St. Corona, CA 92879
801 Ford St. Corona, CA 92879 APN 111042015	0.51	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-7.2 (Single Family Residential)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Parnatda Warasopun Prucha or Current Owner 801 Ford St. Corona, CA 92879

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Rezone Parcels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
779 Ford St. Corona, CA 92879 APN 111042016	0.50	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-7.2 (Single Family Residential)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Garrison House or Current Owner 825 Magnolia Avenue Corona, CA 92879
716 Barth St. Corona, CA 92879 APN 111042021	0.32	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-7.2 (Single Family Residential)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Lawrence Holmes or Current Owner 716 Barth St. Corona, CA 92879
514 W 6th St. Corona, CA 92882 APN 117172001	0.54	MU1 (Mixed Use Commercial & Residential)	TC	Vacant	TC with (AHO-1) overlay	MU1	City of Corona 400 S. Vicentia Avenue Corona, CA 92882
801 Quarry St. Corona, CA 92879 APN 117281007	0.25	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Market OC or Current Owner 16722 Have Avenue Irvine, CA 92606
805 Quarry St. Corona, CA 92879 APN 117281008	0.24	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Damin Vazquez or Current Owner 805 Quarry St. Corona, CA 92879

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Rezone Parcels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
901 Quarry St. Corona, CA 92879 APN 117281010	0.23	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Manuel Escobar or Current Owner 901 Quarry St. Corona, CA 92879
907 Quarry St. Corona, CA 92879 APN 117281012	0.21	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Gloria Lopez or Current Owner 907 Quarry St. Corona, CA 92879
911 Quarry St. Corona, CA 92879 APN 117281013	0.22	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Gloria Saucedo or Current Owner 911 Quarry St. Corona, CA 92879
915 Quarry St. Corona, CA 92879 APN 117281014	0.23	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	David Evans 12586 Bannock Ct. Apple Valley, CA 92308
919 Quarry St. Corona, CA 92879 APN 117281015	0.22	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Albert Castillo or Current Owner 919 Quarry St. Corona, CA 92879

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Rezone Parcels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
923 Quarry St. Corona, CA 92879 APN 117281016	0.22	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Frank Bachetti or Current Owner 3316 Belgian Drive Norco, CA 92860
1001 Quarry St. Corona, CA 92879 APN 117282005	0.84	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Frank Bachetti or Current Owner 1005 Quarry Street Corona, CA 92879
1019 Quarry St. Corona, CA 92879 APN 117290019	0.20	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Jensen Chen or Current Owner 1356 Calbourne Drive Diamond Bar, CA 91789
1023 Quarry St. Corona, CA 92879 APN 117290020	0.20	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Gloria Vivanco 1023 Quarry St. Corona, CA 92879
1025 Quarry St. Corona, CA 92879 APN 117290021	0.20	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Same as above

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Rezone Parcels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
904 S Ramona Ave. Corona, CA 92882 APN 117238004	0.17	OP (Office Professional)	CS (Community Services)	Vacant	CS with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Capital Finance 570 Central Avenue, J2 Lake Elsinore, CA 92530
S Main St. Corona, CA 92882 APN 117238007	0.20	OP (Office Professional)	CS (Community Services)	Vacant	CS with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Same as above
915 S Main St. Corona, CA 92882 APN 117238016	0.16	OP (Office Professional)	CS (Community Services)	Vacant	CS with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Same as above
Railroad St. Corona, CA 92882 APN 117042010	0.35	LI (Light Industry)	M1 (Light Manufacturing)	Vacant	M1 with (AHO-1) overlay	MU2 (Mixed Use Commercial & Industrial)	Eddie Ledesma or Current Owner 919 Ford Street Corona, CA 92879
S Merrill St. Corona, CA 92882 APN 117133004	0.51	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Recreational use (Basketball Court)	MFR (Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Diocese of SB Education & Welfare 1201 E. Highland Avenue San Bernardino, CA 92404
Ford St. Corona, CA 92879	0.29	LDR (Low Density Residential;	R1-7.2 (Single Family Residential)	Single-family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential;	Martin Armas or Current Resident 723 Ford Street

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Rezone Parcels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
APN 111042019		3-6 dwelling units/acre)				6-15 dwelling units/acre)	Corona, CA 92879
6th St. Corona, CA 92882 APN 110020018	0.22	GC (General Commercial)	C3 (General Commercial)	Vacant	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Corona Sun Square 5300 Beach Blvd. # 110 505 Buena Park, CA 90621
Quarry St. Corona, CA 92879 APN 117281009	0.24	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Vacant	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Antonio Perez 787 Via Felipe Corona, CA 92882
Quarry St. Corona, CA 92879 APN 117281011	0.23	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Vacant	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Leo Serrato 814 Quarry Street Corona, CA 92879
1220 W Ontario Ave. Corona, CA 92880 APN 113020015	2.00	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-9.6 (Single Family Residential)	Institutional use and Vacant with a FAR of 0.2	R3 (Multiple Family Residential)	HDR (High Density Residential; 15-36 dwelling units/acre)	Evangelical Friends Church Southwest 1220 W Ontario Ave. Corona, CA 92880
905 W 6th St. Corona, CA 92882 APN 118283011	1.50	MU1 (Mixed Use Commercial & Residential)	CS (Community Services)	Parking lot	CS with (AHO-1) overlay	MU1	City of Corona

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Rezone Parcels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
901 W 6th St. Corona, CA 92882 APN 118283026	0.16	MU1 (Mixed Use Commercial & Residential)	CS (Community Services)	Commercial use with a FAR of 0.25	CS with (AHO-1) overlay	MU1	James Favreau or Current Owner 901 W 6th St. Corona, CA 92882
507 S Vicentia Ave. Corona, CA 92882 APN 117340022	0.40	MU1 (Mixed Use Commercial & Residential)	CS (Community Services)	City owned building with a FAR of 0.4 (Settlement House)	CS with (AHO-1) overlay	MU1	City of Corona
511 S Vicentia Ave. Corona, CA 92882 APN 117340023	0.32	MU1 (Mixed Use Commercial & Residential)	CS (Community Services)	City owned building with a FAR of 0.2 (Residence)	CS with (AHO-1) overlay	MU1	City of Corona
852 W 6th St. Corona, CA 92882 APN 110101012	0.35	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Commercial use with a FAR of 0.25	GC with (AHO-1) overlay	MU1	Nariman Rahmon 1110 Portofino Ct, 103 Corona, CA 92881
844 W 6th St. Corona, CA 92882 APN 110101011	0.20	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Commercial use with a FAR of 0.2	GC with (AHO-1) overlay	MU1	Frank Tetley PO Box 607 Corona, CA 92878
836 W 6th St. Corona, CA 92882	0.38	MU1 (Mixed Use Commercial)	GC (General Commercial)	Commercial use with a FAR of 0.4	GC with (AHO-1) overlay	MU1	Martha Tetley PO Box 607 Corona, CA 92878

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Rezone Parcels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
APN 110101010		& Residential)					
832 W 6th St. Corona, CA 92882 APN 110101009	0.15	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Commercial use with a FAR of 0.2	GC with (AHO- 1) overlay	MU1	Roy Medina of Current Owner 832 W 6th St. Corona, CA 92882
828 W 6th St. Corona, CA 92882 APN 110101027	0.18	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Commercial use with a FAR of 0.4	GC with (AHO- 1) overlay	MU1	Salvi Rekhabe 9 Franciscan Place Pomona, CA 91766
826 W 6th St. Corona, CA 92882 APN 110101007	0.11	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Commercial use with a FAR of 0.6	GC with (AHO- 1) overlay	MU1	Juan Rivera or Current Owner 826 W 6th St. Corona, CA 92882
820 W 6th St. Corona, CA 92882 APN 110101006	0.21	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Commercial use with a FAR of 0.4	GC with (AHO- 1) overlay	MU1	Same as above
816 W 6th St. Corona, CA 92882 APN 110101005	0.18	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Commercial use with a FAR of 0.5	GC with (AHO- 1) overlay	MU1	Robert Blandi 39665 N. General Kearny Rd. Murrieta, CA 92563

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Rezone Parcels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
812 W 6th St. Corona, CA 92882 APN 110101004	0.18	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Vacant	GC with (AHO-1) overlay	MU1	Fidel Sanchez 615 S. Vicentia Avenue Corona, CA 92882
808 W 6th St. Corona, CA 92882 APN 110101003	0.15	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Commercial use with a FAR of 0.25	GC with (AHO-1) overlay	MU1	Same as above
802 W 6th St. Corona, CA 92882 APN 110101001	0.10	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Commercial use with a FAR of 0.7	GC with (AHO-1) overlay	MU1	William Harty 801 Via Concepcion Riverside, CA 92506
612 S Vicentia Corona, CA 92882 APN 110101002	0.10	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Commercial use with a FAR of 0.6	GC with (AHO-1) overlay	MU1	Javier Arreguin or Current Owner 612 S Vicentia Corona, CA 92882
229 Grand Blvd. Corona, CA 92882 APN 117091022	1.10	GC (General Commercial)	CS (Community Services)	Commercial use and storage with a FAR of 0.25	CS with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Joe Sharifi 20336 San Gabriel Valley Walnut, CA 91789
1341 W 6th St. Corona, CA 92882	0.92	GC (General Commercial)	C3 (General Commercial)	Vacant	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial)	Oscar Traders Inc 1655 W. 6 th Street, 102

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Rezone Parcels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
118130013						& Residential)	Corona, CA 92882
1335 W 6th St. Corona, CA 92882 APN 118130014	1.02	GC (General Commercial)	C3 (General Commercial)	Vacant	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Same as above
1338 W 6th St. Corona, CA 92882 APN 110030004	0.24	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.4	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	David Bishop 2019 Sage Avenue Corona, CA 92882
1334 W 6th St. Corona, CA 92882 APN 110030003	0.48	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.5	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	SJF Realty PO Box 1806 Corona, CA 92878
1330 W 6th St. Corona, CA 92882 APN 110030008	0.28	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.2	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Michael Bradley PO Box 408 Wellington, NV 89444
1865 W 6th St. Corona, CA 92882 APN 102270015	0.77	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.25	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Wurtman Prop. PO Box 81782 Bakersfield, CA 93380

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Rezone Parcels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
1180 W 6th St. Corona, CA 92882 APN 110040039	0.69	GC (General Commercial)	C (Commercial)	Commercial use with a FAR of 0.5	C with (AHO-1) overlay	MU1(Mixed Use Commercial & Residential)	YNS Shopping Plaza 11799 Sebastian Way Rancho Cucamonga, CA 91730
1210 W 6th St. Corona, CA 92882 APN 110040042	1.46	GC (General Commercial)	C (Commercial)	Commercial use with a FAR of 0.5	C with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Same as above
1201 E 6th St. Corona, CA 92882 APN 115690013	2.96	MU2 (Mixed Use Commercial & Industrial)	BP (Business Park)	Commercial use with a FAR of 0.25	BP with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Pape Prop Inc. 355 Good Pasture Island Eugene, OR 97401
1354 E 6th St. Corona, CA 92882 APN 115090003	3.00	MU2 (Mixed Use Commercial & Industrial)	M1 (Light Manufacturing)	Commercial use with a FAR of 0.1	M1 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Roland Dopozo 2867 Polk Anaheim, CA 92801
511 S Joy St. Corona, CA 91719 APN 117165020	0.52	MU1 (Mixed Use Commercial & Residential)	RO (Residential Office)	Commercial use with a FAR of 0.5	MFR (Multiple Family Residential)	MU1	Pacific Bell 16775 Von Karman Ave., #130 Irvine, CA 92606
1410 E 6th St Corona, CA 92879 APN 107020002	3.82	MU2 (Mixed Use Commercial & Industrial)	BP (Business Park)	Mobile home park	HDR (High Density Residential)	HDR (High Density Residential; 15-36 dwelling units/acre)	La Corona Mobile Home Park 3265 Highland Drive Carlsbad, CA 92008

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Rezone Parcels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
1108 E 5th St Corona, CA 92879 APN 117332005	0.5	MU2 (Mixed Use Commercial & Industrial)	GC (General Commercial)	Mobile home park	MFR (Multiple Family Residential)	HDR (High Density Residential; 15-36 dwelling units/acre)	Janet Walsh 14672 Oak Road Sylmar, CA 91342
6th St Corona, CA 92879 117332006	0.5	MU2 (Mixed Use Commercial & Industrial)	GC (General Commercial)	Mobile home park	MFR (Multiple Family Residential)	HDR (High Density Residential; 15-36 dwelling units/acre)	Same as above
1111 E 6th St Corona, CA 92879 APN 117332004	0.67	MU2 (Mixed Use Commercial & Industrial)	GC (General Commercial)	Mobile home park	MFR (Multiple Family Residential)	HDR (High Density Residential; 15-36 dwelling units/acre)	Same as above
5th Street Corona, CA 92879 APN 117332003	0.32	MU2 (Mixed Use Commercial & Industrial)	GC (General Commercial)	Mobile home park	MFR (Multiple Family Residential)	HDR (High Density Residential; 15-36 dwelling units/acre)	Same as above
6th St Corona, CA 92879 APN 117332007	0.17	MU2 (Mixed Use Commercial & Industrial)	GC (General Commercial)	Mobile home park	MFR (Multiple Family Residential)	HDR (High Density Residential; 15-36 dwelling units/acre)	Same as above
6th St Corona, CA 92879	0.17	MU2 (Mixed Use Commercial & Industrial)	GC (General Commercial)	Commercial use and parking lot with a FAR of 0.1	MFR (Multiple Family Residential)	HDR (High Density Residential; 15-36)	Same as above

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Rezone Parcels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
APN 117332008						dwelling units/acre)	
Circle City Dr. Corona, CA 92879 APN 111290040	0.44	MU2 (Mixed Use Commercial & Industrial)	M1 (Light Manufacturing)	Industrial use with a FAR of 0	M1 with (AHO- 1) overlay	MU2	Don Tos Inv Partners PO Box 711 Anaheim, CA 92815
Circle City Dr. Corona, CA 92879 APN 111290039	1.71	MU2 (Mixed Use Commercial & Industrial)	M1 (Light Manufacturing)	Nonvacant	M1 with (AHO- 1) overlay	MU2	Same as above
Circle City Dr. Corona, CA 92879 APN 111290021	1.08	MU2 (Mixed Use Commercial & Industrial)	M1 (Light Manufacturing)	Vacant	M1 with (AHO- 1) overlay	MU2	Carlos & Emma Alvarez Family, LTD Partner 27999 Jefferson Avenue Temecula, CA 92590
Circle City Dr. Corona, CA 92879 APN 111290022	0.77	MU2 (Mixed Use Commercial & Industrial)	M1 (Light Manufacturing)	Vacant	M1 with (AHO- 1) overlay	MU2	Same as above
Circle City Dr. Corona, CA 92879 APN 111290023	0.47	MU2 (Mixed Use Commercial & Industrial)	M1 (Light Manufacturing)	Vacant	M1 with (AHO- 1) overlay	MU2	Same as above

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Rezone Parcels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
E 6th St. Corona, CA 92879 APN 115090024	2.66	MU2 (Mixed Use Commercial & Industrial)	M1 (Light Manufacturing)	Industrial use with a FAR of 0 (storage)	M1 with (AHO-1) overlay	MU2	Jim Fletcher 2230 E. Orangethorpe Fullerton, CA 92831
E 6th St. Corona, CA 92879 APN 115090021	1.17	MU2 (Mixed Use Commercial & Industrial)	M1 (Light Manufacturing)	Industrial use with a FAR of 0 (storage)	M1 with (AHO-1) overlay	MU2	Same as above
E 5th St. Corona, CA 92879 APN 117331006	0.74	MU2 (Mixed Use Commercial & Industrial)	BP (Business Park)	Industrial use with a FAR of 0.1	BP with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	James Patterson PO Box 204 Brea, CA 92822
Peasant View Ave. 1353 W. 6 th Street Corona, CA 92882 APN 118130031	0.49	GC (General Commercial)	C3 (General Commercial)	Vacant	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Oscar Traders 1655 W. 6 th Street #102 Corona, CA 92882
W 6th St. Corona, CA 92882	0.43	GC (General Commercial)	C3 (General Commercial)	Vacant	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial)	Mark Sayegh 4165 Robby Circle Corona, CA 92881

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Rezone Parcels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
APN 110030030						& Residential)	
Yorba St. Corona, CA 92882 APN 102290010	0.17	GC (General Commercial)	C3 (General Commercial)	Industrial use with a FAR of 0	C3 with (AHO-2) overlay	MU1 (Mixed Use Commercial & Residential)	Diversified Products International Inc. 1655 W. Sixth #111 Corona, CA 92882
W 6th St. Corona, CA 92879 APN 110040041	1.16	GC (General Commercial)	C (Commercial)	Commercial use and parking lot with a FAR of 0.25	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	YNS Shopping Plaza 11799 Sebastian Way #105 Rancho Cucamonga, CA 91730
6th St. Corona, CA 92882 APN 118283033	0.42	MDR (Medium Density Residential; 6-15 dwelling units/acre)	MF1 (Multiple Family)	Parking lot	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	City of Corona
6th St. Corona, CA 92882 APN 110020008	0.61	GC (General Commercial)	C3 (General Commercial)	Vacant	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Corona Sun Square 5300 Beach Boulevard #110 505 Buena Park, CA 90621
6th St. Corona, CA 92879	0.27	MU2 (Mixed Use Commercial & Industrial)	BP (Business Park)	Vacant	MF (Multiple Family)	HDR (High Density Residential; 15-36	Toura LP 3972 Barranca Pkwy, J425 Irvine, CA 92606

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Rezone Parcels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
APN 115080001						dwelling units/acre)	
E 6th St. Corona, CA 92879 APN 117332015	0.27	MU2 (Mixed Use Commercial & Industrial)	GC (General Commercial)	Vacant	GC with (AHO- 1) overlay	MU1 (Mixed Use Commercial & Residential)	Kim Mihaeng 1133 E. 6 th Street Corona, CA 92879
E 6th St. Corona, CA 92879 117332016	0.33	MU2 (Mixed Use Commercial & Industrial)	GC (General Commercial)	Vacant	GC with (AHO- 1) overlay	MU1 (Mixed Use Commercial & Residential)	Ozkan Suleyman 1365 W. 6 th Street Corona, CA 92879
44 E Grand Blvd. Corona, CA 92882 APN 117080003	0.18	GC (General Commercial)	GB (Gateway Business Park)	Single- family residence	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Carlos Frausto or Current Owner 44 E Grand Blvd. Corona, CA 92882
116 N Victoria Ave. Corona, CA 92882 APN 117080004	0.17	GC (General Commercial)	GB (Gateway Business Park)	Single- family residence	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Richard Hernandez 2671 Raven Circle Corona, CA 92882
110 N Victoria Ave. Corona, CA 92882 APN 117080005	0.18	GC (General Commercial)	GB (Gateway Business Park)	Single- family residence	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Lupe Becerra or Current Owner 110 N Victoria Ave. Corona, CA 92882
108 N Victoria Ave.	0.17	GC (General Commercial)	GB (Gateway Business Park)	Single- family residence	MF (Multiple Family)	HDR (High Density Residential;	David Becerra or Current Owner

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Rezone Parcels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
Corona, CA 92882 APN 117080018						15-36 dwelling units/acre)	108 N Victoria Ave. Corona, CA 92882
115 N Victoria Ave. Corona, CA 92882 APN 117080009	0.21	GC (General Commercial)	GB (Gateway Business Park)	Single-family residence	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Joe Salgado 676 Green Gate Street Corona, CA 92879
111 N. Victoria Ave. Corona, CA 92882 APN 117080022	0.16	GC (General Commercial)	GB (Gateway Business Park)	Single-family residence	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Mary Lou Shina 6580 Glenroy Street San Diego, CA 92120
101 S Sheridan St. Corona, CA 92882 APN 117070004	0.24	GC (General Commercial)	GB (Gateway Business Park)	Single-family residence	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Onias Acevedo 24943 Greenbriar Ct Corona, CA 92883
103 N. Sheridan St. Corona, CA 92882 APN 117070003	0.17	GC (General Commercial)	GB (Gateway Business Park)	Vacant	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	RCTC property??
63 W Grand Blvd. Corona, CA 92882	0.17	GC (General Commercial)	GB (Gateway Business Park)	Commercial use with a FAR of 0.4	MF (Multiple Family)	HDR (High Density Residential; 15-36	Ken Calvert 63 W Grand Blvd. Corona, CA 92882

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Rezone Parcels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
APN 117070005						dwelling units/acre)	
114 N Belle Ave. Corona, CA 92882 APN 117070006	0.17	GC (General Commercial)	GB (Gateway Business Park)	Single-family residence	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Monica Perez or Current Owner 114 N Belle Ave. Corona, CA 92882
110 N Belle Ave. Corona, CA 92882 APN 117070007	0.17	GC (General Commercial)	GB (Gateway Business Park)	Single-family residence	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Jose Morales or Current Owner 110 N Belle Ave. Corona, CA 92882
49 W Grand Blvd. Corona, CA 92882 APN 117070013	0.21	GC (General Commercial)	GB (Gateway Business Park)	Single-family residence	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Margarito Camberos or Current Owner 49 W Grand Blvd. Corona, CA 92882
45 W Grand Blvd. Corona, CA 92882 APN 117070014	0.14	GC (General Commercial)	GB (Gateway Business Park)	Single-family residence	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Abel Huribe or Current Owner 45 W Grand Blvd. Corona, CA 92882
E 8th St. Corona, CA 92882	0.16	LDR (Low Density Residential;	SF (Single Family)	Vacant	MF (Multiple Family)	HDR (High Density Residential; 15-36	First Congregational Church of Christ 809 Ramona Avenue

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Rezone Parcels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
APN 117232006		3-6 dwelling units/acre				dwelling units/acre)	Corona, CA 92879
E 8th St. Corona, CA 92882 APN 117232005	0.18	LDR (Low Density Residential; 3-6 dwelling units/acre	SF (Single Family)	Vacant	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Same as above
Belle Ave APN 117070036	0.14	GC (General Commercial)	GB (Gateway Business)	Vacant	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Dustin Van Do 6500 E. Carnegie Ave. Anaheim, CA 92807
Belle Ave. APN 117070040	0.14	GC (General Commercial)	GB (Gateway Business)	Vacant	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Pravin Kumar 2519 190 th Street Redondo Bch, CA 90278
111 N. Belle Ave. APN 117070033	0.16	GC (General Commercial)	GB (Gateway Business)	Single Family Residence	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Belle Ave Property Holdings 819 Baghdady St. Corona, CA 92879
115 N. Belle Ave. APN 11707012	0.17	GC (General Commercial)	GB (Gateway Business)	Single Family Residence	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Christy Chu 10650 Dilo St. El Monte, CA 91731

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Overlay Rezone for Urban Density Residential (UDR)

Property	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
E Blaine St. 92879 APN 119311019	0.27	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Vacant	MU with (AHO-2) overlay	MU1	Corona South Main Development 211 W. Rincon Street, #108 Corona, CA 92880
E Blaine St. 92879 APN 119311018	0.17	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Vacant	MU with (AHO-2) overlay	MU1	Absolute Imaging Inc. 1660 Tamarron Drive Corona, CA 92833
E Blaine St. 92879 APN 119311017	0.07	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Vacant	MU with (AHO-2) overlay	MU1	Corona South Main Development 211 W. Rincon Street, #108 Corona, CA 92880
E Blaine St. 92879 APN 119311016	0.07	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Vacant	MU with (AHO-2) overlay	MU1	Corona South Main Development 211 W. Rincon Street, #108 Corona, CA 92880
E Blaine St. 92879 APN 119311043	0.10	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Vacant	MU with (AHO-2) overlay	MU1	Exhaust Emjeeion Reduction Specialists 301 E. Blaine Street Corona, CA 92879
E Blaine St. 92879 APN 119311042	0.10	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Vacant	MU with (AHO-2) overlay	MU1	Exhaust Emjeeion Reduction Specialists 301 E. Blaine Street Corona, CA 92879

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Overlay Rezone for Urban Density Residential (UDR)

Property	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
E Blaine St. 92879 APN 119311041	0.10	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Vacant	MU with (AHO-2) overlay	MU1	Exhaust Emjeeion Reduction Specialists 301 E. Blaine Street Corona, CA 92879
E Blaine St. 92879 APN 119311040	0.20	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Vacant	MU with (AHO-2) overlay	MU1	Exhaust Emjeeion Reduction Specialists 301 E. Blaine Street Corona, CA 92879
100 E Harrison St. 92879 APN 119311025	1.09	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Restaurant with a FAR of 0.2	MU with (AHO-2) overlay	MU1	S. Gilani 1260 Mountain Ave Norco, CA 92860
209 E Blaine St. 92879 APN 119311015	0.07	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Commercial use with a FAR of 0.9	MU with (AHO-2) overlay	MU1	Gerald Deleo 628 Lancer Lane Corona, CA 92879
E Blaine St. 92879 APN 119311014	0.07	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Commercial use with a FAR of 0.5	MU with (AHO-2) overlay	MU1	Gerald Deleo 628 Lancer Lane Corona, CA 92879
E Blaine St. 92879 APN 119311013	0.04	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Commercial use with a FAR of 0.2	MU with (AHO-2) overlay	MU1	Gerald Deleo 628 Lancer Lane Corona, CA 92879

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Overlay Rezone for Urban Density Residential (UDR)

Property	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
302 E Harrison St. 92879 APN 119311005	0.53	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Commercial use with a FAR of 0.3	MU with (AHO-2) overlay	MU1	Gerald Deleo 628 Lancer Lane Corona, CA 92879
280 E Harrison St. 92879 APN 119311004	0.35	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Commercial use with a FAR of 0.4	MU with (AHO-2) overlay	MU1	Richard Campos 2640 Macadamia Court Chino Hills, CA 91710
240 E Harrison St. 92879 APN 119311003	0.27	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Commercial use with a FAR of 0.5	MU with (AHO-2) overlay	MU1	Gerald Deleo 628 Lancer Lane Corona, CA 92879
122 E Harrison St. 92879 APN 119311002	0.97	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Commercial use with a FAR of 0.5	MU with (AHO-2) overlay	MU1	Norma Abacherli 646 Ford Street Corona, CA 92879
E Blaine St. 92879 APN 119311040	0.20	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Commercial use with a FAR of 0.1	MU with (AHO-2) overlay	MU1	Exhaust Emjeeion Reduction Specialists 301 E. Blaine Street Corona, CA 92879

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Overlay Rezone for Urban Density Residential (UDR)

Property	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
S Smith Ave. 92882 APN 110020012	0.50	HDR (High Density Residential; 15-36 dwelling units/acre)	R3 (Multiple Family Residential)	RV Storage	R3	UDR (Urban Density Residential; 36-60 dwelling units/acre)	Betty Nicas 351 Ashwood Street Sutherlin, OR 97479
1362 W 6th St. 92882 APN 110030015	3.60	HDR (High Density Residential; 15-36 dwelling units/acre)	R3 (Multiple Family Residential)	RV Storage	R3	UDR (Urban Density Residential; 36-60 dwelling units/acre)	Betty Nicas 351 Ashwood Street Sutherlin, OR 97479
1553 Yorba St. 92882 APN 118050020	0.64	GC (General Commercial)	C3 (General Commercial)	Storage with a FAR of 0.2	C3 with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Carl Dreager 1553 Yorba St. Corona, CA 92882
1549 Yorba St. 92882 APN 118050019	0.43	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.5	C3 with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Marlon Dleon 1549 Yorba St. Corona, CA 92882
1545 Yorba St. 92882 APN 118050018	0.65	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.4	C3 with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Emmanuel Kurkjian 1509 Vandagriff Way Corona, CA 92882

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Overlay Rezone for Urban Density Residential (UDR)

Property	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
1539 Yorba St 92882 APN 118050017	0.95	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.1	C3 with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Nectar Tatian 1539 Yorba St Corona, CA 92882
1535 W 6th St. 92882 APN 118050016	0.99	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.1	C3 with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Garo Churukian 1535 W 6th St. Corona, CA 92882
W. 6th Street 92882 APN 102290020	4.56	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.5	C3 with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Diversified Products International, Inc. 1655 W. 6 th Street, # 111 Corona, CA 92882
1625 W. 6th Street 92882 APN 102290017	1.62	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.2	C3 with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Diversified Products International, Inc. 1655 W. 6 th Street, # 111 Corona, CA 92882
1541 W. 6th Street 92882 APN 103280001	0.99	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.4	C3 with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Diversified Products International, Inc. 1655 W. 6 th Street, # 111 Corona, CA 92882

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Overlay Rezone for Urban Density Residential (UDR)

Property	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
1210 E 6th Street 92879 APN 115080002	0.38	MU2 (Mixed Use Commercial & Industrial)	BP (Business Park)	Parking lot	BP with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Woodrow Harpole Corona 3 rd Street 63 W. Grand Blvd Corona, CA 92882
1210 E 6th Street 92879 APN 115080041	0.62	MU2 (Mixed Use Commercial & Industrial)	BP (Business Park)	Parking lot	BP with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Woodrow Harpole Corona 3 rd Street 63 W. Grand Blvd Corona, CA 92882
1210 E 6th Street 92879 APN 115080012	1.82	MU2 (Mixed Use Commercial & Industrial)	BP (Business Park)	Commercial use and parking lot with a FAR of 0.4	BP with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Woodrow Harpole Corona 3 rd Street 63 W. Grand Blvd Corona, CA 92882
W. 8th St 92881 APN 110040054	0.46	HDR (High Density Residential; 15-36 dwelling units/acre)	MP (Mobile Home Park)	Vacant	R3 with (AHO-2) overlay	UDR (Urban Density Residential; 36-60 dwelling units/acre)	City of Corona

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Overlay Rezone for Urban Density Residential (UDR)

Property	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
W 8th St. 92881 APN 110061005	0.88	HDR (High Density Residential; 15-36 dwelling units/acre)	R3 (Multiple Family Residential)	Vacant	R3 with (AHO-2) overlay	UDR (Urban Density Residential; 36-60 dwelling units/acre)	City of Corona
W 8th St. 92882 APN 110040010	0.20	HDR (High Density Residential; 15-36 dwelling units/acre)	MP (Mobile Home Park)	Vacant	R3 with (AHO-2) overlay	UDR (Urban Density Residential; 36-60 dwelling units/acre)	City of Corona
1203 Circle City Dr. 92879 APN 111280005	1.05	HDR (High Density Residential; 15-36 dwelling units/acre)	R3 (Multiple Family Residential)	Vacant	R3 with (AHO-2) overlay	UDR (Urban Density Residential; 36-60 dwelling units/acre)	Toura No. 5 3792 Barranca Pkwy, J425 Irvine, CA 92606
1154 E 6th St. 92879 APN 111280001	2.13	MU2 (Mixed Use Commercial & Industrial)	GC (General Commercial)	Vacant	GC with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Toura No. 5 3792 Barranca Pkwy, J425 Irvine, CA 92606
6th St. 92879 APN 111280004	0.90	MU2 (Mixed Use Commercial & Industrial)	GC (General Commercial)	Vacant	GC with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Toura No. 5 3792 Barranca Pkwy, J425 Irvine, CA 92606

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Overlay Rezone for Urban Density Residential (UDR)

Property	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
92879 APN 111290036	2.31	MU2 (Mixed Use Commercial & Industrial)	M1 (Light Manufacturing)	Commercial use and parking lot with a FAR of 0.1	M1 with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	State of CA Dept. of Transportation 464 W. 4 th Street, 6 th Floor San Bernardino, CA 92401
1203 W 6th Street APN 118201012	5.59	GC (General Commercial)	MP (Mobile Home Park)	Mobile home park	MP with (AHO-2) overlay	UDR (Urban Density Residential; 36-60 dwelling units/acre)	Cherie Fitschen 1203 W. 6 th Street Corona, CA 92882
1203 W 6th Street 92882 APN 118183027	2.21	GC (General Commercial)	MP (Mobile Home Park)	Mobile home park	MP with (AHO-2) overlay	UDR (Urban Density Residential; 36-60 dwelling units/acre)	Cherie Fitschen 1203 W. 6 th Street Corona, CA 92882
8th Street 92882 APN 110040053	2.93	HDR (High Density Residential; 15-36 dwelling units/acre)	MP (Mobile Home Park)	Mobile home park	MP with (AHO-2) overlay	UDR (Urban Density Residential; 36-60 dwelling units/acre)	Lin Jen Huiwu P.O. Box 14787 Irvine, CA 92623

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Potential Overlay Rezone for Urban Density Residential (UDR)

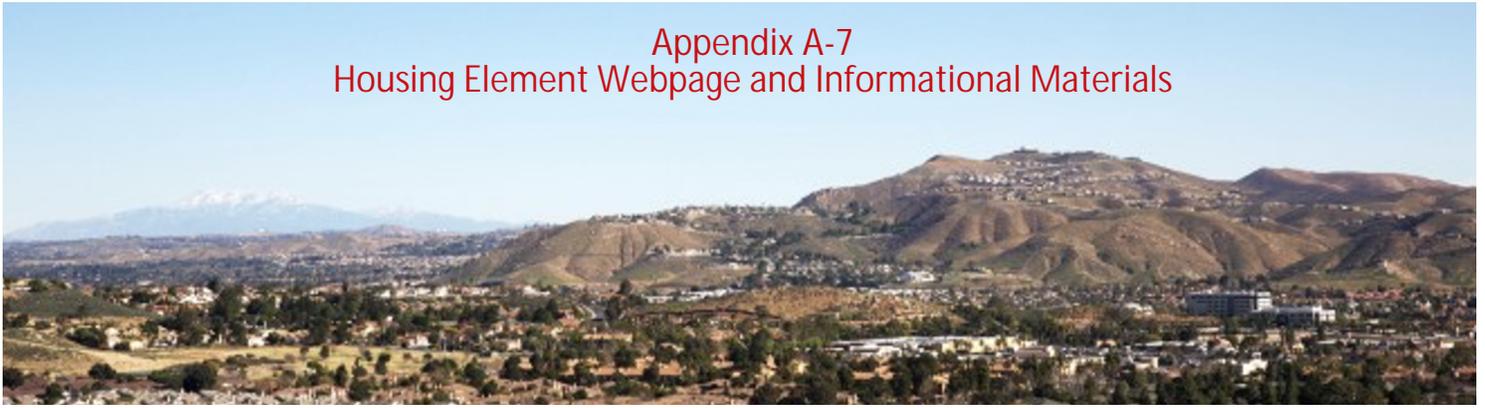
Property	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
Pomona Road 92882 APN 118260018	11.31	MDR (Medium Density Residential; 6-15 dwelling units/acre)	MP (Mobile Home Park)	Mobile home park	MP with (AHO-2) overlay	UDR (Urban Density Residential; 36-60 dwelling units/acre)	Corona West Association 320 N. Park Vista Street Anaheim, CA 92806

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

General Plan Housing Element Update

Appendix A-7 Housing Element Webpage and Informational Materials



WHAT IS THE HOUSING ELEMENT?

The Housing Element establishes goals, policies, and implementation measures to guide the development of housing in Corona. It is included in the Corona General Plan and outlines the City's plan to meet existing and projected future housing needs for all economic segments of the community. The purpose is to increase the housing supply and the mix of housing types and provide housing opportunities for all income levels. The Housing Element is mandated by state law to be updated every 8 years.

The Housing Element is governed by California Government Code Article 10.6 [Sections 65580-65589.11]. Pursuant to Section 65588, the Housing Element is required to be periodically updated in accordance with the Regional Housing Needs Assessment (RHNA) cycle administered by the California Department of Housing and Community Development (HCD). HCD is responsible for administering the RHNA to the Metropolitan Planning Organizations in California. The Metropolitan Planning Organization for the southern California region is the Southern California Association of Governments (SCAG). SCAG covers the Counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura and a total of 191 cities. In October 2019, HCD issued SCAG a RHNA allocation of 1,341,827 housing units to be planned for in Planning Period 2021-2029.

Housing Element Update Informational Sheet

[Housing Element Update Informational Sheet \(English\)](#)

[Housing Element Update Informational Sheet \(Spanish\)](#)

Upcoming Meetings

[Housing Element Update Community Workshop Flyer \(English\)](#)

[Housing Element Update Community Workshop Flyer \(Spanish\)](#)

[Housing Element Update Community Workshop - Presentation](#)

Corona City Hall
Corona Council Chambers

Ask Ally



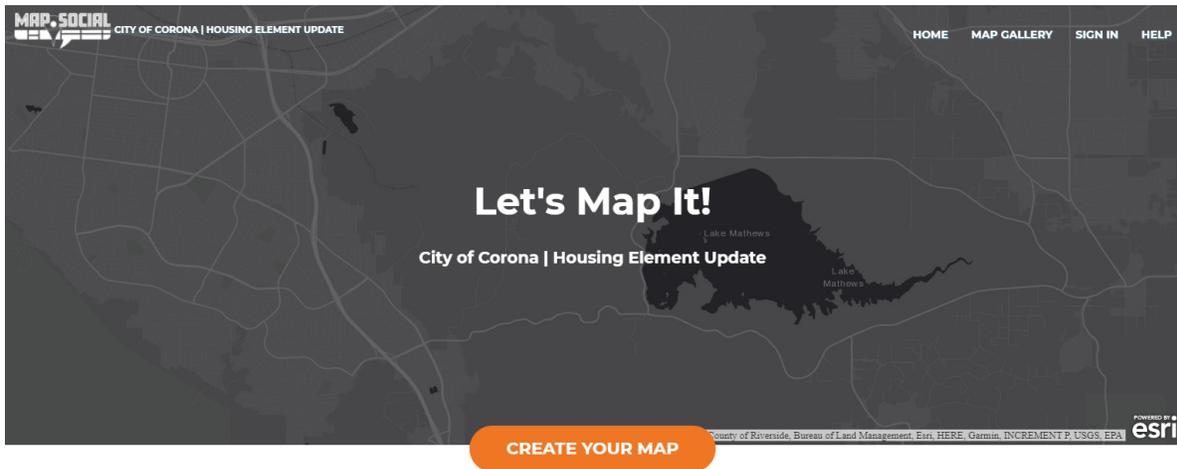
May 27, 2021

6:00 p.m.

Housing Element Update Community Meeting

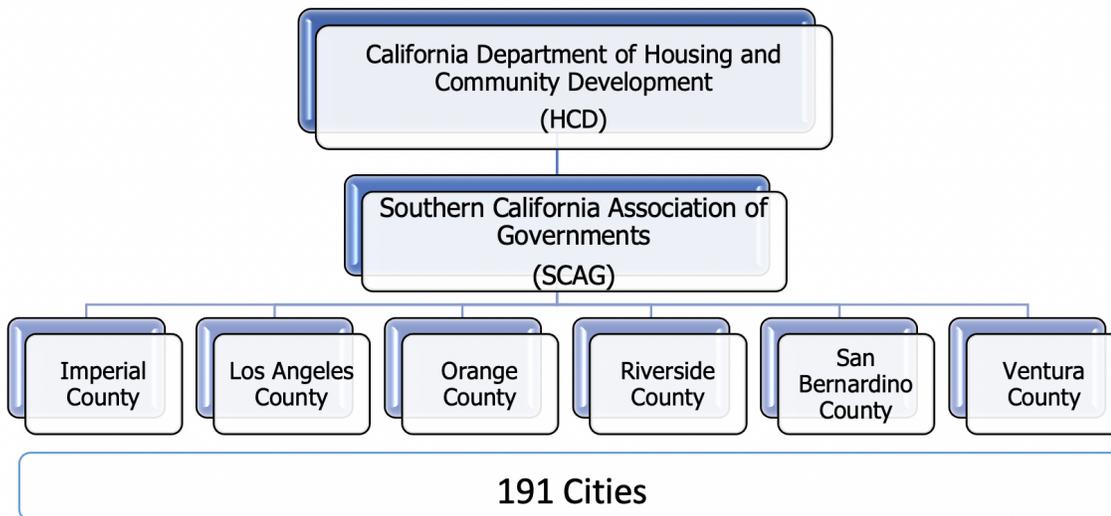
<https://coronaca.gov.zoom.us/j/89030052330>

In-person attendance is also available in the Council Chambers



[MapSocial](#)

RHNA Allocation Flow Chart



SCAG finalized the RHNA allocation in February 2021 and it resulted in the City of Corona receiving a final RHNA allocation of 6,088 housing units. The following table shows the residential income categories the City is required to plan for in the Housing Element Update.

Ask Ally  

Income Category	Number of Units to Accommodate in Planning Period 2021-2029
Very Low Income (31% to 50% AMI)	1752
Low Income (51% to 80% AMI)	1040
Moderate Income (81% to 120% AMI)	1096
Above-Moderate Income (>120% AMI)	2200
Total	6088

(AMI = Area Median Income)

HOUSING ELEMENT UPDATE PROCESS

The City is in the processing of preparing the Housing Element Update. The process will involve public outreach with community stakeholders and the City’s general community. The public outreach process will include participation in the City’s housing survey and community meetings. The outreach process will identify a sites inventory analysis of where housing units can be planned in the City for the income categories. The public will also have an opportunity to provide feedback on the inventory sites that may be required to be rezoned to accommodate the income categories.

The California Department of Housing and Community Development (HCD) is also required to review and certify the City’s Housing Element to ensure its compliance with state law. The City is required to submit its City Council adopted Housing Element to HCD in October 2021.

HOUSING ELEMENT UPDATE TIMELINE



HOUSING ELEMENT

Ask Ally



[Joint City Council and Planning and Housing Commission Study Session Presentation \(January 27, 2021\)](#)

[Housing Element Update Survey Results](#)

For more information, please email CoronaHEUpdate@CoronaCA.gov.

[California Department of Housing Community Development website](#)

Ask Ally





HOUSING ELEMENT UPDATE INFORMATIONAL SHEET

April 2021

What is the Housing Element?

The Housing Element is part of the city's General Plan and is one of the mandatory elements. That means the city is required to have a Housing Element that is consistent with the State's general law. The Housing Element is governed by the California Government Code and is required to be updated every 8 years by the statutory deadline. The Housing Element is responsible for identifying a city's existing and projected housing need; goals, policies and quantified objectives on achieving housing for all economic segments of the population; available financial resources; scheduled programs for the preservation of housing and an identification of adequate housing sites for all economic segments of the community, persons with special needs and emergency shelters.

California Government Code Article 10.6, Sections 65580-65589.11

Why is the Housing Element periodically updated?

The planning period for the Housing Element is 8 years. The city's current Housing Element is for planning period 2013-2021. Pursuant to state law, the city is now updating its Housing Element for Planning Period 2021-2029. The Housing Element planning period aligns with the State's allocation of the Regional Housing Needs Assessment, commonly known as RHNA. The State Department of Housing and Community Development (HCD) assesses the RHNA every 8 years and distributes an allocation of the housing units to the various regions throughout the state. This allocation is eventually distributed across the counties and cities in California to be included in the Housing Element.

How does the city know how many residential units to plan for in the Housing Element?

The RHNA decides the number of residential units the city must plan for in the Housing Element. For the Housing Element Update covering planning period 2021-2029, the city must plan for 6,088 residential housing units.

Which housing income levels is the city required to plan for in the Housing Element Update?

The RHNA specifically identifies the number of residential units required for each economic income segment, which includes very-low, low, moderate and above-moderate incomes. The table below shows the residential units allocated to the City of Corona for each income category.

Income Category based on Area Median Income (AMI)	Number of Units to Accommodate	%
Very Low Income between 31 and 50% AMI	1,752	28.8%
Low Income between 51 and 80% AMI	1,040	17.1%
Moderate Income between 81 and 120% AMI	1,096	18.0%
Above-Moderate Income greater than 120% AMI	2,200	36.1%
Total	6,088	100.0%



How does the city demonstrate to HCD that it has enough sites planned for housing?

Included in the city's Housing Element is an inventory of the sites that shows where housing units can be accommodated. The sites must be vacant or underutilized and have potential for development during the eight-year planning period. Some of the sites identified may be already zoned for housing that can accommodate a certain percentage of the RHNA income categories. However, where the city's available sites zoned for residential and mixed use purposes are not adequate to fully meet the city's RHNA, the city would need to rezone sites to plan for housing in accordance with the RHNA allocation. The city's rezoning can include: a) increasing the residential density on property already zoned residential to allow for additional housing units, b) rezoning property from nonresidential to residential; or c) establishing an *affordable housing overlay zone* on currently underutilized properties.

According to HCD's Housing Element Site Inventory Guidebook, an *affordable housing overlay zone* is a zoning tool that allows a city to modify existing zoning to allow for or require certain types of residential development on a parcel without changing the underlying zoning district. This means a parcel currently being used for a non-residential land use, such as commercial or industrial and zoned as such, can continue to be used in accordance with the underlying zoning. However, should the property owner decide to redevelop the site with residential, the site would be allowed to have residential in accordance with the provisions established by the affordable housing overlay. The affordable housing overlay demonstrates where additional housing can be planned should the current use of the property be repurposed in the future.

Does the city build the housing units on the sites that have been identified in the Housing Element?

No. The city does not build housing. New housing is constructed by developers that own property or plan on acquiring property for new housing.

Is the property owner required to build housing on the sites identified within the 8-year planning cycle of the Housing Element?

No. Although the Housing Element identifies enough sites are available in the city to plan for housing and to facilitate the development of affordable multiple family housing by allowing higher density residential in certain areas, it does not mean the property owner is required to build the housing within the next 8 years or any time in the future. The Housing Element is a planning document that enables the city in meeting its housing goals.

How did the city determine the housing opportunity sites?

Aside from the sites already zoned residential or mixed use, the city used the *best practices for selecting sites to accommodate the lower income RHNA* mentioned in HCD's Housing Element Site Inventory Guidebook. These sites are for higher density residential, which are intended to accommodate housing units for lower and moderate-income households. Additionally, the city used the survey results from the city's housing survey issued earlier this year in February 2021. The survey results are available on the city's website at www.CoronaCA.gov/GPUupdate.



HOUSING ELEMENT UPDATE INFORMATIONAL SHEET

April 2021

Per the HCD Site Inventory Guidebook, sites best suited to accommodate the RHNA for lower income households should include factors such as:

- Proximity to transit.
- Access to high performing schools and jobs.
- Access to amenities, such as parks and services.
- Access to health care facilities and grocery stores.
- Locational criteria that meet Low-income Housing Tax Credit Program funding.
- Proximity to available infrastructure and utilities.
- Sites that do not require environmental mitigation.

The city's housing survey also asked, "Which areas of the city do you think would be better suited for high-density residential involving apartments and/or condominiums?" The survey results show 75.20% of the responses favor higher density in areas where public transportation is within walking distance and 42.80% of the responses favor higher density in areas near commercial centers.

When is the city required to rezone the sites identified for rezoning?

The city has 3 years and 120 days from the beginning of the Housing Element planning period to rezone sites to meet the city's shortfall of the RHNA. The planning period begins on October 15, 2021.

How does HCD know if the City has a state compliant Housing Element after it is adopted by the City Council?

The city is required to submit its draft Housing Element to HCD for review. Prior to adoption of the Housing Element, the city must seek HCD comments on the Draft Housing Element. The adopted Housing Element is also required to be submitted to HCD for review. If HCD determines the city's Housing Element was prepared in compliance with state law, HCD will issue a Finding of Substantial Compliance to the city. If HCD determines the city's Housing Element was not prepared in compliance with state law, the city will need to revise the Housing Element based on HCD's comments. The city would need to resubmit the revised Housing Element to HCD. The city would only need to repeat the latter process if the resubmitted Housing Element is not certified by HCD.

HCD has an Accountability and Enforcement Division that is specifically assigned to monitor the compliance of local jurisdictions' housing elements. This division also investigates complaints on local discretionary land use planning decisions that possibly would jeopardize a certified Housing Element. Additionally, cities are required to submit an annual housing progress report to HCD, which includes an inventory of properties that have been rezoned to meet the shortfall in the RHNA.

The Accountability and Enforcement Division was created due to the passage of Assembly Bill (AB) 72 and AB 101. These laws give additional enforcement tools to HCD and the California Attorney General to move forward with legal action against a local jurisdiction if the Housing Element is not compliant with state law. A city is a subdivision of the state and local laws may not conflict with general law. In this case, general law includes the State Planning and Zoning Law and the specific requirements of the Housing Element law. With the adoption of AB 101 (2019), the Attorney General can seek a court order directing a local jurisdiction to bring its Housing Element into compliance. The court can enforce this by imposing



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finer, appoint a receiver to step in, take the process over from the local jurisdiction and bring the Housing Element into substantial compliance. Additionally, a jurisdiction would become ineligible for certain grants that require a jurisdiction to have a certified Housing Element.



¿Qué es el Elemento de Vivienda?

El Elemento de Vivienda forma parte del Plan General de la ciudad y es uno de los elementos obligatorios. Eso significa que la ciudad está obligada a tener un elemento de vivienda que sea consistente con las leyes general del Estado. El Elemento de Vivienda se rige por el Código del Gobierno de California y debe actualizarse cada 8 años antes de la fecha límite legal. El Elemento de Vivienda es responsable en identificar la necesidad de vivienda existente y proyectada de una ciudad; metas, pólizas y objetivos cuantificados en el logro de la vivienda para todos los segmentos económicos de la población; recursos financieros disponibles; programas programados para la preservación de la vivienda y una identificación de sitios de vivienda adecuados para todos los segmentos económicos de la comunidad, personas con necesidades especiales y refugios de emergencia.

Artículo 10.6 del Código del Gobierno de California, Secciones 65580-65589.11

¿Por qué se actualiza periódicamente el Elemento de Vivienda?

El período de planificación para el Elemento de Vivienda es de 8 años. El Elemento de Vivienda actual de la ciudad es para el período de planificación 2013-2021. En conformidad con la ley estatal, la ciudad está actualizando su Elemento de Vivienda para el Período de Planificación 2021-2029. El período de planificación del Elemento de Vivienda se alinea con la asignación del Estado de la Evaluación de Necesidades de Vivienda Regional, comúnmente conocida como RHNA. El Departamento de Vivienda y Desarrollo Comunitario del Estado (HCD) evalúa el RHNA cada 8 años y distribuye una asignación de las unidades de vivienda a las diversas regiones del estado. Esta asignación se distribuye finalmente entre los condados y ciudades de California para ser incluida en el Elemento de Vivienda.

¿Cómo sabe la ciudad cómo pueden planificar las unidades residenciales en el Elemento de Vivienda?

El RHNA decide el número de unidades residenciales que la ciudad debe planificar en el Elemento de Vivienda. Para la actualización del Elemento de Vivienda para el período de planificación 2021-2029, la ciudad debe planificar 6,088 unidades de viviendas residenciales.

¿Qué niveles de ingresos de vivienda se requiere la ciudad para planificar en la Actualización del Elemento de Vivienda?

El RHNA identifica específicamente el número de unidades residenciales requeridas para cada segmento de ingresos económicos, que incluye ingresos muy bajos, bajos, moderados y más de moderados. La siguiente tabla muestra las unidades residenciales asignadas a la Ciudad de Corona para cada categoría de ingresos.



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Categoría de ingresos basada en ingresos medios de área (AMI)	Número de unidades para acomodar	%
Ingresos muy bajos entre 31 y 50% AMI	1,752	28.8%
Bajos ingresos entre 51 y 80% AMI	1,040	17.1%
Ingreso moderado entre 81 y 120% AMI	1,096	18.0%
Ingresos más de moderados superiores al 120% AMI	2,200	36.1%
total	6,088	100.0%

¿Cómo demuestra la ciudad a HCD que tiene suficientes sitios planeados para vivienda?

El Elemento de Vivienda de la ciudad incluye un inventario de los sitios que muestran donde se pueden acomodar las unidades de vivienda. Los sitios deben estar vacíos o subutilizados y tener potencial de desarrollo durante el período de planificación de 8 años. Algunos de los sitios identificados tal vez pueden estar zonificados para viviendas que pueden acomodar un cierto porcentaje de las categorías de ingresos de RHNA. Sin embargo, cuando los sitios disponibles de la ciudad están ubicados en zonas para propósitos residenciales y de uso mixto y no sean adecuadas para cumplir plenamente con la RHNA de la ciudad, la ciudad necesitaría resinificar los sitios para planificar viviendas de acuerdo con la asignación de RHNA. La rezonificación de la ciudad puede incluir: a) aumentar la densidad residencial en las propiedades ya zonificadas residencial para permitir unidades de vivienda adicionales, b) rezonificación de propiedades que actualmente no son residenciales a residenciales; o c) establecer una *zona de superposición de vivienda asequible* en propiedades actualmente infrautilizado.

De acuerdo con la guía de inventario del sitio del Elemento de Vivienda de HCD, una *zona de viviendas económicas* es una herramienta de zonificación que permite a una ciudad modificar las zonas existentes para permitir o requerir ciertos tipos de desarrollo residencial sin cambiar el distrito de zonificación subyacente. Esto significa que propiedades que actualmente se utilizan para usos no residenciales, como comerciales o industriales zonificados como tal, pueden seguir utilizándose de acuerdo con la zonificación subyacente. Sin embargo, si el propietario decide desarrollar el sitio con usos residenciales, se permitiría que el sitio tenga usos residenciales de acuerdo con las disposiciones establecidas por la superposición de vivienda asequible. La superposición de vivienda asequible demuestra dónde se pueden planificar viviendas adicionales si se reutiliza el uso actual de la propiedad en el futuro.

¿La ciudad construye las unidades de vivienda en los sitios que han sido identificados en el Elemento de Vivienda?

No. La ciudad no construye viviendas. Las viviendas nuevas son construidas por desarrolladores que tienen propiedades o planean adquirir propiedades para nuevas viviendas.

¿Se requiere que el dueño de la propiedad construya viviendas en los sitios identificados dentro del ciclo de planificación de 8 años del Elemento de Vivienda?



No. Aunque el Elemento de Vivienda identifica suficientes sitios disponibles en la ciudad para planificar viviendas y facilitar el desarrollo de viviendas multifamiliares asequibles al permitir una mayor densidad residencial en ciertas áreas, esto no significa que el dueño de la propiedad esté obligado a construir la vivienda en los próximos 8 años o en cualquier momento en el futuro. El Elemento de Vivienda es un documento de planificación que habilita la ciudad en el cumplimiento de sus objetivos de vivienda.

¿Cómo determinó la ciudad los sitios de oportunidades de viviendas?

Aparte de los sitios ya establecidos en zonas residenciales o de uso mixto, la ciudad utilizó las *mejores prácticas para seleccionar sitios para acomodar los ingresos más bajos RHNA* mencionados en la guía de inventario del sitio del Elemento de Vivienda de HCD. Estos sitios son para viviendas de mayor densidad, que están destinadas para acomodar unidades de vivienda para hogares de ingresos bajos y moderados. Además, la ciudad utilizó los resultados de la encuesta de vivienda de la ciudad, realizado a principios de este año en Febrero del 2021. Los resultados de la encuesta están disponibles en el sitio web de la ciudad en www.CoronaCA.gov/GPUUpdate.

Identificado en la guía de inventario del sitio de HCD, los sitios más adecuados para acomodar el RHNA para los hogares de menores ingresos deben incluir factores como:

- Proximidad al tránsito.
- Acceso a escuelas y trabajos de alto rendimiento.
- Acceso a comodidades, como parques y servicios.
- Acceso a centros de salud y supermercados.
- Criterios de ubicación que cumplen con los fondos del Programa de Crédito Tributario de Vivienda de Bajos Ingresos.
- Proximidad a la infraestructura y los servicios públicos disponibles.
- Sitios que no requieren mitigación ambiental.

La encuesta de vivienda de la ciudad también preguntó: "¿Qué áreas de la ciudad crees que serían más adecuadas para residenciales de alta densidad que involucran apartamentos y/o condominios?" Los resultados de la encuesta muestran que el 75.20% de las respuestas favorecen una mayor densidad en las zonas donde el transporte público está a poca distancia y el 42.80% de las respuestas favorece una mayor densidad en áreas cercanas a los centros comerciales.

¿Cuándo se requiere que la ciudad rezone los sitios identificados para la rezoneificación?

La ciudad tiene 3 años y 120 días desde el comienzo del período de planificación del Elemento de Vivienda para rezoneificar los sitios para satisfacer el déficit de la ciudad del RHNA. El período de planificación comienza el 15 de Octubre de 2021.

¿Cómo sabe HCD si la ciudad tiene un Elemento de Vivienda que cumple con el Estado después de que sea adoptado por el Ayuntamiento?

La ciudad está obligada a presentar su proyecto de Elemento de Vivienda a HCD para su revisión. Antes de la adopción del Elemento de Vivienda, la ciudad debe buscar comentarios de HCD sobre el proyecto de



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Elemento de Vivienda. El elemento de vivienda adoptado también está obligado a ser presentado al HCD para su revisión. Si el HCD determina que el Elemento de Vivienda de la ciudad fue preparado de acuerdo con las leyes estatales, HDC emitirá una Constatación de Cumplimiento Sustancial a la ciudad. Si el HCD determina que el Elemento de Vivienda de la ciudad no fue preparado de acuerdo con la ley estatal, la ciudad tendrá que revisar el Elemento de Vivienda basado en los comentarios de HCD. La ciudad tendría que volver a enviar el Elemento de Vivienda revisado a HCD. La ciudad sólo necesitaría repetir este último proceso si el Elemento de Vivienda reenviado no está certificado por HCD.

HCD tiene una División de Rendición de Cuentas y Cumplimiento que se asigna específicamente para supervisar el cumplimiento de los elementos de vivienda de las jurisdicciones locales. Esta división también investiga las quejas sobre las decisiones locales discrecionales de planificación del uso del suelo que posiblemente pondrían en peligro un elemento de vivienda certificado. Además, las ciudades están obligadas a presentar un informe anual sobre el progreso de la vivienda a HCD, que incluye un inventario de las propiedades que se han rezonificado para cubrir el déficit en el RHNA.

La División de Responsabilidad y Cumplimiento se creó debido al paso de proyecto de ley (AB) 72 y AB 101. Estas leyes dan herramientas de aplicación adicionales a HCD y al Fiscal General de California para avanzar en acciones legales contra una jurisdicción local si el Elemento de Vivienda no cumple con la ley estatal. Una ciudad es una subdivisión del estado y las leyes locales no pueden entrar en conflicto con la Ley general. En este caso, la ley general incluye la Ley de Planificación y Zonificación del Estado y los requisitos específicos de la Ley de Elemento de Vivienda. Con la adopción de AB 101 (2019), el Fiscal General puede solicitar una orden judicial que ordene a una jurisdicción local que cumpla con su Elemento de Vivienda. El tribunal puede hacer cumplir esto imponiendo multas, nombrar un receptor para intervenir, tomar el proceso de la jurisdicción local y poner el Elemento de Vivienda en cumplimiento sustancial. Además, una jurisdicción pasaría a ser inelegible para ciertas subvenciones que requieren una jurisdicción que tenga un Elemento de Vivienda certificado.

Appendix B

SITES INVENTORY

Vacant Residential Site Inventory for Figures 13, 14, 15 and 16

Site No.	Site Address or Street	Zip Code	APN	Acres	General Plan	Zoning	Specific Plan	Current Use	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Maximum Capacity	Realistic Capacity	Income Category
1	Shain Cir.	92881	108020016	1.44	ER	R1A		Vacant	1	3	1.47	2	1	Above Moderate
2	3134 Sonrisa Dr.	92881	108041001	0.93	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
3	Liberty Ave.	92881	108320009	0.80	ER	R1-14.4		Vacant	1	3	1.47	1	1	Above Moderate
4	Liberty Ave.	92881	108320088	1.21	ER	R1-14.4		Vacant	1	3	1.47	1	1	Above Moderate
5	815 S Sherman Ave.	92882	110050027	1.22	HDR	R-3		Vacant	15	36	26.25	43	32	Lower
6	1263 S Lincoln Ave.	92882	110150042	0.21	LDR	R1-7.2		Vacant	3	6	4.5	1	1	Above Moderate
7	1208 Belle Ave.	92882	110192016	0.26	LDR	R1-7.2		Vacant	3	6	4.5	1	1	Above Moderate
8	945 W Kendall St.	92882	110231016	0.21	LDR	R1-7.2		Vacant	3	6	4.5	1	1	Above Moderate
9	Citron St.	92882	110342031	4.72	LDR	R1-8.4		Vacant	3	6	4.5	28	16	Above Moderate
10	Border Ave.	92882	112201011	4.31	LDR	R1-8.4		Vacant	3	5	3	21	12	Above Moderate
11	W Chase Dr.	92882	112320004	0.68	LDR	R1A		Vacant	1	3	2.25	2	1	Above Moderate
12	Chase Dr.	92882	112320005	0.50	LDR	R1A		Vacant	1	3	2.25	1	1	Above Moderate
13	Skyline Dr.	92882	112320010	0.69	LDR	R1A		Vacant	3	6	4.5	4	1	Above Moderate
14	W Foothill Pkwy.	92882	112320026	1.67	LDR	R1-9.6		Vacant	1	4	2.96	4	3	Above Moderate
15	2217 S Lincoln Ave.	92882	113140016	0.27	LDR	R1-9.6		Vacant	3	4.5	4.5	1	1	Above Moderate
16	Lincoln Ave.	92882	113140017	0.27	LDR	R1-9.6		Vacant	3	4.5	4.5	1	1	Above Moderate
17	Lincoln Ave.	92882	113140018	0.27	LDR	R1-9.6		Vacant	3	4.5	4.5	1	1	Above Moderate
18	W Foothill Pkwy.	92882	113222020	0.84	LDR	WF		Vacant	3	6	4.5	5	3	Above Moderate
19	Garretson Ave.	92881	113340005	0.54	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
20	S Main St.	92882	114180002	59.72	RR 2	A/HD		Vacant	0.5	1	0.75	59	44	Above Moderate
21	S Main St.	92882	114180003	2.25	ER	A		Vacant	1	3	1.47	6	3	Above Moderate
22	Crown Ranch Rd.	92881	114210014	0.94	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
23	Crown Ranch Rd.	92881	114210015	0.92	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
24	Crown Ranch Rd.	92881	114210017	0.92	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
25	Garretson Ave.	92881	114243012	1.00	ER	ER1		Vacant	1	3	2.25	3	1	Above Moderate
26	Garretson Ave.	92881	114252019	1.13	ER	ER1		Vacant	1	3	2.25	3	1	Above Moderate
27	E Parkridge Ave.	92879	115022035	1.44	LDR	A		Vacant	3	6	4.5	8	6	Above Moderate
28	San Jacinto Dr.	92879	115030083	1.46	LDR	A-14.4		Vacant	1	3	2.6	4	3	Above Moderate
29	E Parkridge Ave.	92879	115040039	11.40	LDR	A		Vacant	3	6	4.5	68	51	Above Moderate
30	San Jacinto Dr.	92879	115040051	0.67	LDR	A-14.4		Vacant	1	3	2.6	2	1	Above Moderate
31	E Parkridge Ave.	92879	115100004	3.00	LDR	A		Vacant	3	6	4.5	18	13	Above Moderate
32	E Parkridge Ave.	92879	115331014	6.92	LDR	SFR-6		Vacant	3	6	4	41	27	Above Moderate

Site No.	Site Address or Street	Zip Code	APN	Acres	General Plan	Zoning	Specific Plan	Current Use	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Maximum Capacity	Realistic Capacity	Income Category
33	Cleveland Way	92881	116030003	6.43	ER	A		Vacant	1	3	1.47	9	8	Above Moderate
34	Prairie Cir.	92881	116050009	10.11	RR 2	R1A		Vacant	0.5	1	0.75	1	1	Above Moderate
35	Crown Ranch Rd.	92881	116050019	2.94	RR 2	R1A/HD		Vacant	0.5	1	0.75	2	2	Above Moderate
36	Lester Ave.	92881	116050020	4.73	ER	A		Vacant	1	3	1.47	14	6	Above Moderate
37	Hidden Springs Dr.	92881	116061003	5.07	ER	A		Vacant	1	3	1.47	7	4	Above Moderate
38	Hidden Springs Dr.	92881	116062006	4.97	RR 2	A		Vacant	0.5	1	0.75	5	1	Above Moderate
39	Lester Ave.	92881	116070001	5.76	ER	A		Vacant	1	3	1.47	8	5	Above Moderate
40	Anacapa Cir.	92881	116090006	1.00	ER	A		Vacant	1	3	1.47	1	1	Above Moderate
41	Anacapa Cir.	92881	116090007	1.00	ER	A		Vacant	1	3	1.47	1	1	Above Moderate
42	Nelson St.	92881	116111001	0.55	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
43	Nelson St.	92881	116113005	0.90	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
44	3270 Howe St.	92881	116120010	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
45	3260 Howe St.	92881	116120011	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
46	3255 Howe St.	92881	116120018	2.27	ER	R1-14.4		Vacant	1	3	2.25	6	5	Above Moderate
47	Boyd Ave.	92881	116120029	1.00	ER	A		Vacant	1	3	2.25	3	2	Above Moderate
48	Nelson St.	92881	116120034	0.30	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
49	Liberty Ave.	92881	116130007	2.23	ER	R1-14.4		Vacant	1	3	1.47	3	2	Above Moderate
50	Bobbitt Ave.	92881	116130009	4.50	ER	R1-14.4		Vacant	1	3	2.25	13	8	Above Moderate
51	Howe St.	92881	116141005	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
52	Howe St.	92881	116141006	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
53	Howe St.	92881	116141007	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
54	Howe St.	92881	116141008	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
55	Howe St.	92881	116141009	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
56	Howe St.	92881	116141010	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
57	Howe St.	92881	116141011	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
58	Howe St.	92881	116141012	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
59	Howe St.	92881	116141014	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
60	Howe St.	92881	116141015	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
61	Howe St.	92881	116141016	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
62	Howe St.	92881	116141017	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
63	Howe St.	92881	116141018	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
64	Howe St.	92881	116141019	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
65	Howe St.	92881	116141020	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
66	Howe St.	92881	116141021	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
67	Howe St.	92881	116141022	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
68	Howe St.	92881	116141023	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
69	Howe St.	92881	116141024	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
70	Howe St.	92881	116141025	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate

Site No.	Site Address or Street	Zip Code	APN	Acres	General Plan	Zoning	Specific Plan	Current Use	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Maximum Capacity	Realistic Capacity	Income Category
71	Howe St.	92881	116141026	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
72	Howe St.	92881	116141027	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
73	Howe St.	92881	116142001	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
74	Howe St.	92881	116142002	0.16	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
75	Howe St.	92881	116142003	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
76	Howe St.	92881	116142004	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
77	Howe St.	92881	116142005	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
78	Howe St.	92881	116143001	0.45	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
79	3706 Howe St.	92881	116143012	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
80	3704 Howe St.	92881	116143013	0.14	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
81	3706 Howe St.	92881	116151012	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
82	3704 Howe St.	92881	116151013	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
83	1680 Hayden Ave.	92881	116152001	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
84	1688 Hayden Ave.	92882	116152002	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
85	Hayden Ave.	92882	116152004	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
86	Hayden Ave.	92882	116152005	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
87	Hayden Ave.	92882	116152006	0.16	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
88	Hayden Ave.	92882	116152007	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
89	Howe St.	92881	116152018	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
90	Howe St.	92881	116152019	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
91	Howe St.	92881	116152020	0.79	ER	R1-14.4		Vacant	1	3	2.25	2	1	Above Moderate
92	Turner Ave.	92881	116152021	0.19	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
93	Duncan Way	92881	116152022	0.16	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
94	Duncan Way	92881	116152023	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
95	Duncan Way	92881	116152026	0.31	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
96	1740 Turner Ave.	92881	116152029	1.47	ER	R1-14.4		Vacant	1	3	2.25	4	3	Above Moderate
97	Plantation Cir.	92881	116152030	1.54	ER	R1-14.4		Vacant	1	3	2.25	4	3	Above Moderate
98	1705 Duncan Way	92881	116152031	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
99	1719 Duncan Way	92881	116152036	0.31	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
100	Duncan Way	92881	116152043	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
101	Duncan Way	92881	116152044	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
102	Duncan Way	92881	116152045	0.16	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
103	Duncan Way	92881	116152046	0.19	ER	R1-14.5		Vacant	1	3	2.25	1	1	Above Moderate
104	Plantation Cir.	92881	116152047	0.64	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
105	Duncan Way	92881	116162004	0.15	ER	R1-14.5		Vacant	1	3	2.25	1	1	Above Moderate
106	Duncan Way	92881	116162006	0.15	ER	R1-14.5		Vacant	1	3	2.25	1	1	Above Moderate
107	1740 Duncan Way	92881	116162007	0.16	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
108	Duncan Way	92881	116162009	0.15	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate

Site No.	Site Address or Street	Zip Code	APN	Acres	General Plan	Zoning	Specific Plan	Current Use	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Maximum Capacity	Realistic Capacity	Income Category
109	Duncan Way	92881	116162010	0.14	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
110	Duncan Way	92881	116162011	0.08	ER	R1-14.4		Vacant	1	3	2.25	1	1	Above Moderate
111	Duncan Way	92881	116162023	0.15	ER	R1-14.5		Vacant	1	3	2.25	1	1	Above Moderate
112	Duncan Way	92881	116162024	0.15	ER	R1-14.5		Vacant	1	3	2.25	1	1	Above Moderate
113	Duncan Way	92881	116162029	0.15	ER	R1-14.5		Vacant	1	3	2.25	1	1	Above Moderate
114	Duncan Way	92881	116162030	0.15	ER	R1-14.5		Vacant	1	3	2.25	1	1	Above Moderate
115	Duncan Way	92881	116162039	0.50	ER	R1A		Vacant	1	3	2.25	1	1	Above Moderate
116	Arbenz Cir.	92881	116282012	0.55	ER	R1-20		Vacant	1	3	1.47	1	1	Above Moderate
117	Crown Ranch Rd.	92881	116290068	0.87	ER	RE-35		Vacant	1	1.47	2.25	2	1	Above Moderate
118	Crown Ranch Rd.	92881	116290069	0.87	ER	RE-35		Vacant	1	1.47	2.25	2	1	Above Moderate
119	Jameson Dr.	92881	116290082	0.93	ER	RE-35		Vacant	1	1.47	2.25	2	1	Above Moderate
120	Jameson Dr.	92881	116290083	0.93	ER	RE-35		Vacant	1	1.47	2.25	2	1	Above Moderate
121	Jameson Dr.	92881	116290087	1.01	ER	RE-35		Vacant	1	1.47	2.25	3	1	Above Moderate
122	Jameson Dr.	92881	116290088	0.92	RR 2	RE-35		Vacant	0.5	1.47	0.75	1	1	Above Moderate
123	Jameson Dr.	92881	116290089	0.81	RR 2	RE-35		Vacant	0.5	1.47	0.75	1	1	Above Moderate
124	Jameson Dr.	92881	116290090	0.83	RR 2	RE-35		Vacant	0.5	1.47	0.75	1	1	Above Moderate
125	Cleveland Way	92881	116300001	4.91	ER	A		Vacant	1	3	1.47	7	5	Above Moderate
126	Romans Rd.	92881	116300014	0.92	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
127	Romans Rd.	92881	116300016	0.92	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
128	Romans Rd.	92881	116300021	0.98	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
129	Gilbert Ave.	92881	116310001	4.93	ER	A		Vacant	1	3	1.47	7	7	Above Moderate
130	Gilbert Ave.	92881	116310002	4.93	ER	A		Vacant	1	3	1.47	7	7	Above Moderate
131	1127 Casper Cir.	92881	116310035	0.92	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
132	Casper Cir.	92881	116310036	0.92	ER	R1A		Vacant	1	3	2.25	2	1	Above Moderate
133	Casper Cir.	92881	116310037	0.92	ER	R1A		Vacant	1	3	2.25	2	1	Above Moderate
134	1151 Casper Cir.	92881	116310038	0.92	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
135	Casper Cir.	92881	116310040	0.92	ER	R1A		Vacant	1	3	2.25	2	1	Above Moderate
136	Casper Cir.	92881	116310041	1.24	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
137	Casper Cir.	92881	116310072	0.96	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
138	Casper Cir.	92881	116310073	0.92	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
139	Casper Cir.	92881	116310074	0.92	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
140	Casper Cir.	92881	116310075	0.92	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
141	Casper Cir.	92881	116310076	0.92	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
142	Casper Cir.	92881	116310078	1.14	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
143	Via Venezia Cir.	92881	116310079	0.92	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
144	Casper Cir.	92881	116310082	0.92	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
145	Casper Cir.	92881	116310083	0.94	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
146	Maravilla Cir.	92881	116310090	2.67	ER	R1A		Vacant	1	3	1.47	3	1	Above Moderate
147	Misophie Cir.	92881	116320006	4.47	ER	R1A		Vacant	1	3	1.47	6	4	Above Moderate

Site No.	Site Address or Street	Zip Code	APN	Acres	General Plan	Zoning	Specific Plan	Current Use	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Maximum Capacity	Realistic Capacity	Income Category
148	Golden Harvest Rd.	92881	116320009	1.19	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
149	Lester Ave.	92881	116320013	4.85	ER	A		Vacant	1	3	1.47	7	7	Above Moderate
150	E Upper Dr.	92881	116320029	1.80	ER	A-14.4		Vacant	1	3	1.47	2	2	Above Moderate
151	Amin Cir.	92881	116330003	0.87	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
152	Amin Cir.	92881	116330008	0.91	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
153	1298 Amin Cir.	92881	116330009	0.85	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
154	Amin Cir.	92881	116330018	1.15	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
155	135 N Vicentia Ave.	92882	117031027	0.37	MDR	R1-7.2		Vacant	3	6	4.5	2	2	Moderate
156	147 N Vicentia Ave.	92882	117031030	0.37	MDR	R1-7.2		Vacant	3	6	4.5	2	2	Moderate
157	Railroad St.	92882	117031040	0.49	MDR	R1-7.2		Vacant	3	6	4.5	2	2	Above Moderate
158	206 S Sheridan St.	92882	117101002	0.17	LDR	SF	SP-98-1	Vacant	3	6	4.5	1	1	Above Moderate
159	212 S Victoria Ave.	92879	117111007	0.17	LDR	SF	SP-98-1	Vacant	3	6	4.5	1	1	Above Moderate
160	207 S Victoria Ave.	92879	117112002	0.18	LDR	SF	SP-98-1	Vacant	3	6	4.5	1	1	Above Moderate
161	310 S Victoria Ave.	92879	117115010	0.16	LDR	SF	SP-98-1	Vacant	3	6	4.5	1	1	Above Moderate
162	509 S Sheridan St.	92882	117145005	0.17	MUD	D	SP-98-1	Vacant	15	35	26.25	6	2	Moderate
163	407 S Victoria Ave.	92879	117153005	0.17	LDR	SF	SP-98-1	Vacant	3	6	4.5	1	1	Above Moderate
164	507 E 5th St.	92879	117162005	0.17	LDR	SF	SP-98-1	Vacant	3	6	4.5	1	1	Above Moderate
165	Quarry St.	92879	117281009	0.24	LDR	SF	SP-98-1	Vacant	3	6	4.5	1	1	Above Moderate
166	Quarry St.	92879	117281011	0.23	LDR	SF	SP-98-1	Vacant	3	6	4.5	1	1	Above Moderate
167	1050 E 3rd St.	92879	117290015	0.16	LDR	SF	SP-98-1	Vacant	3	6	4.5	1	1	Above Moderate
168	1043 Circle City Dr.	92879	117320036	0.14	HDR	R3		Vacant	15	36	27	5	1	Moderate
169	1113 Circle City Dr.	92879	117334020	0.17	HDR	R3		Vacant	15	36	27	6	3	Moderate
170	1416 Pleasant View Ave.	92882	118113011	0.09	LDR	R1-7.2		Vacant	3	6	4.5	1	1	Above Moderate
171	Pleasant View. Ave.	92882	118130022	1.42	LDR	R1-7.2		Vacant	3	6	3.4	4	3	Above Moderate
172	1210 D St.	92882	118181008	0.17	HDR	R3		Vacant	15	36	27	6	4	Moderate
173	1225 E St.	92882	118181014	0.17	HDR	R3		Vacant	15	36	27	6	4	Above Moderate
174	E St.	92882	118183006	0.89	HDR	R3		Vacant	15	36	15	32	16	Lower
175	E St.	92882	118183022	0.17	HDR	R3		Vacant	15	36	15	6	2	Lower
176	E St.	92882	118183023	0.17	HDR	R3		Vacant	15	36	15	6	2	Lower
177	E St.	92882	118183024	0.17	HDR	R3		Vacant	15	36	15	6	4	Lower
178	231 Violet St.	92882	118242023	0.15	MDR	R1-7.2		Vacant	3	6	4.5	1	1	Moderate
179	201 Violet St.	92882	118260004	0.20	MDR	R2		Vacant	6	15	11.25	3	2	Moderate
180	Violet St.	92882	118260005	0.15	MDR	R2		Vacant	6	15	11.25	2	1	Moderate
181	Violet St.	92882	118260006	0.17	MDR	R2		Vacant	6	15	11.25	2	2	Moderate
182	W 2nd St.	92882	118270055	4.01	HDR	MP		Vacant	15	36	27	144	108	Lower
183	142 N Vicentia Ave.	92882	118290043	0.46	MDR	R2		Vacant	6	15	11.25	6	5	Above Moderate

Site No.	Site Address or Street	Zip Code	APN	Acres	General Plan	Zoning	Specific Plan	Current Use	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Maximum Capacity	Realistic Capacity	Income Category
184	449 River Rd.	92880	119081012	0.42	HDR	R3		Vacant	15	36	27	15	11	Above Moderate
185	Nabil Cir.	92881	120290014	1.08	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
186	Encanto St.	92881	120360004	0.85	ER	R1A		Vacant	1	3	1.47	1	1	Above Moderate
187	Fullerton Ave.	92881	120451040	1.40	MDR	MDR		Vacant	6	15	11.25	4	4	Moderate
188	Mesa Dr.	92879	122180007	2.07	LDR	A-14.4		Vacant	1	3	2.25	6	4	Above Moderate
189	Mesa Dr.	92879	122180015	0.46	LDR	A-14.4		Vacant	1	3	2.25	1	1	Above Moderate
190	Corona Ave.	92879	122180031	2.84	LDR	R1-8.4		Vacant	1	3	2.25	8	6	Above Moderate
191	Corona Ave.	92879	122180032	1.47	LDR	A-14.4		Vacant	1	3	2.25	4	3	Above Moderate
192	755 John Cir	92879	122210084	3.36	LDR	RE		Vacant	3	6	1	1	1	Above Moderate
193	Triador St.	92879	122410002	4.20	ER	RE		Vacant	1	3	1	1	1	Above Moderate
194	La Salle Cir.	92879	123330006	3.10	ER	R1-20		Vacant	1	3	2.25	9	4	Above Moderate
195	Baghdady St.	92879	168361047	0.57	LDR	SFR		Vacant	3	6	4.5	3	1	Above Moderate
196	Morales Way	92883	279401020	0.84	LDR	LDR		Vacant	3	6	4.5	5	2	Above Moderate
197	Temescal Canyon Rd.	92883	282112001	2.21	HDR	R3		Vacant	15	36	27	79	57	Above Moderate
198	Temescal Canyon Rd.	92883	282112010	2.43	HDR	R3		Vacant	15	36	27	87	58	Above Moderate
199	Jameson Dr.	92881	116290066	1.05	ER	RE-35		Vacant	1	1.47	2.25	3	1	Above Moderate

Non-Vacant Residential Site Inventory for Figure 17

Site No.	Site Address or Street	Zip Code	APN	Acres	General Plan	Zoning	Specific Plan	Current Use	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Existing Units	Maximum Capacity	Realistic Capacity	Potential Minus Existing	Income Category
1	154 N Merrill St.	92882	117041005	0.21	MDR	R2		Residential (1) - Occupied, Existing utilities available	6	15	11.25	1	3	2	1	Moderate
2	142 N Merrill St.	92882	117041007	0.43	MDR	R2		Residential (1) - Occupied, Existing utilities available	6	15	11.25	1	6	4	3	Moderate
3	134 N Merrill St.	92882	117041008	0.18	MDR	R2		Residential (1) - Occupied, Existing utilities available	6	15	11.25	1	2	2	1	Moderate
4	130 N Merrill St.	92882	117041009	0.18	MDR	R2		Residential (1) - Occupied, Existing utilities available	6	15	11.25	1	2	2	1	Moderate
5	107 School St.	92882	117041015	0.11	MDR	R2		Residential (1) - Occupied, Existing utilities available	6	15	11.25	1	1	1	1	Moderate
6	112 School St.	92882	117041017	0.2	MDR	R2		Residential (1) - Occupied, Existing utilities available	6	15	11.25	1	3	2	1	Moderate
7	104 School St.	92882	117041019	0.19	MDR	R2		Residential (1) - Occupied, Existing utilities available	6	15	11.25	1	2	2	1	Moderate
8	102 School St.	92882	117041020	0.31	MDR	R2		Residential (1) - Occupied, Existing utilities available	6	15	11.25	1	4	3	2	Moderate
9	110 School St.	92882	117041021	0.16	MDR	R2		Residential (1) - Occupied, Existing utilities available	6	15	11.25	1	2	1	1	Moderate
10	126 N Merrill St.	92882	117041022	0.24	MDR	R2		Residential (1) - Occupied, Existing utilities available	6	15	11.25	1	3	2	1	Moderate
11	116 N Merrill St.	92882	117041023	0.38	MDR	R2		Residential (1) - Occupied, Existing utilities available	6	15	11.25	1	5	4	3	Moderate
12	125 School St.	92882	117041032	0.16	MDR	R2		Residential (1) - Unoccupied, Existing utilities available	6	15	11.25	1	2	1	1	Moderate
13	119 School St.	92882	117041033	0.19	MDR	R2		Residential (1) - Occupied, Existing utilities available	6	15	11.25	1	2	2	1	Moderate
14	113 School St.	92882	117041039	0.14	MDR	R2		Residential (1) - Occupied, Existing utilities available	6	15	11.25	1	2	1	1	Moderate
15	120 N Sheridan St.	92882	117042005	0.17	MDR	R2		Residential (1) - Occupied, Existing utilities available	6	15	11.25	1	2	1	1	Moderate
16	128 N Sheridan St.	92882	117042007	0.17	HDR	R3		Residential (1) - Unoccupied, Existing utilities available	15	36	27	1	6	4	3	Moderate
17	132 N Sheridan St.	92882	117042008	0.17	HDR	R3		Residential (1) - Occupied, Existing utilities available	15	36	27	1	6.12	4	3	Moderate
18	151 N Merrill St.	92882	117042013	0.17	MDR	R2		Residential (1) - Occupied, Existing utilities available	6	15	11.25	1	2	2	1	Above Moderate
19	135 N Merrill St.	92882	117042017	0.16	MDR	R2		Residential (1) - Occupied, Existing utilities available	6	15	11.25	1	2	1	1	Moderate
20	203 W 6TH St.	92882	117144002	1.08	MUD	D	SP-98-1	Commercial bldg. less than 50% coverage	17	35	26.25	0	37	28	41	Moderate
21	225 W 6TH St.	92882	117144017	1.11	MUD	D	SP-98-1	Commercial bldg. less than 50% coverage	17	35	26.25	0	38	29	41	Moderate
22	415 S Ramona Ave.	92879	117152008	0.18	MUD	D	SP-98-1	Commercial (FAR: 0.3) - Unoccupied well kept building Existing utilities available	17	35	26.25	0	6	4	4	Above Moderate

Site No.	Site Address or Street	Zip Code	APN	Acres	General Plan	Zoning	Specific Plan	Current Use	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Existing Units	Maximum Capacity	Realistic Capacity	Potential Minus Existing	Income Category
23	6th St.	92882	117192002	0.18	MUD	D	SP-98-1	Parking Lot	17	35	26.25	0	6	4	4	Lower
24	Victoria Ave.	92882	117192003	0.07	MUD	D	SP-98-1	Parking Lot	17	35	26.25	0	2	1	1	Lower
25	Ramona Ave.	92882	117192006	0.38	MUD	D	SP-98-1	Parking Lot	17	35	26.25	0	13	10	10	Lower
26	7th St.	92882	117192007	0.19	MUD	D	SP-98-1	Parking Lot	17	35	26.25	0	6	5	5	Lower
27	6th St.	92882	117192012	0.20	MUD	D	SP-98-1	Parking lot	17	35	26.25	0	7	5	5	Lower
28	6th St.	92882	117192013	0.28	MUD	D	SP-98-1	Parking Lot	17	35	26.25	0	9	7	7	Lower
29	204 E 6th St.	92882	117192014	0.36	MUD	D	SP-98-1	Commercial (FAR: 0.3) - Bank (Bank of America) Existing utilities available	17	35	26.25	0	12	9	9	Lower
30	6th St.	92879	117193005	0.50	MUD	D	SP-98-1	Parking lot	17	35	26.25	0	17	13	13	Lower
31	314 E 6th St.	92879	117193006	1.07	MUD	D	SP-98-1	Commercial (FAR: 0.4) - Self storage units (U-Haul) Existing utilities available	17	35	26.25	0	37	28	28	Lower
32	403 E Blaine St.	92879	119311029	0.19	MU 1	MU	SP99-01	Residential (1) - Occupied, Existing utilities available	15	35	26.25	0	6	4	4	Moderate
33	409 E Blaine St.	92879	119311030	0.09	MU 1	MU	SP99-01	Residential (1) - Occupied, Existing utilities available	15	35	26.25	0	3	2	2	Moderate
34	827 N Main St.	92879	122120014	2.56	MU1	MU	SP99-01	Parking Lot	15	35	26.25	0	89	67	67	Above Moderate
35	829 N Main St.	92879	122120015	1.93	MU 1	MU	SP99-01	Parking Lot	15	35	26.25	0	67	50	50	Above Moderate
36	839 N Main St.	92879	122120016	0.39	MU 1	MU	SP99-01	Commercial (FAR: 0.2) - Unoccupied dilapidated building, Existing utilities available	15	35	26.25	0	13	10	10	Above Moderate
37	N Main St.	92879	122120017	0.40	MU 1	MU	SP99-01	Parking Lot	15	35	26.25	0	14	10	10	Above Moderate
38	835 N Main St.	92879	122120018	1.01	MU 1	MU	SP99-01	Commercial (FAR: 0.3) - Church, Existing utilities available	15	35	26.25	0	35	26	26	Above Moderate
39	813 N Main St.	92879	122140007	0.31	MU 1	MU	SP99-01	Commercial (FAR: 0.3) - Restaurant (Round Table Pizza) Existing utilities available	15	35	26.25	0	10	8	8	Above Moderate
40	821 N Main St.	92879	122140008	3.01	MU 1	MU	SP99-01	Commercial (FAR: 0.2) - Large unoccupied building Existing utilities available	15	35	26.25	0	105	79	79	Above Moderate

Rezone Parcels Sites Inventory Table for Figure 18 (Revised January 2024)

Site #	Site Address/Intersection	ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Parcel Size (Acres)	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Existing Use
1	2550 S Main St.	92882	113-31-0005	0	0	45	4	MDR	R2	6	15	45	Educational/ Institutional/ Religious
2	777 S Temescal St.	92879	107-050-034	0	0	20	1.8	HDR	MP	6	15	20	Vacant
3	801 Quarry St.	92879	117-281-007	0	0	1	0.25	MDR	R2	6	15	2	Residential
4	805 Quarry St.	92879	117-281-008	0	0	1	0.24	MDR	R2	6	15	2	Residential
5	901 Quarry St.	92879	117-281-010	0	0	1	0.23	MDR	R2	6	15	2	Residential
6	907 Quarry St.	92879	117-281-012	0	0	1	0.21	MDR	R2	6	15	2	Residential
7	911 Quarry St.	92879	117-281-013	0	0	1	0.22	MDR	R2	6	15	2	Residential
8	915 Quarry St.	92879	117-281-014	0	0	1	0.23	MDR	R2	6	15	2	Residential
9	919 Quarry St.	92879	117-281-015	0	0	1	0.22	MDR	R2	6	15	2	Residential
10	923 Quarry St.	92879	117-281-016	0	0	1	0.22	MDR	R2	6	15	2	Residential
11	1001 Quarry St.	92879	117-282-005	0	0	9	0.84	MDR	R2	6	15	9	Residential
12	1019 Quarry St.	92879	117-290-019	0	0	1	0.2	MDR	R2	6	15	2	Residential
13	1023 Quarry St.	92879	117-290-020	0	0	1	0.2	MDR	R2	6	15	2	Residential
14	1025 Quarry St.	92879	117-290-021	0	0	1	0.2	MDR	R2	6	15	2	Residential
15	S Merrill St.	92882	117-133-004	0	0	5	0.51	MDR	MF	6	15	5	Commercial
16	Quarry St.	92879	117-281-009	0	0	2	0.24	MDR	R2	6	15	2	Vacant
17	Quarry St.	92879	117-281-011	0	0	2	0.23	MDR	R2	6	15	2	Vacant
18	6th St.	92882	118-283-033	0	0	11	0.42	HDR	MF	15	36	11	Parking
19	44 E Grand Blvd.	92882	117-080-003	0	0	2	0.18	HDR	MF	15	36	3	Residential
20	116 N Victoria Ave.	92882	117-080-004	0	0	2	0.17	HDR	MF	15	36	3	Residential
21	110 N Victoria Ave.	92882	117-080-005	0	0	2	0.18	HDR	MF	15	36	3	Residential
22	108 N Victoria Ave.	92882	117-080-018	0	0	2	0.17	HDR	MF	15	36	3	Residential
23	115 N Victoria Ave.	92882	117-080-009	0	0	3	0.21	HDR	MF	15	36	3	Residential
24	111 N Victoria Ave.	92882	117-080-022	0	0	2	0.16	HDR	MF	15	36	3	Residential
25	101 S Sheridan St.	92882	117-070-004	0	0	4	0.24	HDR	MF	15	36	4	Residential
26	103 N Sheridan St.	92882	117-070-003	0	0	3	0.17	HDR	MF	15	36	3	Vacant
27	114 N Belle Ave.	92882	117-070-006	0	0	2	0.17	HDR	MF	15	36	4	Residential

28	110 N Belle Ave.	92882	117-070-007	0	0	2	0.17	HDR	MF	15	36	4	Residential
29	49 W Grand Blvd.	92882	117-070-013	0	0	3	0.21	HDR	MF	15	36	4	Residential
30	45 W Grand Blvd.	92882	117-070-014	0	0	2	0.14	HDR	MF	15	36	2	Residential
31	312 S Merrill St.	92882	117-092-007	0	0	14	0.52	HDR	MF	15	36	14	Commercial
32	1220 W Ontario Ave.	92880	113-020-015	0	8	0	2	HDR	R3	15	36	54	Educational/ Institutional/ Religious
33	551 S Joy St.	91719	117-165-020	7	7	0	0.52	MU1	MF	15	36	14	Commercial
34	1108 E 5th St	92879	117-332-005	1	2	0	0.5	MU1	MF	15	36	3	Residential
35	6th St	92879	117-332-006	4	4	0	0.5	MU1	MF	15	36	8	Residential
36	1111 E 6th St	92879	117-332-004	4	4	0	0.67	MU1	MF	15	36	8	Residential
37	5th Street	92879	117-332-003	1	2	0	0.32	MU1	MF	15	36	3	Residential

Affordable Housing Overlay Zone Site Inventory Table for Figure 19 (Revised January 2024)

Site #	Site Address/Intersection	ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Parcel Size (Acres)	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Existing Use
1	211 S Joy St.	92879	117-122-002	0	9	0	0.2	MU1	TC(AHO)	45	60	9	Vacant
2	615 S Sherman Ave.	92882	110-040-023	3	14	0	0.39	MU1	C3(AHO)	45	60	17	Commercial
3	510 W 6th St	92882	117-172-002	5	18	0	0.53	MU1	TC(AHO)	45	60	23	Commercial
4	514 W 6th St.	92882	117-172-001	5	19	0	0.54	MU1	TC(AHO)	45	60	24	Vacant
5	Railroad St.	92882	117-042-010	0	15	0	0.35	MU2	M1(AHO)	45	60	15	Vacant
6	6th St.	92882	110-020-018	0	10	0	0.22	MU1	C3(AHO)	45	60	10	Vacant
7	905 W 6th St.	92882	118-283-011	33	34	0	1.5	MU1	CS(AHO)	45	60	67	Parking
8	901 W 6th St.	92882	118-283-026	3	4	0	0.16	MU1	CS(AHO)	45	60	7	Commercial
9	507 S Vicentia Ave.	92882	117-340-022	9	9	0	0.4	MU1	CS(AHO)	45	60	18	Commercial
10	511 S Vicentia Ave.	92882	117-340-023	7	7	0	0.32	MU1	CS(AHO)	45	60	14	Commercial
11	852 W 6th St.	92882	110-101-012	7	8	0	0.35	MU1	GC(AHO)	45	60	15	Commercial
12	844 W 6th St.	92882	110-101-011	4	5	0	0.2	MU1	GC(AHO)	45	60	9	Commercial
13	836 W 6th St.	92882	110-101-010	8	9	0	0.38	MU1	GC(AHO)	45	60	17	Commercial
14	832 w 6th St.	92882	110-101-009	3	3	0	0.15	MU1	GC(AHO)	45	60	6	Commercial
15	828 W 6th St.	92882	110-101-027	4	4	0	0.18	MU1	GC(AHO)	45	60	8	Commercial
16	826 W 6th St.	92882	110-101-007	2	3	0	0.11	MU1	GC(AHO)	45	60	5	Commercial
17	820 W 6th St.	92882	110-101-006	4	5	0	0.21	MU1	GC(AHO)	45	60	9	Commercial
18	816 W 6th St.	92882	110-101-005	4	4	0	0.18	MU1	GC(AHO)	45	60	8	Commercial
19	812 W 6th St.	92882	110-101-004	4	4	0	0.18	MU1	GC(AHO)	45	60	8	Vacant
20	808 W 6th St.	92882	110-101-003	3	3	0	0.15	MU1	GC(AHO)	45	60	8	Commercial
21	802 W 6th St.	92882	110-101-001	2	2	0	0.1	MU1	GC(AHO)	45	60	4	Commercial
22	612 S Vicentia	92882	110-101-002	2	2	0	0.1	MU1	GC(AHO)	45	60	4	Commercial
23	229 Grand Blvd.	92882	117-091-022	4	45	0	1.1	MU1	CS(AHO)	45	60	49	Commercial
24	1338 W 6th St.	92882	110-030-004	5	5	0	0.24	MU1	C3(AHO)	45	60	10	Commercial
25	1334 W 6th St.	92882	110-030-003	10	11	0	0.48	MU1	C3(AHO)	45	60	21	Commercial
26	1330 W 6th St.	92882	110-030-008	6	6	0	0.28	MU1	C3(AHO)	45	60	12	Commercial
27	1865 W 6th St.	92882	102-270-015	17	17	0	0.77	MUI	C3(AHO)	45	60	34	Commercial
28	1180 W 6th St.	92882	110-040-039	15	16	0	0.69	MU1	C(AHO)	45	60	31	Commercial

Site #	Site Address/Intersection	ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Parcel Size (Acres)	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Existing Use
29	1210 W 6th St.	92882	110-040-042	32	33	0	1.46	MU1	C(AHO)	45	60	65	Commercial
30	1201 E 6th St.	92882	115-690-013	4	23	106	2.96	MU2	BP(AHO)	45	60	133	Commercial
31	6th St.	92879	115-080-001	0	0	7	0.27	MU2	BP(AHO)	15	36	7	Vacant
32	Circle City Dr.	92879	111-290-040	9	10	0	0.44	MU2	M1(AHO)	45	60	19	Industrial
33	Circle City Dr.	92879	111-290-039	38	38	0	1.71	MU2	M1(AHO)	45	60	76	Industrial
34	Circle City Dr.	92879	111-290-021	24	24	0	1.08	MU2	M1(AHO)	45	60	48	Vacant
35	Circle City Dr.	92879	111-290-022	17	17	0	0.77	MU2	M1(AHO)	45	60	34	Vacant
36	Circle City Dr.	92879	111-290-023	10	11	0	0.47	MU2	M1(AHO)	45	60	21	Vacant
37	E 5th St.	92879	117-331-006	16	17	0	0.74	MU2	BP(AHO)	45	60	33	Industrial
38	W 6th St.	92882	110-030-030	9	10	0	0.43	MU1	C3(AHO)	45	60	19	Vacant
39	Yorba St.	92882	102-290-010	3	4	0	0.17	MU1	C3(AHO)	45	60	7	Industrial
40	W 6th St.	92879	110-040-041	26	26	0	1.16	MU1	C3(AHO)	45	60	52	Commercial
41	6th St.	92882	110-020-008	13	14	0	0.61	MU1	C3(AHO)	45	60	27	Vacant
42	E 6th St.	92879	117-332-015	6	6	0	0.27	MU2	GC(AHO)	45	60	12	Vacant
43	E 6th St.	92879	117-332-016	7	7	0	0.33	MU2	GC(AHO)	45	60	14	Vacant
44	E Blaine St.	92879	119-311-019	6	6	0	0.27	MU1	MU(AHO)	45	60	12	Vacant
45	E Blaine St.	92879	119-311-018	3	4	0	0.17	MU1	MU(AHO)	45	60	7	Vacant
46	E Blaine St.	92879	119-311-017	1	2	0	0.07	MU1	MU(AHO)	45	60	3	Vacant
47	E Blaine St.	92879	119-311-016	1	2	0	0.07	MU1	MU(AHO)	45	60	3	Vacant
48	E Blaine St.	92879	119-311-043	2	2	0	0.1	MU1	MU(AHO)	45	60	4	Vacant
49	E Blaine St.	92879	119-311-042	2	2	0	0.1	MU1	MU(AHO)	45	60	4	Vacant
50	E Blaine St.	92879	119-311-041	2	2	0	0.1	MU1	MU(AHO)	45	60	4	Vacant
51	100 E Harrison St.	92879	119-311-025	20	21	7	1.09	MU1	MU(AHO)	45	60	48	Commercial
52	E Blaine St.	92879	119-311-015	1	2	0	0.07	MU1	MU(AHO)	45	60	3	Commercial
53	E Blaine St.	92879	119-311-014	1	2	0	0.07	MU1	MU(AHO)	45	60	3	Commercial
54	E Blaine St.	92879	119-311-013	1	1	0	0.04	MU1	MU(AHO)	45	60	2	Commercial
55	320 E Harrison St.	92879	119-311-005	5	6	10	0.53	MU1	MU(AHO)	45	60	21	Commercial
56	280 E Harrison St.	92879	119-311-004	5	6	5	0.35	MU1	MU(AHO)	45	60	16	Commercial
57	240 E Harrison St.	92879	119-311-003	4	5	3	0.27	MU1	MU(AHO)	45	60	12	Commercial
58	122 E Harrison St.	92879	119-311-002	14	14	16	0.97	MU1	MU(AHO)	45	60	44	Commercial

Site #	Site Address/Intersection	ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Parcel Size (Acres)	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Existing Use
59	E Blaine St.	92879	119-311-040	4	5	0	0.2	MU1	MU(AHO)	45	60	9	Commercial
60	S Smith Ave.	92882	110-020-012	5	18	0	0.5	UDR	R3(AHO)	45	60	23	Parking
61	1362 W 6th St.	92882	110-030-015	0	33	129	3.6	UDR	R3(AHO)	45	60	162	Parking
62	1553 Yorba St.	92882	118-050-020	2	27	0	0.64	MU1	C3(AHO)	45	60	29	Commercial
63	1549 Yorba St.	92882	118-050-019	2	17	0	0.43	MU1	C3(AHO)	45	60	19	Commercial
64	1545 Yorba St.	92882	118-050-018	2	27	0	0.65	MU1	C3(AHO)	45	60	29	Commercial
65	1539 Yorba St	92882	118-050-017	2	41	0	0.95	MU1	C3(AHO)	45	60	43	Commercial
66	1535 W 6th St.	92882	118-050-016	2	43	0	0.99	MU1	C3(AHO)	45	60	45	Commercial
67	W. 6th Street	92882	102-290-020	5	36	79	4.56	MU1	C3(AHO)	45	60	205	Commercial
68	1625 W. 6th Street	92882	102-290-017	0	15	32	1.62	MU1	C3(AHO)	45	60	72	Commercial
69	1541 W. 6th Street	92882	103-280-001	4	24	17	0.99	MU1	C3(AHO)	45	60	45	Commercial
70	1210 E 6th Street	92879	115-080-002	6	6	5	0.38	MU2	BP(AHO)	45	60	17	Parking
71	1210 E 6th Street	92879	115-080-041	12	12	4	0.62	MU2	BP(AHO)	45	60	28	Parking
72	1210 E 6th Street	92879	115-080-012	26	26	30	1.82	MU2	BP(AHO)	45	60	82	Commercial
73	W. 8th St	92881	110-040-054	10	10	0	0.46	UDR	R3(AHO)	45	60	20	Vacant
74	W 8th St.	92881	110-061-005	19	20	0	0.88	UDR	R3(AHO)	45	60	39	Vacant
75	W 8th St.	92882	110-040-010	4	5	0	0.2	UDR	R3(AHO)	45	60	9	Vacant
76	1203 Circle City Dr.	92879	111-280-005	23	24	0	1.05	UDR	R3(AHO)	45	60	47	Vacant
77	1154 E 6th St.	92879	111-280-001	47	48	0	2.13	MU2	GC(AHO)	45	60	95	Vacant
78	6th St.	92879	111-280-004	20	20	0	0.9	MU2	GC(AHO)	45	60	40	Vacant
79	842 El Sobrante	92879	111-290-036	51	52	0	2.31	MU2	M1(AHO)	45	60	103	Commercial
80	S Sherman Ave.	92882	118-101-014	33	34	0	1.51	HDR	R3(AHO)	45	60	67	Vacant
81	1910 Frontage Rd.	92882	102-250-054	52	0	0	1.27	MU1	C2(AHO)	45	60	52	Commercial
82	E 3rd St.	92879	117-122-003	12	12	0	0.54	MU1	TC(AHO)	45	60	24	Vacant
83	1434 W. 6th St.	92882	110-020-005	4	38	0	0.94	MU1	C3(AHO)	45	60	42	Commercial
84	400 E Rincon St.	92879	119-280-070	5	22	0	3	MU1	BP(AHO)	45	60	135	Commercial
85	400 E Rincon St.	92879	119-280-071	5	22	0	3	MU1	BP(AHO)	45	60	135	Vacant
86	1833 W. 6th Street	92882	102-270-014	6	6	24	0.82	MU1	BP(AHO)	45	60	36	Commercial
87	1833 W. 6th Street	92882	102-270-013	0	2	6	0.22	MU1	C3(AHO)	45	60	9	Parking
88	526 Railroad Street	92882	117-041-001	11	26	73	2.45	MU2	M1(AHO)	45	60	110	Commercial

Site #	Site Address/Intersection	ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Parcel Size (Acres)	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Existing Use
89	160 E Rincon Street	92882	119-280-044	3	14	0	1.92	MU1	CR(AHO)	45	60	86	Commercial
90	250 E Rincon Street	92882	119-280-068	0	10	0	1.14	MU1	BP(AHO)	45	60	51	Commercial
91	170 E Rincon Street	92882	119-280-045	5	10	0	1.65	MU1	CR(AHO)	45	60	74	Commercial
92	3335 Grand Oaks	92881	279-231-026	5	67	28	10	GC	CC(AHO)	36	60	450	Commercial
93	3417 Grand Oaks	92881	279-231-027	5	58	26	7	GC	CC(AHO)	36	60	315	Commercial
94	3615 Grand Oaks	92881	279-231-025	5	67	28	12.8	GC	CC(AHO)	36	60	576	Commercial
95	3685 Grand Oaks	92881	279-231-029	3	16	7	2.06	GC	CC(AHO)	36	60	92	Commercial
96	109 McKinley Street	92879	172-050-006	5	33	0	4.28	GC	SC(AHO)	36	60	192	Commercial
97	107 McKinley Street	92879	172-050-007	0	9	0	1.06	GC	SC(AHO)	36	60	47	Commercial
98	115 McKinely Street	92879	172-050-003	0	3	0	0.32	GC	SC(AHO)	36	60	14	Commercial
99	125 McKinley Street	92879	172-050-005	2	16	0	2.06	GC	SC(AHO)	36	60	92	Commercial
100	131 McKinely Street	92879	172-050-001	0	3	0	0.37	GC	SC(AHO)	36	60	16	Commercial
101	123 McKinely Street	92879	172-050-002	0	2	0	0.29	GC	SC(AHO)	36	60	13	Commercial
102	410 River Road	92882	119-250-017	4	20	0	2.66	GC	C2(AHO)	36	60	119	Commercial
103	680 Smith Street	92882	103-280-007	0	7	0	0.81	GC	C3(AHO)	36	60	36	Commercial
104	1540 W. Sixth Street	92882	103-280-017	3	19	0	2.47	GC	C3(AHO)	36	60	111	Commercial
105	1520 -1550 W. Sixth Street	92882	103-280-020	3	19	0	2.4	GC	C3(AHO)	36	60	108	Commercial
106	3431 Grand Oaks	92881	279-231-028	0	10	0	1.49	GC	CC(AHO)	36	60	52	Commercial

Appendix C: Affirmatively Furthering Fair Housing (AFFH)

INTRODUCTION AND OVERVIEW OF AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to AFFH into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions. The analysis of the Sites Inventory in relation to AFFH issues is in Chapter 3, *Housing Constraints*.

COMMUNITY OUTREACH

As part of the Housing Element Update, the City implemented a community engagement program, soliciting input from the general public, housing stakeholders, and City decision makers. On February 16, 2021 and February 18, 2021, the City conducted stakeholder meetings for the Housing Element Update, which included a discussion on the challenges and opportunities regarding housing needs, special populations, and policies and programs that could be incorporated into the Housing Element Update. The workshops were attended by a total of 16 individuals representing 15 separate non-profit, government, and for-profit agencies (information on the stakeholder meetings is included in Appendix A). Results and feedback obtained during the community engagement program have been incorporated into this section on affirmatively furthering fair housing practices. Please see Chapter 1 for more details on the City’s outreach efforts.

HISTORICAL DEVELOPMENT AND INVESTMENT

Like many California cities, Corona experienced a post-war building boom in the 1950s and in the decades to follow, that set the stage for auto-centric suburban neighborhood development beyond the outskirts of Downtown. Specific plans were used by the City and county to guide the development of large areas, typically referred to as master-planned developments. Typical of southern California suburban subdivisions, most of Corona’s suburban neighborhoods expanded residential development outward from the city’s commercial center and focused mainly on the construction of single-family detached units, with some clusters of duplexes, townhomes, condominiums, and apartments. Suburban neighborhoods are generally located to the periphery of the City’s historic core, south of Ontario Avenue, west of Lincoln Avenue, and in the northeast and northwest corners of the City. Commercial areas became heavily auto-centric. Currently, many older commercial strip centers that lead to the City’s historic center are outdated and inconsistent in terms of function and design. As shown in Figure 3 and Figure 4, the effects of historic segregation patterns are still visible today: areas of minority concentration exist predominantly in the City’s center and historic corridors, while suburban areas south of the City’s center are predominantly White.

As citrus farming gave way to urban development in the 1980s, the population of Corona boomed during this decade and the population also diversified. According to the 1990 census, Corona's Black and African-American population grew by 549 percent between 1980 and 1990. Similarly, the Asian-American population expanded by nearly 2,000 percent. The Hispanic population also increased during this time, adding new immigrants from El Salvador and Colombia, as well as from other parts of California. The same decade brought a 70 percent growth rate in the Native American population.¹

During the last two decades, the City has reinvested in its central corridor in the downtown area and along 6th Street. With the adoption of the 2004 General Plan, the City created a mixed-use land use designation that allowed for and encouraged mixed uses and pedestrian-oriented design. While certain areas of the City have proven difficult to build mixed use projects, other areas have seen significant success. Newer developments such as Dos Lagos and North Main have placed more emphasis on mixing residential and commercial/office developments into larger horizontally mixed-use projects. Both projects have emphasized public spaces and the pedestrian environment.²

SUMMARY OF FAIR HOUSING ISSUES

COUNTY OF RIVERSIDE TRENDS

As part of the Community Development Block Grant (CDBG) program certification process, participating jurisdictions must prepare an analysis of impediments to fair housing choice every five years. The Riverside Regional Analysis of Impediments to Fair Housing Choice (County of Riverside AI), is an assessment of the Riverside County regional laws, ordinances, statutes, and administrative policies, as well as local conditions that affect the location, availability, and accessibility of housing. It also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person's access to housing, and provides solutions and measures that will be pursued to mitigate or remove identified impediments. To focus efforts in the City of Corona, the City conducted its own analysis of impediments to fair housing choice certified by the Corona City Council (Corona AI). The Corona AI covers the City of Corona and provides a comparative demographic profile of the City and Riverside County; assesses the extent of housing needs among specific income groups; and evaluates the availability of a range of housing choices for residents. Regionally, the County of Riverside AI identifies the following impediments to fair housing:

- Hispanic and Black residents continue to be underrepresented in the homebuyer market and have experienced large disparities in loan approval rates
- Concentrations of housing choice voucher use have occurred due to the geographic disparity of rental prices
- Housing choices for special needs groups, especially persons with disabilities, are limited
- Fair housing enforcement activities are limited – despite laws prohibiting discrimination, residents can experience housing bias on the basis of physical disability, race, and ethnicity

¹ City of Corona website: <https://www.coronaca.gov/government/departments-divisions/library-recreation-services/library/heritage-room/history-of-corona>

² Corona General Plan: <https://www.coronaca.gov/home/showpublisheddocument/17294/637239353780370000>

- Nearly 63 percent of all fair housing complaints in Riverside County over the last five years were on the basis of disability
- Today, people obtain information on housing options and availability through many media forms, not limited to traditional newspaper noticing or other print forms

CITY OF CORONA TRENDS

The Corona AI identified jurisdiction-specific impediments. Contributing factors identified as impediments to fair housing in Corona are discussed in detail below, as well as descriptions of how each impediment is addressed in this Housing Element.

Concentrations of Lower- and Moderate-Income Populations

The U.S. Department of Housing and Urban Development (HUD) defines a Lower- and Moderate-Income (LMI) area as a Census tract or block group where over 51 percent of the population is LMI. Corona has extensive areas where a majority of residents are LMI populations throughout its downtown areas starting in the northwest and spanning across toward the southeast. This impediment is addressed in the Housing Element Update through Housing Policies HE-1.1 through HE-1.5, which direct the City to maintain an ongoing inventory of sites that may be suitable for residential development affordable for LMI residents, support the production of LMI housing development, and seek additional funding sources to expand housing resources in the City.

Language barriers

Language barriers can be an impediment to accessing housing. Those with limited English may face discrimination in obtaining housing, communication challenges while trying to obtain housing, and barriers to accessing housing services and information. According to the Corona AI, 19.1 percent of the City's population speaks English less than "very well." This impediment is addressed in the Housing Element Update through Policies H-4.1 and H-4.2 and Programs 20 and 27 which direct the City to provide counseling for property owners and tenants on fair housing related issues, facilitate housing opportunities, and provide materials on housing related materials in multiple languages.

Lending by Race/Ethnicity

The Fair Housing Act prohibits discrimination when obtaining a mortgage. However, in some communities the lending pool is not representative of the demographics of a community and lending practices can be an impediment to fair housing. The Corona AI notes that this is the case in Corona, where African American and Hispanic households have limited access to conventional home purchase loans due to disproportionate denial rates compared to households of other racial groups. This impediment is addressed in the fair housing and enforcement policy section in Chapter 6 of the Housing Element, specifically Programs 20 and 21, which direct the City to remove impediments to fair housing, provide and expand counseling residents on fair housing related issues, explore grant opportunities for fair housing support, conduct fair housing testing, and participate in regional efforts to reduce discriminatory housing practices.

Overcrowded Conditions

Large households are those defined with five or more individuals and can sometimes include multiple families living together. Due to the high cost of housing in Corona, large households are often forced to obtain housing that is not of sufficient size, leading to overcrowding issues. According to the 2014-2018 ACS, overcrowding affected 5.9 percent of households in Corona. Overcrowding decreased from 2010, when approximately 8.2 percent of households were overcrowded. This impediment is addressed in Housing Element programs that direct the City to monitor and support affordable housing development with a mix of housing opportunities, particularly for special needs populations.

Housing for Farmworkers

Due to the high cost of housing and low wages, migrant farm workers may have difficulty finding affordable, safe, and sanitary housing. According to the State Employment Development Department, the average farm worker earned a mean annual income of \$32,000 in 2020. This limited income is exacerbated by a tenuous and/or seasonal employment status. Determining the true size of the agricultural labor force is difficult. For instance, the government agencies that track farm labor do not consistently define farmworkers (e.g. field laborers versus workers in processing plants), length of employment (e.g. permanent or seasonal), or place of work (e.g. the location of the business or field). According to SCAG, it is estimated that 152 City residents were considered farmworkers (employed in farming, fishing, and forestry occupations).

The City can accommodate the development of farmworker housing in any zone that permits the type of housing being built (i.e., agricultural zones) without special conditions. Since the City does not have a large farmworker population, the housing needs of this group are addressed through the City's standard affordable housing programs for lower-income households.

Limiting Local Land Use Policies

The Fair Housing Act prohibits jurisdictions from making land use decisions or implementing land use policies that exclude or can otherwise be seen as discriminatory. The Housing Element directs the City to update its land use policies to be consistent with State laws and AFFH goals. For example, recent changes to the density bonus makes it more difficult to meet housing goals, and a lack of inclusionary housing requirements. These impediments are addressed in Program 14 of the Housing Element which directs the City to revisit its supportive/transitional parking requirements and emergency shelter regulations.

FAIR HOUSING OUTREACH AND ENFORCEMENT

Fair housing enforcement and outreach capacity relates to the ability of a local jurisdiction and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are informed of fair housing laws and tenants' rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

Fair Housing Outreach

The County of Riverside contracts with the non-profit organization Fair Housing Council of Riverside County, Inc. (FHCRC) to address fair housing complaints and engage the community around fair and affordable housing issues. These organizations help coordinate the development of the County of Riverside AI, including the outreach process. Table 1 shows the local housing and social service organizations that are active in the County as part of the FHCRC.

Table 1: Fair Housing Organizations Active in Riverside County

Organization	Focus
County of Riverside Department of Public Social Services	Homeless services
Workforce Development	Employment Services
Housing Authority Riverside	Public housing services
Fair Housing Council of Riverside County (FHCRC)	Fair housing services
National Alliance on Mental Illness	Mental health services
Regional Task Force on the Homeless	Services for individuals experiencing homelessness
Southern California Rental Housing Association	Rental assistance
Source: Riverside County 2020	

Table 2 lists organizations active in the City of Corona that offer fair housing support and services.

Table 2: Fair Housing Organizations Active in City of Corona

Organization	Focus
California Department of Fair Employment and Housing	State Resource for fair employment and housing
Housing and Economic Rights Advocates	Fair Housing advocacy
Jamboree Housing	Developer of affordable housing
Riverside Housing Development Corporation	Developer of affordable housing
Southern California Association of Nonprofit Housing	Fair housing advocacy

COUNTY OF RIVERSIDE FAIR HOUSING ENFORCEMENT

From 2015-2020, FHCRC assisted County residents with fair housing discrimination complaints, addressing 3,108 complaints in total, with 95 percent of those from in-place tenants, three percent from landlords or managers, and the balance from other types of complainants. Complaints originating from the City of Corona accounted for just under 4 percent of total fair housing complaints in the County. Consistent with state and national trends, the leading bases of complaints in the County included physical disability (51 percent), mental disability (12 percent), race (10 percent), familial status (8 percent), national origin (7 percent), and sex (3 percent). Taken together, complaints based on disability status accounted for 63 percent of all cases in Riverside County.

CITY OF CORONA FAIR HOUSING ENFORCEMENT

During the 2015-2020 study period, FHCRC assisted Corona residents with fair housing discrimination complaints, addressing 182 filed complaints. Consistent with state and national trends, the leading bases of complaints included physical disability (44 percent), familial status (16 percent), mental disability (13 percent), race (8 percent), national origin (4 percent), source of income (4 percent) and age (3 percent). Taken together, complaints based on disability status accounted for 57 percent of all cases in Corona, nearly 7 percentage points lower than the proportion of disability-related complaints reported countywide during the same time. According to the Corona AI, the Annual Report FY 2017 by the Office for Fair Housing and Employment Opportunity (OFHE) found a similar percentage of complaints were made based on disability across the nation as was reported in the City of Corona. While the total number of discrimination complaints remained relatively flat from 2014-2017, the percentage of complaints based on discrimination due to disability trended upward. Programs 20 and 21 of the Housing Element direct the City to take actions to overcome patterns of segregation, address disparities in housing needs, and increase access to housing opportunities.

FAIR HOUSING ANALYSIS

The California Government Code Section 65583 (10)(A)(ii) requires jurisdictions to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

Data on regional and local disparities and trends was gathered from a variety of sources, including HCD's AFFH Viewer, the Healthy Places Index (HPI) and the Urban Displacement Project (UDP). The HPI is a tool that was developed by the Public Health Alliance of Southern California in partnership with the Virginia Commonwealth University's Center on Society and Health in order to predict life expectancy. Community conditions, also called the "social determinants of health," can be used to predict life expectancy. These conditions include economic stability, neighborhood and built environment, health and access to health care, education, social and community context. The HPI combines 25 community characteristics into a single indexed HPI Score. HPI scores for each census tract can be compared to paint an overall picture of health and well-being.

The UDP was developed as a research initiative by the University of California, Berkeley in partnership with the University of California, Los Angeles. The tool was developed with the intention of tracking

neighborhood change and identifying areas that are vulnerable to gentrification and displacement in California. Indicators of gentrification and displacement are measured at the census tract level are based on data from the 2015 ACS.

SEGREGATION AND INTEGRATION PATTERNS AND TRENDS

To inform priorities, policies, and actions, the housing element must include an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

Race and Poverty Concentration

The ethnic and racial composition of a jurisdiction is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, income level, locational preferences, and mobility. To assist in this analysis of integration and segregation, HCD and the California Tax Credit Allocation Committee (CTCAC) directed the California Fair Housing Task Force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task Force created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs).” These opportunity maps are made from composite scores of three different domains made up of a set of indicators, as shown in Table 3. The opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- Poverty: Tracts with at least 30 percent of population under federal poverty line
- Racial Segregation: Tracts with location quotient higher than 1.25 for Black, Hispanic, Asian, or all non-White residents in comparison to the County

Table 3: Domains and List of Indicators for Opportunity Maps

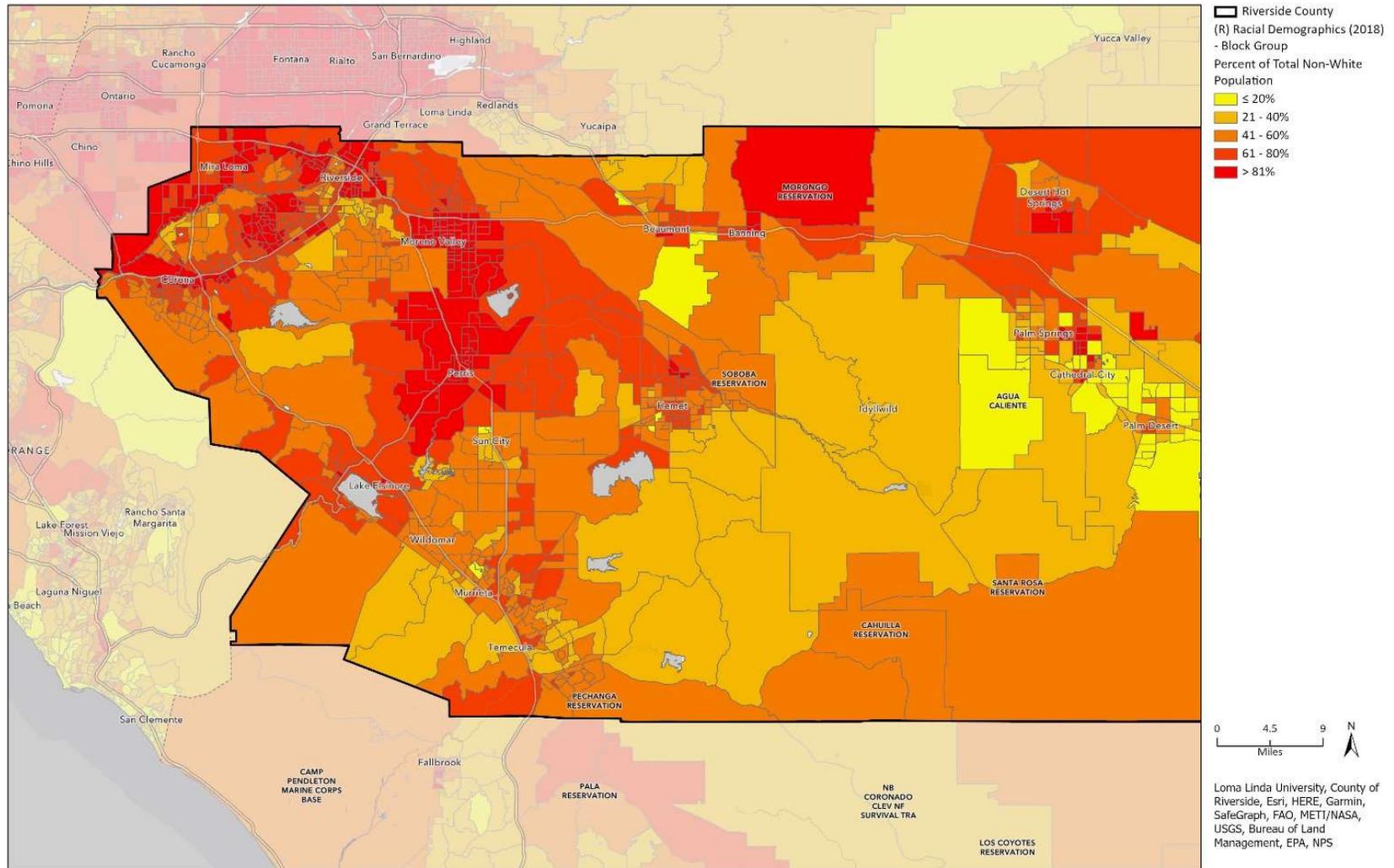
Domain	Indicator
Economic	Poverty, Adult Education, Employment, Job Proximity, Median Home Value
Environmental	CalEnviroScreen 3.0 pollution Indicators and Values
Education	Math proficiency, Reading proficiency, High school Graduation Rates, Student Poverty Rates

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

County of Riverside Minority Concentrated Areas

According to the California Fair Housing Task Force, areas with high segregation are primarily located in the western, urban areas of the County and the Native American reservations in the northern and southern portions of the County, as shown on Figure 1. Hispanic residents make up the highest percentage of racial composition in the County at 45.45 percent of the population.

Figure 1: Minority Concentrated Areas: Riverside County



Source: AFFH Data Viewer, 2021

CITY OF CORONA MINORITY CONCENTRATED AREAS

As discussed in Chapter 2 of the Housing Element, the City of Corona has a slightly higher percentage of White, Non-Hispanic residents than Riverside County as a whole. Corona’s population of white, non-Hispanic residents is 38.13 percent, compared to the County’s 36.61 percent of residents who identify as white, non-Hispanic residents. The City has a slightly lower share of Hispanic residents than the County at 43.67 percent, compared to 47.25 percent. In addition, the City has a higher percentage of Asian/Pacific Islander residents than the County (9.89 percent vs. 7.14 percent). According to the Corona AI, non-white populations have grown significantly since 1990, with a greater than 175 percent population increase among Hispanics within the City of Corona. Discrimination based on race and ethnicity is a historic and known contributor to unfair housing practices. The existence of concentrations of minorities living in one location may be an indicator that some minority groups in Corona do not have as many housing choices as non-minority residents. This disparity can be an indicator of language barriers, unfair lending practices, and/or lack of mobility access.

HUD created seven opportunity indices to allow jurisdictions to measure exposure to opportunity in their neighborhoods. Table 4 provides index scores or values (ranging from 0 to 100 with 100 being the highest) for Corona for each race/ethnicity. Black, Hispanic, and Native American residents generally had lower opportunity scores than white and Asian or Pacific Islander residents for income, school proficiency, labor market access, and environmental health.

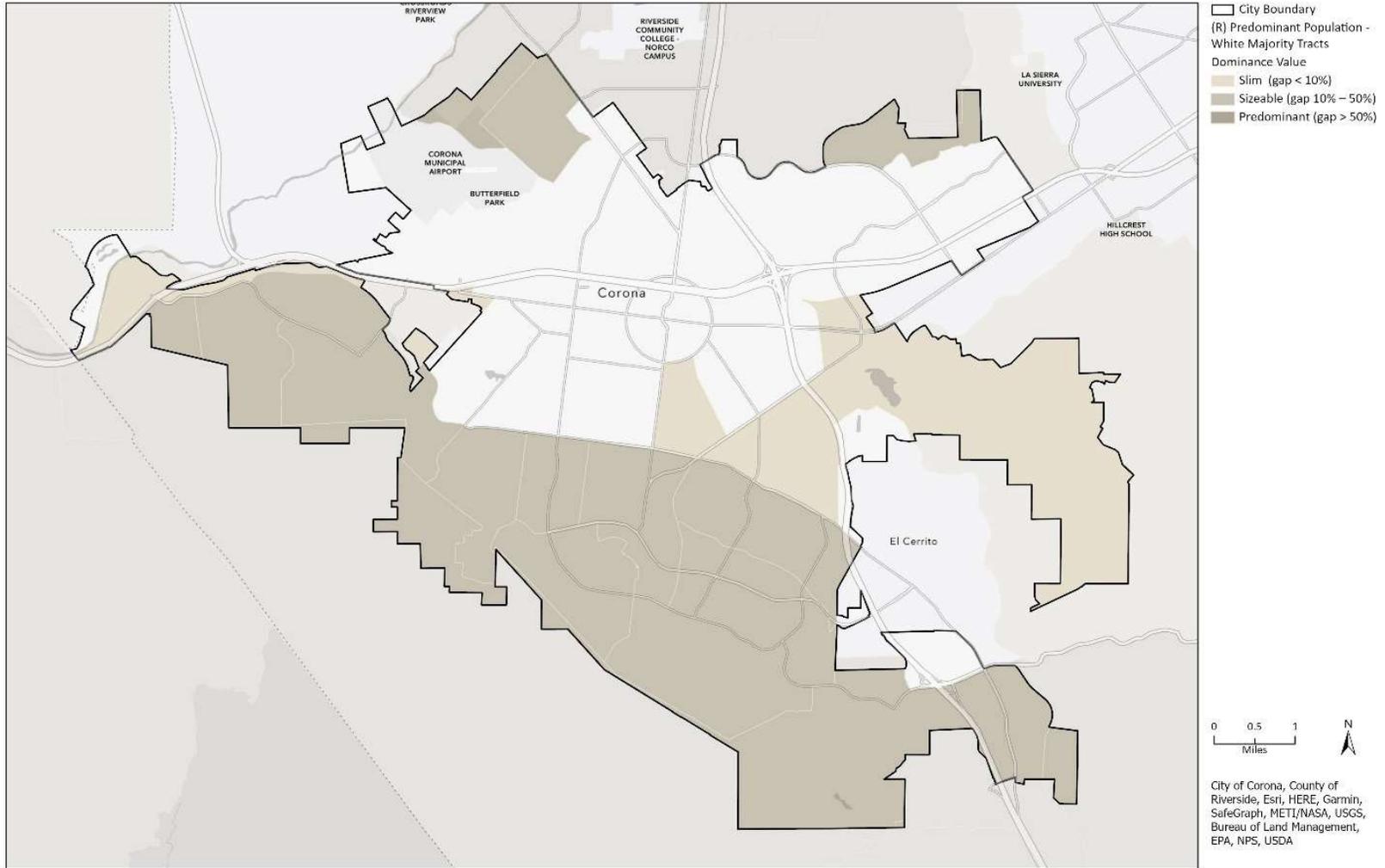
Table 4: Opportunity Indicators by Race/Ethnicity (Corona)

Index/ Indicator	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs Proximity	Environmental Health
Total Population							
White, Non- Hispanic	72.08	63.44	51.76	45.59	29.52	42.79	49.48
Black, Non- Hispanic	68.83	60.98	49.08	48.29	36.13	47.20	45.25
Hispanic	52.51	52.86	38.55	50.75	41.06	49.51	41.67
Asian or Pacific Islander, Non- Hispanic	74.61	64.80	54.03	45.93	30.21	47.34	48.70
Native American, Non- Hispanic	59.85	57.46	42.61	49.02	36.64	44.30	43.16

Population Below Federal Poverty Level							
White, Non-Hispanic	52.94	50.83	42.53	54.85	47.87	41.14	39.85
Black, Non-Hispanic	69.62	63.99	46.36	50.67	37.41	51.88	43.92
Asian or Pacific Islander, Non-Hispanic	30.63	41.48	27.05	55.59	51.84	54.88	35.70
Native American, Non-Hispanic	60.87	59.39	42.75	49.00	38.28	50.49	45.16
White, Non-Hispanic	10.00	30.86	13.0	65.00	69.00	75.81	27.00
Source: Corona AI							

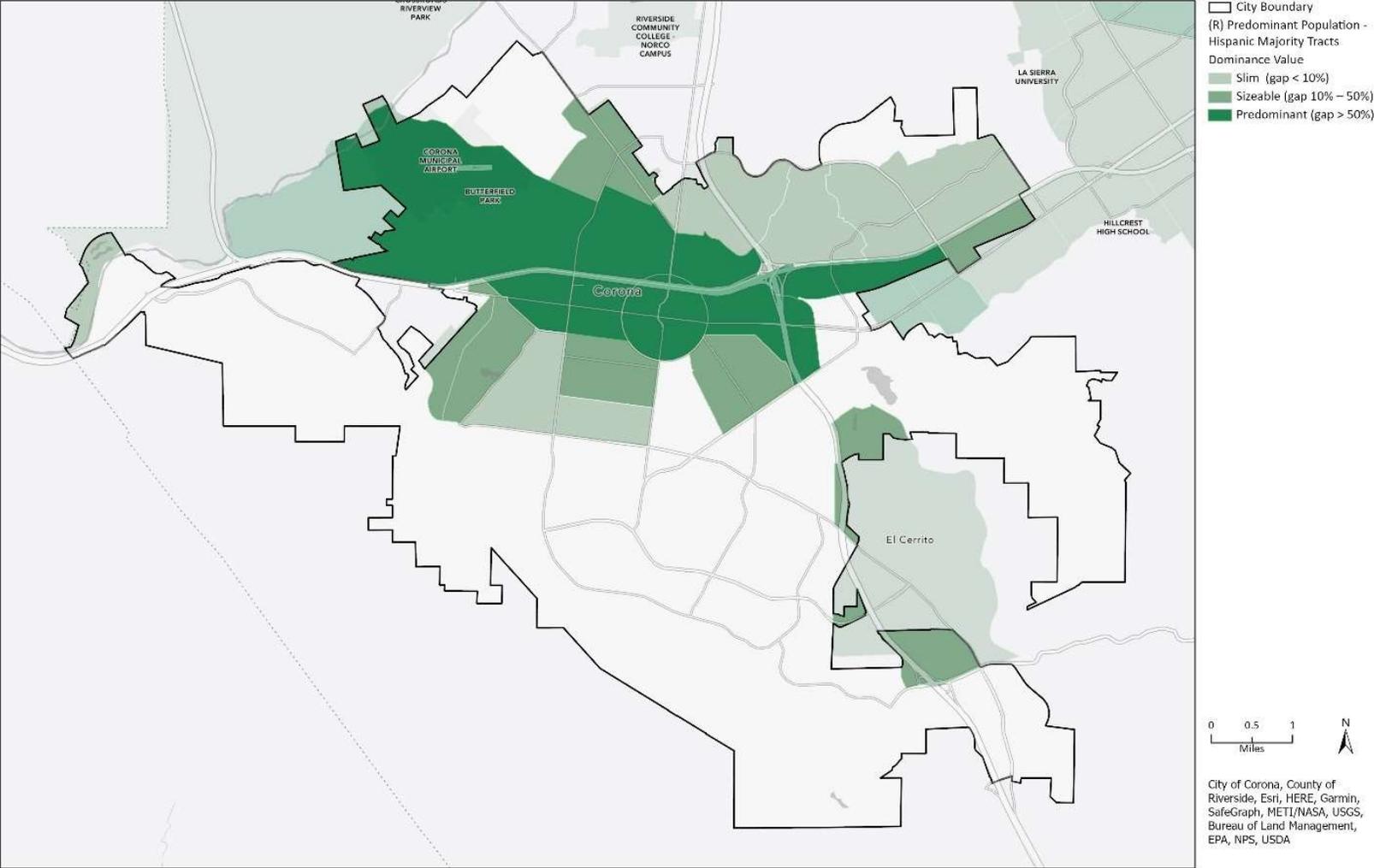
Figure 2 and Figure 3 show the predominant populations of white, non-Hispanic and Hispanic populations within each census tract and Figure 4 shows the percent of non-white residents within each block group. Corona has higher concentrations of Hispanic residents in the historic Corona downtown between SR-91 and River Road, and south of State Route 91 (SR-91) and east of Interstate 15 (I-15). The area with the highest percent of non-white population is south of SR-91 and east of I-15.

Figure 2: Predominant Population - White Non-Hispanic: Corona



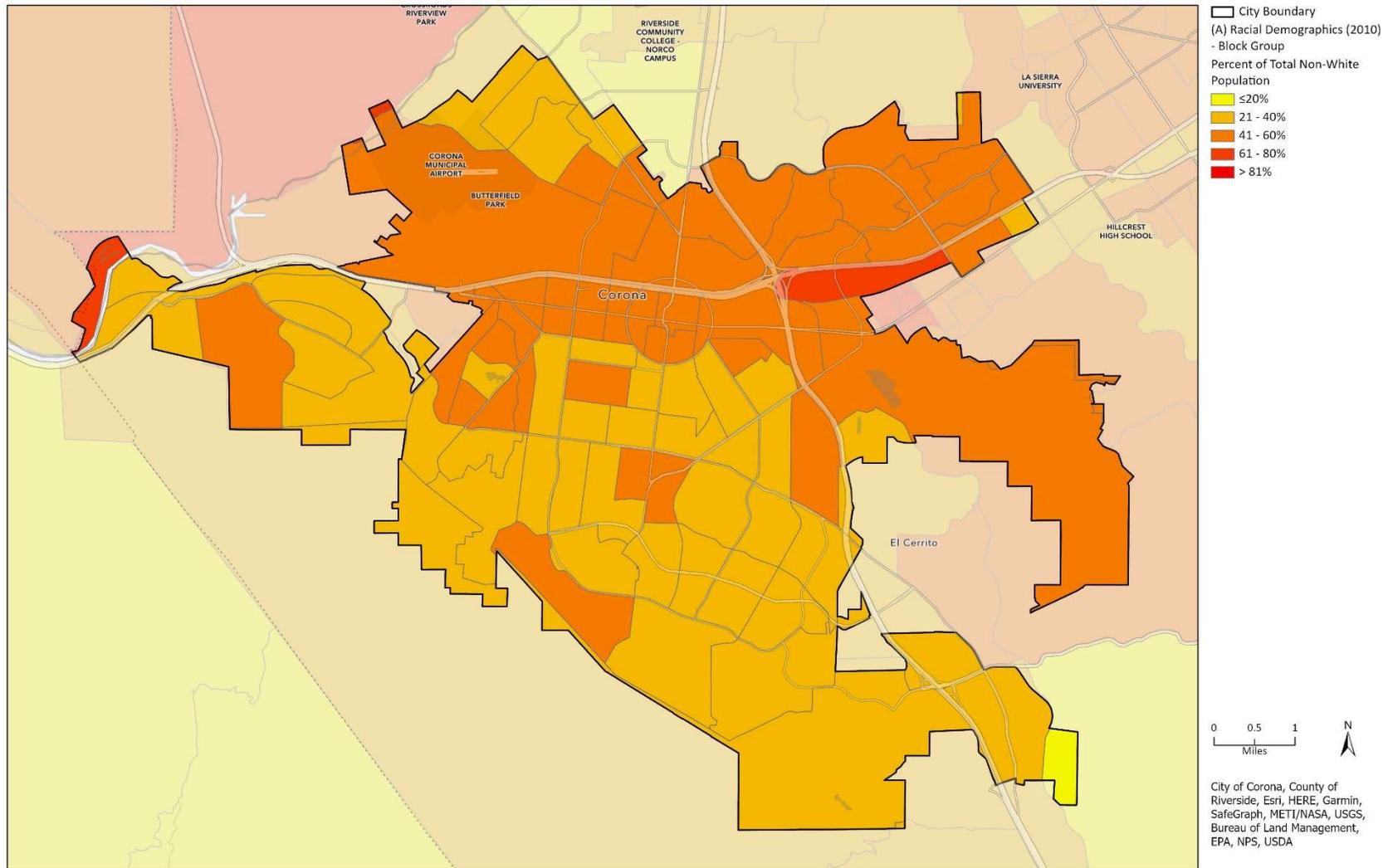
Source: AFFH Data Viewer, 2021

Figure 3: Predominant Population- Hispanic: Corona



Source: AFFH Data Viewer, 2021

Figure 4: Racial Demographics: Corona



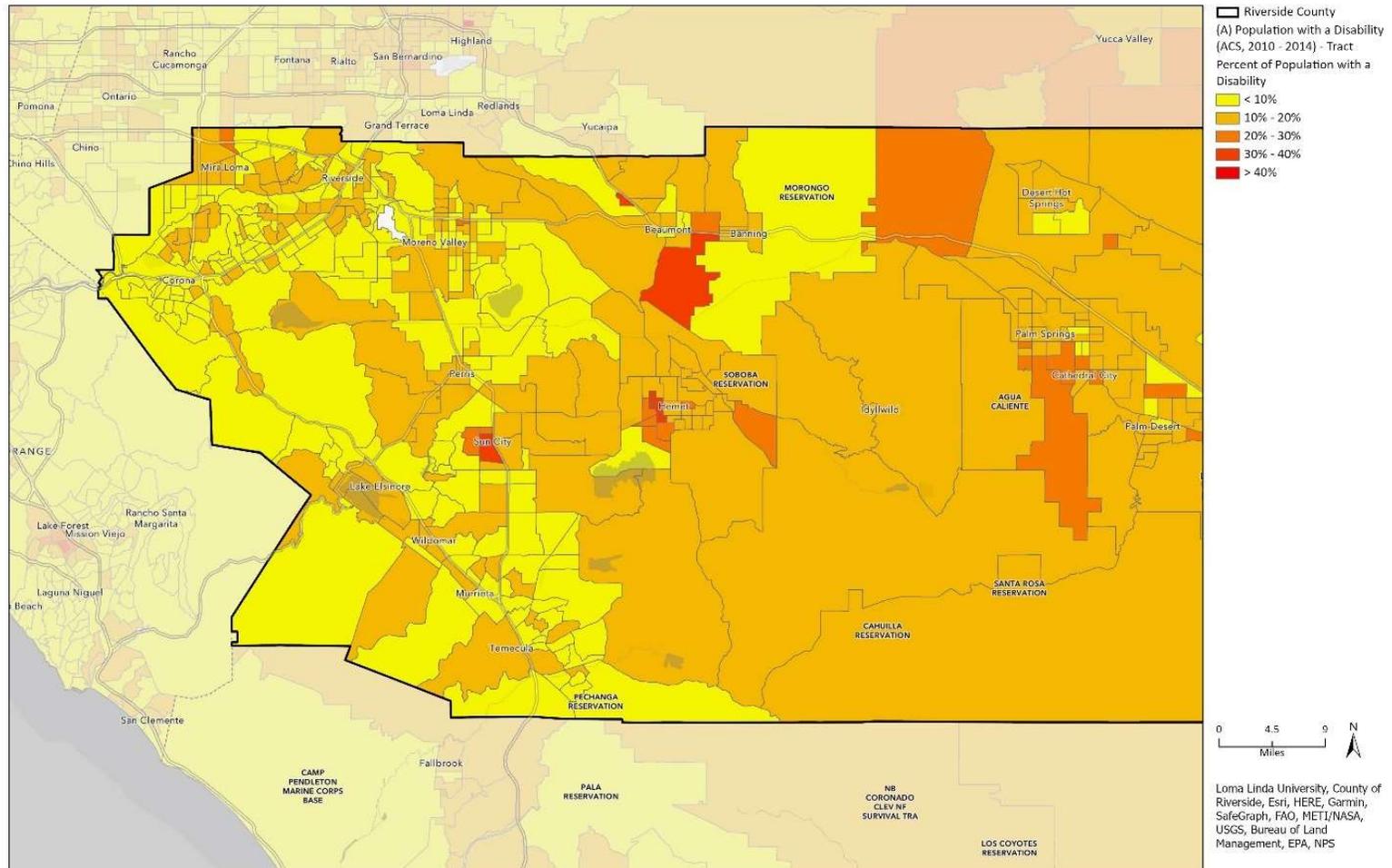
Source: AFFH Data Viewer, 2021

PERSONS WITH DISABILITIES

County of Riverside Trends

Housing choices for special needs groups, specifically for persons with disabilities, are limited in the region. According to the County of Riverside AI (using 2013-2017 ACS data), 11.5 percent of County residents had a physical disability. Many persons with disabilities also face cost burden problems due to their relatively fixed incomes. Figure 5 shows areas in Riverside County with concentrations of persons with a disability. Corona is not an area of the County with a high concentration of persons with a disability. The areas with a high concentration of persons with a disability are south of Beaumont, parts of Hemet, and in Sun City.

Figure 5: Population with a Disability: Riverside County



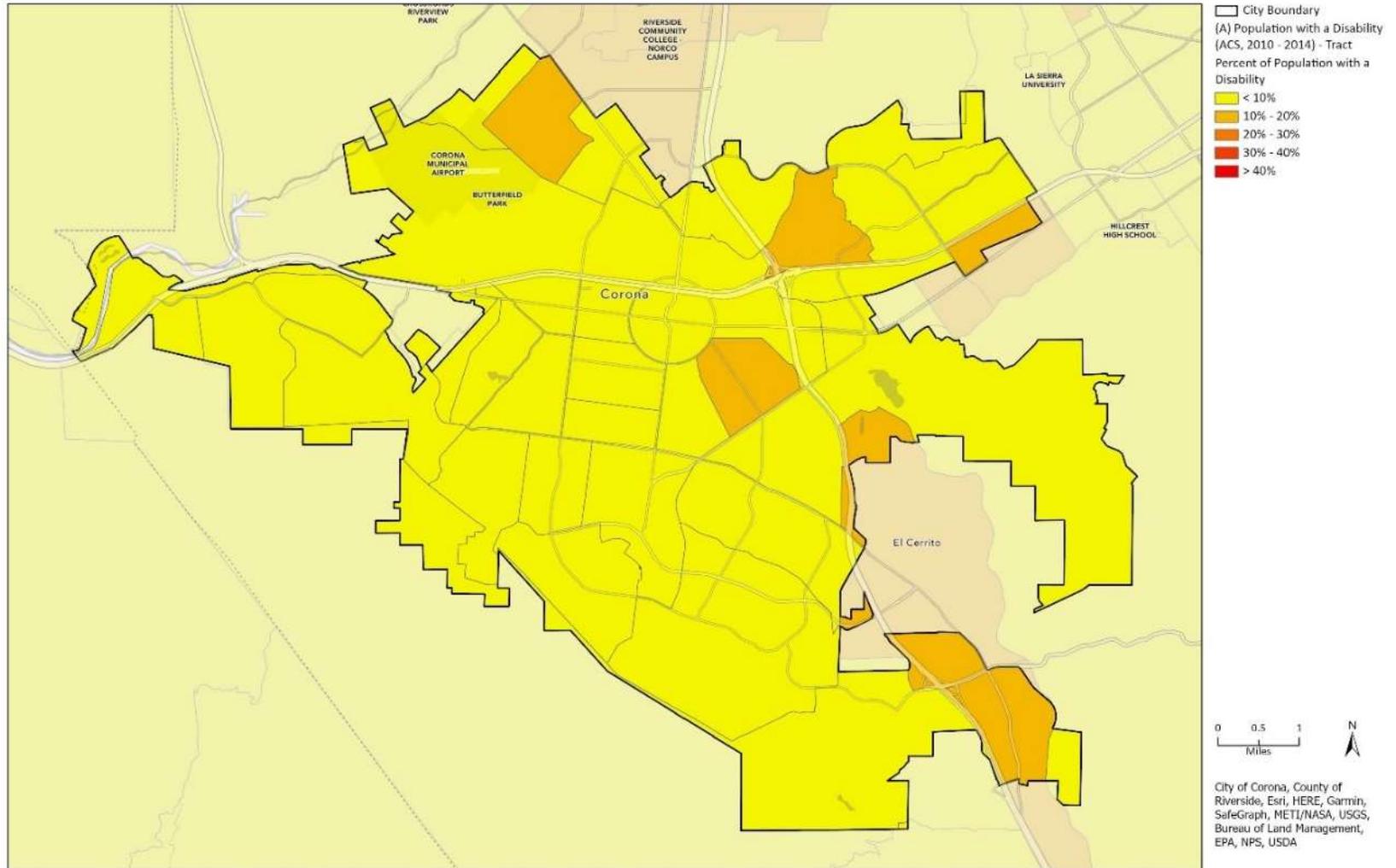
Source: AFFH Data Viewer, 2021

City of Corona Trends

As discussed in the Housing Element, approximately eight percent of Corona residents had a disability according to 2014-2018 ACS data. The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, ambulatory difficulties were most prevalent, while cognitive and independent living difficulties were also highly prevalent. Ambulatory and independent living difficulties were most prevalent in among the senior population. Figure 6 depicts the percentage of population with disabilities throughout the City. The percentage of the City's population with a disability ranges between 10 and 20 percent, with areas of higher concentrations scattered throughout the City near Fullerton Avenue, north of W. Rincon Street, north of SR-91 and east of I-15, between SR-91 and Magnolia Avenue, and in the southeastern portion of the City.

During the stakeholder workshops conducted by the City on February 16 and 18, 2021, a representative of the Inland Regional Center Affordable Housing Specialist, provided local knowledge and insights for persons with disabilities in finding adequate housing that suites their needs including access to low-income housing, proximity to transportation, and non-ADA compliant development (not inclusive to someone who utilizes a wheelchair). Additionally, it was stated that more housing should be located near medical facilities and suggests working with developers to allocate a portion of these units to low-income households.

Figure 6: Population with a Disability: Corona



Source: AFFH Data Viewer, 2021

FAMILIAL STATUS

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. The Fair Housing Act makes it unlawful to discriminate against a person whose household includes one or more children who are under 18 years of age. Familial status protection covers households in which one or more minor children live with: a parent, a person who has legal custody (including guardianship) of a minor child or children, or the designee of a parent or legal custodian, with the written permission of the parent or legal custodian.³

However, HUD data shows that familial status discrimination ranks third in discrimination of protected classes, behind discrimination due to disability and race. While the language in federal law about familial status discrimination is clear, the guidelines landlords can use to establish occupancy can be very vague. Although landlords can create occupancy guidelines based on the physical limitations of the housing unit, landlords often impose occupancy limitations that can preclude large families with children. Differential treatments such as limiting the number of children in a complex, or confining children to a specific location, are also fair housing concerns. Single-parent, female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

County of Riverside Trends

Certain jurisdictions in the County have a higher-than-average proportion of family households with children and, therefore, may be more vulnerable to this type of discrimination. Table 5 shows a comparison of household types in the County and jurisdictions near Corona.

³ Fair Housing: Equal Opportunity for All: https://www.hud.gov/sites/documents/FHEO_BOOKLET_ENG.PDF

Table 5: Household Type (Riverside County)

	Single Person Households (% of Total)	Senior Headed Households (% of Total)	Families with Children (% of Total)	Single-Parent Households (% of Total)	Large Households (% of Total)	Total Households
Corona	10,309 (20.7)	8,115 (16.3)	18,219 (36.6)	4,167 (8.4)	8,976 (18.0)	49,786
Chino Hills	2,892 (14.3)	3,820 (18.9)	8,726 (43.2)	1,533 (7.6)	3,225 (16.0)	20,196
Moreno Valley	6,166 (11.1)	7,125 (12.8)	21,106 (37.9)	7,022 (12.6)	14,231 (25.6)	55,650
Norco	1,471 (20.9)	1,828 (26.0)	2,106 (30.0)	382 (5.4)	1,241 (17.7)	7,028
City of Riverside	18,050 (19.1)	18,985 (20.1)	30,617 (32.4)	9,523 (10.1)	17,209 (18.2)	94,384
Riverside County	156,113 (23.8)	69,255 (9.3)	238,702 (30.6)	67,737 (8.9)	143,669 (20.0) ¹	718,349

Source: American Community Survey, 2014-2018. SCAG Corona Local Data. ¹SCAG Profile of Riverside County.

City of Corona Trends

As shown in Table 6, 36.7 percent of Corona households in 2018 were families; a decrease of 8.5 percent since 2010. The number of single households grew 61.8 percent between 2010 and 2018. Additionally, within the single households, the number of senior headed households increased by 32.8 percent during that time. The number of large households decreased by more than 14 percent, and the average household size decreased from 3.4 to 3.3 persons per household.

Table 6: Household Characteristics, City of Corona (2010-2018)

Household Type	2010		2018		Percent Change (2010-2018)
	Number	Percent of Population	Number	Percent of Population	

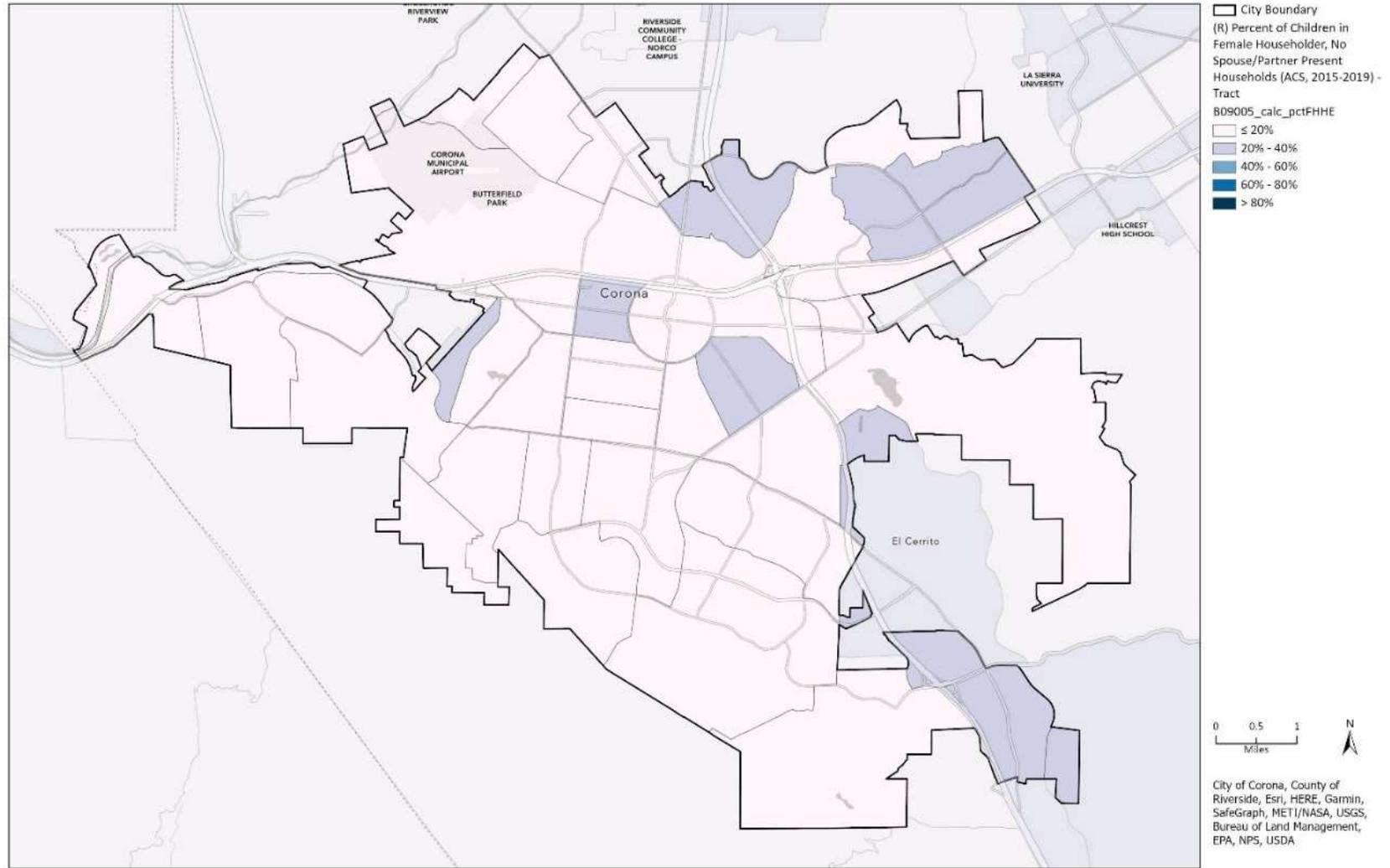
Single Person	6,372	14.4	10,309	20.7	61.8
Senior Headed Households	6,113	13.6	8,115	16.3	32.8
Families with Children	20,317	45.2	18,219	36.7	-10.3
Single-Parent Households	4,765	10.6	4,167	8.4	-12.5
Large Households	10,504	23.4	8,976	18.1	-14.5
Total Households	44,950	100	49,786	100	10.8
Average Household Size	3.4	-	3.3	-	-

Source: American Community Survey, 2014-2018.

Families, particularly female-headed families, are disproportionately affected by poverty. The 2014-2018 ACS reported 5,446 female-headed households in Corona, of which 3,257 had children. The 2014-2018 ACS estimated that approximately 8.4 percent of Corona households were headed by a single-parent. Female-headed households accounted for approximately 11.1 percent of total Corona households. Of total Corona households, 2.4 percent were both female-headed households and had incomes below the poverty level, and 39.0 percent of the City’s households with incomes below the poverty level were female-headed. Figure 7 shows areas of the City with concentrations of single-parent, female-headed households. Areas of higher concentrations (between 20 and 40 percent of families with children) are scattered throughout the City near Fullerton Avenue, around McKinley Street and S. Promenade Avenue, north and south of SR-91 east of the Circle, between SR-91 and Magnolia Avenue, north of E. Parkridge Avenue, and in the southeastern portion of the City.

During a stakeholder workshop, the representative from Corona Norco United Way emphasized a need for more affordable housing near schools, work/live housing, and proximity to transportation. It was mentioned that there was a particular need for this type of housing in order to improve rehousing efforts for single, female-headed households, particularly for those leaving domestic abuse situations. Additionally, partnerships with developers should be developed on identifying funding opportunities to provide additional housing units that fit the needs of low-income individuals. For more information from the workshops refer to Appendix A (notes from stakeholder workshops are provided in Appendix A).

Figure 7: Single-Parent, Female-Headed Households with Children: Corona



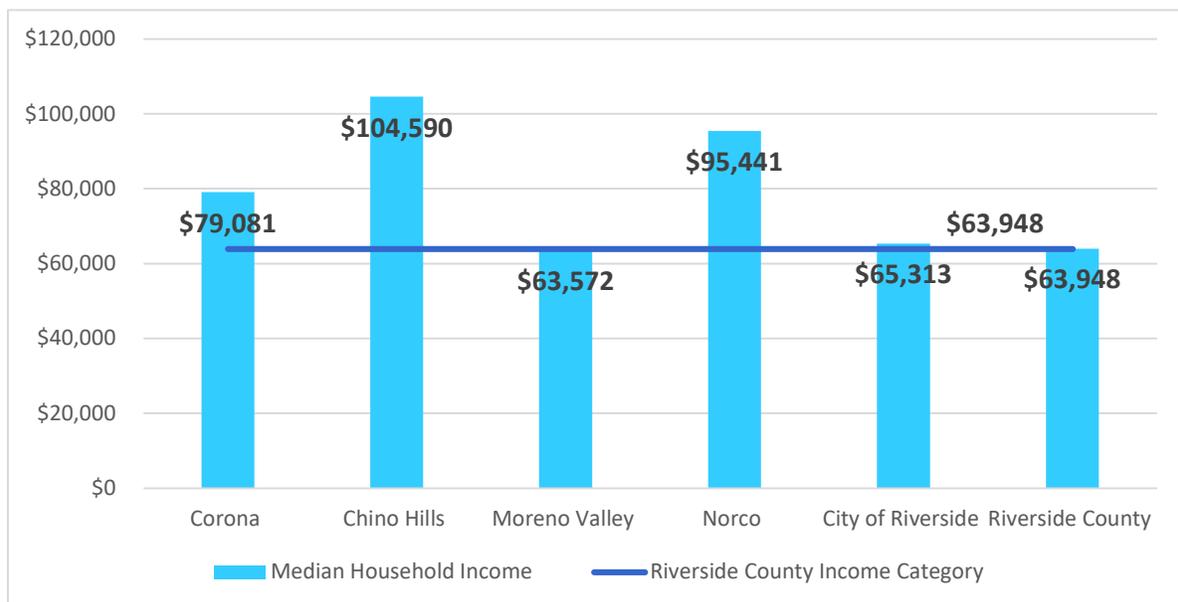
Source: AFFH Data Viewer, 2021

INCOME

Identifying LMI geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). Household income is directly connected to the ability to afford housing. Higher income households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of income for housing and the likelihood of residing in overcrowded or substandard housing increases. Households with incomes below the poverty level, which are typically households classified as extremely low and very low incomes, may require special programs to assist them in meeting their rent and mortgage obligations.

Household incomes in Corona tend to be higher than the County as a whole. The ACS estimates the median household income in Corona at \$73,594, compared to \$60,807 in the County. Figure 8 compares household incomes in Corona, surrounding cities, and the Riverside region.

Figure 8: Median Household Income



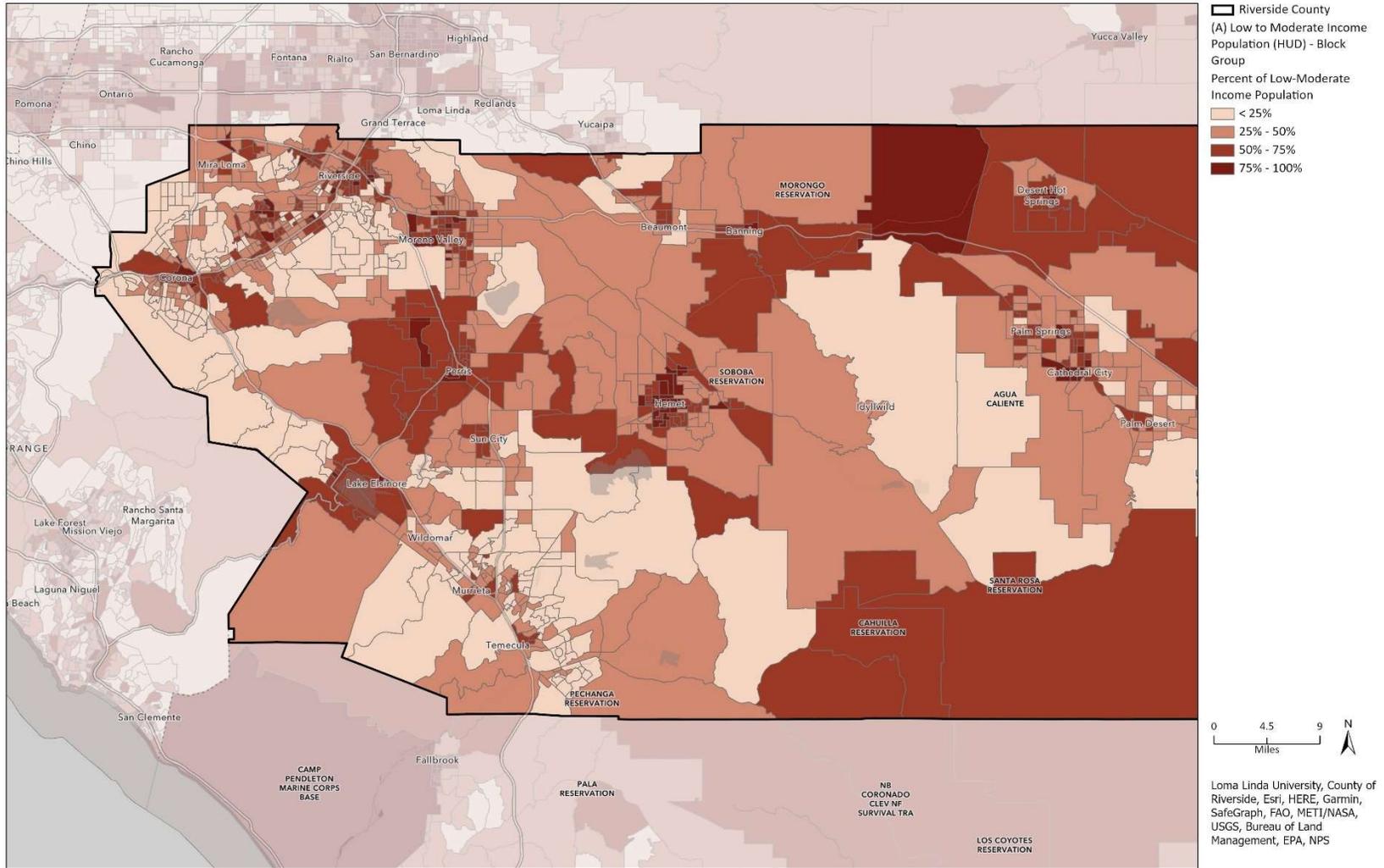
Source: Bureau of the Census, American Community Survey American Community Survey, 2014-2018.

Less than 14 percent of Corona households earned less than \$25,000 (2014-2018 ACS data). In contrast, about 39 percent of Corona households earned \$100,000 or more. Corona had a higher percentage of moderate to higher income households than Riverside County as a whole.

County of Riverside Trends

Figure 9 shows the LMI areas in the County by census block group. LMI areas are in the urban centers such as the City of Riverside and Perris and in the eastern rural areas of the County near Desert Hot Springs and the Cahuilla and Santa Rosa Reservations.

Figure 9: LMI Areas: Riverside County



Source: AFFH Data Viewer, 2021

City of Corona Trends

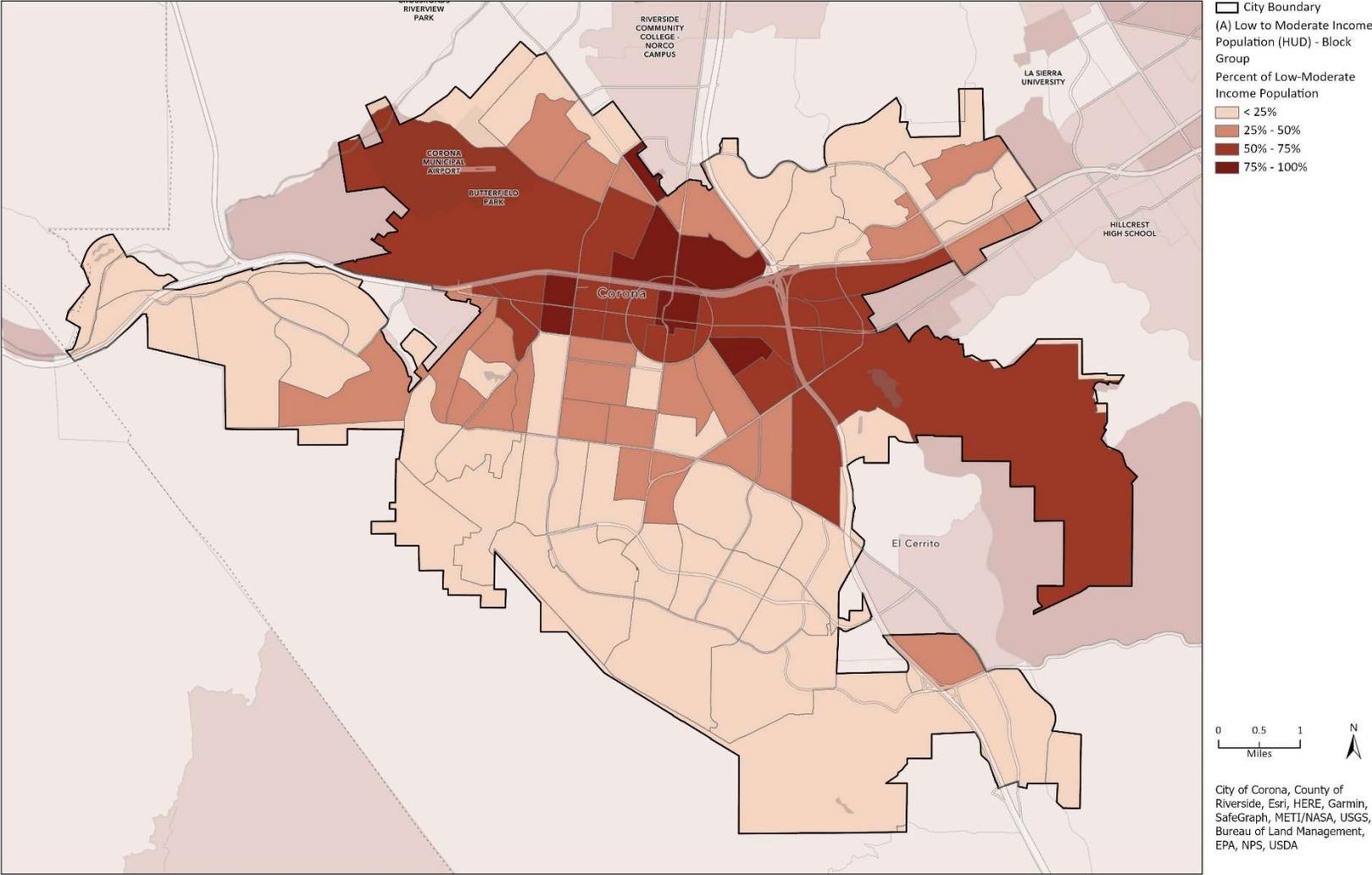
The 2014-2018 ACS identified 10.5 percent of all Corona residents as living in households with incomes below the poverty level, including 12.9 percent of all people under 18 years of age, and 11.1 percent of all people 65 years of age and over. As shown below in Table 7, approximately 60.1 percent of Corona households earned moderate or above moderate-incomes, while 39.8 percent of households were classified as lower-income.

Table 7: City of Corona Households by Income Category

Income Category (Percent of County AMI)	Households	Percent
Extremely Low (30% or less)	3,159	8.8%
Very-Low Income (<50% of AMI)	5,610	15.6%
Low Income (50-80% of AMI)	5,403	15.0%
Moderate Income (80-120% of AMI)	4,320	12.0%
Above Moderate Income (>120%)	17,424	48.5%
Total	35,916	100.0%
Source: ACS 2014-2018		

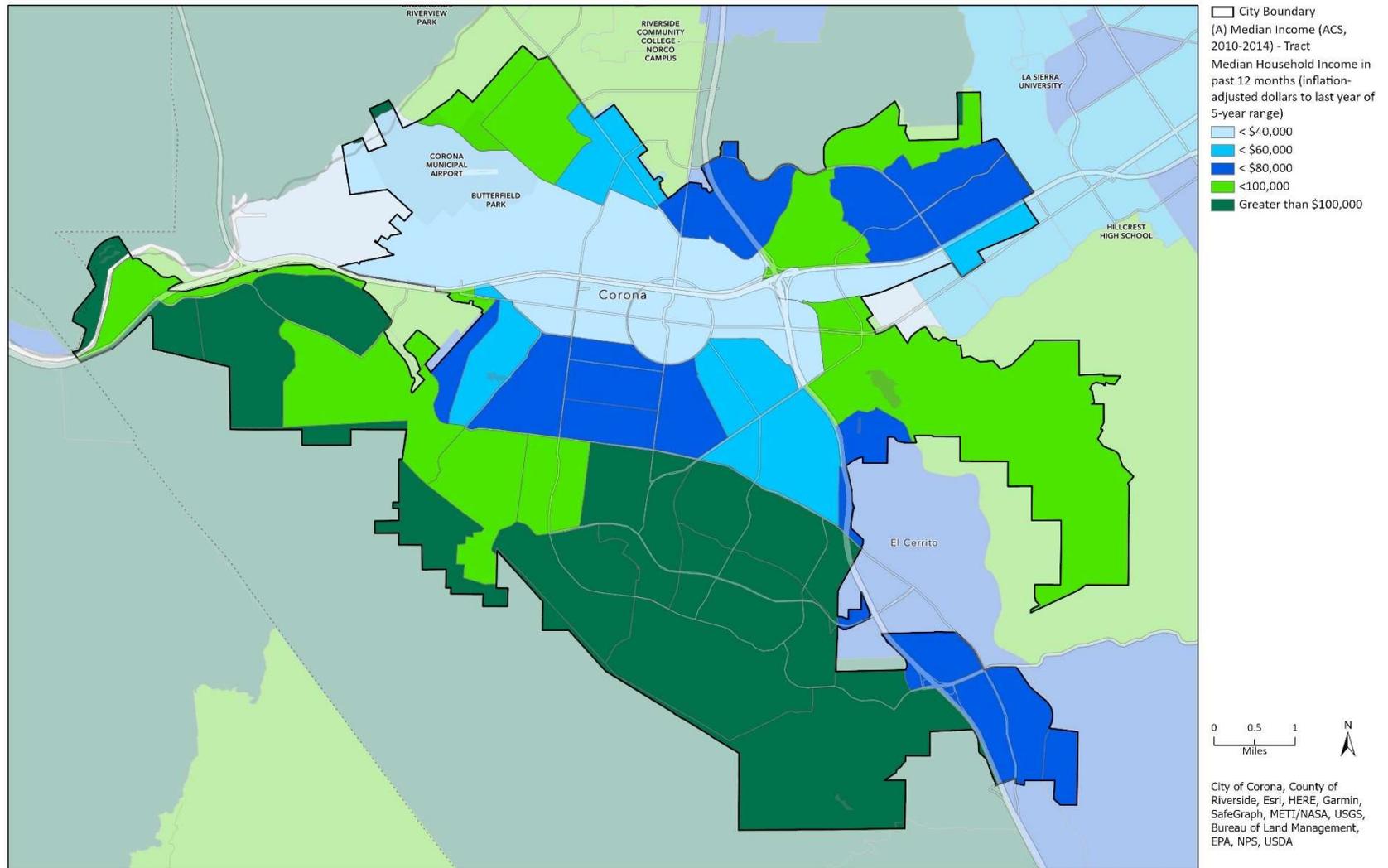
Figure 10 shows the LMI areas in Corona by census block group. LMI areas are concentrated east-west in the central part of the city, including the downtown area and north and south of SR-91, surrounding the Corona municipal airport, and east of Magnolia Avenue. Figure 11 shows the median income by census tract in the City. Correspondingly, areas of lower median income are located in the central portion of the City, and also in the northeastern area north of SR-91 and east of I-15. Areas of higher median income are located in the south and western areas, generally west and south of Via Del Rio, Via Pacifica, and W. Ontario Avenue. It should be noted that some of the areas identified on the figure do not have residential uses, including the area identified as having 25-50 percent LMI population that is east of I-15 and south of Liberty Avenue in the southeastern portion of the city.

Figure 10: LMI Areas: Corona



Source: AFFH Data Viewer, 2021

Figure 11: Median Household Income: Corona



Source: AFFH Data Viewer, 2021

RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY

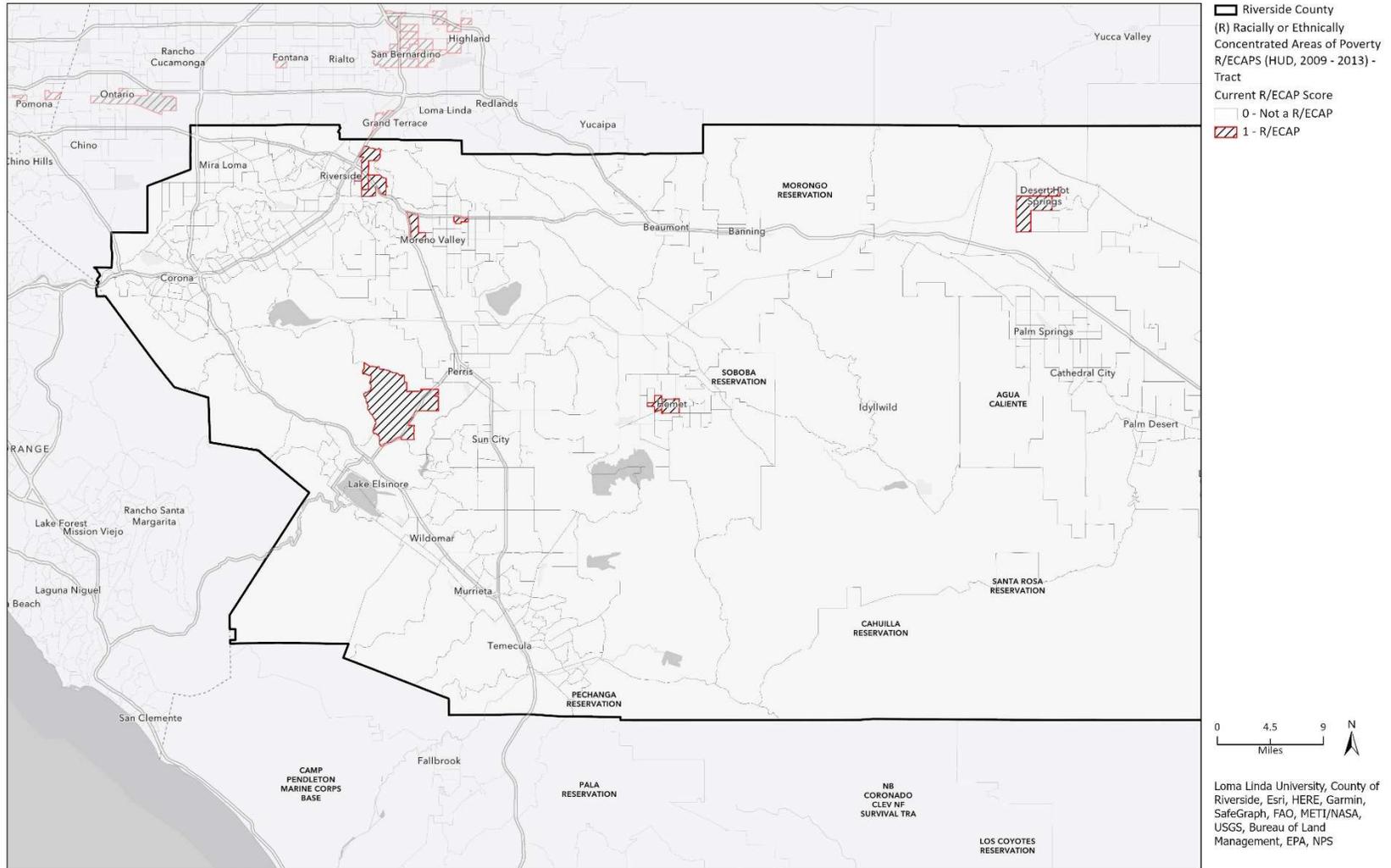
To assist communities in identifying racially and ethnically concentrated areas of poverty (also known as R/ECAPs), HUD developed a definition that relies on a racial and ethnic concentration threshold, as well as a poverty test. For an area to be identified as having a racial and ethnic concentration, the threshold is that a R/ECAP have a non-White population of 50 percent or more, within metropolitan or micropolitan areas. In locations outside these areas, where the non-White populations are likely to be much smaller than 50 percent, the threshold is set at 20 percent. The poverty test defines areas of “extreme poverty” as those where 40 percent or more of the population lives at or below the federal poverty line, or those where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. An area that meets either the racial or ethnic concentration and also meets the poverty test would be considered a RECAP.

Despite the repeal of explicitly racist and discriminatory housing laws, there remains a lasting legacy of segregation and resources disparities. Housing choice is often limited for persons of protected classes, including communities of color, to segregated concentrated areas of poverty. Programs 19 through 28 in the Housing Element focus on the City’s efforts to affirmatively reduce barriers to housing, including but not limited to, racial inequities, high housing costs, and public awareness of existing resources. Poverty and segregation work to exasperate existing impediments in Corona, such as concentrations of LMI populations, language barriers, lending discrimination, and overcrowded conditions.

County of Riverside Trends

In Riverside County, there are R/ECAPs scattered in small sections of Riverside, Moreno Valley, and Hemet, as shown in Figure 12. Larger R/ECAP clusters can be seen in the western part of the county near Meadowbrook between Lake Elsinore and Perris, and in the eastern part of the county in Desert Hot Springs.

Figure 12: R/ECAPs: Riverside County

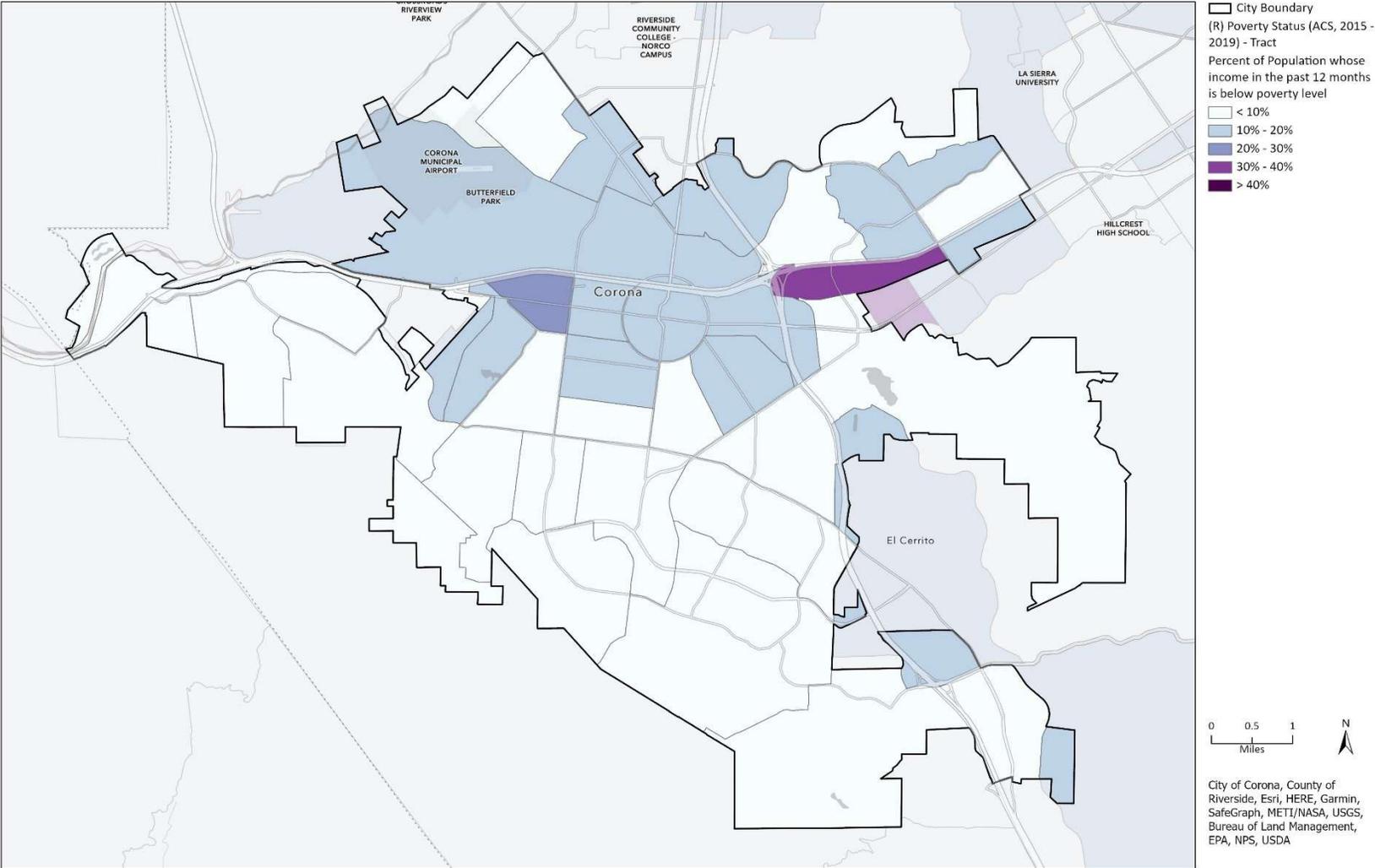


Source: AFFH Data Viewer, 2021

City of Corona Trends

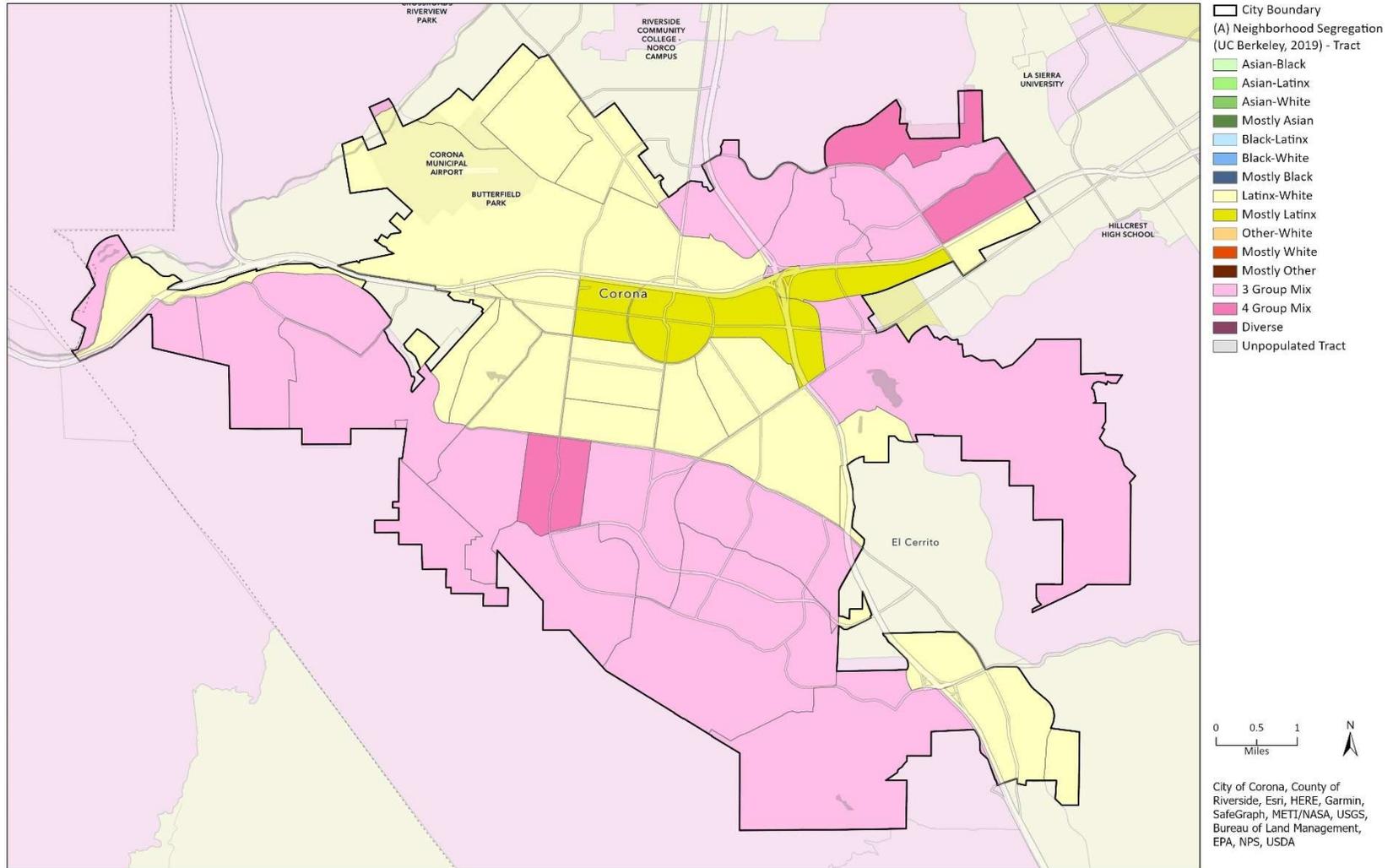
Corona does not have any R/ECAP areas. Figure 13 shows concentrated areas of poverty in the City by census tract, with an area of high segregation and poverty in the eastern area of the city south of SR-91 and north of Sampson Avenue. However, this area is generally industrial with few if any residences. Generally, Corona's areas of poverty (between 10 and 30 percent of the population) are concentrated in the downtown area and north and south of SR-91, with some pockets in the eastern portions of the City. It should be noted that some of the areas identified on the figure do not have residential uses, including the areas identified as having 10-20 percent poverty that are east of I-15 and south of Liberty Avenue in the southeastern portion of the city. Areas of racial/ethnic segregation exist mainly in the downtown areas, as shown in Figure 14. Taken together, Corona's areas of segregation and poverty exist mainly in the downtown core east of S. Lincoln Avenue and west of I-15, north of W. 10th Street/W. Grand Boulevard/Circle City Drive, and south of SR-91.

Figure 13: Areas of Poverty: Corona



Source: AFFH Data Viewer, 2021

Figure 14: Areas of Segregation: Corona



Source: AFFH Data Viewer, 2021

CONCENTRATED AREAS OF AFFLUENCE

While racially R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as affluent, white communities. According to HUD's policy paper, whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, white communities." RCAAs have not been studied extensively nor has a standard definition been published by HCD or HUD, this fair housing assessment uses the percent white population and median household income as proxies to identify potential areas of affluence.

County of Riverside Trends

Figure 1 shows concentrations of majority non-white populations, with the areas with the least non-white populations in the desert communities in the eastern area of the county (Palm Springs, Palm Desert, and surrounding communities).

City of Corona Trends

As shown in Figure 14, Corona does not have any majority white communities. It has areas of concentrated Latino/Hispanic populations, but mainly areas that are "mostly Latino" or "group mix."

DISPARITIES IN ACCESS TO OPPORTUNITY

Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity often means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to "high resource" neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).

TRANSIT

Access to public transit is of paramount importance to households affected by low incomes and rising housing prices. Public transit should strive to link lower income persons, who are often transit dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage and increase housing mobility, which enables residents to locate housing outside of traditionally low-income neighborhoods.⁴ The lack of a relationship between public transit, employment opportunities, and affordable housing may impede fair housing choice. Persons who depend on public transit may have limited choices regarding places to live.

⁴ Ong, Paul and Evelyn Blumenberg, "Job Accessibility and Welfare Usage: Evidence from Los Angeles." UCLA Department of Policy Studies, (1998).

County of Riverside Trends

Riverside County residents in urban and suburban areas generally access to transportation infrastructure, which includes the RTA bus system, the Sun Line Transit Agency in the Palm Springs area, Palo Verde Transit Agency in the Blythe area, the Riverside Metrolink Station, with links to San Bernardino County's Omnitrans system as well as to Amtrak, the Corona Transit Center, and the West Corona Metrolink Station. Public transit providers serve large portions of the western side of the County.

Transit use is higher in parts of the region where the greatest investment in transit service has been made. Almost all major employment centers in Riverside are served by some form of public transit. However, having regional access to jobs by means of public transit does not necessarily translate into stable employment. Low-income workers, especially female heads of household with children, have unique travel patterns that may prevent them from obtaining work far from home, regardless of access to public transit. Women in general are disproportionately responsible for household-supporting activities such as trips to grocery stores or accompanying young children to and from schools.

AllTransit is an online database that provides details on transit opportunity throughout the United States. The website explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. The participating jurisdictions in the County received an average AllTransit performance score of 3.3.⁵ AllTransit performance score explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. A score of 3.3 means there is, overall, a low combination of trips per week and number of jobs accessible enabling few people to take transit to work.

City of Corona Trends

According to AllTransit, 1.65 percent of workers in Corona take public transportation to work. The City has an AllTransit Performance Score of 2.5, less than the County as a whole. Four RTA routes serve the city.

EDUCATION

County of Riverside Trends

TCAC Opportunity Areas map for education provides an overview of education outcomes across the county. As shown in Figure 15, areas of more positive educational outcomes are located in the western portion of the county and near Beaumont and Palm Desert. The TCAC Opportunity methodology included test scores, high school graduation rates, and school poverty rates.

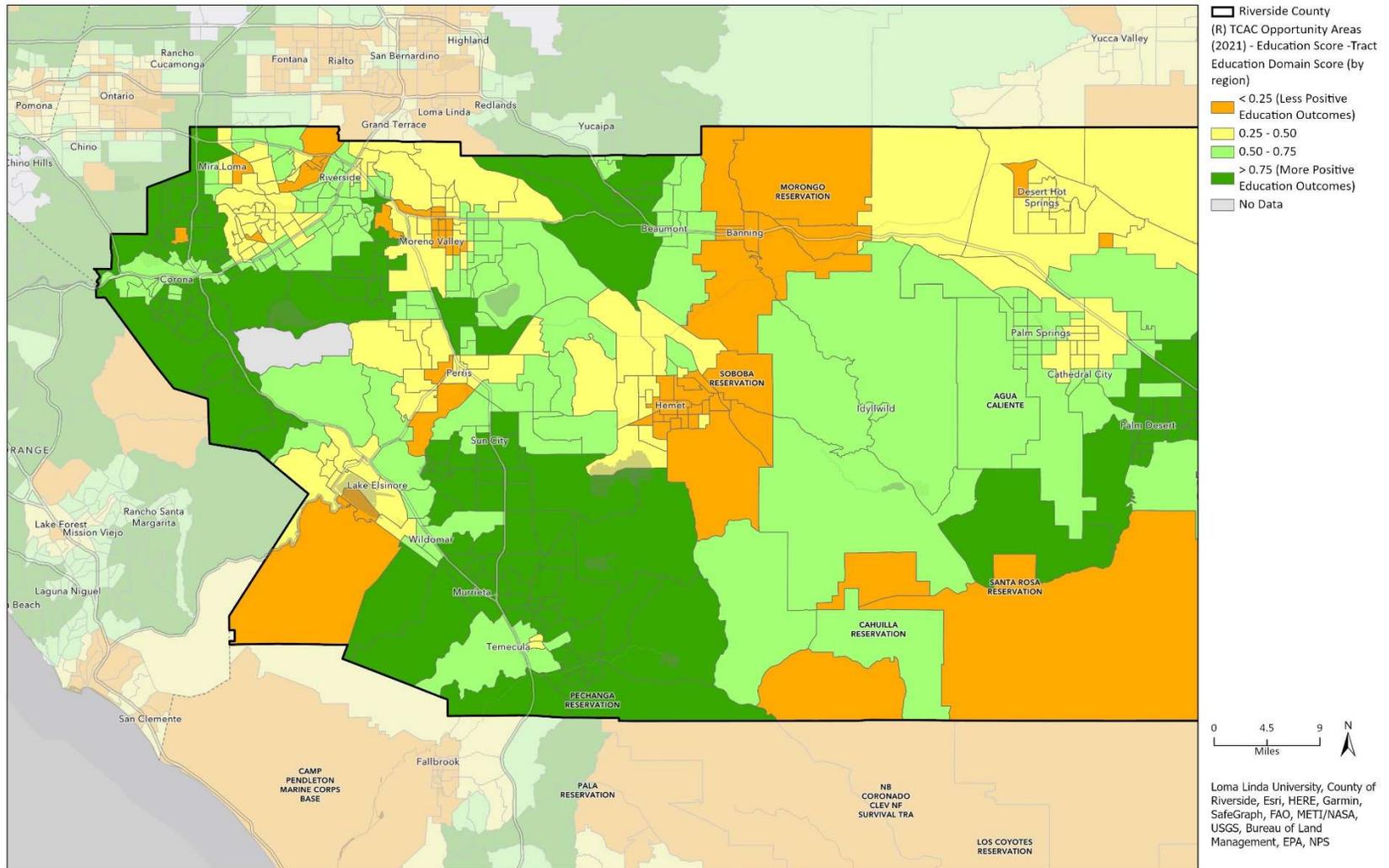
Kidsdata.org, a program of the Lucile Packard Foundation for Children's Health, estimated that 27.6 percent of children aged 0-17 in Riverside County were living in low-income working families between 2013 to 2017.⁶ Additionally, 21.3 percent of families with children aged 0-17 in the county were

⁵ <https://alltransit.cnt.org/>

⁶ Definition of "low income working family": children ages 0-17 living in families with incomes below 200 percent of their federal poverty threshold and with at least one resident parent who worked at least 50 weeks in the 12 months prior to the survey

below the poverty level between 2013-2017 and 5.1 percent of public school students experienced homelessness. Cost burden is also an issue in Riverside County, as 42.6 percent of households with school age children experienced high housing cost burden between 2014-2018.

Figure 15: TCAC Opportunity Areas of Education: Riverside County



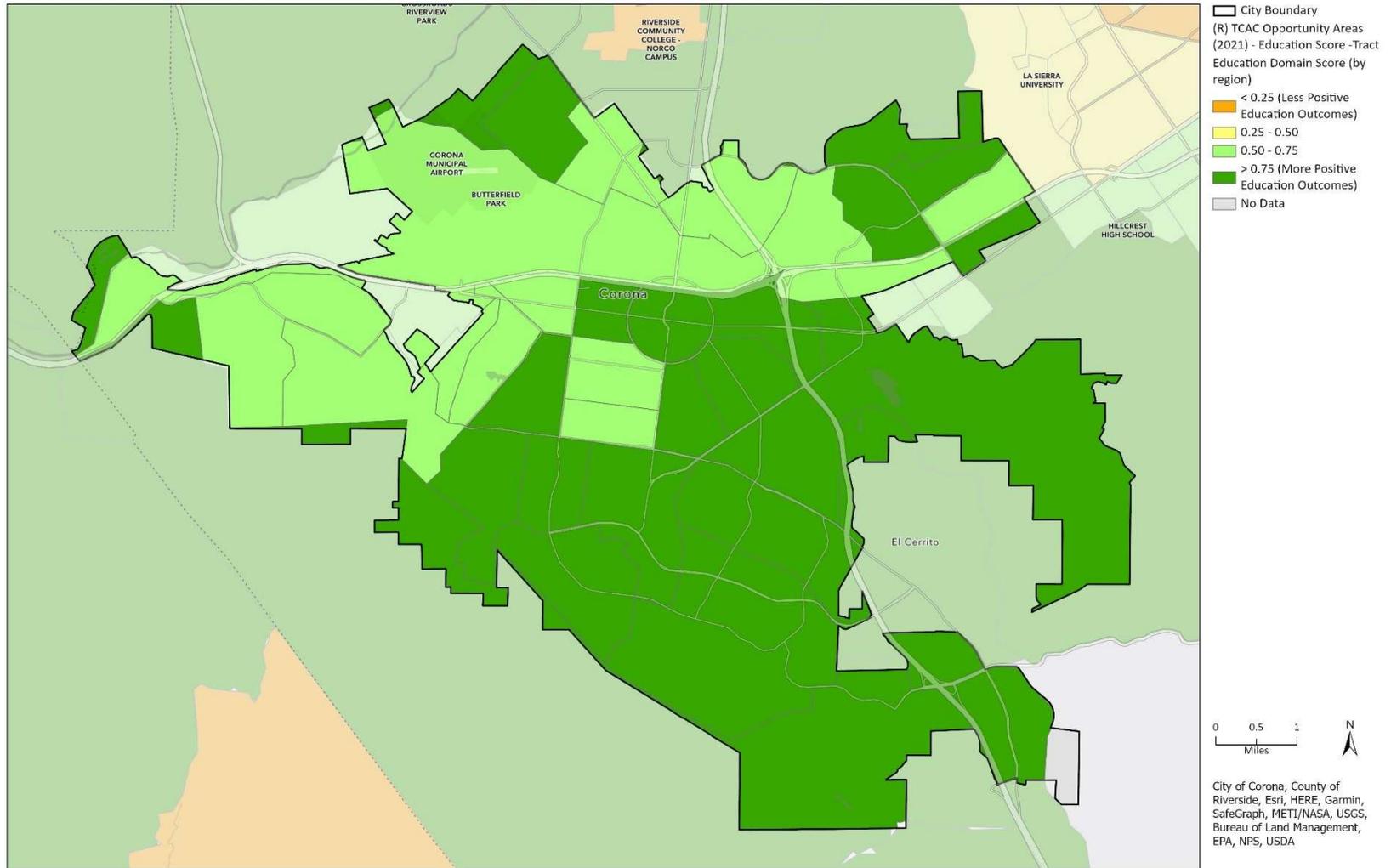
Source: TCAC/HUD, 2021

City of Corona Trends

Youth in Corona are served by the Corona Norco Unified School District (CNUSD). Although the City does not have direct control over the school district, City and CNUSD staff work closely to ensure that access, safety, and opportunity is continually provided. Figure 16 shows Corona's TCAC scores related to access to education on a census tract level. In general, the City does not have large disparities in educational outcomes. Educational outcome scores are higher in the southern portion of the City with the exception of areas to the very north and east, but no portion of the City has low outcome scores.

Kidsdata.org estimated that 19.6 percent of children aged 0-17 in CNUSD were living in low-income working families between 2012 and 2016, which is lower than the 27.6 percent low-income rate in the County as a whole. Additionally, 21.3 percent of families with children aged 0-17 in the CNUSD were below the poverty level between 2013-2017 and 0.7 percent of public school students were homeless. Similar to Riverside County, 42.3 percent of households with school age children experienced a high housing cost burden, according to 2014-2018 ACS data.

Figure 16: TCAC Opportunity Areas of Education: Corona



Source: TCAC/HUD, 2021

EMPLOYMENT

County of Riverside Trends

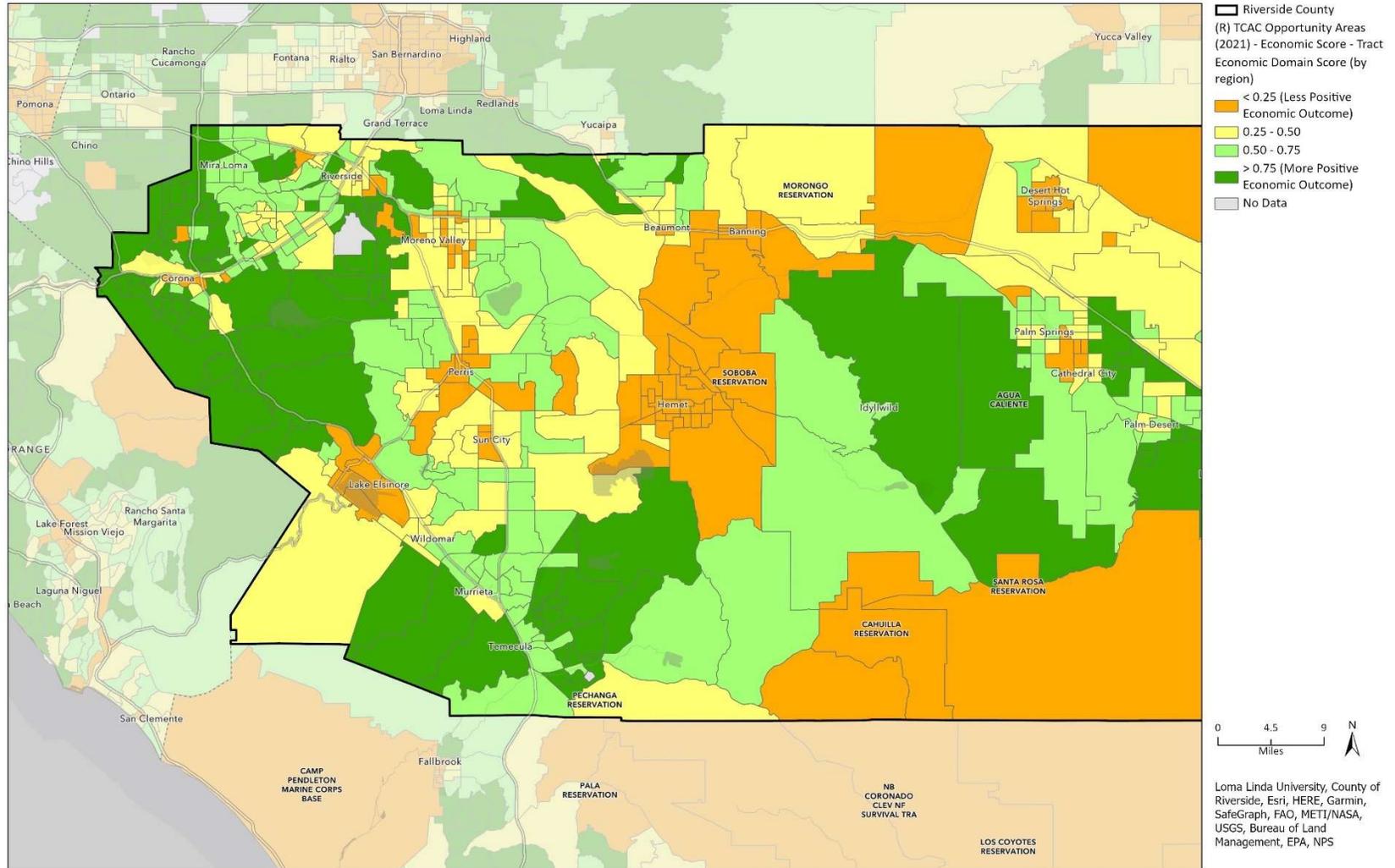
According to the California Employment Development Department, the unemployment rate of Riverside County was 7.2 percent in May 2021 (not seasonally adjusted).⁷ Riverside's top 10 employers are primarily in the medical, education, and municipal sectors. While one major retail company, Amazon, remains among the top ten County employers, it is surpassed by the U.S. Military, a major university, and a regional government bureaucracy in terms of numbers of employees. A high proportion of managerial/professional and sales/office occupations are held by Riverside County residents.

According to HUD, "The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract" (AFFH-T Data Documentation 2017). Educational attainment is a measure of those within a census tract who have achieved a bachelor's degree or higher. Values are ranked by national percentile and range from 0 to 100. The higher the score, the higher the labor force participation and human capital in a neighborhood. The group with the highest Labor Market Index scores in both the jurisdiction and the region is Asians or Pacific Islander residents, at 40.96. This group is followed by white residents, at 35.68; Black residents, at 29.68; then Native American residents, at 27.08, and Hispanic residents, at 25.01. HUD attempts to correct for income disparities by statistically separating out the population below the federal poverty level. For Riverside residents below the poverty line, the numbers decrease by an average of 7.28 points, with the largest decrease, 10.34 percent, occurring among Asians and Pacific Islander residents in poverty.

Figure 17 shows the TCAC Opportunity Areas map for economic outcomes across the county. Areas of more positive economic outcomes are located in the western portion of the county and near Temecula, Idyllwild, and in some of the desert communities in the eastern portion of the county.

⁷ <https://www.labormarketinfo.edd.ca.gov/data/labor-force-and-unemployment-for-cities-and-census-areas.html#Data>

Figure 17: TCAC Opportunity Areas of Economic Outcomes: Riverside County



Source: TCAC/HUD, 2021

City of Corona Trends

According to the 2014-2018 American Community Survey (ACS), there were 80,196 Corona residents in the labor force, representing a labor force participation rate of 62.5 percent of persons 16 years and over. Table 8 shows the number of persons employed in each job industry and the corresponding percentage of the labor force for the City. The largest occupational category for City residents was education/health care/social assistance. According to the California Employment Development Department, the unemployment rate of Riverside County was 5.8 percent in May 2021 (not seasonally adjusted).

Table 8: Jobs Held by Corona Residents

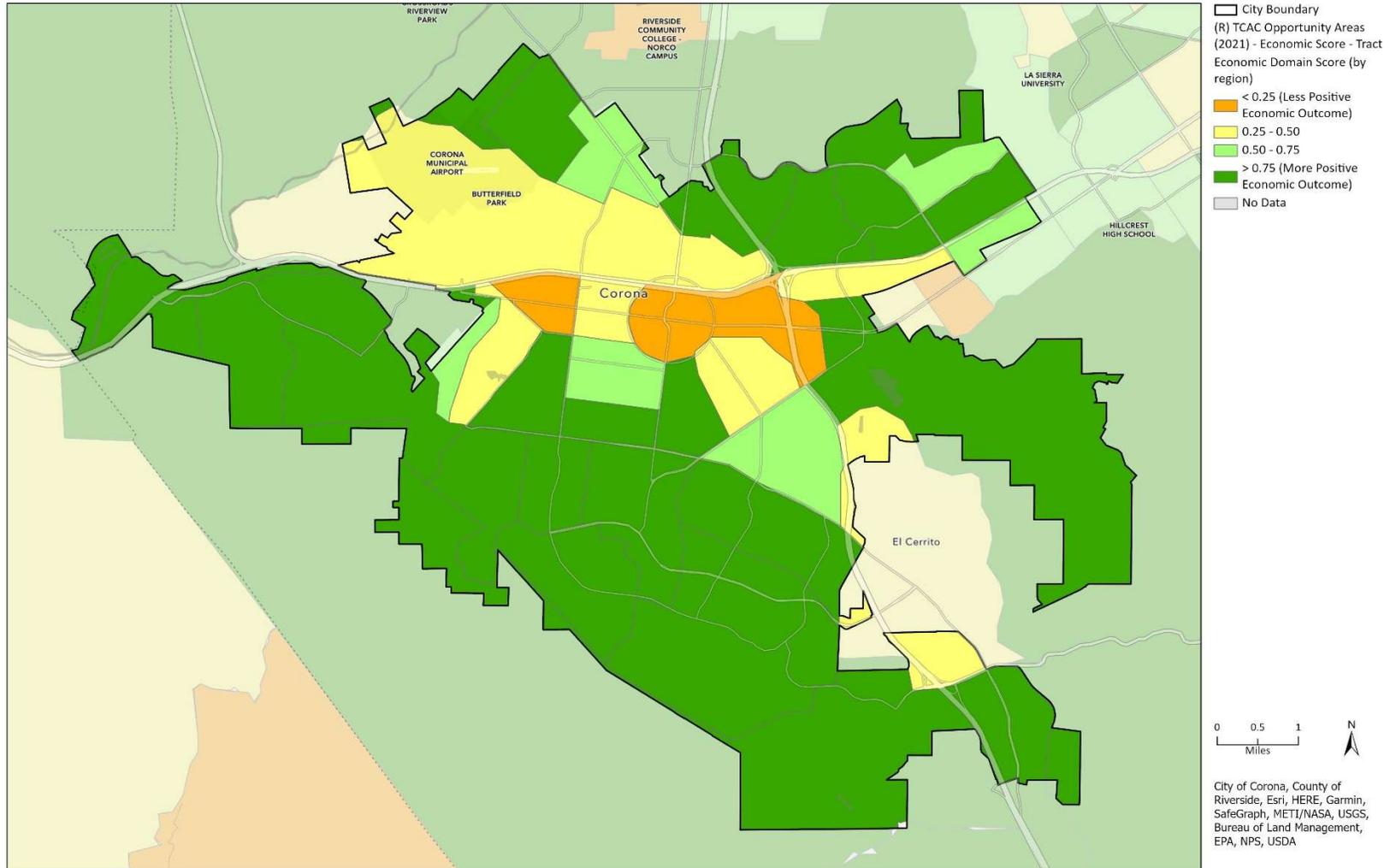
Job Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	160	0.2%
Construction	5,796	7.2%
Manufacturing	11,008	13.7%
Wholesale trade	2,893	3.6%
Retail trade	9,767	12.2%
Transportation and warehousing, and utilities	4,299	5.4%
Information	1,241	1.5%
Finance, insurance, real estate, and rental and leasing	5,045	6.3%
Professional, scientific, management, administration, and waste management	8,024	10.0%
Educational, health care, and social assistance	16,461	20.5%
Arts, entertainment, and recreation, accommodation, and food serves	7,487	9.3%
Other services, except public administration	3,800	4.7%
Public administration	4,215	5.3%
Total employed persons (16 years and over)	80,196	100%
Total persons in labor force	84,863	
Source: Bureau of the Census, 1990-2010. American Community Survey, 2014-2018		

Corona's proximity to major transportation corridors makes this area an attractive location for firms seeking ready access to markets in the counties of Riverside, San Diego, Orange, Los Angeles, and San Bernardino. Several major employers are located within Corona. Major employers in the community include Corona-Norco Unified School District, Corona Regional Medical Center, and Kaiser Permanente.

Figure 18 shows the TCAC Opportunity Areas map for economic outcomes in the City. Areas of more positive economic outcomes are located in the south portion of the county and near the periphery of the

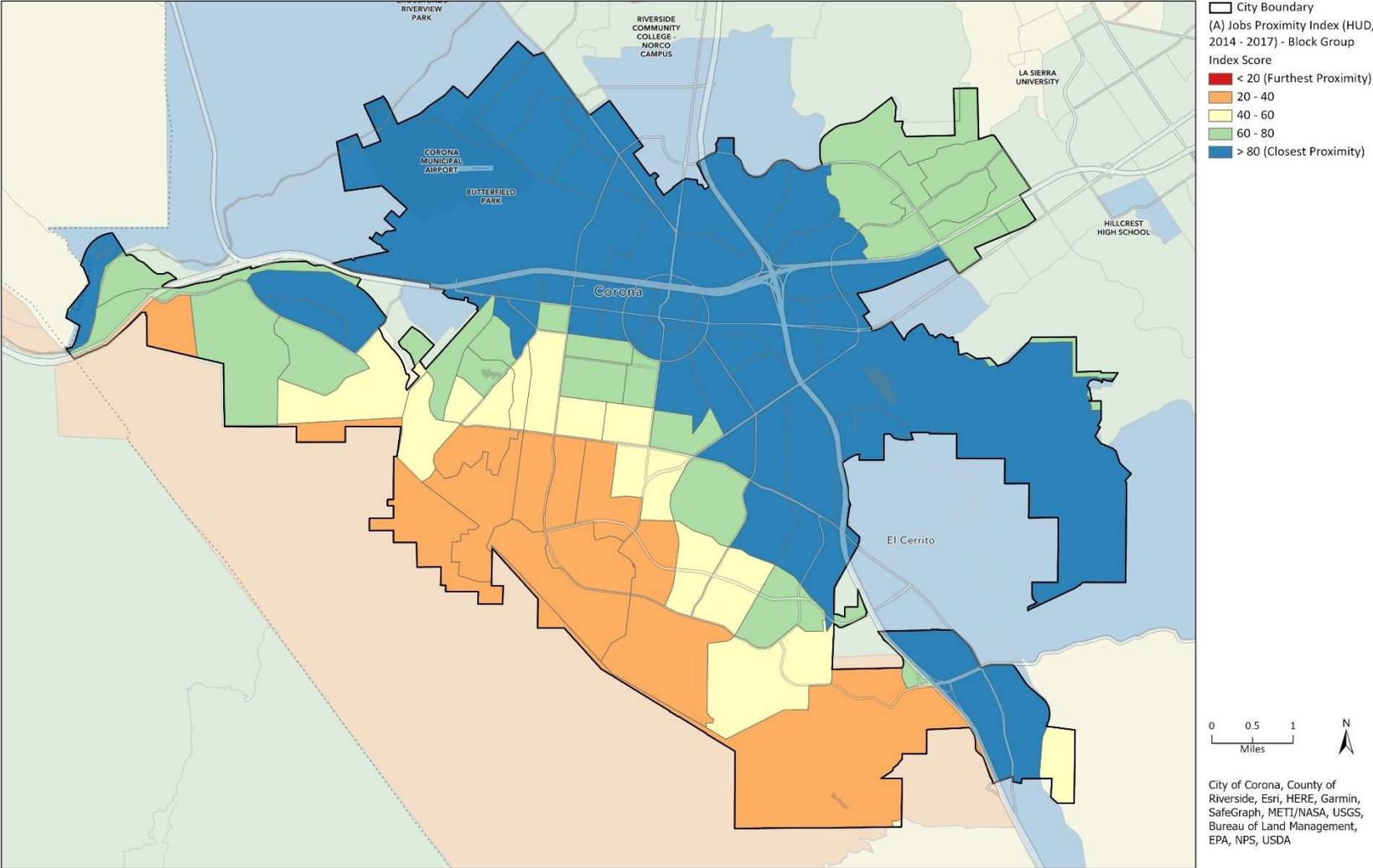
city center, while the downtown area, airport area, and industrial areas have a lower economic outcome score. However, according to Figure 19, the city center and industrial areas have a higher job proximity index than areas towards the City's peripheries. The City focuses on the economic opportunities in the downtown area. The Downtown Revitalization Plan addresses specific goals identified including investing in redevelopment of the downtown.

Figure 18: TCAC Opportunity Areas of Economic Outcomes: Corona



Source: TCAC/HUD, 2021

Figure 19: Job Proximity Index: Corona



Source: AFFH Viewer 2021

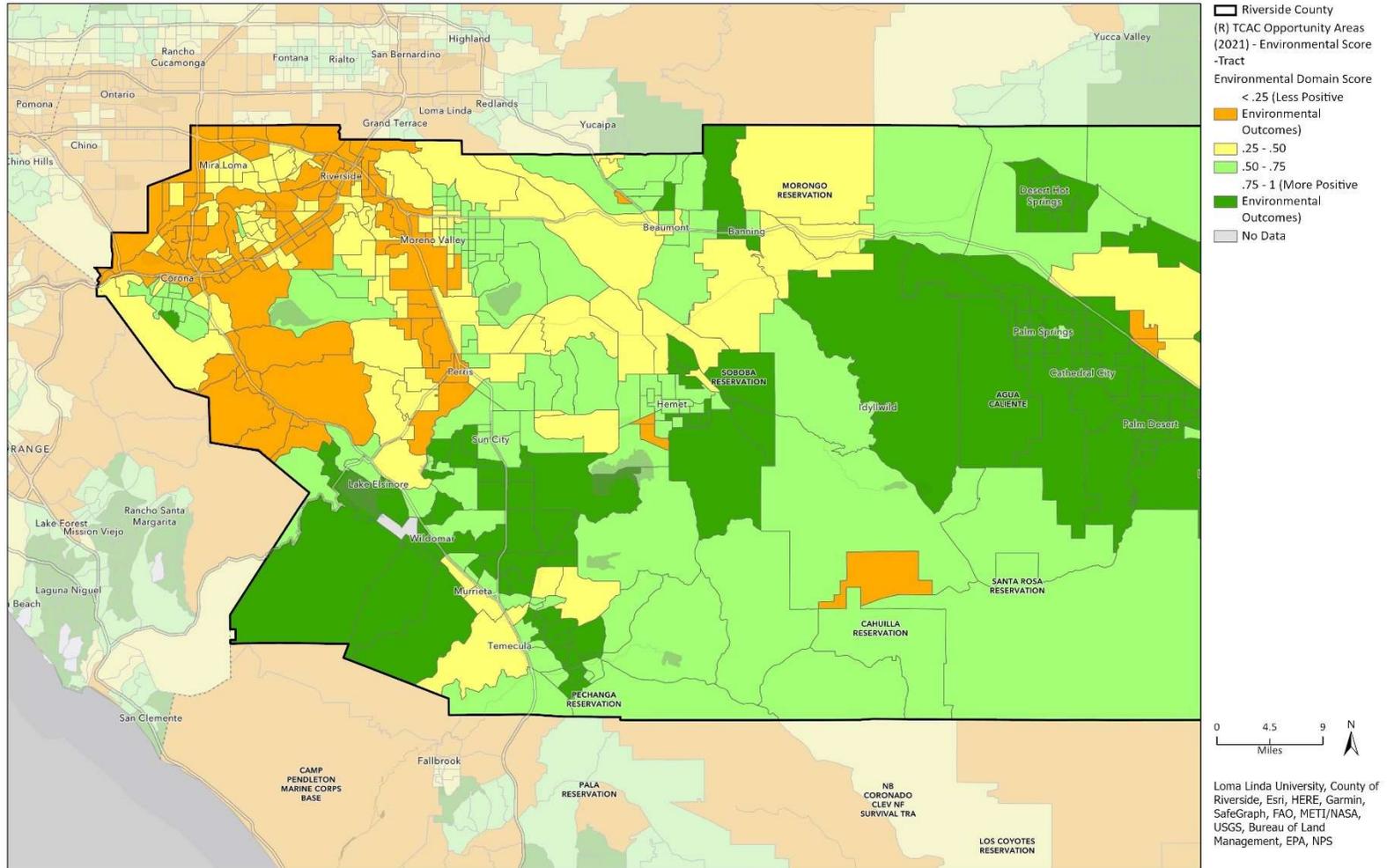
HEALTHY ENVIRONMENT

Access to a healthy environment is necessary for the communities found within the City to thrive. Healthy Environment in AFFH addresses patterns in the disparities found within the different neighborhoods and protected area groups. As previously mentioned, these disparities can vary from air quality, water quality, safe neighborhood, environmental hazards, social services, and cultural institutions. It is important to address these issues in order to keep from triggering the California laws AB 1550, SB 535 and SB 1000 which emphasize the importance of environmental justice for housing efforts. The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen). High scoring census tracts tend to be more burdened by pollution from multiple sources and are most vulnerable to its effects, taking into account socioeconomic characteristics and underlying health status.

County of Riverside Trends

The County's overall CalEnviroScreen map identifies pollution and hazardous areas within the County of Riverside. This is an important tool which allows for the analyzation of people's vulnerability to pollution and whether communities are considered an SB 535 disadvantaged community. CalEnviroScreen reports scores as percentiles to compare tracts across the entire county. Figure 20 shows the more urbanized, western portion of the County has less positive environmental outcomes.

Figure 20: CalEnviroScreen Percentile Scores: Riverside County



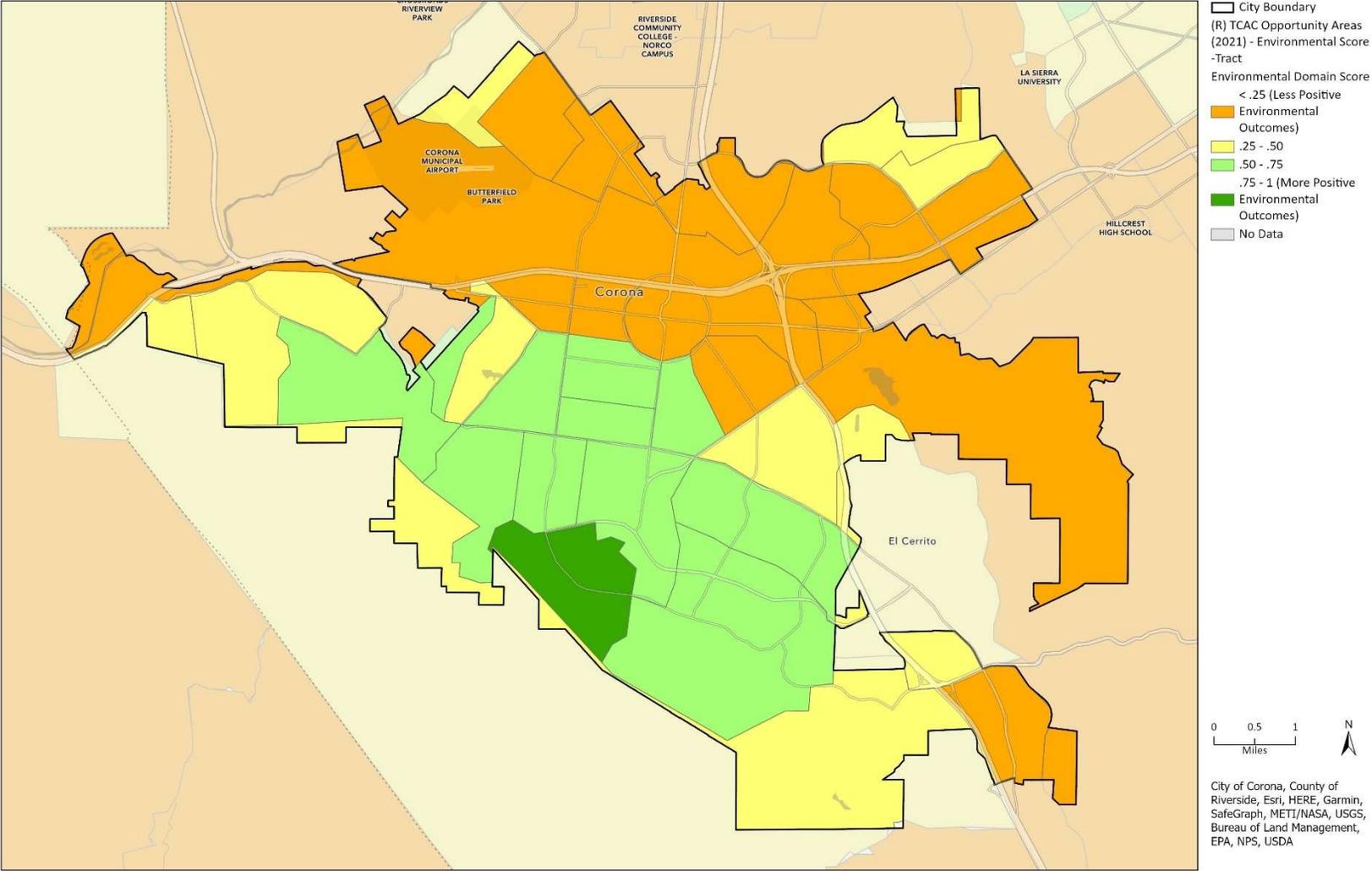
Source: AFFH Viewer 2021

City of Corona Trends

As shown in Figure 21, the City has a large disparity in environmental outcomes. The northern portion of the City, from downtown north, has less positive environmental outcomes than south of downtown, which are further from freeways and industrial areas and closer to undeveloped mountain land. Unsurprisingly, areas close to freeways in Corona have a high pollution burden for diesel particulate matter, ozone, and traffic.⁸ These areas also tend to have higher concentrations of poverty and racial/ethnic minorities.

⁸ <https://oehha.ca.gov/calenviroscreen/report/draft-calenviroscreen-40>

Figure 21: CalEnviroScreen Percentile Scores: Corona



Source: AFFH Viewer 2021

DISPROPORTIONATE HOUSING NEEDS

Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.

COST BURDEN

County of Riverside Trends

Cost burden is defined as the proportion of a household's total gross income spent on housing costs. Households spending a minimum of 30 percent of their total gross income on housing costs are considered cost burdened, whereas households spending over 50 percent on housing costs are considered severely rent burdened. Low-income households and persons in protected classes disproportionately experience severe housing problems. Housing problems include units with physical defects, overcrowded conditions, and housing cost burden. Low-income households tend to more often be renters than buyers.

According to the County of Riverside AI, there are a total of 683,145 households in Riverside County. Of those households, 337,325, or 49.38 percent, experience housing problems. Among those 337,325 households experiencing problems, 187,835, or 27.50 percent of the total, experience severe housing problems. Additionally, Hispanic and Black households within the jurisdiction experience housing problems and severe housing problems at disproportionately higher rates than the average. Specifically, 59.46 percent of Hispanic and 58.67 percent of Black residents experience housing problems, while 37.16 percent of Hispanic and 32.77 percent of Black residents experience severe housing problems. Asian residents in Riverside County experience severe housing problems disproportionately, at 28.19 percent, as compared to 27.50 percent of households in general. By contrast, white residents within the jurisdiction are far less likely to experience housing problems, making up 41.38 percent of those experiencing problems vs. 49.38 percent of the population on average. They are also less likely than average to experience severe housing problem, at 20.32 percent versus 27.50 percent for the general population.

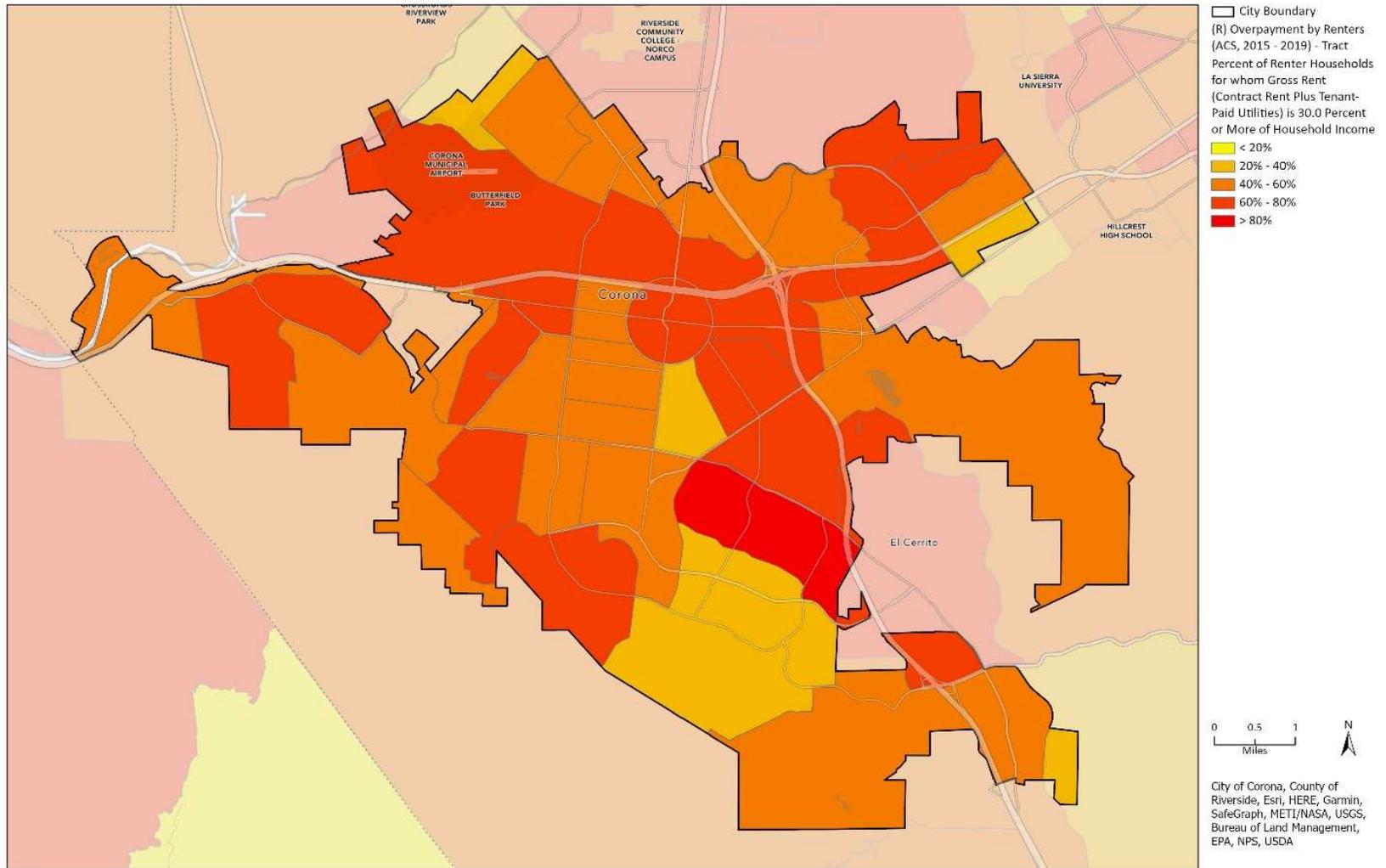
City of Corona Trends

When comparing by household types, a greater proportion of renter elderly, renter small family, and renter large family households faced housing problems than owner households of the same type. As discussed in the Housing Element, 61 percent of extremely low-income renter households in Corona spend more than 50 percent of their income on housing. Low-income households tend to more often be renters than buyers. Specifically, all extremely low, very low, and low-income renters in Corona reported experiencing at least one housing problem. Additionally, a higher-than-average portion of families who rent are housing-burdened (pay more than 30 percent of income on housing).

Figure 22 shows the areas of the City most likely to have overpayment by renters. The area most likely to incur overpayment by renters is south of W. Ontario Avenue and north of E. Chase Drive west of I-15. The downtown area and central part of the city, and the northeast area of the city near the Riverside Community College are also likely to have overpayment by renters. It should be noted that some of the

areas identified on the figure do not have residential uses, including the area identified as having 40-60 percent overpayment by renters that is east of I-15 and south of Liberty Avenue in the southeastern portion of the city.

Figure 22: Overpayment by Renters: Corona



Source: AFFH Data Viewer, 2021

OVERCROWDING

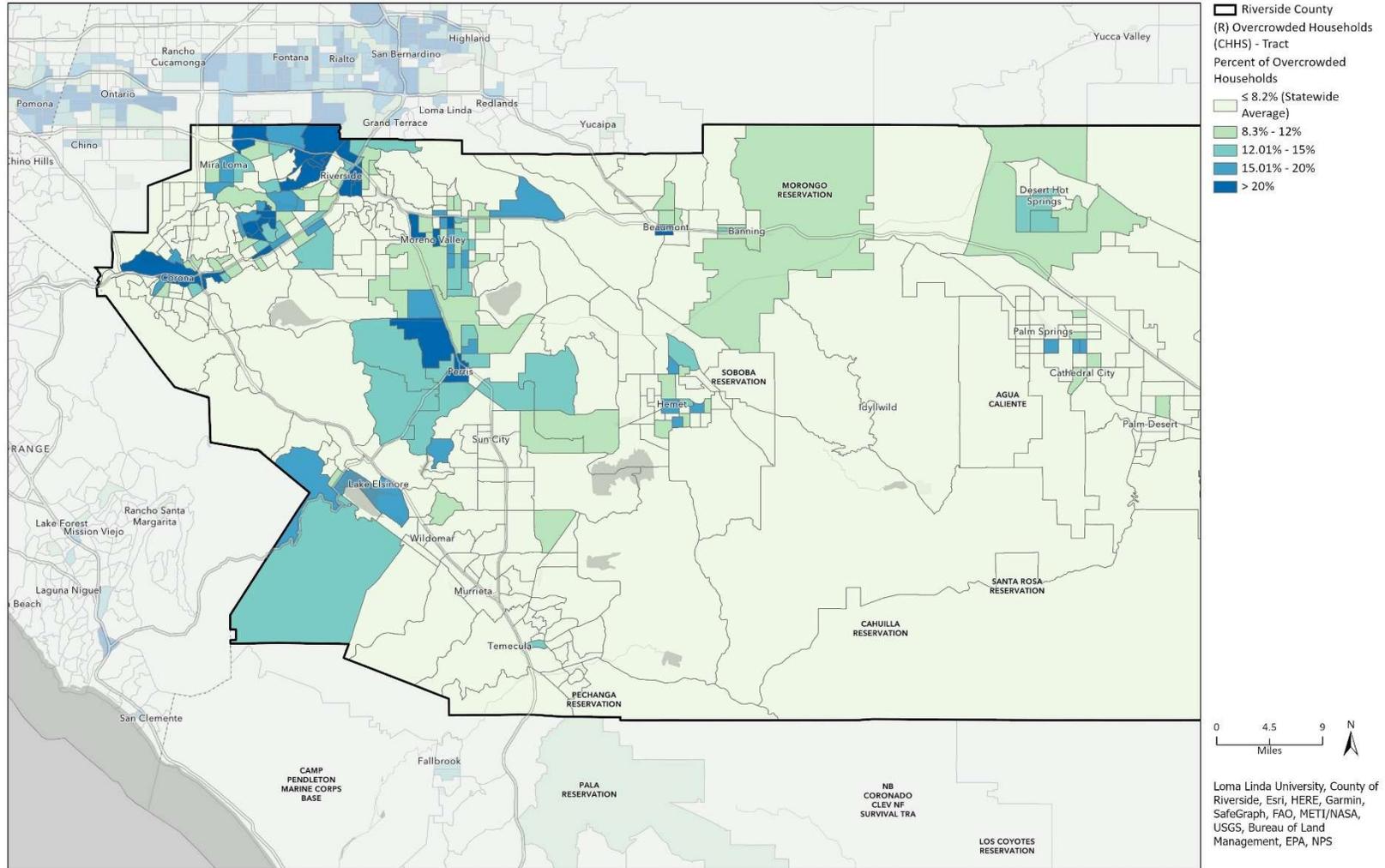
Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen) while severe overcrowding refers to more than 1.5 persons per room. Large families in general have special housing needs due to lower per capita income, the need for affordable housing, or the need for larger units with 3 or more bedrooms, resulting in overcrowding.

Some households may not be able to accommodate high cost burdens for housing but may instead accept smaller housing or reside with other individuals or families in the same home. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding. Household overcrowding is reflective of various living situations: a family lives in a home that is too small; a family chooses to house extended family members; or unrelated individuals or families are doubling up to afford housing. However, cultural differences also contribute to the overcrowded conditions since some cultures tend to have a larger household size than others due to the preference of living with extended family members. Not only is overcrowding a potential fair housing concern, it can potentially strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes. As a result, some landlords or apartment managers may be more hesitant to rent to larger families, thus making access to adequate housing even more difficult. According to local fair housing service providers and property managers, addressing the issue of large households is complex as there are no set of guidelines for determining the maximum capacity for a unit. Fair housing issues may arise from policies aimed to limit overcrowding that have a disparate impact on specific racial or ethnic groups with higher proportion of overcrowding.

County of Riverside Trends

According to the County of Riverside AI, the County had 129,419 large families, 35.16 of which earned what would be considered low and moderate income for a family of four, with roughly 14.4 percent falling into the extremely low-income category. Large families experience housing problems disproportionately, at 64.48 percent, vs. 49.38 percent of households generally. 3,843 two-bedroom units and 2,995 three or more-bedroom units are available within subsidized housing programs within the County. In total, 32.01 percent, or 3,934 units, of the 12,287 total publicly supported housing program units are occupied by families with children. As shown in Figure 23, overcrowded housing is a greater issue in western Riverside County, mainly in urban centers such as the City of Riverside, Corona, and Perris.

Figure 23: Overcrowded Housing: Riverside County

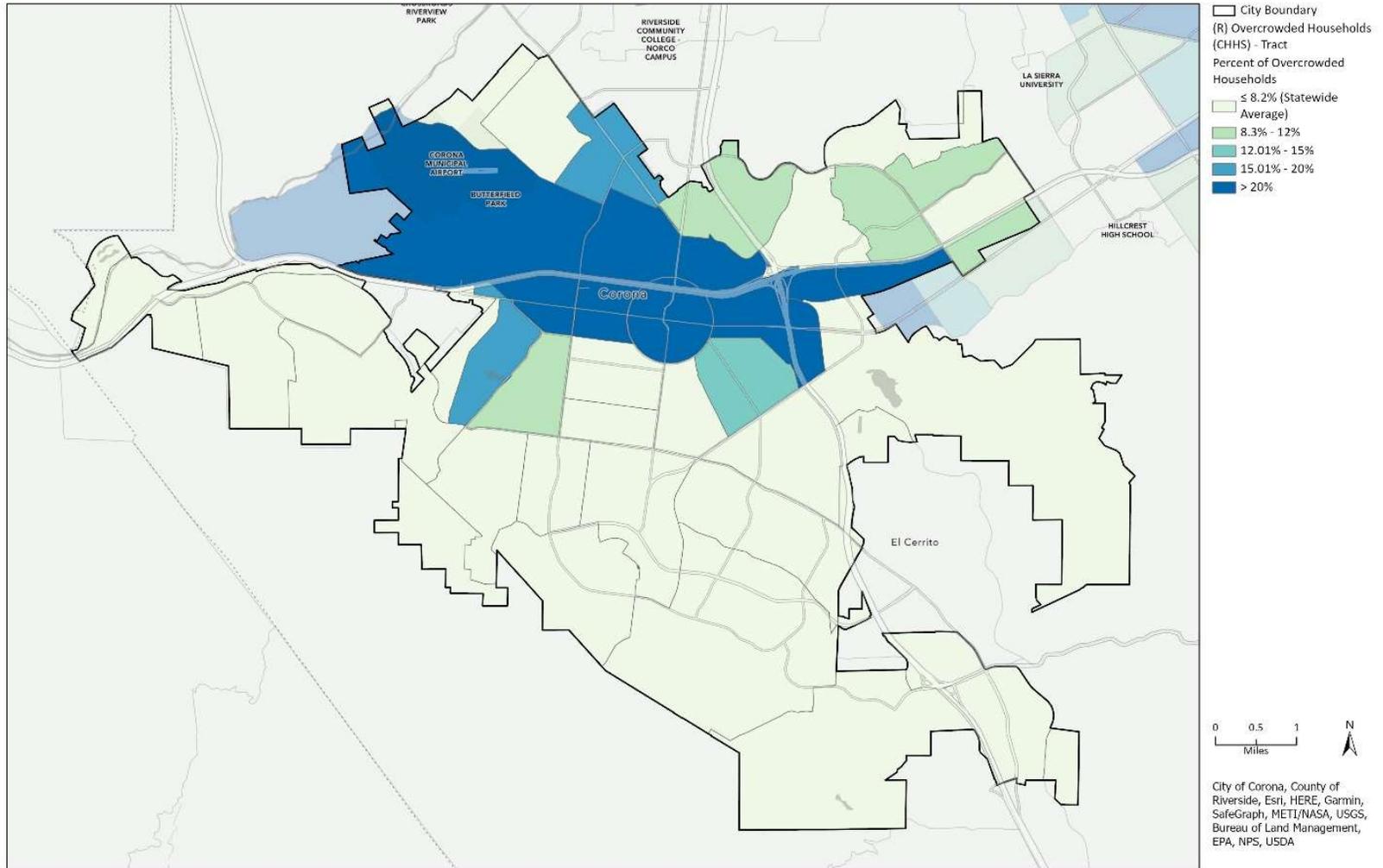


Source: AFFH Data Viewer, 2021

City of Corona Trends

Based on 2014-2018 ACS estimates, 5.9 percent of households in Corona are overcrowded, compared to 6.9 percent for the County as a whole. Corona had an average of 3.32 persons per household in 2018, representing a small decrease from 2010, when an average of 3.38 persons per household was recorded. Corona had a smaller average household size than Moreno Valley and Norco. Furthermore, Corona had a lower percentage of overcrowded households when compared to Moreno Valley, City of Riverside, and the County of Riverside. As shown in Figure 24, areas more likely to have overcrowded households are located in the downtown and central areas of the City north and south of SR-91.

Figure 24: Overcrowded Housing in Corona



Source: AFFH Data Viewer, 2021

DISPLACEMENT

The two primary key factors in visualizing displacement are the loss of low-income households and increases in rent. According to the UDP, neighborhoods are considered sensitive communities if they have a large percentage of residents at a higher risk of displacement due to increasing housing costs relative to other areas.

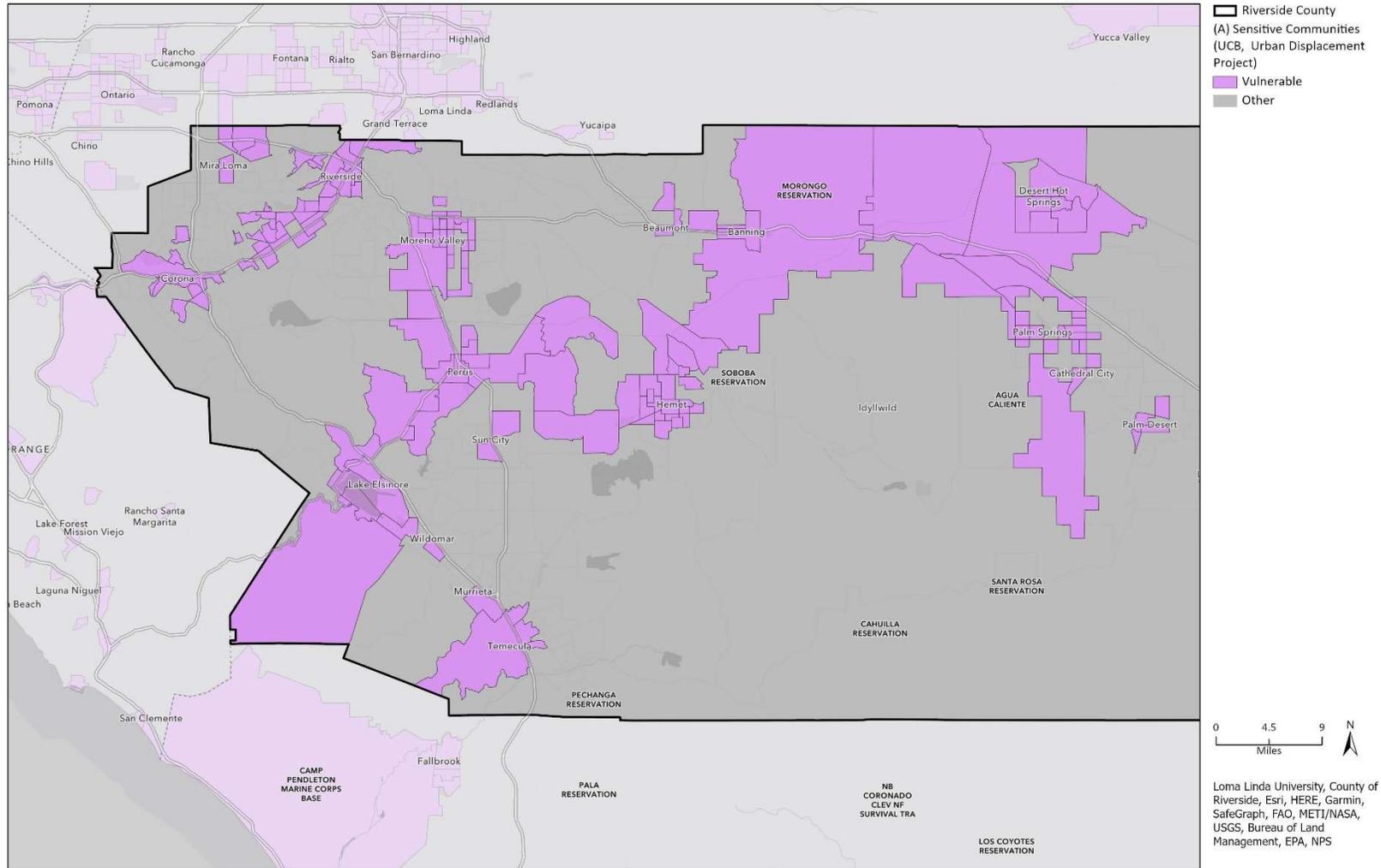
Riverside County Trends

As shown in Figure 25, residents in the cities in northern Riverside County are facing relatively less displacement risk than those living in cities in the southern portion of the county. Residents living in urban areas such as Riverside, Moreno Valley, Perris, Nuevo, Lake Elsinore, and Hemet are at risk of displacement, as are residents in more rural areas such as the Morongo Reservation.

City of Corona Trends

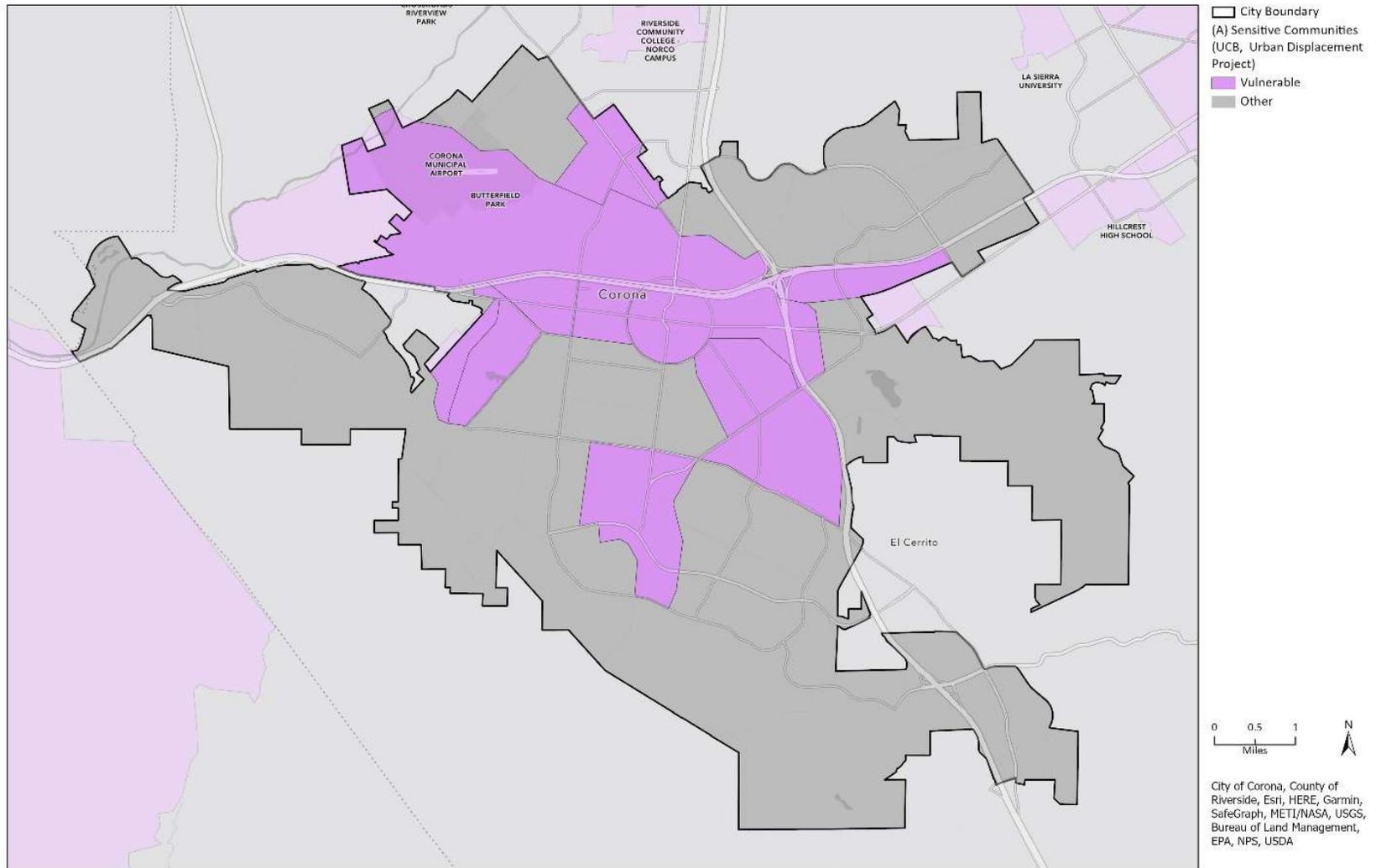
In Corona, the areas with greatest risk of displacement are also the areas where residents tend to have lower median incomes, as shown in Figure 26.

Figure 25: Sensitive Communities in Riverside County



Source: AFFH Data Viewer, 2021

Figure 26: Sensitive Communities in Corona

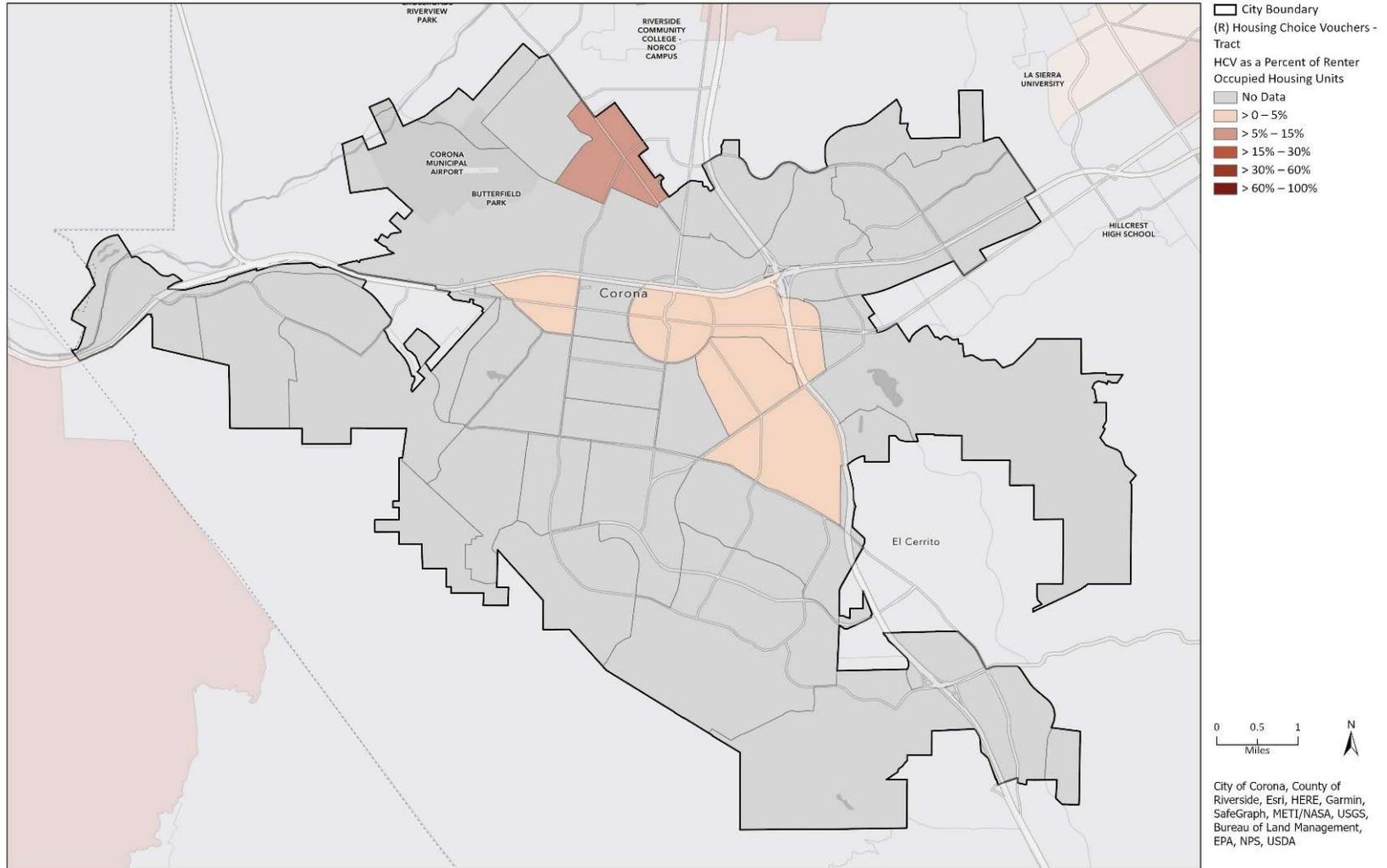


Source: AFFH Data Viewer, 2021

Subsidized Housing

As discussed in Chapter 2, Corona has four publicly assisted rental housing projects in the City that rely on Section 202, Section 811, and/or Section 8 assistance. One project with 35 assisted units will be at risk of conversion to market rate over the next 10 years. As shown on in Figure 27, high concentrations of Housing Choice Voucher recipients are not present in the City. The highest percent of housing voucher recipients (5 – 15 percent) occurs in a TCAC-designated high resource area.

Figure 27: Housing Voucher Recipients: Corona



Source: AFFH Data Viewer, 2021

FAIR HOUSING SERVICES

The City of Corona further addresses these impediments by contracting with the FHCRC, a non-profit organization to counsel property owners, managers, tenants, and homebuyers on fair housing related issues. Various services are implemented through this partnership including:

- Providing tenant/landlord counseling to all citizens;
- Responding to all citizens complaints regarding violations of the fair housing laws;
- Promoting community awareness of fair housing rights and responsibilities;
- Monitoring fair housing legislation, attending training and reporting to the City; and
- Serving as an overall fair housing resource for the area, including implementation of an affirmative fair housing market plan.

No policies or programs in the Housing Element have been identified as barriers to fair housing practices in Corona. In addition to Federal fair housing laws, existing City policies and programs are already in place to increase affordable housing options, as well as ensure the provision of housing to many different population groups, including persons living with disability, large families, farmworkers, and persons who would benefit from supportive and/or transitional housing. The implementation of identified programs would further existing fair housing practices by expanding outreach strategies to include populations that live on lower household incomes and/or those who would be more receptive through Spanish language communication.

PRIORITIES AND GOALS

As demonstrated by the geographic and demographic analysis, in addition to input from representatives of non-profit organizations that provide housing for special needs populations, the most prevalent fair housing issues in Corona are:

- » Addressing housing access, economic, and environmental disparities between the historic Downtown and 6th Street corridor and the suburban communities generally located in the southern and northern ends of the City,
- » Increasing development opportunities for affordable housing located near services, schools, public transit, and employment and increasing opportunities for housing mobility for low-income residents.

Additionally, the AI lists several impediments to fair housing in Corona. The City is working to address impediments, and will address them through implementing programs of this Housing Element, as described in Chapter 3, *Housing Constraints*, and Chapter 6, *Housing Plan*. Programs direct the City to increase fair housing practices such as outreach and education through social media and providing resources such as fair housing counseling and mediation, including targeting populations that have historically had fewer housing choices; promote equitable employment, and continue existing work with the FHCRC.