City of Corona

Housing Element

2013-2021
DRAFT

City of Corona
400 Vicentia
Corona, CA 92882

RESOLUTION NO. 2013-118

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY'S GENERAL PLAN BY AMENDING THE HOUSING ELEMENT (GPA13-004)

WHEREAS, the Planning and Housing Commission of the City of Corona has approved and recommended to the City Council, after public hearing thereon, an amendment to the Housing Element of the City's General Plan, as follows:

1. GPA13-004, adoption of a revised Housing Element to the City's General Plan updating the current element adopted in 2008-2014 and consideration of a Negative Declaration regarding environmental impacts of the proposed element. (GPA13-004)

WHEREAS, the Planning and Housing Commission transmitted its recommendation to the City Council and recommended therein that the Council follow the Commission's recommendation and approve amending the Housing Element under GPA13-004; and

WHEREAS, on December 4, 2013, this Council held a properly noticed public hearing on GPA13-004, and after such hearing and full discussion, determined to approve GPA13-004 as recommended by the Planning and Housing Commission; and

WHEREAS, the Planning and Housing Commission transmitted its recommendation to the City Council and recommended therein that the Council follow the Commission's recommendation and approve adoption of the Negative Declaration and approval of GPA13-004; and

WHEREAS, on December 4, 2013, this Council held a properly noticed public hearing on GPA13-004 and, after such hearing and full discussion, determined to approve GPA13-004 as recommended by the Planning and Housing Commission.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Corona, California, that it hereby approves and adopts an amendment to the City's General Plan by amending thereto the Housing Element of the General Plan as set forth in GPA13-004.

PASSED, APPROVED AND ADOPTED this 4th day of December, 2013.

Kara Spiegel

Mayor of the City of Corona, California

ATTEST:

Chief Deputy City Clerk of the City of Corona, California

CERTIFICATION

I, Lisa Mobley, Chief Deputy City Clerk of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly passed and adopted by the City Council of the City of Corona, California, at a regular meeting thereof held on the 4th day of December, 2013, by the following vote:

AYES:	**HALEY, MONTANEZ, SCOTT, SKIPWORTH, SPIEGEL**
NOES:	**NONE**
ABSENT:	**NONE**
ABSTAINED:	**NONE**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 4th day of December, 2013.

Chief Deputy City Clerk of the City of Corona, California

(SEAL)

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Chapter 1: Introduction

The City of Corona encompasses approximately 39 square miles and is located in western Riverside County, near the boundaries of Orange and San Bernardino counties. The City is south of the City of Norco, southwest of the City of Riverside, and north of the Cleveland National Forest. Unincorporated Riverside County borders the City along the majority of the eastern and southern extents. Figure 1 depicts Corona's regional location.

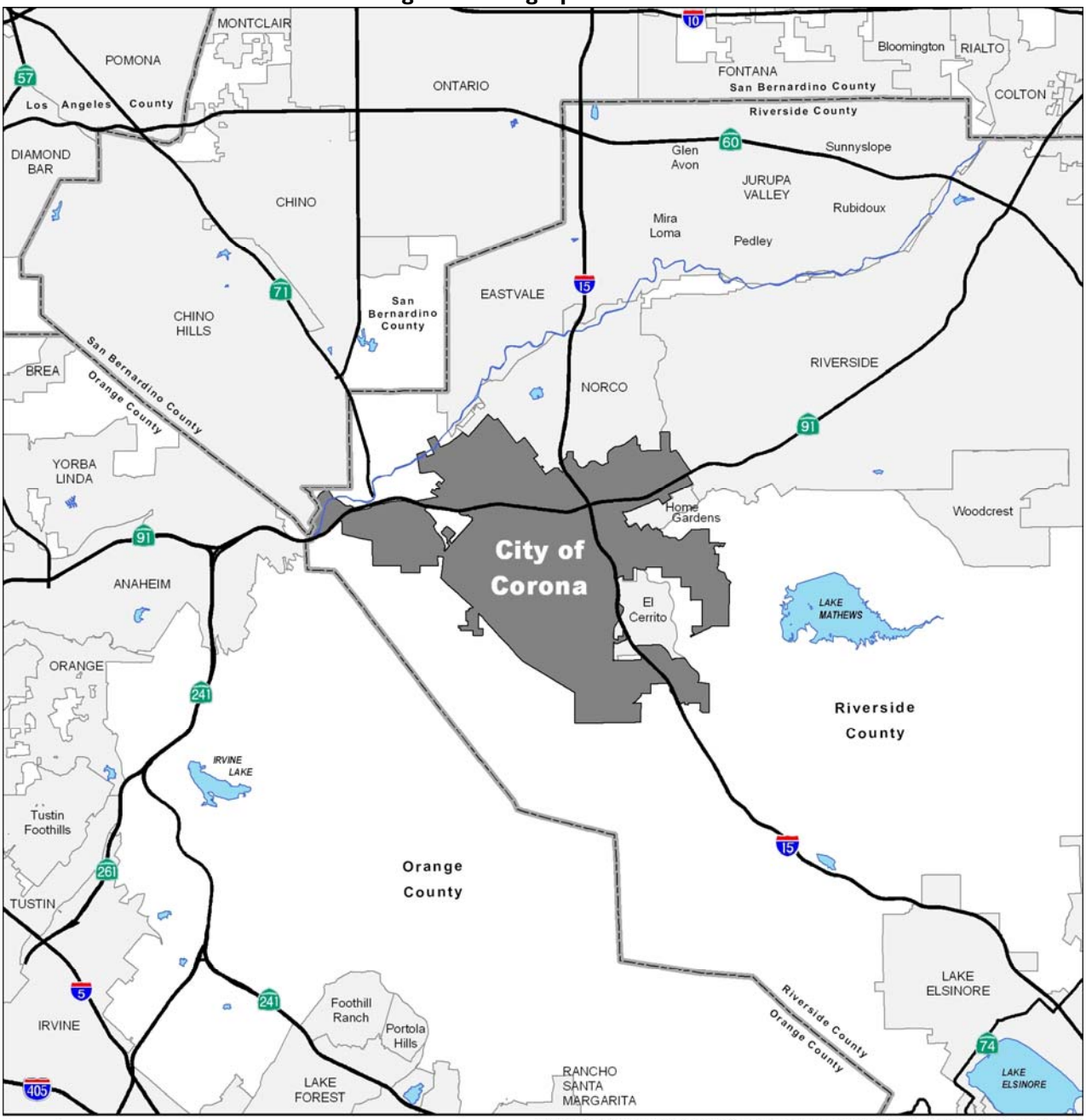
Incorporated in 1896, Corona is a full-service community and has experienced rapid urbanization over the last 20 years with residential development occurring primarily in the southern, northeastern, and western portions of the City. Since 1987, the population of Corona has more than doubled to over 152,000 residents, growing at the second fastest rate for Inland Empire cities with over 100,000 residents.

Corona's housing stock is experiencing the influence of its position at the leading edge of Southern California's fastest-growing region. Since 1990, the number of dwelling units has increased over 75 percent, with the vast majority being single-family detached homes.

Corona's expanding economy and housing market have given it the opportunity to devote an increasing amount of community resources to education, parks, and law enforcement. Corona is near 28 public and private colleges with more than 200,000 students combined. In 2012, the City had 37 neighborhood and community parks, providing approximately 347 acres of developed parkland for its residents, or approximately one acre of parkland per 439 residents. Corona also continues to be one of the safest cities in the region.

This Housing Element of the Corona General Plan sets forth the City's strategy to preserve and enhance the community's residential character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters relating to housing.

Figure 1: Geographic Location



STATE POLICY

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive General Plans. Section 65583 of the Government Code sets forth the specific components to be contained in a community's housing element.

State law requires housing elements to be updated periodically to reflect a community's changing housing needs. Corona's Housing Element was last updated in 2009. This Housing Element represents the City of Corona's fifth Housing Element and covers the period of October 15, 2013 through October 15, 2021.

ORGANIZATION OF THE HOUSING ELEMENT

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

- An analysis of Corona's population, household, and employment base, and the characteristics of the City's housing stock to define the nature and extent of unmet housing needs (Chapter 2).
- A review of potential constraints to meeting the City's identified housing needs (Chapter 3).
- An evaluation of resources and opportunities that will further the development of new housing and advance energy conservation in the community (Chapter 4).
- A statement of the Housing Plan to address Corona's identified housing needs, including housing goals, policies, and programs (Chapter 6).

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The last comprehensive update of the Corona General Plan occurred in March 2004 and is composed of the following 11 elements or sections: (1) Land Use; (2) Community Design; (3) Housing; (4) Historic Resources; (5) Economic Development; (6) Circulation; (7) Infrastructure and Utilities; (8) Parks, Schools and Libraries; (9) Police and Fire Services; (10) Environmental Resources; and (11) Public Health and Safety. This Housing Element builds upon the other elements and is entirely consistent with the policies and proposals set forth by the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed along with other elements to ensure internal consistency is maintained.

Pursuant to SB 162 and SB 244, the City will review and update, as necessary, its Land Use, Infrastructure and Utilities, and Public Health and Safety Elements upon completion of the Housing

Element to address flood hazards and management, and the provision of services and infrastructure in disadvantaged unincorporated communities.

PUBLIC PARTICIPATION

HOUSING ELEMENT PROCESS

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.

On June 26, 2013, the City conducted a Public Information Meeting. The purpose of this meeting was to outline the Housing Element update process and receive feedback from the community and agencies serving the needs of low and moderate income persons and persons with special housing needs. The meeting was publicly noticed, with special invitations sent to service providers, housing professionals, and community stakeholders. Approximately 30 community members of various backgrounds and a wide range of interests attended the meeting. Details of the comments received at the meeting, along with an invitation list is included in Appendix A of this Housing Element.

On December 4, 2013, the City conducted a public hearing before the Planning and Housing Commission and the City Council to adopt the final Housing Element.

SOURCES OF INFORMATION

The analysis of population characteristics and existing housing stock for the Housing Element is based primarily on the sources listed below. These sources provide the most current statistical information available to the City for analyzing population and housing characteristics and the nature and extent of unmet housing needs.

1. U.S. Department of Commerce, Bureau of Census, 1990, 2000, and 2010 Census reports, and 2006-2010 and 2008-2010 American Community Surveys (ACS)
2. Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD based on 2006-2008 ACS
3. County of Riverside Homeless Count and Survey, 2011
4. Home Mortgage Disclosure Act (HMDA) lending data
5. Dataquick home sales
6. Craigslist.org for rental listings
7. City of Corona Zoning Ordinance, 2012
8. City of Corona Municipal Code, Title 17
9. City of Corona Fee Schedule, effective January 2012

10. Final Regional Housing Needs Allocation, Southern California Association of Governments (SCAG), 2012

The 1990, 2000, 2010 Censuses provide detailed statistical information related to population and housing characteristics, which is useful in identifying trends over the past decade and general characteristics of Corona. ACS data consist of estimates of population and housing characteristics, which are used to supplement the Census data and provide a more up-to-date picture of the characteristics of the City. The existing Housing Element, Zoning Ordinance, and Consolidated Plan provide the existing regulatory framework of the City including goals, policies, objectives, and programs related to housing and land use.

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 with the greatest need. This section of the Housing Element discusses the characteristics of the City's present and future population and housing stock, in order to better define the nature and extent of unmet housing needs in Corona.

POPULATION

POPULATION GROWTH TRENDS

According to the Census, the City of Corona's population doubled in size from 76,095 in 1990 to 152,374 in 2010. Most of this growth occurred during the 1990s, when the population increased by 64 percent and the growth rate significantly outpaced growth in the City of Riverside and countywide from 1990-2000 (Table 1). The City grew slower when compared to the County between 2000 and 2010 (22 percent vs. 42 percent), but grew faster than Riverside (19 percent), Chino Hills (12 percent), and Norco (12 percent). This sustained growth since 1990 reflects the City's proximity to Orange County, an established urban center, as well as the increased demand for affordable housing and its availability in Corona.

Table 1: Population Growth Trends (1990-2010)

Jurisdictions	*Population*			*Percent Change*	
	1990	*2000*	*2010*	*1990-2000*	*2000-2010*
Chino Hills	27,608*	66,787	74,799	+142.0%	+12.0%
Corona	76,095	124,966	152,374	+64.0%	+21.9%
Moreno Valley	118,779	142,381	193,365	+19.9%	+35.8%
Norco	23,302	24,157	27,063	+3.7%	+12.0%
City of Riverside	226,505	255,166	303,871	+12.7%	+19.1%
County of Riverside	1,170,413	1,545,387	2,189,641	+32.0%	+41.7%

* = 1990 Chino Hills CDP population estimate, which may not be the same as the incorporated city limits.
Sources: Bureau of the Census, 1990-2010.

According to the 2006-2010 ACS, approximately 83 percent of Corona residents lived in the same residence one year earlier. About eight percent had moved to Corona during the past year from another residence in Riverside County, eight percent from another county in the same state, one percent from another state, and one percent from abroad.

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 2000 and 2010.

As shown, in 2010 Corona had a greater proportion of school-age children between the ages of five and 17 (22.6 percent) than the County (20.8 percent) and a significantly greater proportion of residents between the ages of 25 and 44 (29.0 percent) than the County (26.3 percent). The median age of the City increased from 29.9 in 2000 to 32.5 in 2010, but remained lower than the 2010 County average of 33.7. Corona has slightly more middle-age adults between the ages of 45 and 64 (23.5 percent) than the County (23.1 percent) and a significantly smaller proportion of seniors (7.3 percent) when compared to the County (11.8 percent).

Table 2: Age Distribution (2000-2010)

Age Group	2000			2010			
	Corona Residents	Corona % of Total	Riverside County % of Total	Corona Residents	Corona % of Total	% Change 00-10	Riverside County % of Total
Preschool (<4)	12,249	9.8%	7.9%	11,325	7.4%	-7.5%	7.4%
School Age (5-17)	29,484	23.6%	22.5%	34,349	22.6%	+16.5%	20.8%
College Age (18-24)	11,068	8.9%	9.2%	15,504	10.2%	+40%	10.5%
Young Adults (25-44)	43,864	35.1%	28.9%	44,215	29.0%	+0.8%	26.3%
Middle Age (45-64)	21,012	16.8%	18.9%	35,801	23.5%	+70%	23.1%
Senior Adults (65+)	7,289	5.8%	12.7%	11,180	7.3%	+53.3%	11.8%
Total	***124,966***	***100.0%***	***100.0%***	***152,374***	***100.0%***	***+21.9%***	***100.0%***
Median Age	***29.9***		***33.1***	***32.5***			***33.7***

Sources: Bureau of the Census, 2000-2010.

Approximately 7.3 percent of the City's 2010 population (11,180 residents) was over the age of 65 years. As a share of the total population, seniors between 2000 and 2010 increased by 1.5 percentage points.

Trends in school enrollment from the Corona-Norco Unified School District also reflect a growing population of young families. Since the 2006-2007 school year, enrollment of children in the Corona-Norco Unified School District has risen 7.2 percent, from approximately 49,865 students in 2007 to 53,467 students in 2012.

The percentage of children under four years old dropped from 9.8 percent in 2000 to 7.4 percent in 2010. Adult residents between the ages of 45 and 64 experienced the largest proportional increase in population between 2000 and 2010, reflecting the influx of family homebuyers and to a lesser degree renters moving into the 12,000 new housing units developed in Corona during the 1990s.

RACE AND ETHNICITY

The racial and ethnic composition of a population affects housing needs because of the unique household characteristics and cultural preferences of different racial/ethnic groups. Table 3 shows the change in the racial/ethnic composition in Corona and Riverside County between 2000 and 2010. The 2000 Census reported that 47.0 percent of residents in Corona were non-Hispanic White, though this figure had fallen to 38.1 percent in 2010. Hispanic persons represent the largest racial group in Corona; their share of the population increased from 35.7 percent in 2000 to 43.6 percent in 2010.

Countywide, the percent of Hispanic population also increased during the last decade; from 36.2 in 2000 to 45.5 in 2010. The City experienced small growth in its Black population, with an 8.2 percent increase between 2000 and 2010. However, their proportional share of City population decreased from 6.2 in 2000 percent to 5.5 percent in 2010. The Corona Asian population experienced the most growth between 2000 and 2010 at an increase of 58.6 percent. At 9.6 percent of the total City population in 2010, the proportion of Corona residents who are Asian was substantially larger than the countywide total of 5.8 percent.

Table 3: Race and Ethnicity (2000-2010)

Race/Ethnicity	*2000*			*2010*			
	Corona Persons	*Corona % of Total*	*Riverside County % of Total*	*Corona Persons*	*Corona % of Total*	*% Change 2000-10*	*Riverside County % of Total*
Non-Hispanic Persons							
White	58,784	47.0%	51.0%	58,087	38.1%	-1.2%	39.7%
Black	7,704	6.2%	6.0%	8,333	5.5%	8.2%	6.0%
Native American	490	0.4%	0.7%	422	0.3%	-13.9%	0.5%
Asian	9,239	7.4%	3.6%	14,650	9.6%	58.6%	5.8%
Other/Two or more	4,180	3.3%	3.5%	4,435	2.9%	6.1%	2.7%
Subtotal Non-Hispanic	80,397	64.3%	64.8%	85,927	56.4%	6.9%	54.7%
Hispanic Persons							
Subtotal Hispanic	44,569	35.7%	36.2%	66,447	43.6%	49.1%	45.5%
Total	***124,966***	***100.0%***	***100.0%***	***152,374***	***100.0%***	***64.2%***	***100.0%***

Sources: Bureau of the Census, 2000-2010.

These trends are also reflected in the ethnic distribution of students within the Corona-Norco Unified School District. Between the 2006-2007 and 2011-2012 school years, the percentage of Hispanic students grew from 48.5 percent of the student population in 2007 to 50.9 percent in 2012. The percentage of Asian and Pacific Islander students in the school district increased during this same period, comprising 8.0 percent of the student population in 2007 and 10.4 percent in 2012. Conversely, the percentage of non-Hispanic White students decreased during this same period from 35.1 percent in the 2006-2007 school year to 30.5 percent in the 2011-2012 school year.

The 2006-2010 ACS estimates that approximately 25.7 percent of Corona residents were foreign born, and 42.8 percent speak a language other than English at home. Of those speaking a language other than English at home, 33.1 percent reported they did not speak English "very well"; 31.7 percent spoke Spanish, and the remainder spoke some other language. These findings suggest a strong need for bilingual housing program advertisements.

EMPLOYMENT

According to the 2006-2010 ACS, there were 78,245 Corona residents in the labor force, representing a labor force participation rate of 71.2 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 unemployment rate reported in the 2006-2010 ACS was 7.4 percent, compared to the County's unemployment rate of 6.9 percent. According to the State Employment Development Department (EDD), the unemployment rate as of December 2011 in Corona was 9.2 percent, compared to the countywide unemployment rate of 12.5 percent. EDD estimates indicate the City's labor force grew to 84,500 by 2011.

Table 4: Jobs Held by Corona Residents (2010)

Job Industry	*Number*	*Percent*
Agriculture, forestry, fishing and hunting, and mining	514	0.7%
Construction	6,241	8.9%
Manufacturing	9,345	13.4%
Wholesale trade	3,006	4.3%
Retail trade	9,005	12.9%
Transportation and warehousing, and utilities	3,916	5.6%
Information	1,820	2.6%
Finance, insurance, real estate, and rental and leasing	5,428	7.8%
Professional, scientific, management, admin., and waste management	6,784	9.7%
Educational, Health care and social assistance	12,282	17.6%
Arts, entertainment, and recreation, accommodation and food serves	5,576	8.0%
Other services, except public administration	2,871	4.1%
Public administration	3,156	4.5%
Total employed persons (16 years and over)	***69,944***	***100%***
Total persons in labor force	***78,245***	

Source: Bureau of the Census, ACS, 2006-2010.

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.

As with most cities, families represented the majority (80.8 percent) of Corona's 44,950 households in 2010. Families with children comprised 45.2 percent of the City's households, nearly equal to that of neighboring Chino Hills and Moreno Valley, but more than the County's percentage (Table 5). Among the 8,618 non-family households, 14.4 percent were single-person households, and households headed by seniors (65+) comprised another 13.6 percent. As a percentage of total households, single-person households accounted for a greater percentage of total households when compared to Chino Hills and Moreno Valley, but a smaller percentage than Norco and the City and County of Riverside. The proportion of senior-headed households was larger than the County and smaller than only Norco. SCAG projects that 46,100 households will call Corona home by 2020.

Table 5: Household Characteristics (2010)

Jurisdictions	*Single Person Households*	*Senior Headed Households*	*Families with Children*	*Single-Parent Households*	*Large Households*	
					Owner-Occupied	*Renter-Occupied*
Chino Hills	11.8%	10.7%	44.2%	7.1%	81.9%	18.1%
Corona	14.4%	13.6%	45.2%	10.6%	66.0%	34.0%
Moreno Valley	11.8%	11.8%	46.7%	15.3%	62.9%	37.1%
Norco	14.7%	21.9%	32.9%	6.9%	80.4%	19.6%
City Riverside	19.9%	11.3%	36.5%	11.1%	58.7%	41.3%
County of Riverside	19.3%	11.9%	37.5%	10.5%	63.4%	36.6%

Source: Bureau of the Census, 2010.

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.

Average household size in the City increased from 3.29 persons per household in 2000 to 3.38 in 2010, reflecting the large share of the City's households that consist of families with children. Corona's average household size was greater than that of the County's and other neighboring

jurisdictions, except for Moreno Valley, which averaged 3.74 persons per household (Table 6). SCAG projects that the City's average household size will remain unchanged between 2010 and 2020.

According to the 2006-2010 ACS, overcrowding affected 3,555 (8.2 percent) Corona households, representing a decrease from 2000, when 4,834 (12.8 percent) of the City's households were defined as overcrowded. Overcrowding among renter-households was more prevalent than among owner-households; 2,332 (17.5 percent) of the City's renter-households living in overcrowded conditions, compared to 1,223 (4.1 percent) of owner-households. Countywide, 7.0 percent of all households were considered overcrowded. The City's percentage of overcrowded households sits about mid-range in comparison to neighboring jurisdictions; more than Chino Hill's percentage of 2.8 percent, but less than the Moreno Valley's 10.2 percent.

Table 6: Average Persons per Household and Overcrowded Households (2010)

Jurisdiction	*Average Household Size*	*% Overcrowded Households*
Chino Hills	3.25	2.8%
Corona	3.38	8.2%
Moreno Valley	3.74	10.2%
Norco	3.23	2.1%
City of Riverside	3.18	9.6%
County of Riverside	3.14	7.0%

Sources:
1. Bureau of the Census, 2010.
2. Bureau of the Census, ACS, 2006-2010.

INCOME DISTRIBUTION

Income is a major factor in evaluating the affordability of housing in a community. According to the 2006-2010 ACS, the median household income in Corona was $79,180, significantly above the countywide median of $57,768. However, 12 percent of the City's households earned less than $25,000. The 2006-2010 ACS estimated that approximately 8.9 percent of individuals, 6.8 percent of all families, 15.4 percent of families with a female householder and no husband present, 8.8 percent of people 65 years old and over, and 11.4 percent of related children under 18 in Corona lived in households with incomes below the poverty level.[1]

HCD developed the following income categories based on the Area Median Income (AMI) of the Metropolitan Statistical Area (MSA) established by the U.S. Department of Housing and Urban Development (HUD):

- Extremely Low Income- less than 30 percent of the AMI
- Very Low Income- between 31 and 50 percent of the AMI

[1] These categories are not mutually exclusive.

- Low Income- between 51 and 80 percent of the AMI
- Moderate Income- between 81 and 120 percent of the AMI
- Above Moderate Income- greater than 120 percent of the AMI

Collectively, extremely low, very low, and low income households are referred to as lower income households (up to 80 percent AMI).

The 2010 Census does not contain information on household income. However, household income data was tabulated by the Southern California Association of Governments (SCAG) using the 2005-2009 ACS (Table 7). As shown, between 2005 and 2009, approximately 28 percent of the City's households earned lower incomes, while approximately 72 percent had earned incomes of moderate or above.

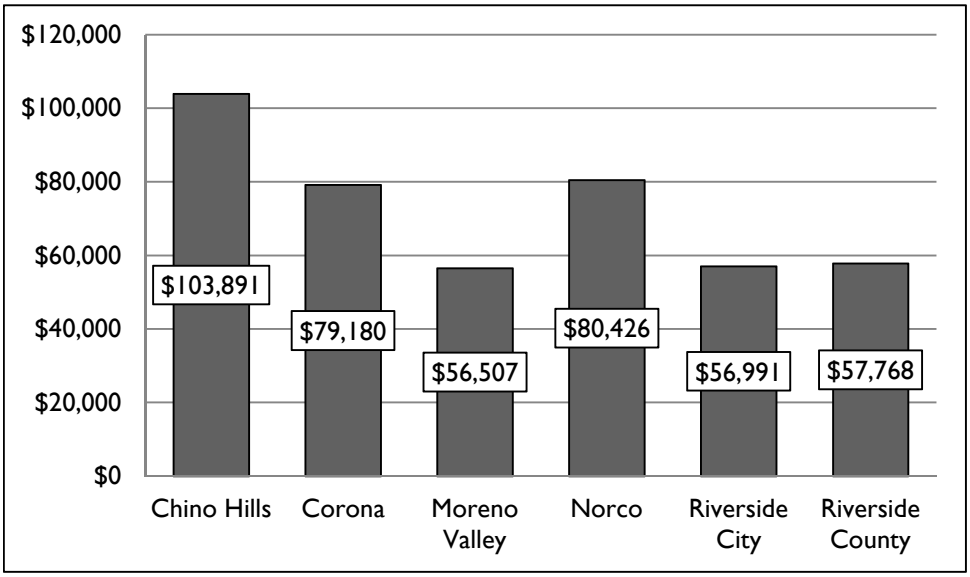
Table 7: HUD Income Groups (2005-2009)

Income Group	*Number of Households*	*Percent of Total*	*Riverside County Percent*
Extremely Low (30% or less)	3,478	8.0%	12.1%
Very Low (31 to 50%)	3,147	7.2%	11.8%
Low (51 to 80%)	5,518	12.6%	16.6%
Moderate (81 to 100%)	7,493	17.2%	18.3%
Above Moderate (over 100%)	24,016	55.0%	41.2%
Total	***43,652***	***100.0%***	***100.0%***

Source: SCAG, 2005-2009.

Median household income of the City was on the higher end of the spectrum for the region, well above the County average. Of the neighboring jurisdictions being compared, Chino Hills had the highest median household income.
Figure 2 shows the ACS estimates of the median household income in Corona between 2006 and 2010 in comparison to the median incomes of neighboring jurisdictions and the County of Riverside.
Median household income of the City was on the higher end of the spectrum for the region, well above the County average. Of the neighboring jurisdictions being compared, Chino Hills had the highest median household income.

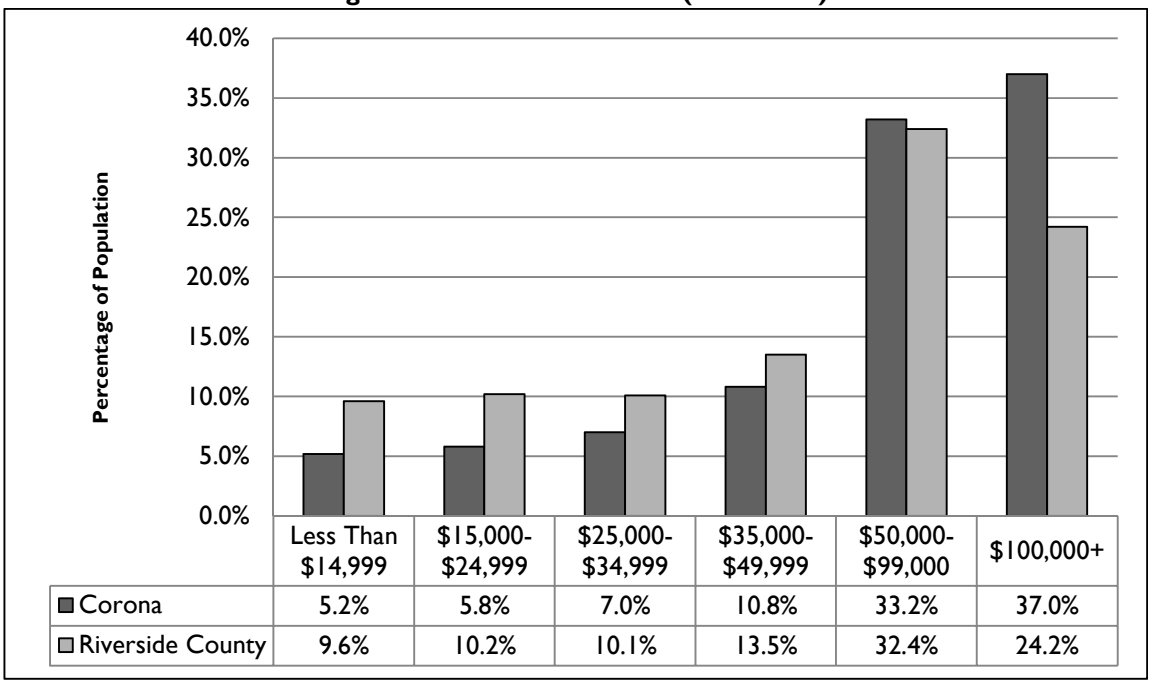
Figure 2: Median Household Income (2006-2010)



Source: Bureau of the Census, ACS, 2006-2010.

The County percentage of population earning up to $49,999 was larger than the percentage of the population from Corona (Figure 3). A larger percentage of the City's population earned more than $50,000 than the County's. The income category with the largest disparity between City and County households included those earning more than $100,000. Approximately 37.0 percent of Corona households earned more than $100,000 annually between 2006 and 2010 compared to only 24.2 percent of County households in this income group.

Figure 3: Household Income (2006-2010)



	Less Than $14,999	$15,000-$24,999	$25,000-$34,999	$35,000-$49,999	$50,000-$99,000	$100,000+
Corona	5.2%	5.8%	7.0%	10.8%	33.2%	37.0%
Riverside County	9.6%	10.2%	10.1%	13.5%	32.4%	24.2%

Source: Bureau of the Census, ACS, 2006-2010.

Households at the lowest end of the income scale are the extremely low income (ELI) households. The SCAG data presented above does not provide any detail on the specific housing needs and problems faced by the City's lower income households. However, the Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD does provide detailed information on housing needs by income level for different types of households in Corona. Detailed CHAS data based on the 2006-2008 ACS data is displayed in Table 8. HUD CHAS estimated that 2,995 ELI households resided in the City, representing approximately 6.7 percent of total households between 2006 and 2008. Approximately 73 percent of ELI households were renters and 27 percent were owners. Over 90 percent of ELI households overpaid for housing. Overpayment, or housing cost burden, is described in detail in the next section.

Table 8: Housing Needs for Extremely Low Income (ELI) Households (2006-2008)

	Renters	*Owners*	*Total*
Total Number of ELI Households	2,185	810	2,995
Percent with Any Housing Problem	94.0%	77.8%	89.7%
Percent with Cost Burden (>30% of Income)	93.6%	82.1%	90.5%
Percent with Severe Cost Burden (>50% of income)	73.5%	72.2%	83.1%

Source: HUD, CHAS, 2006-2008.

HOUSING AFFORDABILITY AND OVERPAYMENT

State and federal standards specify that a household overpays for housing costs if it spends more than 30 percent (the "cost burden" is greater than 30 percent) of its gross income on housing. A household that spends more than it can afford for housing has less money available for other necessities and emergency expenditures. Lower income households overpaying for housing are more likely to be at risk of becoming homeless than other income groups. Typically, renter-households overpay for their housing costs more often than owner-households. Because renter-households tend to have lower income than homeowners, overpayment affects renter-households disproportionately.

As indicated in Table 9, the number of households that overpaid decreased markedly as household income increased. Housing problems were highly concentrated among very low and low income renter- households between 2006 and 2008. Approximately 100 percent of renters with small families and 97 percent of renters with large families earning less than 30 percent of the median family income paid over 30 percent on rent.

According to the 2006-2008 CHAS data, an estimated 23,435 Corona households spent more than 30 percent of their income on housing. Specifically, 34 percent of those households were renters and represented nearly 56 percent of all renter-households in Corona. These statistics on overpayment among the renter population indicate a need for more affordable rental housing in Corona, and/or rent subsidies for lower income households. This extent of overpayment may also contribute to the unit overcrowding previously described. That is, adequately sized housing may be available, but households may not be able to afford it. As a result, two or more groups could be combining into a single housing unit (and then effectively becoming one larger household) to afford the cost of housing.

Table 9: Housing Problems (2006-2008)

Household by Type, Income, & Housing Problem[1]	Renters					Owners			Total Households
	Elderly 1 & 2 Member Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	
Extremely Low (0 to 30% MFI)	825	460	450	450	2,185	240	165	810	2,995
% With Any Housing Problems	88.5%	100.0%	100.0%	92.0%	94.0%	79.2%	72.7%	77.8%	89.7%
% Cost Burden > 30%	88.5%	100.0%	96.7%	93.0%	93.6%	79.2%	75.8%	82.1%	90.5%
% Cost Burden > 50%	77.6%	100.0%	96.7%	82.0%	87.2%	56.3%	66.7%	72.2%	83.1%
Very Low Income (31 to 50% MFI)	560	955	310	280	2,105	315	140	1,110	3,215
% With Any Housing Problems	89.3%	96.3%	100.0%	89.3%	94.1%	79.4%	85.7%	87.4%	91.8%
% Cost Burden > 30%	89.3%	96.3%	95.2%	89.3%	93.4%	77.8%	85.7%	83.3%	90.0%
% Cost Burden > 50%	43.8%	63.4%	77.4%	94.0%	63.0%	52.4%	85.7%	70.7%	65.6%
Low Income (51 to 80% MFI)	280	1,575	410	480	2,745	780	300	2,855	5,600
% With Any Housing Problems	51.8%	83.2%	100.0%	96.9%	84.9%	52.6%	93.3%	76.9%	80.8%
% Cost Burden > 30%	51.8%	75.9%	54.9%	92.7%	73.2%	52.6%	95.0%	75.3%	74.3%
% Cost Burden > 50%	7.1%	17.8%	6.1%	34.4%	17.9%	28.2%	90.0%	55.5%	37.1%
Moderate Income (81-95% MFI)	200	4,000	845	2,040	7,085	2,610	2,750	26,270	33,355
% With Any Housing Problems	25.0%	32.1%	68.0%	27.2%	34.8%	25.5%	57.1%	47.3%	35.7%
% Cost Burden > 30%	27.5%	25.6%	39.7%	21.3%	26.1%	25.3%	57.0%	45.0%	41.0%
% Cost Burden > 50%	7.5%	1.1%	0.0%	2.9%	1.7%	10.0%	16.6%	13.7%	11.1%
Total Households	1,865	6,990	2,015	3,250	14,120	3,945	3,355	31,045	45,165
% With Any Housing Problems	76.4%	56.9%	86.6%	51.9%	62.5%	38.2%	62.3%	52.3%	55.9%

Source: HUD, CHAS, 2006-2008.

[1] Housing Problem = cost burden, overcrowding, and/or physical inadequacy.

SPECIAL NEEDS GROUPS

Certain segments of the population may have a more difficult time finding decent, affordable housing due to 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 the homeless. Table 10 summarizes the special needs groups within the City.

Table 10: Summary of Special Housing Needs (2010)

Special Needs Groups	*Number of Households/ Persons*	*Number of Owners*	*Number of Renters*	*Percent of Total Households/ Persons*
Households with Seniors	8,431	--	--	18.8%
Senior-Headed Households	6,089	4,250 (69.8%)	1,839 (30.2%)	13.6%
Senior Living Alone	2,224	1,059 (47.6 %)	1,165 (52.4%)	5.0%
Persons with Disabilities*	11,570	--	--	7.7%
Large Households	10,504	6,933 (66.0%)	3,571 (34.0%)	23.4%
Single-Parent Households	4,782	--	--	10.6%
Female-Headed Households With Children	3,195	--	--	7.1%
People Living in Poverty**	13,561	--	--	8.9%
Farmworkers (persons)**	514	--	--	0.3%
Homeless	247	--	--	0.2%

* = 2010 Census data not available. Estimate is from the 2008-2010 ACS.

** = 2010 Census data not available. Estimate is from the 2006-2010 ACS.

Sources:

1. Bureau of the Census, 2000-2010.
2. Bureau of the Census, ACS, 2006-2010.
3. County of Riverside Homeless Count and Survey, 2011.

Seniors

The special needs of households headed by adults over the age of 65 results from their lower, fixed incomes, disabilities, or dependence needs. According to the 2010 Census, 6,089 of Corona's households (13.6 percent of total households) were headed by seniors. Of these, 2,224 were single-person households. As depicted in Table 10, 1,839 of the senior-headed households were renters (30.2 percent), while 4,250 of the households owned their home (69.8 percent). This generally reflects the owner/renter balance of the City as a whole. However, analysis of single-person senior households shows a greater need for affordable rental housing. Of single-person seniors households, 1,165 (52.4 percent) were renters and 1,059 (47.6 percent) were owners.

The City's percentage of the total population age 65 and over was approximately seven percent in 2010 (Table 11). This percentage is about average in comparison to neighboring jurisdictions, while it is noticeably lower than the County's average of approximately 12 percent.

Table 11: Persons Age 65 and Over (2010)

Jurisdiction	*Total*	*Age 65+*	*Percent Age 65+*
Chino Hills	74,799	5,265	7.0%
Corona	152,374	11,180	7.3%
Moreno Valley	193,365	12,134	6.3%
Norco	27,063	2,620	9.7%
City of Riverside	303,871	26,242	8.6%
County of Riverside	2,189,641	258,586	11.8%

Source: Bureau of the Census, 2010.

Seniors who live alone may have special housing needs due to a need for assistance with finances and daily living activities. The 2010 Census also indicated that among the City's 11,180 seniors, 1,327 were age 85 and older. These residents are more likely to be the "frail elderly" and may require more housing assistance and supportive services.[2] As depicted in Table 9, approximately 76.4 percent of the senior renter-households experienced one or more housing problems between 2006 and 2008. Senior owner-households had fewer housing problems, with approximately 38 percent reporting one or more housing problems during the same time period.

Household heads of this age group have a greater level of need than other age groups. Many seniors have fixed incomes and experience financial difficulty in coping with rising housing and living costs. 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 (see below section) for this population.

Rental assistance to reduce housing costs is of value to senior renter households. As of September 2011, 105 elderly households in the City received rental assistance through the Housing Choice Voucher Program, representing nearly 27.3 percent of all program participants in Corona. Additional rental assistance resources would benefit more senior households that are overpaying for housing. Other programs defined in the Housing Plan (Chapter 6) of this Housing Element are designed generally to conserve existing and future affordable units (Program 4), and promote incentives for the production of housing for seniors and persons with disabilities through its density bonus program (Program 13) will also assist the needs of the senior population.

[2] A frail elderly person is defined as one who is unable to perform at least three activities of daily living (i.e., eating, dressing, bathing, grooming, and household management activities).

Resources

The following Senior Apartments are located in Corona:

- Emeritus Park Apartments, 1325 West 8th Street - 133 units
- River Run Senior Apartments, 863 River Road - 360 units

In addition to affordable apartments, the housing needs of the seniors also include supportive housing, such as care facilities, group homes, and other housing that includes a planned service component. As of May 2012, Corona was home to 37 residential care facilities for seniors licensed by the State, with a total capacity of 650 beds, and two adult day care facilities, with a total capacity of 100 persons.

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 renters and homeowners 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.

The County of Riverside also offers a variety of programs aimed at helping seniors and increasing the availability of affordable housing:

- The County's Office on Aging serves as the official Area Agency on Aging throughout the County. Funds are utilized to provide core services to Corona residents through planning and needs assessments, advocacy coordination, education and outreach, information, program development and service delivery.
- The County's Department of Public Social Services administers the In-Home Supportive Services (IHSS) program with the goal to enable elderly and/or disabled persons to remain safely in independent living as long as possible.
- The County's Department of Public Social Services administers the C.A.R.E. (Curtailing Abuse Related to the Elderly) as part of its Adult Protective Services programs. The program improves cooperation among human service providers and public safety organization with the goal of better investigating elder abuse and provides coordinated services to elders and dependent adults.

Persons With Disabilities (including Developmental 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 2008-2010 ACS data, approximately eight 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. Among the senior population, ambulatory and independent living difficulties were most prevalent (Table 12).

Table 12: Disability Status (2008-2010)

Disability Type	*% of Disabilities Tallied*			
	Age 5 to 17	*Age 18 to 64*	*Age 65+*	*Total*
With a hearing difficulty	23.9%	25.8%	34.3%	29.0%
With a vision difficulty	7.5%	21.0%	26.8%	22.0%
With a cognitive difficulty	71.7%	39.9%	32.3%	39.9%
With an ambulatory difficulty	3.1%	44.6%	73.3%	52.0%
With a self-care difficulty	13.4%	22.8%	34.1%	26.4%
With an independent living difficulty	--	39.4%	54.6%	41.8%
Total Persons with Disabilities	***1,060***	***5,940***	***4,510***	***11,510***

Note: Persons under 5 years of age are not included in this table.
Source: Bureau of the Census, ACS, 2008-2010.

Four factors – affordability, design, location, and discrimination – significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

As of September 2011, 67 Corona households with one or more residents who had a disability received Housing Choice Voucher rental assistance, representing approximately 17.5 percent of all program participants. Under State and Federal laws, local governments are required to provide "reasonable accommodation" to persons with disabilities when exercising planning and zoning powers. In 2013, the City revised the Zoning Ordinance to include standards and policies to reasonably accommodate the housing needs of persons with disabilities. Other general programs such as the Density Bonus Program (Program 13), Fair Housing Program (Program 17), and Conservation of Existing and Future Affordable Housing Units (Program 4), will both help ensure the special needs of the disabled population will be met.

Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- 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 Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 2,286 persons in the City of Corona with developmental disabilities, based on the 2010 Census population.

According to the State's Department of Developmental Services, approximately 1,500 Corona residents with developmental disabilities sought services in the Inland Regional Center. Most of these individuals reside in a private home with their parent of guardian and 713 of these persons with developmental disabilities were under the age of 18.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Resources

As of May 2012, 168 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. These include five homes on its main campus and six homes located throughout Corona, with a combined capacity of 96 beds. In 2012, the City

provided capital improvements to Peppermint Ridge's main residential campus, making improvements to the parking lot and an ADA-accessible path of travel.

In addition, the Inland Regional Center (IRC) serves as a resource where families of the developmentally disabled 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 that more inhabitants can have on a unit.

The 2010 Census reported 10,504 households in Corona with five or more members, representing 23 percent of the total households, with 3,571 of these households being family renters (approximately 34 percent) and 6,933 being home owners (66 percent). Based on the Census special tabulations for HUD, 450 of these large family renters were extremely low income, 310 were very low income, and 410 were low income.

The proportion of large households in the City was comparable to the County as a whole. In 2010, approximately 23 percent of households in Corona were made up of five or more persons, placing the City slightly above the County proportion of 21 percent (Table 13).

Table 13: Large Households (2010)

Jurisdiction	*Persons in Household*			*Total Households*
	5	*6*	*7+*	
Corona	5,533	2,557	2,414	44,950
Percent of total	***12.3%***	***5.7%***	***5.4%***	***100.0%***
Riverside County	71,703	37,337	36,805	686,260
Percent of total	***10.5%***	***5.4%***	***5.4%***	***100.0%***

Source: Bureau of the Census, 2010.

With their limited incomes and a shortage of adequately-sized affordable rental housing in the market, many lower income large families either have to double-up and live in overcrowded units to save on housing cost, overpay for housing, or settle for housing of lesser quality. As depicted in Table 9, approximately 87 percent of the 2,015 large family renters experienced one or more housing problems in 2010. Specifically, all of the extremely low, very low, and low income large family renters in Corona were reported to experience some form of housing problems between 2006

and 2008. Often, large families have several dependent children and need a location close to day care centers and schools. Additionally, a higher than average portion is paying more than 30 percent of their incomes for rent. Some of the programs identified in Chapter 5 of this Housing Element will encourage the development of rental units with three or more bedrooms to provide affordable housing for large families.

Table 14 shows that between 2006 and 2008, a greater percentage of large renter households (87 percent) had housing problems than all households (56 percent). Renter-occupied large households (as a group) tend to have more housing problems than owner-occupied larger households, exemplified by the data in Table 14, which shows the percentage of large owner households with any problem to be 52 percent. Housing problems that are taken into consideration include, cost burden (overpayment) greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Table 14: Large Households by Tenure and Income Level, Corona (2006-2008)

Household by Type, Income, & Housing Problem	*Renters*		*Owners*		*Total Households*
	Large Related (5 or more)	*Total Renters*	*Large Related (5 or more)*	*Total Owners*	
Household Income <=30% AMI	450	2,185	110	810	2,995
With any Housing Problem	100.0%	94.0%	86.4%	77.8%	89.7%
Cost Burden >30%	96.7%	93.6%	86.4%	82.1%	90.5%
Cost Burden >50%	96.7%	87.2%	86.4%	72.2%	83.1%
Household Income >30 to <=50% AMI	310	2,105	265	1,110	3,215
With any Housing Problem	100.0%	94.1%	94.3%	87.4%	91.8%
Cost Burden >30%	95.2%	93.4%	86.8%	83.3%	90.0%
Cost Burden >50%	77.4%	63.0%	67.9%	70.7%	65.6%
Household Income >50 to <=80% AMI	410	2,745	690	2,855	5,600
With any Housing Problem	100.0%	84.9%	87.0%	76.9%	80.8%
Cost Burden >30%	54.9%	73.2%	79.9%	75.3%	74.3%
Cost Burden >50%	6.1%	17.9%	70.3%	55.5%	37.1%
Household Income >80% AMI	84.5%	7,085	5,395	26,270	33,355
With any Housing Problem	68.0%	34.8%	56.4%	47.3%	35.7%
Cost Burden >30%	39.7%	26.1%	47.2%	45%	41%
Cost Burden >50%	0%	1.7%	15.3%	13.7%	11.1%
Total Households	***2,015***	***14,120***	***6,460***	***31,045***	***45,165***
With any Housing Problem	86.6%	62.5%	61.8%	52.3%	55.9%
Cost Burden >30%	64.0%	55.7%	52.9%	50.1%	51.9
Cost Burden >50%	34.7%	27.2%	24.5%	21.1%	23.0%

Source: HUD, CHAS, 2006-2008.

Resources

Lower and moderate income large households can benefit from various affordable housing programs. The City's Home Owners Assistance Program (HOAP) Now II assists first-time homebuyers;

however, funding is very limited (Program 2). The Housing Choice Voucher Program administered by the Riverside County Housing Authority can assist this group by providing rent subsidies and homeownership assistance (Program 3).

■ Single-parent 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 2010 Census estimated that approximately 10.6 percent of Corona households were headed by a single-parent. Female-headed households with children in particular tend to have lower incomes than other types of households, which limits their housing options and access to supportive services. In 2000, the Census reported 4,256 female-headed households in Corona, of which 2,722 had children. By 2010, the number of female-headed households increased to 10,559, of which 3,195 had children. The 2006-2010 ACS reports that 21.4 percent of female-headed families with children had incomes below the poverty level. 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 Households (2010)

Jurisdiction	*Total HHs*	*Single-Parent HHs*	*Percent Total HHs*	*Female-Headed HHs with Children*	*Percent Single-Parents HHs*
Corona	44,950	4,782	10.6%	3,195	66.8%
Riverside County	686,260	71,883	10.5%	49,824	69.3%

Source: Bureau of the Census, 2010.

Resources

General programs and policies outlined in the Housing Plan section will help to provide a sufficient number of affordable units for single-parent female-headed households, with and without children.

■ Residents Living Below the Poverty Level

Families with incomes below the poverty level, typically those households with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2006-2010 ACS identified 6.8 percent of all families, 15.4 percent of families with a female-headed household and no husband present, 8.9 percent of all people, 11.7 percent of all people under 18 years of age, 8.8 percent of all people 65 years of age and over, and 21.9 percent of unrelated individuals 15 years of age and over having incomes below the poverty level. These households need assistance with housing subsidies, utility and other living expense subsidies, as well as other supportive services.

Resources

Several programs in Chapter 6 of this Housing Element focus assistance on residents with very low and extremely low incomes. Housing Choice Voucher rental assistance, conservation of affordable units, inclusionary housing policy study, affordable housing development, and recent revisions to the Zoning Ordinance to provide nondiscretionary sites for homeless shelters are all examples of City actions to assist residents living below the poverty level. These efforts will continue and be improved upon to continue to provide housing for extremely low income residents.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and many move throughout the season from one harvest to the next. According to the 2006-2010 ACS, 514 Corona residents were employed in farming, fishing, and forestry, representing approximately less than one percent of the City's labor force. Agricultural operations in Corona are located in the far eastern and southeastern edges of the City, with a few small pockets of agricultural lands located in the southern portions of the City.

Resources

The City has several zoning mechanisms that permit the provision of farmworker housing; it does not hinder the ability to provide farmworker housing, and no evidence exists that there is an existing problem with or shortage of farmworker housing. As discussed in the Housing Constraints Chapter, farmworker housing is allowable by-right in agricultural (A) zones, and other zones allow for boarding for up to four persons, secondary structures, or small residential facilities by right.

Homeless

Homelessness has become an increasing problem throughout the County of Riverside. Factors contributing to the rise in the number of homeless people include a sustained period of high unemployment, a general lack of housing affordable to lower income persons, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

According to the County of Riverside Homeless Count & Survey, there were approximately 6,203 homeless individuals in Riverside County during 2011 (Table 16). Of these individuals, the majority were unsheltered (82 percent), which includes persons living on the streets, along with people estimated to be in cars, RVs, vacant buildings and homeless camps. The survey estimated there to be 247 homeless persons in Corona. A comparable number of homeless were counted in neighboring Moreno Valley (237) and Corona's homeless population was much smaller than the population counted in the City of Riverside (1,430).

Table 16: Homelessness in Corona and Surrounding Jurisdictions (2011)

Jurisdictions	*Unsheltered*	*Sheltered*	*Total*
Corona	186	61	247
Moreno Valley	237	0	237
Norco	27	0	27
City of Riverside	1,063	367	1,430
County of Riverside	5,090	1,113	6,023

Source: County of Riverside Homeless Count and Survey, 2011.
Note: Survey numbers based on a one-day "Point-in-Time" (PIT) count of homeless persons on January 24 and 25, 2011. A survey was also made available during a 10-week period from January 24 through March 9, 2011 to complement the PIT count.

A "Point-in-Time" (PIT) homeless count has a flaw in that it fails to include homeless individuals who may cycle in and out of homelessness during a given year. The County of Riverside Homeless Count and Survey analyzed the PIT count using a HUD-approved method for calculating the annual estimation, which amounted to 10,398 individuals in Riverside County in 2011.

Ninety percent of homeless women have suffered abuse at some time in their life. This population is very diverse and includes people of all ages, faiths, ethnicity, race, and educational backgrounds. With the current economic conditions, the homeless population includes an increased number of whole families and people on a fixed income, mainly seniors, persons with disabilities, and veterans.

Resources

The City supports a range of services for the homeless, including the Corona Norco Rescue Mission, which offers emergency shelter and administers an 80-bed transitional housing program for men, women and children. The City also supports Alternatives to Domestic Violence (ADV) to offer a crisis hotline, counseling and emergency shelter to local victims of domestic violence. The Corona Norco Settlement House, a United Way Agency, is located in Corona and provides emergency food, clothing, and utility vouchers, as well as 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, five area agencies provide services for the homeless in Corona:

- Homeless Task Force
- I Care Shelter
- RCCADV (Alternatives to Domestic Violence)
- Shelter for the Homeless (Riverside Men's Shelter)
- Genesis (Lutheran Social Services)

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. Table 17 identifies programs available to assist the homeless by sub-population.

Table 17: Homeless Assistance Programs (2012)

Subpopulation	*Service Providers*
Severely Mentally Ill	Psychiatric Corporation of America
Alcohol/Drug Dependent	ACE Program Serenity Club of Corona MFI Recovery Center
Domestic Violence	RCCADV (Riverside County Center for Alternatives to Domestic Violence) American Red Cross Catholic Charities Option House
Persons With AIDS/HIV	Inland AIDS Project (Eastern County) Desert AIDS Project (Western County)

Source: City of Corona, 2012.

The City has recently amended the Zoning Ordinance to provide for the nondiscretionary siting of homeless shelters and allow transitional and supportive housing facilities consistent with State law. The City will also continue to assist the homeless with support services (Program 18) and support the development of affordable housing (Programs 12-13).

HOUSING STOCK CHARACTERISTICS

HOUSING GROWTH

Between 2000 and 2010, the City's housing stock grew by approximately 20 percent, from to 39,271 units in 2000 to 47,174 units in 2010, representing a significant decrease from the growth rate of 48 percent experienced between 1990 and 2000. Nevertheless, this level of growth in the City between 2000 and 2010 was slightly higher than the rates experienced by most neighboring jurisdictions, with the exception for Moreno Valley, which experienced a growth rate of 34 percent, and the County, which grew by 37 percent (Table 18).

As shown earlier in Table 1, Corona's population grew by over 64 percent between 1990 and 2000, and approximately 22 percent between 2000 and 2010. This shows that the population between 2000 and 2010 grew faster than the number of housing units, which would suggest either a decrease in vacancy rate or an increase in average household size (or both). As later shown, the average household size in Corona increased for both owner- and renter-households.

Table 18: Housing Growth Trends: Corona and Surrounding Communities (1990-2010)

Jurisdiction	Housing Units			Change 1990-2000	Change 2000-2010
	1990	2000	2010		
Chino Hills	8,694*	20,414	23,617	+134.8%	+15.7%
Corona	26,538	39,271	47,174	+48.0%	+20.1%
Moreno Valley	34,965	41,431	55,559	+18.5%	+34.0%
Norco	5,592	6,277	7,322	+12.3%	+16.7%
Riverside City	80,240	85,974	98,444	+7.1%	+15.7%
Riverside County	483,847	584,674	800,707	+20.8%	+37.0%

* = 1990 Chino Hills CDP population estimate, which may not be the same as the incorporated city limits.

Sources: Bureau of the Census, 1990-2010.

HOUSING TYPE AND TENURE, AND NUMBER OF BEDROOMS PER UNIT

The mixture of the City's housing stock in 1990, 2000, and 2010 by unit type is shown in Table 19. Between 2000 and 2010, the percentage of single-family homes increased to 73.8 percent of the total housing stock, while the percentage of multi-family units decreased to 22.5 percent.

The proportion of owner-occupied households in Corona slightly increased between 2000 and 2010. In 2010, close to 67.2 percent of the City's households were owner-occupants, similar to the countywide average of 67.4 percent. With approximately 73.8 percent of the City's housing units being single-family and 67.2 percent of owner-households, a portion of the City's single-family homes is used as rentals.

Table 19: Housing Unit Mix (1990-2010)

Housing Type	1990		2000		2010	
	Number	% of Total	Number	% of Total	Number	% of Total
Single-family	17,876	67.4%	28,177	71.8%	33,093	73.8%
Multi-family	7,743	29.2%	9,799	25.0%	10,320	22.5%
Mobile Homes/Other	909	3.4%	1,282	3.3%	1,687	3.7%
Total Units	26,538	100.0%	39,271	100.0%	45,910	100.0%
Owner-Occupied	15,924	63.9%	25,548	67.5%	30,210	67.2%
Renter-Occupied	8,626	36.1%	12,291	32.5%	14,740	32.8%
Total Occupied	23,920	100.0%	37,839	100.0%	44,950	100.0%
Vacancy Rate	--	9.9%	--	3.6%	--	4.7%

Notes: 2010 Census data not available for single-family, multi-family, mobile homes/other, or total unit estimates; based on Bureau of the Census, ACS, 2006-2010.

Sources:

1. Bureau of the Census, 1990-2010.
2. Bureau of the Census, ACS, 2006-2010.

Between 2000 and 2010 the vacancy rate in the City increased from 3.6 percent to 4.7 percent. The vacancy rate was highest for rental units at 5.3 percent, while the rate for homeowners was at 2.3 percent. (The "ideal" vacancy rate for mobility is considered to be two percent for owner units and

five percent for renter units.) This is consistent with the New Home Sales Survey conducted by the City which showed that developers were building homes in distinct phases and maintaining an inventory. Given the current tight credit market, vacancy for new single-family homes is expected to increase, leaving developers with unsold inventory.

Between 2000 and 2010, both owner-occupied and renter-occupied households experienced an increase in the average household size. Owner-occupied households averaged 3.39 persons per household in 2000, while renter-occupied households averaged 3.06 persons (Table 20). By 2010 owner-occupied households had a slightly larger average household size at 3.42 persons than renter-occupied households had at 3.30 persons.

Table 20: Household Size by Tenure

(2000-2010)

Tenure	*Average Household Size*	
	2000	*2010*
Owner	3.39	3.42
Rental	3.06	3.30
Total	***3.29***	***3.38***

Sources: Bureau of the Census, 2000-2010.

The 2006-2010 ACS identified the number of bedrooms per unit for all housing in Corona, shown in Table 21. Over 80 percent of housing had two, three, or four bedrooms per unit, while 9.6 percent had less than two bedrooms per unit and 10.3 percent had five or more bedrooms per unit. According to the ACS, 8.2 percent of units had more than one person per room and in effect are contributing to overcrowding. Many families would like to reduce overcrowding conditions and live in a home with a larger number of bedrooms; however, the rising costs and inability to afford larger units has made this prohibitive and is contributing to the increasing extent of overcrowding.

Table 21: Number of Bedrooms

(2006-2010)

Bedrooms	*% of Total*
No bedroom	0.7%
1 bedroom	8.9%
2 bedroom	19.3%
3 bedroom	30.0%
4 bedroom	30.8%
5 or more bedrooms	10.3%
Total	***100.0%***

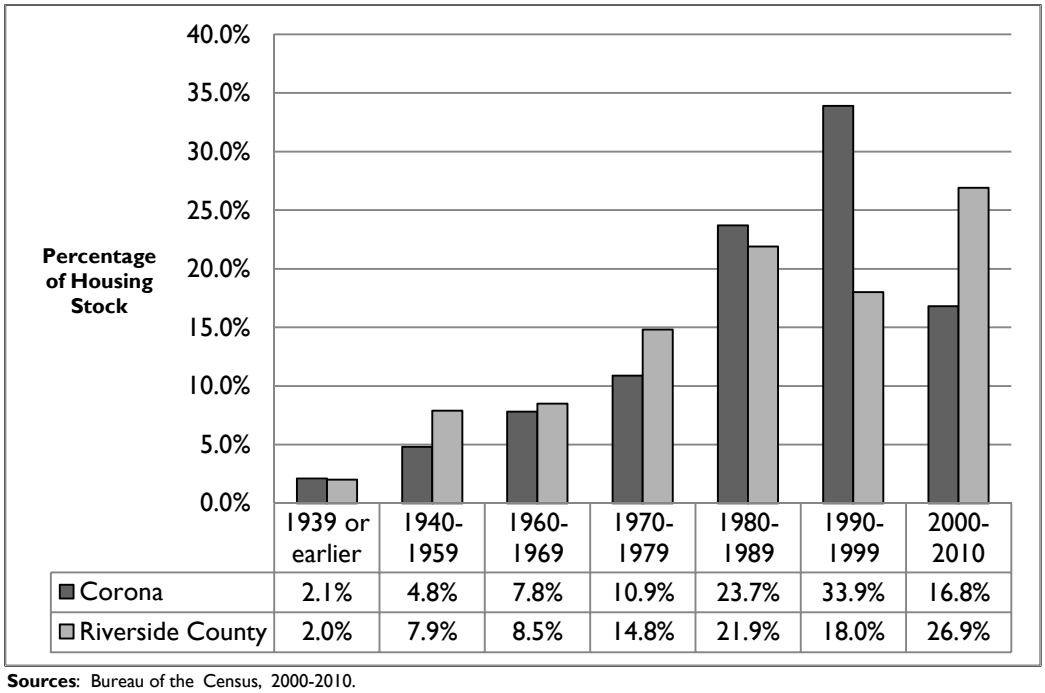
Source: Bureau of the Census, ACS, 2006-2010.

AGE AND CONDITION OF HOUSING STOCK

Figure 4 shows the age of the housing units in Corona. In general, housing over 30 years old usually is in need of some major rehabilitation, such as a new roof, foundation work, plumbing, etc. In the absence of such improvements, units may continue to deteriorate and fail to provide suitable housing for residents. The cost of developing on vacant land is high and will require other incentives to encourage developers to increase the number of new affordable units. By far, the largest number of affordable, adequate units will be provided through the preservation and maintenance of the City's existing housing stock. As indicated, approximately 25.6 percent of the City's housing units were built prior to 1980, making most of these units over 30 years old. This percentage is well below the County's average of 33.2 percent for the same time period. The percentage of housing stock built from 1990 to 1999 in the City (33.9 percent) outpaced the growth rate of the County (18.0 percent) during this decade. Housing stock built in the City through the following decade (2000 to 2010) decreased to 16.8 percent, which is less than the County percentage of 26.9 percent.

In addition, the 2006-2010 ACS identified that approximately 0.6 percent of housing units lacked complete plumbing facilities and 1.1 percent of units lacked complete kitchen facilities. These selected characteristics demonstrate the need for rehabilitation and modernization of some units within Corona. While 2.4 percent of the housing stock in Corona lacked telephone services, this condition is not necessarily an indication of substandard housing given today's ubiquitous use of cellular phones.

Figure 4: Age of Housing Stock (2000-2010)



	1939 or earlier	1940-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2010
Corona	2.1%	4.8%	7.8%	10.9%	23.7%	33.9%	16.8%
Riverside County	2.0%	7.9%	8.5%	14.8%	21.9%	18.0%	26.9%

Sources: Bureau of the Census, 2000-2010.

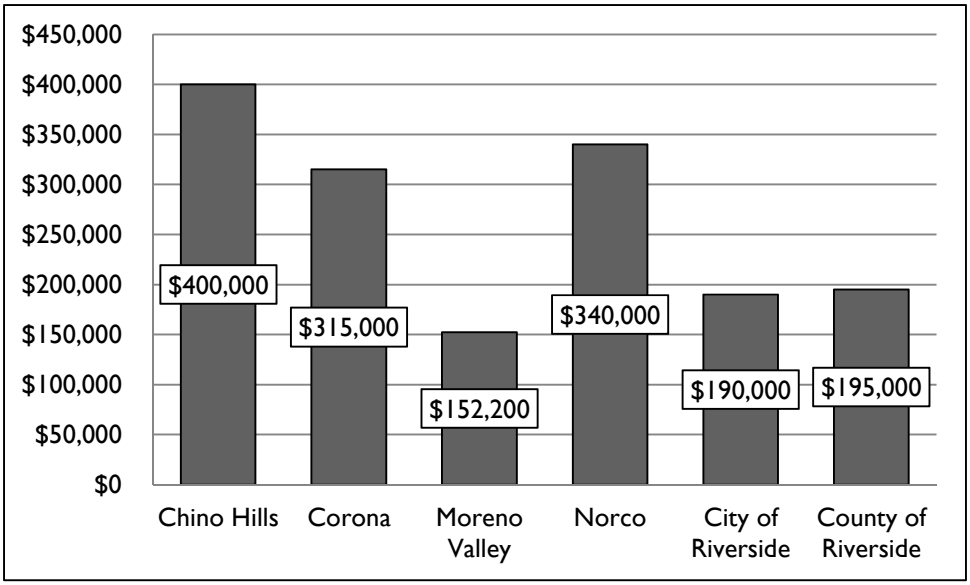
Based upon the current age of housing in Corona, the location of the deteriorated units in seven areas previously identified and surveyed for the 2000 Housing Element, and the rehabilitation programs undertaken by the City between 2000 and 2012, it is estimated that about 2,000 units are in need of rehabilitation, of which 1,000 units are in substandard condition.

HOUSING COSTS

Housing Sales Prices

According to DataQuick, a company that collects real estate data, the countywide median home sales price of $195,000 was approximately half of the highest price found in Chino Hills of $400,000 (Figure 5). Corona's median home sales price of $315,000 is well above the County median and in the higher end of the spectrum in comparison to neighboring jurisdictions.

Figure 5: Median Home Sales Price (2011)



Source: DQnews, 2012.

Between 2010 and 2011, the median home sale price in Corona decreased by approximately 4.6 percent (Table 22). Compared to the peak of the housing market in 2007-2008, when median home prices in the City were $510,000, home prices in Corona have declined 38 percent. When looking at monthly sales data from October 2012, however, the City and all neighboring jurisdictions, as well as the County, saw small to moderate increases in housing sales prices. The City of Riverside experienced the greatest change during this time with a 14 percent increase.

Table 22: Changes in Median Home Sale Prices (2010-2011)

Jurisdiction	2010	2011		October 2012*		Percent Change in Median Sale Price	
	Price	Number Sold	Price	Number Sold	Price	2010-2011	2011-2012
Chino Hills	$430,000	771	$400,000	78	$420,000	-6.98%	+5.00%
Corona	$330,000	3,832	$315,000	269	$322,000	-4.55%	+2.22%
Moreno Valley	$155,000	2,969	$152,000	197	$170,000	-1.94%	+11.84%
Norco	$331,000	298	$340,000	29	$348,000	+2.72%	+2.35%
City of Riverside	$191,000	4,795	$190,000	358	$217,000	-0.52%	+14.21%
County of Riverside	$200,000	40,321	$195,000	2,680	$216,000	-2.50%	+10.77%

Note: Data is from October 2012 only; no annual data is available yet.
Source: DQnews, 2012.

Housing Rents

Rental listings posted on Craigslist.org for available rental housing in Corona were reviewed during February to April of 2012. Table 23 lists the median and average rents for rental housing by number of bedrooms.

Table 23: Median and Average Rents by Number of Bedrooms (2012)

Number of Bedrooms	Number Listed	Median Rent	Average Rent	Rent Range
1	13	$975	$927	$695-$1,355
2	148	$1,250	$1,208	$943-$2,250
3	1	$1,575	$1,575	$1,575
4	30	$2,100	$2,148	$1,995-$2,400
5	11	$2,690	$3,026	$2,000-$4,000
Totals	***203***	***$1,250***	***$1,430***	***$695-$4,000***

Source: Craigslist.org, February 10, 2012, to April 11, 2012.

Housing Affordability

The costs of home ownership and renting can be compared to a household's ability to pay for housing to determine the general affordability of a community's housing stock. The federal Department of Housing and Urban Development (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 illustrates maximum affordable mortgage payments and rents for various household sizes in Riverside County earning the top end of their respective income categories.

For homeownership, Table 24 assumes a 30-year mortgage at a four-percent interest rate and a 10 percent down payment. A comparison of this table with previous Table 22 and Table 23 shows that mortgage payments for available ownership housing in Corona are well beyond the financial reach lower income households. Only moderate five-person income households could afford a home at the median price sold during 2011.

The 2006-2010 ACS identified a high number of both homeowners and renters that paid more than 35 percent of their household gross income toward mortgage or rent costs, as shown in Table 25. This suggests overpayment affected a high number of Corona households leaving them with less income available for savings and other living expenses.

Table 24: Maximum Affordable Housing Costs (2012)

Annual Income Limits		Affordable Housing Cost		Utilities, Taxes and Insurance			Affordable Price	
		Rent	Owner-ship	Rent	Owner-ship	Taxes/Insurance	Rent	Sale
Extremely Low Income (0-30% AMI)								
1-Person (studio)	$14,100	$353	$353	$71	$112	$71	$282	$39,565
2-Person (1 bedroom)	$16,100	$403	$403	$79	$141	$81	$324	$42,125
3-Person (2 bedroom)	$18,100	$453	$453	$90	$174	$91	$363	$43,754
4 Person (3 bedroom)	$20,100	$503	$503	$ 99	$205	$101	$404	$45,849
5 Person (4 bedroom)	$21,750	$544	$544	$114	$252	$109	$430	$42,590
Very Low Income (30-50% AMI)								
1-Person	$23,450	$586	$586	$71	$112	$117	$515	$83,086
2-Person	$26,800	$670	$670	$79	$141	$134	$591	$91,930
3-Person	$30,150	$754	$754	$90	$174	$151	$664	$99,843
4 Person	$33,500	$838	$838	$99	$205	$168	$739	$108,222
5 Person	$36,200	$905	$905	$114	$252	$181	$791	$109,851
Low Income (50-80% AMI)								
1-Person	$37,550	$ 939	$ 939	$71	$112	$188	$868	$148,717
2-Person	$42,900	$1,073	$1,073	$79	$141	$215	$994	$166,871
3-Person	$48,250	$1,206	$1,206	$90	$174	$241	$1,116	$184,093
4 Person	$53,600	$1,340	$1,340	$99	$205	$268	$1,241	$201,781
5 Person	$57,900	$1,448	$1,448	$114	$252	$290	$1,334	$210,858
Median Income (80-100% AMI)								
1-Person	$44,300	$1,108	$1,292	$71	$112	$258	$1,037	$214,504
2-Person	$50,650	$1,266	$1,477	$79	$141	$295	$1,187	$242,238
3-Person	$56,950	$1,424	$1,661	$90	$174	$332	$1,334	$268,770
4 Person	$63,300	$1,583	$1,846	$99	$205	$369	$1,484	$296,039
5 Person	$68,350	$1,709	$1,994	$114	$252	$399	$1,595	$312,524
Moderate Income (100-120% AMI)								
1-Person	$53,150	$1,329	$1,550	$71	$112	$310	$1,258	$262,564
2-Person	$60,750	$1,519	$1,772	$79	$141	$354	$1,440	$297,086
3-Person	$68,350	$1,709	$1,994	$90	$174	$399	$1,619	$330,677
4 Person	$75,950	$1,899	$2,215	$99	$205	$443	$1,800	$364,734
5 Person	$82,050	$2,051	$2,393	$114	$252	$479	$1,937	$386,921

Sources: HCD, 2012; and Veronica Tam and Associates, 2012.

Assumptions: 2012 HCD income limits; 30.0% gross household income as affordable housing cost; 15.0% of monthly affordable cost for taxes and insurance; 10.0% downpayment; and 4.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Diego County Utility Allowance.

Table 25: Overpayment (2006-2010)

Percent of Household Income	*Mortgage Payments*	*Rent*
Less than 20.0%	19.9%	15.2%
20.0-24.9%	13.0%	11.4%
25.0-29.9%	13.3%	15.0%
30.0-34.9%	11.7%	10.1%
35.0% or more	42.0%	48.3%
Totals	***100.0%***	***100.0%***

Source: Bureau of the Census, ACS, 2006-2010.

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 between January 1, 2014, and December 31, 2023. 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 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.

Table 26: Assisted Housing Developments in Corona (2012)

Project Name	Location	Total Units	Assisted Units				Total Assisted	Expiration Date	Funding
			Very Low	Low	Sr.	Mod.			
Non At-Risk									
Corona del Rey	1148 D. St.	160	32	32	No	96	160	Perpetuity	Revenue Bond, Low/Mod Funds, City HOME, County HOME, Federal Tax Credits
Casa de la Villa	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	37	319	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
Bridges America (Park Place)	935, 945, 950 W. Fifth Street	48	12	18	No	18	48	2027	Low/Mod Funds, Developer Funds
Country Hills Apartments	720, 730 Via de Luna	412	0	410	No	0	410	Feb 2025	Multi-family Mortgage Revenue Bond
TOTAL		***1,367***	***199***	***1045***	***--***	***114***	***952***	***--***	
At-Risk									
Corona Community Villas	2600 S. Main Street	75	0	74	Yes	0	74	June 26. 2013 (Annual Renewal)	Revenue Bond
Corona Community Towers	910 S. Belle Street	36	0	35	Yes	0	35	7/5/2013 (Annual Renewal)	HUD Section 202/ Section 8
William C. Arthur Terrace (formerly Sherman Ave. Senior Apts.)	1275 W. 8th Street	40	39	0	Yes	0	39	October 31, 2013 (Annual Renewal)	HUD Section 202/Section 8

Table 26: Assisted Housing Developments in Corona (2012)

Project Name	*Location*	*Total Units*	*Assisted Units*				*Total Assisted*	*Expiration Date*	*Funding*
			Very Low	*Low*	*Sr.*	*Mod.*			
Garrison House	779 Ford Street	7	6	0	Yes	0	6	August 4, 2017 (Five-Year Renewal)	HUD Section 202/ Section 8
French Quarter	523 W. Seventh Street	14	2	1	No	0	3	Pending litigation	Revenue Bond
Jasmine Springs	909 Rimpau Avenue	59	6	6	No	0	12	Pending litigation	Revenue Bond
Villas de Corona	760 Rimpau Avenue	36	3	3	No	0	6	Pending litigation	Revenue Bond
Corona Park	956 Avenida Del Vista	160	94	0	No	94	94	Jan 2019	HUD Section 8
TOTAL		***427***	***150***	***119***	**--**	***94***	***269***	**--**	

Source: City of Corona Redevelopment Agency, 2012; and www.HUDuser.org, 2012.

At-Risk Projects

The planning period for this at-risk housing analysis extends from October 15, 2013, through October 15, 2023, for this Housing Element. The underlying income use restrictions of these projects were reviewed for potential conversion to market rate during this planning period. These projects are listed in Table 26 with detailed information. During this 10-year period, eight projects will be at risk of losing their affordability controls. Combined, a total of 269 assisted units will be at risk between October 2013 and October 2023.

The eight housing projects listed in Table 26 are assisted under the following programs:

HUD Section 202 and HUD Section 8: Three of the projects were assisted under the Section 202 - Handicapped and Elderly Housing Program and the Section 8 program – Garrison House, William C. Arthur Terrace, and Corona Community Towers. 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. Another project – Corona Park – is only assisted with a Section 8 contract.

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 174 units are assisted under these programs.

Mortgage Revenue Bond: The Corona Community Villas, French Quarter, Jasmine Springs, and Villa de Corona developments are all bond-financed projects where the property owner deed-restricted the units as affordable housing to low income households in exchange for preferential financing. Given the improved market conditions, these deed-restricted units most likely can command higher rents in the market than the rents allowed by the deed restriction. A total of 95 units are assisted under these programs.

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 269 units distributed among eight projects are at risk of losing their affordability controls between, October 15, 2013, and October 15, 2023. Preservation of the at-risk units can be achieved in several ways:

Refinance Mortgage Revenue Bond: One way to preserve the affordability of the 95 low income use restricted units under the bond program is to refinance the remaining mortgage on the one project. If the project is refinanced, affordability on the units can be extended. The costs to refinance the project assisted under this program would include the difference in interest rates on the remaining debt between the previous and renegotiated loan packages, an issuance cost that amounts to approximately three percent of the remaining debt to be paid up front by the City, and administrative costs.

However, project owners may not have a financial incentive to refinance unless the bond structures allow for interest rates that are well below the rates on the initial bonds. More often, property owners prefer to seek refinancing opportunities from private lending institutions and therefore be able to opt out of affordability controls. The City will support private refinancing and views this as an option when market conditions change.
During Fiscal Year 2010-2011 and continuing into 2012, the City is involved in litigation with the property owners to bring back into compliance 21 affordable rental units at the French Quarter, Jasmine Springs, and Villas de Corona, which may ultimately result in a cash settlement.

Transfer of Ownership: Another way to preserve for-profit privately owned at-risk projects is to transfer ownership of these projects to a community-based nonprofit or government entity. Among the City's at-risk housing projects, Corona Community Villas, French Quarter, Jasmine Springs, Villas de Corona, and Corona Park are for-project housing developments. These projects total 189 assisted units. By transferring property ownership to a non-profit organization, low income restrictions can be secure and the project would become potentially eligible for a greater range of governmental assistance. The estimated market value for the for-profit units at risk is provided in Table 27.

Current market value for the at-risk units is estimated on the basis of the units' potential annual income, and operating and maintenance expenses. As indicated, the estimated market value of Corona's current stock of affordable housing is $22.6 million. This estimate is provided for the purpose of comparison and understanding the magnitude of costs involved and does not represent the precise market value of this project. The actual market value at time of sale would depend on market and property conditions, lease-out/turnover rates, among other factors.

Table 27: Market Value of At-Risk Housing Units

Unit Information	*Total*
Studio Units	18
One-Bedroom Units	84
Two-Bedroom Units	64
Three-Bedroom Units	23
Annual Operating Cost	$632,250
Gross Annual Income	$2,443,234
Net Annual Income	$1,810,984
Market Value	$22,637,295

Market value for at-risk units is estimated with the following assumptions:

1. Average market rent based on Fair Market Rents (FY 2012) established by HUD (Studio unit = $886, One-bedroom unit = $974, Two-bedroom unit = $1,149, and Three-bedroom unit = $1,617).
2. Average size is assumed to be: 450 square feet for a studio apartment, 600 square feet for a one-bedroom apartment, 850 square feet for a two-bedroom apartment, and 1,200 square feet for a three-bedroom apartment.
3. Annual income is calculated on a vacancy rate = 5%.
4. Annual operating expenses per square foot = $4.50.
5. Market value = Annual net project income*multiplication factor.
6. Multiplication factor for a building in good condition is 12.5.

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. Table 28 estimates the rent subsidies required to preserve the affordability of the 269 at-risk units. Based on the estimates and assumptions shown in this table, $1.4 million in rent subsidies would be required annually.

Table 28: Rental Subsidies Required

Unit Size	*Total Units*	*Fair Market Rent*	*Household Size*	*Household Annual Income*	*Affordable Cost (Minus Utilities)*	*Monthly Per Unit Subsidy*	*Total Monthly Subsidy*
Very Low Income (50% AMI)							
Studio	18	$886	1	$23,450	$515	$371	$6,678
1-BR	164	$974	2	$26,800	$591	$383	$62,812
2-BR	64	$1,149	3	$30,150	$664	$485	$31,040
3-BR	23	$1,617	5	$36,200	$791	$826	$18,998
Total	269	---	---	---	---	---	$119,528

Notes:

1. FMR (FY 2012) is determined by HUD.
2. Riverside County 2012 AMI limits set by HCD.
3. Affordable cost = 30% of household income minus utility allowance.

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 of $135,735 per unit for multi-family rental housing, replacement of the 269 at-risk units would require approximately $36,512,726 excluding land costs. When land costs and developer profits are included, the construction costs of new units can easily double.

Table 29: Estimated New Construction Costs

Unit Size	*(A)* *Total Units*	*(B)* *Estimated Average Unit Size (sq. ft.)*	*(C)* *Estimated Gross Building Size*	*(D)* *Estimated Gross Building Costs*
Studio	18	450	9,720	$1,181,831
1-BR	164	600	118,080	$14,357,052
2-BR	64	850	133,620	$16,246,522
3-BR	23	1,200	38,880	$4,727,322
Total	269	--	285,180	$36,512,726
Average Per Unit Cost:				$135,735

(C) = (A) x (B) x 1.20 (i.e. 20% inflation to account for hallways and other common areas).
(D) = (C) x $97.27 (per square foot construction costs) x 1.25 (i.e. 25% inflation to account for parking and landscaping costs).

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 most costly 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.

The cost of constructing 269 housing units to replace the currently at-risk units is high, with an estimated total cost of nearly $36.5 million, excluding land costs. This cost estimate is slightly lower than the cost associated with the transfer of ownership option ($22.6 million)

or the option of providing rent subsidies similar to Housing Choice Vouchers ($1.4 million annually).

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 67 California communities – topping a market value of $1 billion. Jamboree currently owns and operates Corona Park, a 160-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 77 affordable housing communities comprising over 7,000 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. While BRIDGE does not currently own or operate any affordable housing developments in the City of Corona, the organization is currently developing Ivy at College Park, a 135 affordable apartment community, located in nearby Chino.

LINC Housing: LINC Housing has a 29-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.

STATE ROUTE 91 (SR-91) CORRIDOR IMPROVEMENT PROJECT

The Riverside County Transportation Commission (RCTC) has proposed an improvement project for SR-91 that is intended to address existing and projected deficiencies regarding mobility, access, goods movement, and freeway capacity. The proposed project currently

involves the acquisition of 267 parcels made up of 75 full acquisitions and 192 partial acquisitions. These right-of-way acquisition activities will potentially cause the displacement of 131 residential households, some of which are located within the City of Corona. The project spans 14 miles on SR-91 from Anaheim and Yorba Linda to Riverside and six miles on Interstate 15 (I-15) from the Hidden Valley Parkway interchange in Corona and Norco to the Cajalco Road interchange in Corona.

To address the residential and economic displacement that will result from the SR-91 improvement project, the RCTC authorized a Relocation Plan that assesses the relocation needs of those affected and outlines the assistance that will be offered to these households and business owners. The Plan calculated replacement housing needs based on the size of the household being displaced and the type of housing unit affected. The proposed project's replacement housing requirements are summarized in Table 30 below.

Table 30: SR-91 Corridor Improvement Project Replacement Housing Needs

Bedroom Size	One	Two	Three	Four or More
Mobile Home				
Rental	--	12	4	1
Owner	--	35	7	3
Single-family Residences				
Rental	2	5	6	2
Owner	--	--	7	4
Multi-family Residences				
Rental	1	20	5	1
Owner	1	1	3	--

Notes:

1. Replacement housing needs are defined by the total number of required replacement units and the distribution of those units by bedroom size. The projected number of required units by bedroom size is calculated by comparing survey data relative to household size with the RCTC's replacement housing occupancy standards.
2. RCTC Occupancy Standards: One-bedroom = up to three persons; two-bedroom = up to five persons; three-bedroom = up to seven persons; and four-bedroom = eight or more persons.
3. For mobile homes, coach age and condition along with availability of space in a comparable mobile home park will determine whether the unit can be relocated. For mobile home units that cannot be relocated, owners will be eligible for payments to replace their residence and assistance for any increases in space rents at the new facility.

The Relocation Plan was able to identify more than adequate replacement housing resources for the potentially affected residential occupants. However, based on surveys of available rental and purchase opportunities and the current rent and likely values of existing dwellings, occupants will likely have increases in monthly rents and/or higher purchase costs. These increases will be met through the RCTC's obligation under the relocation regulations.[3]

[3] To determine the availability of residential and commercial sites prior to the displacement of occupants from the proposed project area, the following sources were used: Internet sources (including MLS listing, Loopnet, CoStar, Craigslist); canvassing the proposed project area for properties available for lease and or for sale; classified rental listings from *The Press-Enterprise* and *For Rent* publications, and; contacts with real estate/property management companies serving the community.

While the proposed acquisition activities will affect households within the City of Corona, it will not affect any of the sites outlined in the City's residential sites inventory. The SR-91 Corridor Improvement Project will not have any impact on the City's ability to meet its RHNA. The City will work with the RCTC to ensure that the relocation process for affected Corona households proceeds smoothly (Program 7).

Chapter 3: Housing Constraints

Actual or potential constraints on the provision and cost of housing affect the development of new housing and the maintenance of existing units for all income levels. Market, government, infrastructure, and environmental constraints to housing development in Corona are discussed below.

MARKET CONSTRAINTS

The high cost of renting or buying housing is the primary ongoing constraint of providing adequate housing opportunities in the City of Corona. High construction costs, labor costs, land costs, and financing constraints all contribute to a decrease in the availability of affordable housing.

AVAILABILITY AND COST OF LAND

Corona is a highly urbanized area with few vacant parcels available for further development of land. These parcels are identified and described further in the Housing Resources (Chapter 4) portion of this Housing Element. In addition, opportunities exist on underutilized residentially zoned sites that are capable of being developed at a higher density and non-residential zoned sites where mixed use development is permitted.

In 2010, the City annexed 32 acres of undeveloped commercial land into its jurisdictional boundaries. The area is located near I-15 and El Cerrito Road in an area of unincorporated Riverside County commonly referred to as El Cerrito. The annexation also changed the designation and zone of 18 acres from commercial to High Density Residential (up to 36 units per acre). In 2011, the City approved a 381-unit multi-family development that will include a mix of flats, townhomes, and apartments.

There is potential to develop new affordable housing units on vacant land designated for multi-family residential, and on vacant infill residential parcels. However, reutilization and redevelopment of existing sites can also accommodate additional housing in the City.
The cost of land is another major impediment to production of affordable housing. Land costs are influenced by many variables, including scarcity and developable density (both of which are indirectly controlled through governmental land use regulations), location, unique features, and the availability of public utilities.

CONSTRUCTION AND LABOR COSTS

Construction cost is determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. As a result, builders are under constant pressure to complete a job for as low a price as possible while still providing a quality product. This pressure has led (and is still leading) 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 2003 and 2008, construction costs rose approximately 16 percent per year. Since 2008, construction costs have moderated due to the housing industry downturn. Future costs are difficult to predict given the cyclical fluctuations in demand and supply that in large part are created by fluctuations in the state and national economies. Such policies unilaterally impact construction in a region 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 cost of construction. Most residential construction in Riverside County is performed with nonunion contractors; as a result, labor costs are responsive to changes in the residential market. The relative ease by which a skilled tradesperson can get a contractor's license further moderates the pressures that force labor costs to rise. Construction costs in Corona are about the same as in other parts of Southern California. For standard housing construction, costs may average $104 to $111 per square foot for single-family residences depending on the level of amenities provided, and $95 to $99 per square foot for a standard wood frame construction multi-family residential structure, excluding parking.[4]

A reduction in amenities and quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sale prices. Economy building techniques may reduce costs. In addition, prefabricated, factory-built housing may provide for 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 is increased, construction costs over the entire development are generally reduced based on economies of scale. This reduction in costs is of particular benefit when density bonuses are used for the provision of affordable housing.

[4] http://www.iccsafe.org/cs/Documents/BVD/BVD-0212.pdf, accessed February 20, 2012.

FINANCING

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to a City's residents. The Annual HMDA report for 2010 (the most recent available at the writing of this report) was reviewed to evaluate the availability of residential financing within the City. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinance loans in Corona.

In 2010, a total of 2,071 households applied for conventional mortgage loans in Corona.[5] As shown in Table 31, 73 percent of the conventional mortgage applications were approved, 14 percent were denied, and 13 percent were withdrawn or closed for incompleteness.

Slightly more Corona households applied for government-backed loans to purchase homes in 2010 than conventional purchase loans. This may be an indication that recent tightening of underwriting standards has limited the availability of "creative" financing options popular during the peak of the housing market (between 2000 and 2006). Of the 2,199 applications for government-backed loans, 71 percent were approved and 18 percent were denied.

Another 169 Corona households applied for home improvement loans in 2010; of these, only 45 percent were approved and 43 percent were denied. 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 a total of 5,327 applications. The approval rate for refinance loans (65 percent) was substantially lower than the approval rate for conventional home purchase loans (73 percent).

More than 55 percent of loan applicants had incomes that exceeded 120 percent of the AMI. Approximately 69 percent of applications filed by these upper income households were approved and 16 percent were denied. Lower income households, particularly very low income households had the lowest loan approval rates and highest denial rates. Only 47 percent of very low income and 64 percent of low income applicants were approved.

[5] Government-backed loans include loans insured or guaranteed by the Federal Housing Administration (FHA), Veteran Administration (VA), and Farm Service Agency (FSA)/Rural Housing Services (RHS).

Table 31: Disposition of Loan Applications

Applications	*Total*	*Percent Approved*	*Percent Denied*	*Percent Other*
By Loan Type				
Conventional	2,071	73%	14%	13%
Government Backed	2,199	71%	18%	11%
Home Improvement	169	45%	43%	12%
Refinancing	5,327	65%	18%	17%
By Income				
Very Low (<50% AMI)	307	47%	38%	15%
Low Income (51-80% AMI)	961	63%	23%	14%
Moderate Income (81-120% AMI)	2,202	69%	17%	14%
Above Moderate (>120% AMI)	5,414	69%	16%	15%
Not Available	882	65%	17%	18%
Total	**9,766**	**67%**	**18%**	**15%**

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 data, 2010.

Given the high rates of approval, refinancing and home purchase loans are generally available and not considered to be a significant constraint in Corona. However, the relatively low approval rate and high denial rate for home improvement loans, limited access to this type of financing may be a constraint to the maintenance of the City's housing stock over time. The City provides forgivable loans of up to $25,000 to qualifying lower income homeowners to address critical home improvement needs (Program 1).

Recent Financing Issues

After record increases in sale prices, mortgage payments, and negative equity due to use of subprime loans and other creative financing, Corona, like most other communities in Southern California, experienced a high incidence of foreclosures. Changes to the mortgage industry since 2008 have made it harder to qualify for home purchase or refinance loans. Families that have overextended financially to purchase a home and have lost or are facing loss of their home continue to have difficulty in securing funds necessary to purchase even smaller homes. These trends are conservatively expected to continue for the next few years, but the direct or indirect impacts on housing prices and availability of financing could potentially extend longer into the planning period for this Housing Element.

Foreclosures

Between 2000 and 2005, with low interest rates, "creative" financing (e.g., zero down, interest only, adjustable loans), and predatory lending practices (e.g. aggressive marketing, hidden fees, negative amortization), many households purchased homes that were beyond their financial means. Under the false assumptions that refinancing to lower interest rates would always be an option and home prices would continue to rise at double-digit rates, many households were (and still are) unprepared for the hikes in interest rates, expiration of short-term fixed rates, and decline in sales prices that set off in 2006. Suddenly faced with significantly inflated mortgage payments, and mortgage loans that are larger than the worth of the homes, many had to resort to foreclosing their homes.

While foreclosures remain an issue, particularly for the region, the situation has improved dramatically in recent years. In Riverside County, 5,032 Notices of Default (NODs) were recorded in the third quarter of 2012, compared to 6,923 NODs filed during the same period in the previous year (for a 27 percent decrease).[6] Three and a half years after the foreclosure crisis hit its peak, the number of California homes entering the foreclosure process fell to the lowest level since the first-quarter of 2007. Of the state's larger counties, however, mortgages were the most likely to go into default in Madera, Riverside and Yuba counties. On average, homes foreclosed on in the third quarter of 2012 took 7.9 months to wind their way through the formal foreclosure process.

In November 2012, 1,402 homes in Corona were listed as foreclosures for sale.7 These homes are listed at various stages of foreclosure (from pre-foreclosures to auctions) and range in price from $185,000 to over $1 million. The range in prices of these homes facing foreclosure indicates that the impact of foreclosure extends to households with higher incomes as well as lower income households.

[6] http://www.dqnews.com/Articles/2012/News/California/CA-Foreclosures/RRFor121017.aspx, accessed November 19, 2012.

[7] http://www.homes.com, accessed September 4, 2012.

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.

LAND USE CONTROLS AND DEVELOPMENT STANDARDS

The Corona General Plan, specific plans, and Zoning Ordinance provide for a wide range of residential land use designations/zones in the City:

Residential

Rural/Estate Residential (Zero to three 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 (Zero to eight 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 (Six 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[8]): 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.

[8] Or up to 75 Dwelling Units/Acre for Senior Citizen/Handicapped housing.

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.

Table 32 identifies the City's development standards per zoning district. Site development standards are comparable to other community requirements in western Riverside County (see Table 33) and ensure a quality living environment for all household groups in the City including special groups such as lower and moderate income households and senior citizens.

Table 32: Residential Development Standards

Zone	Max. Density	Yard Setbacks			Parking Standards	Maximum Height	Maximum Lot Coverage
		Front	Side	Rear			
Rural/Estate Residential							
A	1.0 du/5.0 acres	20'- 25'	15'	10'	2/unit	30' 2-story	30%
R-1A	1.0 du/acre	20'- 25'	10'-15'	10'-15'	2/unit	30' 2-story	25%
R-1-20.0	2.2 du/acre	20'- 25'	10'-15'	10'	2/unit	30' 2-story	35% (1-story) 30% (2-story)
R-14.4	3.0 du/acre	20'- 25'	5'-15'	10'-15'	2/unit	30' 2-story	40% (1-story) 30% (2-story)
A-14.4	3.0 du/acre	20'- 25'	5'-15'	10'-15'	2/unit	30' 2-story	40% (1-story) 30% (2-story)
Low Density Residential							
R-1-12.0	3.6 du/acre	20'- 25'	4'-15'	10'-15'	2/unit	30' 2-story	40% (1-story) 30% (2-story)
R-1-9.6	4.5 du/acre	20'- 25'	4'-15'	10'-15'	2/unit	30' 2-story	40% (1-story) 35% (2-story)
R-1-8.4	5.2 du/acre	20'- 25'	4'-15'	10'-15'	2/unit	30' 2-story	40% (1-story) 35% (2-story)
R-1-7.2	6.0 du/acre	20'- 23'	4'-15'	10'-15'	2/unit	30' 2-story	45% (1-story) 35% (2-story)
MP	8.0 du/acre	5'	4'	5'	2/unit + 1 for every 4 units	30' 2-story	75%
Medium Density Residential							
R-G	12.0 du/acre	30'	5'-15'	10'	**	35' 2-story	40%
R-2	12.1 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, 2012.

* 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; and
Secondary dwelling – 1.0 uncovered space per unit.

Table 33: Regional Comparison of Residential Development Standards

Residential District	*Development Standard*	*Corona*	*City of Riverside*	*Norco*	*Temecula*
Rural/Estate Residential	Maximum Density	1 du/acre	1 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	3.6 du/acre	3.4 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	12.1 du/acre	10.9 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**	40.0 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.

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.

Lot Coverage

As shown in Table 32, 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 32, 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, however, are not considered excessive; they 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.

In addition, to facilitate high density residential development, the City amended the North Main Street Specific Plan in 2008 to re-designate additional acres to Mixed Use (48 units per acre). The City also later reduced the parking standards for Urban Residential uses:

- Studio/One-Bedroom Urban Residential: reduced from 1.5 to 1.0 space per unit.
- Three+ Bedroom Urban Residential and Mixed Use: reduced from 2.5 spaces per unit to 2.0 spaces per unit.

Minimum Lot Size Requirements

Large-lot zoning is primarily located for areas zoned as A (minimum five acres per lot). In 1986, Corona voters approved Measure H, which requires a minimum lot area of 7,200 square feet for single-family detached homes. All R-1 zones have a minimum of 7,200 square feet to one acre per lot depending on the specific district. R-2 and R-3 lots also require a minimum 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, however, is reduced to 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 and A zones (single-family dwelling units), the minimum unit size is 1,000 to 1,500 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.

Planned Community Development and Specific Plans

The City also processes residential developments through two zoning mechanisms: Planned Community Development or Specific Plan Zone. These zones allow residential development of all types, with the development standards to be approved by the City Council for each individual application. These mechanisms encourage whole-scale community planning with an appropriate balance of all land use types, and often incorporate mixed-use, higher density residential areas as a focal part of the plan. The only constraint is for single-family residential developments under a Planned Community Development to have a minimum lot area of 7,200 square feet. (This standard was set by Measure H, a voter-initiated measure.) However, this lot size is comparable to similar communities in the region.

The City has adopted 28 Specific Plans to date. Some existing Specific Plans include the North Main Street Specific Plan, Main Street South Specific Plan, Dos Lagos Specific, Northeast Corona Specific Plan, and the Downtown Corona Revitalization Specific Plan. 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.

The City of Corona facilitates and encourages owner-initiated lot consolidations by offering a variety of incentives in the North Main Street District and Downtown Specific Plans (Program 9).

In July 2013, the City amended the North Main Street District Specific Plan to add 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 and 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.

In 2008, the City added that the following incentives are available for owner-initiated lot consolidation within the TC and GC districts of the Downtown Specific Plan:

- 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;
- 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 pedestrian-oriented objectives set forth in the Specific Plan for Sixth Street; and
- FAR may be increased to a maximum 0.70 provided that a finding can be made that the increased intensity will not negatively impact adjacent land uses or detract from the beautification and pedestrian-oriented objects set forth in the Specific Plan for Sixth Street.

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. Table 34 identifies the housing types permitted in the residential zoning categories.

Table 34: 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
Second Units	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

Source: City of Corona Zoning Ordinance, 2012.
Notes: "P" = Permitted; "C" = Conditional Use Permit; "BZA" = Board of Zoning Approval; and "X" = Not Permitted.

Multi-Family

Multi-family developments are permitted in the R-2, R-3, and R-3-C zones. They are also permitted with a conditional use permit in the R-G zone. 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.

Second Dwelling Units

In all single-family residential zones, secondary units are allowed on lots greater than 8,000 square feet provided that the property owner occupies the primary unit. All secondary units must be able to meet development standards and setback requirements of the zone in which it is proposed. A mobile home on a permanent foundation is allowed as a second unit, provided that it is architecturally compatible with the primary unit. One additional uncovered parking space is also required. The City used to limit the living area of second

dwelling units to a maximum of 600 square feet. The prior Housing Element identified this maximum unit size as a potential constraint and included a program to remove this constraint. In March 2008, the Zoning Ordinance was revised to eliminate the maximum living area development standard.

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.

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, 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. 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, plus 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; and
- 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. 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; and
- 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; and
- 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).

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; and
- Adequate exterior lighting must be provided and maintained for security purposes.

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."

Transitional and supportive housing facilities are subject to the same development standards and permit processing criteria required for single-family and multi-family uses. Facilities that do not meet the City's definition of transitional housing and supportive housing and serve persons with disabilities are regulated as 24-hour care facilities.

Single-Room Occupancy (SRO)

The City revised the North Main Street Specific Plan and Downtown Revitalization Specific Plan in in July 2013 to facilitate and encourage 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 "Single Room Occupancy (SRO)" 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 within 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 total 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; and
- 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 of January 2012 and 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."

Building Codes: Building procedures within Corona are also 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.

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.

Conclusion: 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 35 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 located in Riverside County as shown in Table 36. In addition, there may be other fees 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, conditional use permit, or site plan review. The fees in Table 37 show those that are typically charged for a standard residential development. Table 37 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, including: $115 to $184 per single-family unit; $100 to $168 per medium density unit; $65 to $108 per high density unit.
- City standard street widths (per Circulation Element):
  - Rural Road – 50 feet;
  - Private Residential Street – 40 to 60 feet;
  - Cul-de-sac – 60 feet;
  - Local Street – 64 feet;
  - Collector Street – 68 feet;
  - Divided Collector – 76 feet;
  - Secondary Street – 88 feet;
  - Major Arterial, 4 lanes – 106 feet; and
  - Major Arterial, 6 lanes – 130 feet.
- Streetlights and street trees.
- Drainage facilities.

These requirements are typical for residential development. Most of the City's on- and off-site improvements are provided through the payment of fees, which have been accounted for under development 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.

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 35: Planning Fees Charged for Residential Development in Corona

Type of Fee	*Cost*
Amended Final Map	$4,500.00 plus environmental assessment
Conditional Use Permits (CUPs)	
▪ Time Extension	$1,795.00
▪ Major CUP	$6.015.00 plus environmental assessment
▪ Minor CUP	$1,755.00 plus environmental assessment
▪ Modifications	$3,995.00 plus environmental assessment
Density Bonus Agreement	$4,400.00
Development Plan Review	
▪ Time Extension	$1,535.00
▪ Precise Plans and Projects 4+ units	$6,205.00 + $15.00/du
▪ Parcel Map	$3,955.00
▪ Specific Plan	$17,175.00
▪ Specific Plan Amendment	$2,865.00 - $7,700.00
▪ Tentative Tract Map	$6,495.00 + $15.00/lot
Environmental Assessment	
▪ Exemption	$305.00
▪ Negative Declaration (ND/MND)	$2,965.00
▪ ND/MND Fish & Game Fee	$2,156.25
Environmental Impact Report (EIR)	Full Cost
▪ EIR Fish & Game Fee	$2,995.25
General Plan Amendment	$6,055.00 plus environmental assessment
▪ Per Acre	$15.50
▪ Per Acre Digitized Mapping Fee	$200.00 - $500.00
Nonconforming Building Uses	$1,570.00
Parcel Map	
▪ Residential	$4,440.00 plus environmental assessment
Precise Plan	
▪ Site Plan and Architectural Review	$6,400.00 plus environmental assessment
▫ Per Dwelling Unit	$15.00/du
▪ Time Extension	$1,795.00
▪ Modification Review	$4,290.00 plus environmental assessment
▫ Per Dwelling Unit	$15.00/du
Specific Plan	Full cost plus environmental assessment
▪ Amendment	$4,655.00 to $9,305.00
Waiver or Modification from Subdivision Standards	$1,995.00
Tentative Tract Map	$7,565.00 plus environmental assessment
▪ Per lot	$35.00/lot

Table 35: Planning Fees Charged for Residential Development in Corona

Type of Fee	*Cost*
Variance (minor)	$845.00
Variance (major) from one section ▪ Per lot	$6,080.00 plus environmental assessment $20.00/lot
Zone Text Amendment	$5,320.00 plus environmental assessment

Source: City of Corona Fee Schedule, effective July 1, 2013.

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

Table 36: Fees Charged for Residential Development: Regional Comparison

*Type of Fee**	*Corona*	*Riverside*	*Norco*	*Temecula*
Major CUP	$5,545	$6,986	$5,815	$3,302
General Plan Amendment	$5,265	$6,547	$5,748	$7,496
Zone Text Amendment	$4,895	$2,659	$3,126	$7,496
Variance (Major)	$5,555	$1,005	$2,926	$3,819
Tentative Tract Map	$6,835	$8,234	$11,047	$10,392+

*Some fees have additional minor environmental fees or per acre/per lot fees.

Table 37: 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, 2014)	$19,071	$24,866
Estimated non-City DIF fees per unit	$8,873	$8,873
Estimated Grading Plan Check Fees per unit	$2,547	$73
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	$20,000
Total estimated fees per unit	**$70,758**	**$59,794**
Estimated Construction Cost per unit	$274,029	$173,523
Typical estimated cost of development per unit	**$344,787**	**$233,317**
Estimated proportion of fee cost to overall development cost per unit	20.5 percent	25.6 percent

Source: City of Corona, 2013.

Notes:

1. Construction costs do not include land costs. When land costs are considered, fees as a proportion of total development cost are significantly lower.
2. Single-family prototype is a 2,541 SF dwelling with attached three car garage.
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.

Planning and permitting fees are charged on an at-cost basis to cover staff services and administrative expenses for processing development applications. Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are governed by State law to demonstrate a nexus between development and potential

impacts. 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 recognizes that planning/permitting and development fees add to the cost of residential development. To mitigate the impact of planning/permitting and impact fees on the cost of residential development, the City uses HOME and CDBG funds, as well as other funding sources to gap-finance affordable housing development. Furthermore, in 2008 the City Council approved deferring development impact fee payment until Certificate of Occupancy. This deferral does not apply to pass through fees such as TUMF and MSHCP. In 2009, the City Council approved an ordinance (No. 2990) to reduce the City's Development Impact Fees (DIF) by 40 percent until June 30, 2011. In 2011, the reduction in DIF was extended through June 30, 2012. In 2012, a final extension was approved providing for a graduated re-increase to full value of those fees. Therefore, from July 1, 2013 to June 30, 2014 the reduction in DIF is only 20 percent. On July 1, 2014 the fees will be restored to full value. Since the reductions applied only to DIF and not to all fees, the return to full DIF will only have a partial impact to the overall cost of development. Land costs construction costs would continue to remain as the most significant cost factors in development.

BUILDING CODES AND ENFORCEMENT

The City of Corona has adopted the 2010 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 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 which 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, 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.

PERMIT PROCESSING PROCEDURES

The City of Corona's development approval process is designed to accommodate, not hinder, development. Most residential uses, including single- and multi-family, do not require any discretionary review other than the subdivision process (if applicable). The City of Corona requires that all single-family residential subdivisions consisting of five or more parcels and all multi-family construction projects undergo site plan and architectural review through the City's Precise Plan process. Single-family homes, second units, transitional housing, and mobile home projects in the appropriate zone are subject to ministerial design review. The Precise Plan requirement is waived for projects that require a CUP. Typical permit processing time frames for the most common types of residential projects are summarized below in Table 38.

Table 38: Permit Processing Timeframes for Typical Residential Developments

Development Type	*Timeframe*	*Notes*
Small single-family subdivision (2-4 units)	3-6 months	Project requires a parcel map. No design review required.
Large single-family subdivision (10-50 units)	6-9 months	Project requires a tentative map and precise plan, which reviews plotting, architecture, amenities, etc.
Condominiums (25-100 units)	6-9 months	Project requires a tentative map, precise plan, or possibly a CUP. Permit applications would be processed concurrently.
Apartments (50-150 units)	4-6 months	Project requires a precise plan or CUP, but may also involve a subdivision map. Permit applications would be processed concurrently.

Source: City of Corona, 2013.
Note: Timeframes dependent upon the applicant responsiveness.

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. 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 confirmed by the City Council. The Planning and Housing Commission may impose conditions on the development, such as: 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. For Precise Plans, the decision-making entity to make the following required findings:

- 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 California Environmental Quality Act 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; and
- 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.

For CUPs, the approving entity must find that 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. Prior to making such findings, the Zoning Ordinance instructs the Planning and Housing Commission and/or City Council to consider whether the proposed use at the proposed location is detrimental to other existing and permitted uses in the general area thereof and relates properly to existing and proposed streets and highways.

Processing times vary with the complexity of the project. Small projects, for example single-family units and additions, may receive ministerial approval within two to three weeks. Approval of larger and more complex projects that require a Precise Plan, subdivision map, and/or CUP can be obtained in less than three months. Precise Plans or CUPs are typically processed concurrently with subdivision map applications the City has found that the Precise Plan/CUP process has actually shortened the overall building permit plan check process. Given the housing growth experienced by the City prior to the downturn of the market in 2008, the City's processing and permit procedures do not appear to unduly constrain the development of housing.

DESIGN REVIEW

The current design review process consists of staff review at the time of building permit plan check. The architectural plans are reviewed for consistency with design guidelines such as adequate variation of rooflines, articulations of structure, and no blank walls. Projects are not denied but are revised through this process. Residential 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 additional windows or other minor architectural features. This process does not serve as a constraint to housing production.

ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

ENVIRONMENTAL HAZARDS

The City has identified areas within 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. All significant development is subject to environmental impact review procedures and the City's Hillside District Zoning regulations.

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.

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. 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.

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.

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 2010 Urban Water Management Plan (UWMP) indicate that 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. The Community Development Department will provide a copy of the adopted 2006-2014 Housing Element to the City's Department of Water and Power within 30 days of adoption. The Community Development Department will continue to coordinate with the Department of Water and Power to ensure priority service provision to affordable housing developments.

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, 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 community 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 fifth update of the City's Housing Element covers the planning period of October 15, 2013 through October 15, 2021. However, the City's projected housing needs – Regional Housing Needs Allocation (RHNA) developed and adopted by the Southern California Association of Governments (SCAG) – covers a seven-year growth projection and planning period (January 1, 2014 through October 31, 2021). The RHNA assigns a housing production to each jurisdiction in the region. Corona's share of the regional housing need for the 2014-2021 period is allocated by SCAG 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.

According to the RHNA, Corona's share of regional future housing needs is a total of 770 new units between January 1, 2014 and October 31, 2021. This allocation is distributed into four income categories, as shown below in Table 39. The RHNA includes a fair share adjustment which allocates future (construction) need by each income category in a way that meets the State mandate to reduce over-concentration of lower income households in historically lower income communities or areas within the region.

Table 39: Housing Needs for 2014-2021

Income Category (% of County AMI)	*Number of Units*	*Percent*
Extremely Low (30% or less)*	92	11.9%
Very Low (31 to 50%)	100	13.0%
Low (51 to 80%)	128	16.6%
Moderate (81% to 120%)	142	18.5%
Above Moderate (Over 120%)	308	40.0%
Total	***770***	***100.0%***

Source: Final Regional Housing Needs Allocation, SCAG, (2012).

Note: * The City has a RHNA allocation of 192 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 CHAS data developed by HUD, 13.7% of City households earned less than 50 percent of the AMI. Among these households, 48.2 percent earned incomes below 30% (extremely low). Therefore the City's RHNA allocation of 192 very low income units may be split into 92 extremely low and 100 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.

RESIDENTIAL SITES INVENTORY

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that 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. State law assumes that a density standard of 30 units per acre for metropolitan jurisdictions, such as Corona, is adequate to facilitate the production of housing affordable to lower income households. Therefore, in estimating potential units by income range, it is assumed that:

- A density of zero to 10 units per acre (primarily for single-family homes) is assumed to facilitate housing in the above moderate income category;
- A density of 11 to 29 units per 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 units per acre (primarily for higher density multi-family developments) is assumed to facilitate housing in the very low and low income category.

A total of 2,758 residential units can be accommodated on the vacant and underutilized sites under existing land use policies and approved plans. Of these, 2,108 units qualify as feasible for facilitating the development of very low and low income units, based on the density assumptions detailed above.

Furthermore, in estimating the development capacity of each site, the City utilizes conservative assumptions. Specifically, the sites inventory assumed 70 percent of the maximum allowable density of most parcels. For certain parcels, the sites inventory relies on proposed projects or data provided by developers for projects in the preliminary design phase. These assumptions are 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. They also take into consideration factors such as previous development applications submitted for the site or historical trends for similar sites, conversations

with land owners, development standards and requirements of the corresponding specific plan, and specific site characteristics (such as topography).

Specific Plan Areas

The City has approved several specific plans and plan amendments with residential development potential. The following provides a description of these specific plans. A more detailed sites inventory of the residential capacity in these plan areas can be found in Appendix B.

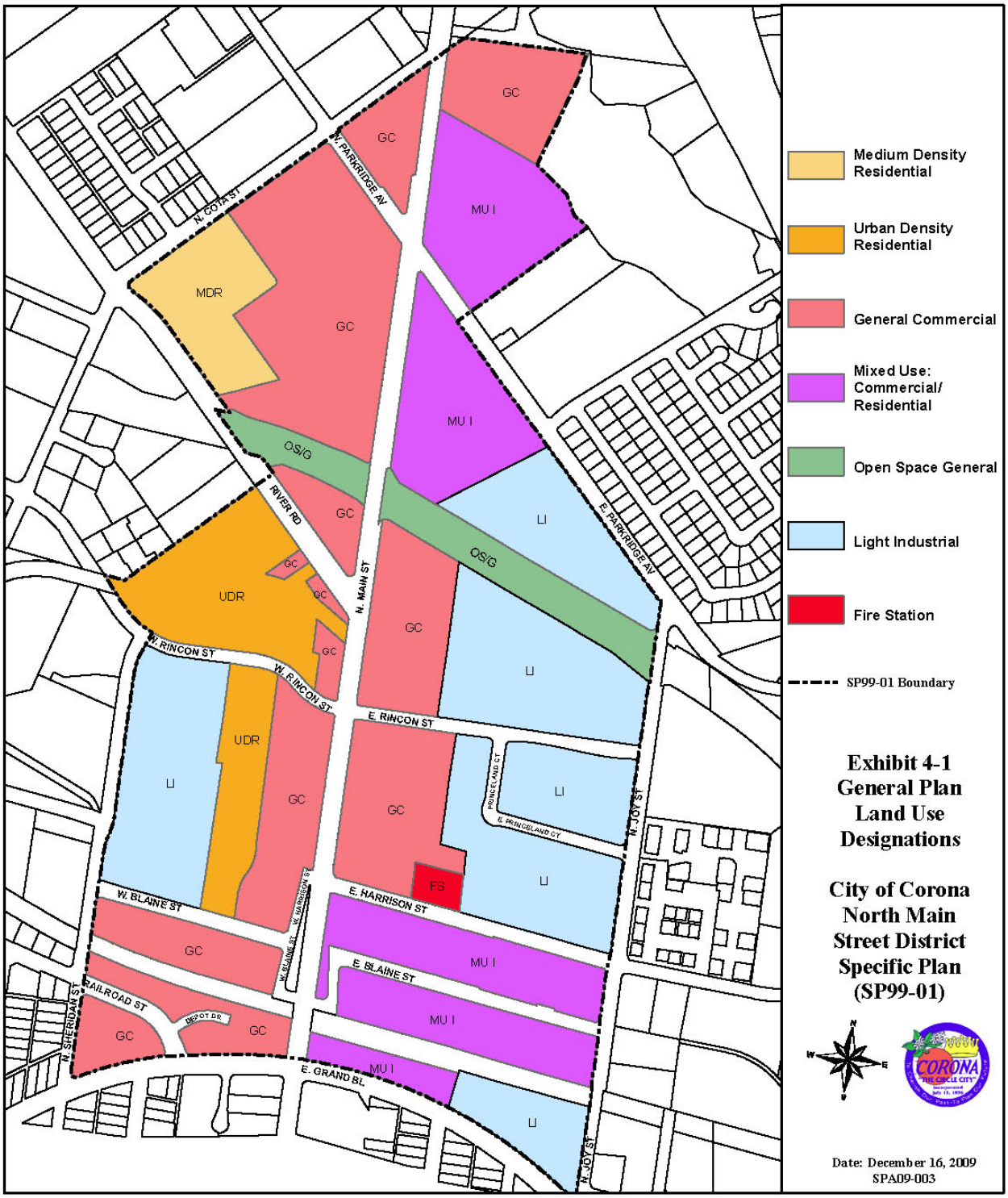
North Main Street Specific Plan

Over a period of several years, the North Main Street District has experienced a gradual transition from neighborhood retail, food, and drug stores to more of a secondary/off-price discount retail orientation. This can be attributed to several factors including significant traffic pattern changes and better suited competing retail destinations. Much of the land within the project area remains underutilized. Recognizing the need to address the issues facing North Main Street, the City of Corona initiated the Specific Plan process to provide guidance and direction for the future development and revitalization of this important area within the community and the region. The North Main Street Specific Plan was adopted in 2000 and most recently amended in 2008.

The North Main Street District Specific Plan consists of 257.6 acres in the north-central portion of the City of Corona (Figure 6). The planning area is located just north of the 91 freeway (SR-91) and west of the Interstate 15 (I-15) corridor. The project area is bisected in a north-south direction by North Main Street which serves as the transportation spine for the planning area. North of the Specific Plan area is the incorporated community of Norco and the Cleveland National Forest abuts the City‘s southern boundary. The I-15 freeway and the City of Riverside are located to the east of the Specific Plan area, and the City‘s existing business and industrial district lies to the west of the site. 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.

At the time of Specific Plan adoption, the planning area contained a mix of different land uses, including retail, office, light industrial/manufacturing, and public/quasi-public land uses. In addition, there were several vacant parcels of land scattered throughout the study area. A mobile home park is located in the northern portion of the Specific Plan area, on the east side of Main Street. This park (known as the —Amberlite mobile home park) contains approximately 80 mobile homes on 6.9 acres.

Figure 6: North Main Street Specific Plan



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

Single-family Condominiums (SFC) – This area is located at the northeast corner of River Road and Cota Street. The intent of the SFC area is to provide the opportunity for village-like residential uses within the planning area, near shopping and public transit. The area devoted to SFC encompasses approximately 8.3 acres or 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 dwelling units per acre.

Urban Density Residential District (UDR) – This district is intended to accommodate and promote high density residential development not exceeding 60 dwelling units per acre. The district creates 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 District encompasses approximately 17.3 acres generally located west of Main Street between Blaine Street and River Road.

Mixed Use District (MU) - This district is intended 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.

In 2008, the City amended the North Main Street District Specific Plan to allow for greater flexibility in land use types and locations within portions of the 258-acre plan area. One of the stated purposes of the amendments was to provide opportunities for transit oriented residential and commercial developments that increase transit ridership and decrease automobile trips. Project amendments include establishing the Urban Density Residential land use designation that 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 previous 36 units per acre. The amendments also changed the land use designation of 17.3 acres to Urban Density Residential and 29.2 acres to Mixed Use, which allows a percentage of the site to be developed at 48 units per acre and the remaining portion to be developed as a commercial use.

Table 40 summarizes the residential capacity in the North Main Street Specific Plan. Available sites were selected by the City because of their proximity to public transit, low improvement-to-land value ratio, and occupied by uses that are likely to recycle in the future. The majority of the existing uses are small independently owned businesses in older/antiquated commercial buildings. These business and commercial complexes are not configured for modern commercial uses. Many are comprised of small buildings with expansive surface parking space – a development pattern that is not consistent with the City's goal of enhancing sustainability in development. By increasing the allowable density in these areas, the City intends to foster recycling of these uses into mixed-use and high density residential developments. With the improved economy, the City is seeing renewed

interests in mixed use development. On August 12, 2013, the City will be taking an amendment forward to revise the land use designation patterns in order to allow a 464-unit development with over 70,000 square feet of commercial.

Table 40: Residential Capacity in the North Main Street Specific Plan

Site	Status	GP Designation	Allowable Density (du/ac)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure	Environmental Constraints
Available Sites								
1	Available	MU1	48	10.8	361	Aging, underutilized commercial centers	Upgrades conditioned as part of project approval	Mitigated
2		MU1	48	11.0	369			
3		MU1	48	7.4	249	Underutilized commercial, industrial, and residential uses		
Subtotal				29.3	979			
Pending Projects								
4	Recently proposed mixed use project	MUCR	Maximum FAR of 2.0 allowed on site	14.5	464	Underutilized shopping center	Upgrades conditioned as part of project approval	Mitigated
Subtotal				14.5	464			
Total				**43.8**	**1,443**			

Urban Density Residential and Mixed Use properties within the North Main Street Specific Plan will fulfill a significant portion of Corona's RHNA. Specific development standards for the UDR and MU districts are summarized below in Table 41:

Table 41: Specific Development Standards for the North Main Street Specific Plan

	Urban Density Residential	Mixed Use
Density	60 units per acre	48 units per acre
Maximum Height	5 stories or 60 feet	None
Lot Requirements	None	None
Private Open Space	None	None
Common Open Space	150 s.f. per unit	100 s.f. 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 spaces Guest Parking – 1.0 per 5 units	Studio/1-Bedroom – 1.5 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.

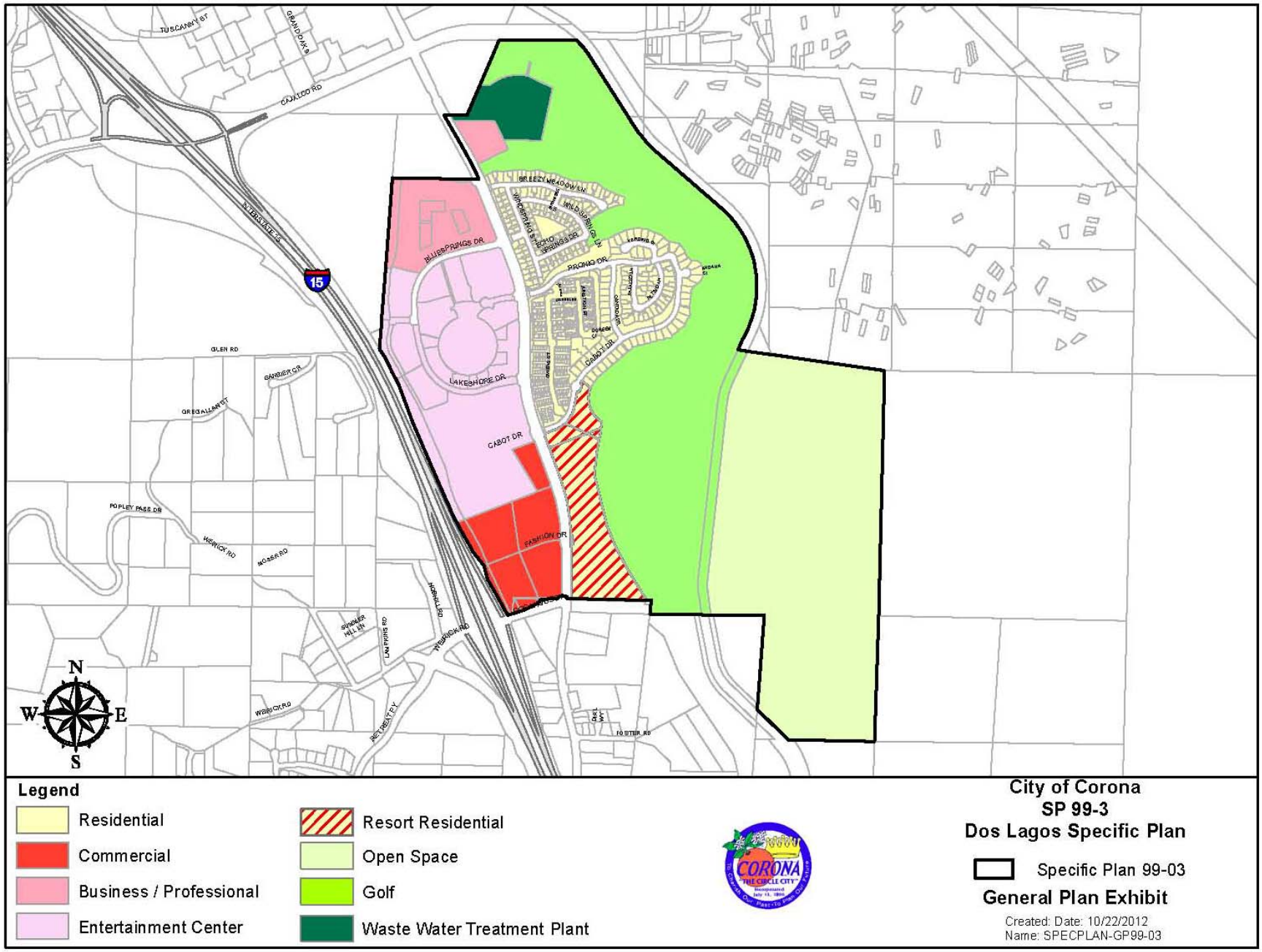
Dos Lagos Specific Plan

The Dos Lagos Specific Plan was adopted by the City in 2000 and most recently amended in 2011. The planning area consists of 543 acres located near the southern boundary of the City of Corona (7). The Dos Lagos Specific Plan area was originally within the unincorporated County of Riverside but was annexed to the City in 2000. The site's location offers high visibility and excellent redevelopment opportunities.

The Specific Plan area exhibits varying degrees of disturbance by past agriculture and mining operations. The former Owens-Illinois processing plant and silica sand mining operation occupied the central and western portions of the site, with remnants of the plant, sand and gravel mining pits and slag heaps remaining. The southwestern corner of the property contains abandoned pastureland, and the northern portion contains both cultivated and abandoned citrus orchards, a former caretaker's residence and accessory farm structures (barn, shed, etc.). An abandoned railway line abuts the east side of Temescal wash and leads to the former sand and silica mining and processing plant. The southeast portion of the site is characterized by hillsides traversed by a network of fire roads and has been unaffected by development.

The land use plan for the *Dos Lagos Specific Plan* has been developed to take advantage of the site's unique combination of physical characteristics, including extreme topography, mining features from previous operations, a meandering wash, and gently sloping hillsides. The Specific Plan calls for mixed use development allowing for business, commercial, residential, recreation and light industrial uses which maximize the site's notable freeway location, roadway accessibility, and physical characteristics.

Figure 7: Los Lagos Specific Plan



The site is divided into over a dozen planning areas (PAs), six of which are expected to accommodate residential development:

Planning Area 1: Planning Area 1 is set aside primarily for Commercial (C) uses, however, Residential Condominiums (HDR) and Medium Density Residential (MDR) are also permitted in this planning area. Allowable densities for this planning area vary from 10-15 units to the acre for MDR areas to 10-36 units to the acre for HDR areas. The remaining anticipated capacity for this planning area is 450 units. This capacity assumption is based on preliminary developer designs.

Planning Area 3: Planning Area 3 is designated primarily as Entertainment Commercial (EC). Activities in this planning area are to be set in a lakeside-village pedestrian oriented environment with themed entertainment uses as well as studio/artist lofts, senior housing, residential condominiums and other venues designed for family oriented and multi-generational audiences. Densities of up to 55 units per acre are allowed and the total remaining capacity for this planning area is 125 units. This capacity assumption is based on a recently proposed multi-family project.

Planning Area 9: Planning Area 9 is intended primarily for the development of a golf course and resort condominiums. Depending on the area, allowable densities for this planning area range from 10-15 units per acre to 15-36 units per acre. Overall, the planning area has a remaining capacity of 375 units. This capacity assumption is based on preliminary developer designs.

Planning Areas 10-12: Planning Areas 10-12 encompass a total of 76 acres and are intended for golf adjacent condominiums, senior housing and other multi-family residential units. Residential development capacity for these planning areas is relatively small in order to provide an intimate community lifestyle experience. The total capacity of Planning Areas 10-12 is limited to 485 units with allowable densities ranging from five units to 55 units to the acre. As of August 2012, building permits for all 485 units have already been issued and no additional capacity for these planning areas remains.

Table 42 below summarizes the remaining development capacity of the Dos Lagos Specific Plan area.

Table 42: Pending and Proposed Projects in the Dos Lagos Specific Plan

Site	Status	GP Designation	Allowable Density (du/ac)	Anticipated Density	Acres	Realistic Unit Capacity	Existing Use	Infrastructure	Environmental Constraints
Available Sites									
5	Available	HDR	36	23	19.1	450	Vacant	Yes	Mitigated through SP EIR
6	Available	HDR	36	23	19.7	375	Vacant	Yes	Mitigated through SP EIR
Subtotal					*38.8*	*825*			
Pending Projects									
7	Pending Project	HDR	36	23	5.23	125	Vacant	Yes	Mitigated through SP EIR
Subtotal					*5.23*	*125*			
Total					**44.0**	**950**			

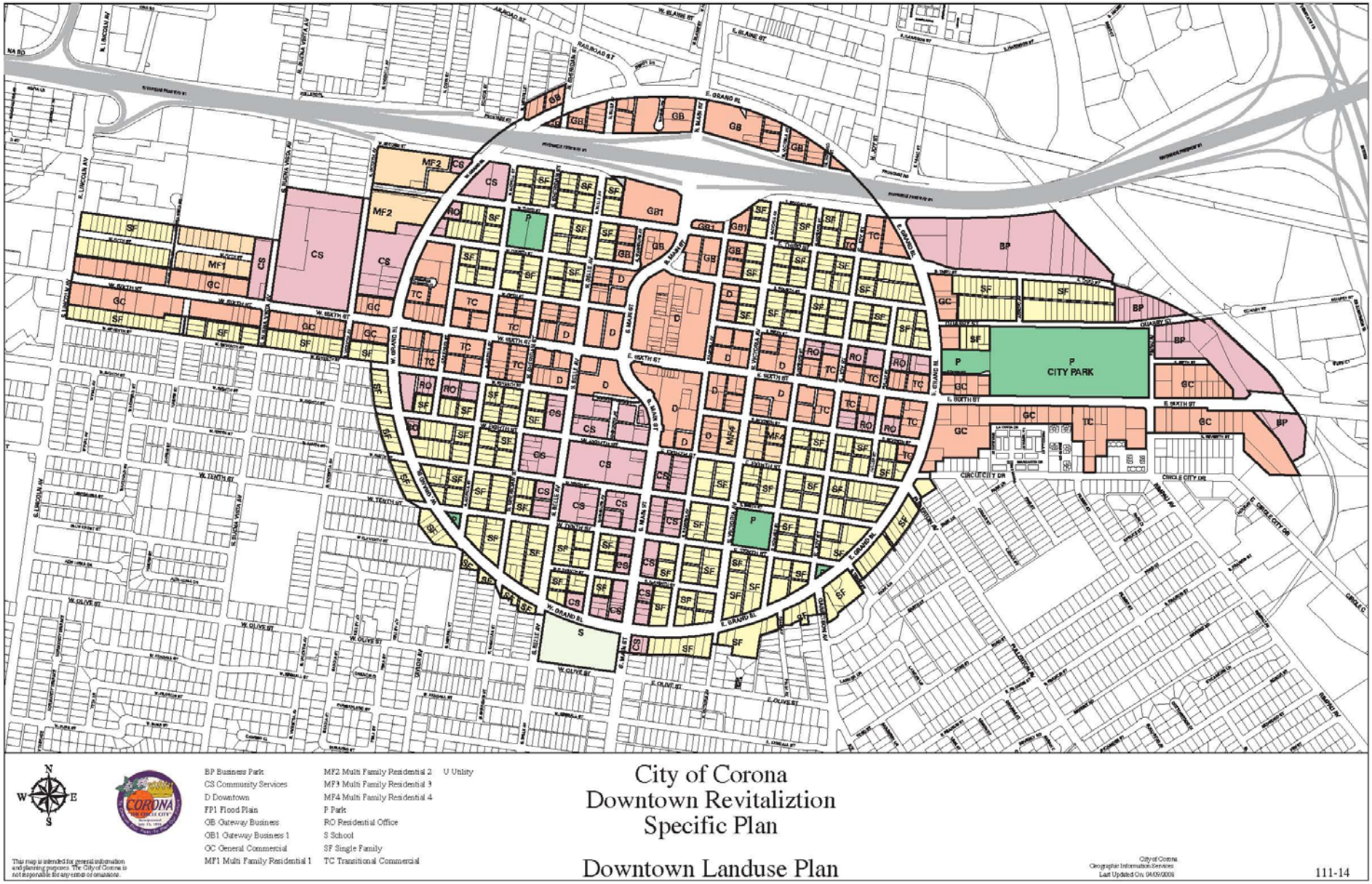
Downtown Corona Revitalization Specific Plan

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 Sixth Street, from Lincoln Avenue on the west to the Temescal Creek Channel on the east, and the area within the Grand Boulevard Circle (Figure 8). The prominent structures in the planning area are:

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

Within the 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 Circle. Additionally, Grand Boulevard south of Sixth Street contains many elegantly restored historic residences.

Figure 8: Downtown Specific Plan



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

Downtown (D) District: The Downtown (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 Transitional Commercial (TC) District provides a buffer commercial district between the vehicular-oriented Sixth 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 General Commercial (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 Community Services (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 Residential Office (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 Single-family (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 Multi-family Residential (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 Plan also has 167 acres designated as Downtown, Transitional

Commercial, General Commercial, Community Services, and Residential Office. However, not all of the land designated for these uses will be developed as residential.

The City is focusing attention on creating higher density housing opportunities in the downtown. Table 43 outlines the site with the most promising residential development potential within the Downtown Corona Revitalization Specific Plan.

Table 43: Residential Capacity in the Downtown Corona Revitalization Specific Plan

Site	Status	GP Designation	Allowable Density (du/ac)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure	Environmental Constraints
Available Sites								
8	Available	MU1	36	2.6	65	Vacant	Yes	None
Total				2.6	65			

Available Sites not Included in a Specific Plan

Corona is almost entirely built out; however, the City has been able to identify a handful of infill opportunity sites and sites available for re-use for residential purposes. These sites are not currently included in any specific plan. The residential development capacity of these sites is summarized below.

Table 44: Residential Capacity outside of Specific Plan areas

Site	Status	GP Designation	Allowable Density	Acres	Realistic Unit Capacity	Existing Use	Infrastructure	Environmental Constraints
Available Sites								
9	Available	HDR	36	4.1	102	RV storage lot	Yes	None
10	Available	HDR	36	4.6	116	Vacant	Yes	None
11	Available	HDR	36	0.9	21	Vacant	Yes	None
Subtotal				9.6	239			
Pending Projects								
12	Pending Project	HDR	36	2.5	61	Vacant; SFR	Yes	None
Subtotal				2.5	61			
Total				**12.1**	**300**			

AVAILABILITY OF INFRASTRUCTURE AND SERVICES

As part of the North Main Street Specific Plan Amendment, the City prepared an Environmental Impact Report (EIR) to evaluate a range of potential impacts, including the supply and demand of infrastructure and services. The certified EIR concludes that the City has adequate water supply capacity to satisfy current and future demands. In addition, the City has taken further steps to strengthen the integrity of its water supply. Two water treatment projects (the Rincon and El Sobrante Groundwater Treatment Projects) are planned to add almost 11,000 AFY (Acre Feet per Year) to the current water system. The City and the Specific Plan area have adequate water infrastructure to serve the projected development.

With regard to wastewater services, the EIR also concludes that projected wastewater generation is within the available capacity of wastewater treatment facilities. In regards to the wastewater infrastructure with the installation of upsized pipes and the implementation of proposed sewer main improvements, adequate infrastructure is available to serve projected development in the City.

ANNEXATIONS

A 3.1-acre site was annexed from the City of Norco on Corona's northern boundary in 2006 and entitled for the construction of two market-rate homes. In 2007, 31 acres at the southeast city boundary at El Cerrito Road was annexed into the City. The original proposal was for 85 acres, but the inhabited part which included 97 parcels (79 existing residential) was excluded by LAFCO and the City was required to provide services to that area for five years (Out of Service Area Agreement expiring 11-5-13). The 31 acres that made it into the City has an approved commercial center near the freeway and multi-family residential (the Holbrook development) further to the south of the commercial project. Another annexation recently was approved through LAFCO at the south-central city boundary. The annexation was for 25 acres combined with another 38.8 acres inside the City for a subdivision of 34 single-family lots.

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 various specific plan areas. However, the City also has a handful of vacant and underutilized sites outside of any adopted specific plan with the potential for redevelopment. Overall, vacant and underutilized parcels in Corona can accommodate approximately 2,758 new housing units. However, because these sites are predominantly zoned for mixed-use development, only about 50 percent of these properties will be assumed to contain residential development. Even with this assumption, the City's vacant and underutilized sites will have more than enough capacity to accommodate its 2014-2021 RHNA (Table 45).

Table 45: Adequacy of Residential Sites Inventory

Zoning	*Lower Income*	*Moderate Income*	*Above Moderate Income*	*Total*
North Main Street Specific Plan	979	0	464	1,443
Dos Lagos Specific Plan	825	0	125	950
Downtown Corona Revitalization Specific Plan	65	0	0	65
Sites outside of Specific Plan areas	239	0	61	300
Total Capacity	**2,108**	**0**	**650**	**2,758**
RHNA	320	142	308	770
Difference	**+1,788**	-142	+342	**+1,988**

FINANCIAL RESOURCES

The primary funding source to be used in Corona for implementation of its housing programs will be 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 (Program 3). 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)

CDBG funds are allocated to cities on a formula basis for housing and community development activities. Eligible activities include acquisition, rehabilitation, homebuyer assistance, economic development activities, homeless assistance, and public services. The City of Corona receives a CDBG allocation of approximately $1 million annually. Activities that will be funded through this program include, but are not limited to, the following: (1) public service projects; (2) capital improvement projects; (3) code enforcement activities; economic development programs and business loan guarantees; and (5) planning/administrative activities.

HOME INVESTMENT PARTNERSHIP ACT (HOME)

HOME is a formula-based grant program for the development of affordable housing. This grant is awarded to qualified cities as either (1) part of a County consortium; or (2) as direct, competitive applications to the State of California. Eligible affordable housing activities include new construction, acquisition, rehabilitation, homebuyer assistance and rental assistance. For example, the Corona del Oro Rehabilitation Project completed in 2003 consisted of the acquisition and rehabilitation of 72 townhomes. Approximately $150,000 in HOME funds was used for this project.

In 2005, the City began receiving HOME funds directly from HUD as an entitlement. The City receives approximately $300,000 in HOME funds per year. The City Council has provided direction to focus the HOME funds on the development of homeownership opportunities. To that end, the City implements a citywide homeownership program, HOAP Now II, which provides assistance to homebuyers in an effort to address the foreclosure problem and provide affordable housing opportunities to households with incomes at or below 80 percent of the County's median family income as determined by HUD (Program 2). Mary Erickson Community Housing (MECH) has been the City's certified CHDO since January 2007. MECH receives funding from HOME to develop and build affordable housing in the City. In addition to HOME funds, MECH was awarded NSP funds to implement a program that acquired foreclosed and abandoned homes, rehabilitated them, and re-sold them to middle- and moderate income households. MECH has successfully completed this portion of the NSP program which will not be continued due to a refocusing of the funds toward affordable rental family housing. The City will be utilizing a new CHDO for this component.

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 Administrative code establishes energy conservation standards that must be applied to all new residential buildings. The regulations specify energy saving design for walls, ceilings and floor installations, as well as 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. Among the alternative ways to meeting the energy standards are the following:

- Alternative 1: The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.

- Alternative 2: Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.

- Alternative 3: Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

Energy conservation will have 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 will establish rules and regulations to achieve the AB 32 GHG emission reduction targets.

STATE AND FEDERAL PROGRAMS

The California Department of Community Services and Development in partnership with the network of local community services agencies that assist lower-income households, 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.

On July 1, 2012, the City of Corona set aside $60,000 for the Alternative Fuel Vehicle Rebate program. Funds were distributed to qualified Corona residents purchasing qualified vehicles from qualified Corona dealerships. To qualify, vehicles must be powered by Compressed Natural Gas, electric/battery or be a non-diesel hybrid and meet emission standards set by the California Air Resources Board. Special funding for this program comes through the South Coast Air Quality Management District and comes from a portion of a $4 fee paid on vehicle registrations.

The Corona Department of Water and Power imports approximately half of its water from either the State Water Project or the Colorado River. In 2008, the City prepared a Groundwater Management Plan which found that one of the City's sub-basins is in "overdraft." Groundwater

overdraft occurs when more water is being withdrawn from a basin than will be naturally replenished over time. On July 31, 2009, the City of Corona went to a Stage 2 Water Alert that mandates water consumption in the City be reduced by 10%.

The Metropolitan Water District of Southern California and the City of Corona Department of Water and Power are currently offering several rebates for several water-saving devices—including washing machines, toilets, and irrigation systems. The Corona Department of Water and Power is also proud to offer a turf removal rebate program for residents who want to replace their grass with water-friendly plants. The purpose of this rebate program is to provide examples of water-wise planting alternatives to turf in parkways and front yards.

The Department of Water & Power is also offering its electrical customers rebates to reduce the purchase and installation costs for photovoltaic (PV) systems and a net metering credit for producing solar electricity. The rebate amount for 2012 is $1.53 per watt for systems up to a maximum size of 3 kilowatts (up to $4,590 for residential).

The Western Riverside Council of Governments (WRCOG) has developed an 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.

Chapter 5: Review of Past Accomplishments

To develop appropriate programs to address the housing issues identified in the 2014-2021 Housing Element, the City of Corona has reviewed the housing programs adopted in 2008-2014 Housing Element and evaluated the effectiveness of these programs in delivering housing services and assistance. Table 46 summarizes the City's progress toward the previous RHNA and Table 47 provides a detailed program-level assessment of housing accomplishments over the last planning period.

Table 46: Quantified Housing Objectives (2008-2014)

	New Construction		*Rehabilitation*		*Conservation/ Preservation*	
	Objectives	*Actual*	*Objectives*	*Actual*	*Objectives*	*Actual*
Extremely Low Income	390	99	0	81	302	187
Very Low Income	429		0		201	
Low Income	560		156	77	336	187
Moderate Income	611	0	0		280	0
Above Moderate Income	1,317	533	0	0	0	0
Total	3,307	632	156	158	1,119	374

Table 47: Review of Past Accomplishments

Program #	*Program Name*	*Objectives*	*Progress and Continued Appropriateness*
Goal #1: Conserving and Improving Existing Affordable Housing			
1A	Home Improvement Loan Program	■ Provide rehabilitation assistance to 15 single-family homes and condominiums and seven mobile home coaches and trailers annually. ■ Provide rehabilitation grants to 20 households annually.	For the reporting period of 2008-2012, the City provided 43 loans and 34 grants to lower and moderate income homeowners. The City, in partnership with Habitat for Humanity, also provided 28 grants to mobile home residents during this reporting period.
1B	Home Improvement Grant Program	■ Continue to provide community outreach regarding available loans and grants for needed home improvements.	As part of the 2011-12 State budget bill, the California Legislature enacted companion bills AB1X26 and AB1X27 that would significantly reduce or have eliminated redevelopment funds. AB1X26 bars redevelopment agencies from engaging in new business and provides their windup and dissolution. AB1X27 offers an alternative: redevelopment agencies can continue to operate if the cities and counties agree to make payments into funds benefitting the State's

Table 47: Review of Past Accomplishments

Program #	Program Name	Objectives	Progress and Continued Appropriateness
			schools and special districts. In December 2011, the California Supreme Court ruled that the State has the right to dissolve redevelopment agencies and the "pay to play" bill is invalid. The City will evaluate the potential use of CDBG, HOME, or other funds to address this impediment. City staff applied and received for CDBG funding in FY2012-2013 in order to keep the Home Improvement Program active. Funding for this program now comes from CDBG, as of FY 2012-2013, and has been re-named the CDBG Residential Rehabilitation Program. Loans under the Program are forgivable and grants are administered by Habitat for Humanity and only available to mobile homes. In FY 2013-2014, the Program will be funded with Federal HOME funds. **Continued Appropriateness:** Improving the City's housing stock is an important goal of the community. This program is included in the 2013-2021 Housing Element and is now called the "Residential Rehabilitation Program."
2	Home Buyer Assistance Program	■ Implement HOAP Now (RDA) 55 and HOAP Now II (IDIS) 21 programs to provide assistance to homebuyers. Program implementation is expected to occur in April 2009.	In 2008, the City implemented the HOAP Now I (55, RDA) and HOAP Now II (21, NSP) programs. The City also utilized NSP1 (Neighborhood Stabilization Program) program funds to acquire/rehab/resell nine (9) foreclosed homes that were sold to low income households upon completion of the rehabilitation work. Additionally, the City sold one (1) new single family residence in FY2012-2013 located on D Street to a low-income household. As required under NSP, the City partnered with a required Community Housing Development Organization ("CHDO"), Mary Erickson Community Housing, for the acquisition and rehabilitation of the NSP acquired 12-unit apartment building at 926 West 5th Street. NSP1, NSP3, NSP1 Program Income (25% Set Aside) and HOME funds are being utilized for this project. The project will yield 12 affordable units to households at extremely low income limits. The property has been acquired and is currently under design for rehabilitation. It is anticipated that construction will be complete in FY2013-2014. The City approved the use of NSP1 and NSP3 funds in FY2012-2013 to acquire a 27-unit multi-family apartment complex located at 121-141-161 S. Buena Vista Avenue. Due to the 91 FWY expansion project, 8 of the 27 units will be acquired leaving 19 units. These units are under an affordable regulatory

Table 47: Review of Past Accomplishments

Program #	Program Name	Objectives	Progress and Continued Appropriateness
			agreement. Additionally, the City has approved the sale of land adjacent to this property to expand this into a 61-unit affordable project with 41 new units and 19 rehabilitated units. The developer is currently vying for tax credits. Income limits for all 61 units will be at the very-low income level. In FY 2012-2013, the CHA approved an affordable housing agreement for 24 new affordable units on Harrington Street. Upon completion of these projects, 65 new units and 31 rehabilitated units will be added to the City's housing stock. **Continued Appropriateness:** Funding for this program is no longer available. This program is not included in the 2013-2021 Housing Element.
3	Section 8 Rental Assistance (now the Housing Choice Voucher Program)	■ Continue to provide tenant-based rental assistance to approximately 250 households through cooperation with the Riverside County Housing Authority. ■ Compile and maintain a list of properties that participate in the Section 8 program. ■ Create and implement an outreach program to promote the Section 8 program to property owners.	As of April 2013, 350 Housing Choice vouchers were held by Corona households; 225 of these households had at least one elderly person and 214 of these households had at least one disabled individual. Furthermore, there were 14,635 households on the waiting list. **Continued Appropriateness:** Housing Choice Vouchers are an important source of rental assistance for very low income households. This program is included in the 2013-2021 Housing Element and is now called the "Housing Choice Voucher Program."
4	Conservation of Existing and Future Affordable Units	■ Retain or replace as low income housing all 156 at-risk units in the City.	Two of the at risk projects listed in the 2008-2014 Housing Element (Corona Community Towers and Corona Community Villas) remain affordable and continue to get Section 8 assistance. Affordability covenants for 46 units at the Meadowood Apartments expired in 2010. The Meadowood Apartments continues to offer reduced income qualifications; however, applicants pay the same rent as other units. The Corona Housing Authority assumed all housing assets and obligations since the elimination of redevelopment and therefore assumed the litigation to ensure the continued affordability of 21 units on three developments: Jasmine Springs, French Quarter and the Villas de Corona apartments. In March 2013, a trial jury affirmed the affordability covenants. Since revenue streams to local agencies aimed at preservation of affordable housing has been severely compromised, the conservation of affordability

Table 47: Review of Past Accomplishments

Program #	*Program Name*	*Objectives*	*Progress and Continued Appropriateness*
			covenants may be threatened in the coming years. A new 194-unit project will be completed at 1096 Harrington Street with 24 mixed-income units. Twelve extremely low income units were rehabilitated on Fifth Street. The Buena Vista project was also recently completed which provides 61 units of affordable housing to very low and low income households. **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 2013-2021 Housing Element.
5	Neighborhood Improvements (Enhancing Community Pride)	■ Continue to implement the neighborhood public improvements, property maintenance ordinance, design review, and historical preservation ordinance.	The City continues to make public improvements in low and moderate income neighborhoods. Annually, the City allocates CDBG funds to improve targeted neighborhoods. Recently funds were allocated for the Cota Street Improvements and Fifth and Sierra Vista Street Improvement projects. These two projects were designed during the summer of 2011 and began construction in the spring of 2012. In 2011-12, the City also funded street improvements on Penrose Drive and parking lot improvements in Peppermint Ridge. In 2012-2013, CDBG funds are being used to: renovate the Victoria Park Community Center, make improvements to the Historic Civic Center Theater and Gymnasium, make ADA improvements to the Corona Public Library and install Street Lights in low- and moderate-income neighborhoods. **Continued Appropriateness:** Many streets in the CDBG Target Areas are substandard, deteriorated, and/or are in need of improvement. The City will continue to improve neighborhood conditions; this program is included in the 2013-2021 Housing Element.
6	Sustainable Building	■ Develop a Sustainable Communities Program by the end of 2010, which will clearly define policies, practices, and specific goals to be achieved on an annual basis.	The City's Climate Action Plan was adopted in May, 2012, establishing goals, policies and implementation strategies to reduce consumption of energy, water, vehicle miles traveled, and overall emissions to meet specific future targets. **Continued Appropriateness:** The City will continue to promote sustainable building practices and implement the Climate Action Plan. This program is included in the 2013-2021 Housing Element.

Table 47: Review of Past Accomplishments

Program #	Program Name	Objectives	Progress and Continued Appropriateness
Goal #2: Providing Adequate Housing Sites			
7	Site Availability	■ Provide zoning at appropriate densities. ■ Continue to update its Infill Affordable Housing Map to indicate suitable infill development sites. ■ Provide residential sites information to interested developers. ■ Monitor its remaining residential sites inventory to ensure continued ability to meet the City's remaining RHNA. ■ Promote to developers the favorable development standards offered by the Mixed Use and Urban Residential zones. ■ Offer pre-application meetings with developers to help craft development proposals that maximize the efficient use of sites.	The City continues to implement its General Plan and North Main Street Specific Plan land use policies to provide a range of housing types and residential densities. The City continues to transition the North Main Street area to Urban Density Residential near the North Main Street Metrolink station. **Continued Appropriateness:** The City will continue to provide adequate sites to accommodate its RHNA. This program is included in the 2013-2021 Housing Element.
8	Lot Consolidation	■ Extend the same lot consolidation incentives offered in the Downtown Specific Plan to districts within the North Main Street Specific Plan with an underlying Mixed Use and Urban Residential designations. Process a Specific Plan Amendment by June 2010 to incorporate lot consolidation incentives.	In 2013, the City amended the North Main Street Specific Plan to encourage lot consolidation with incentives such as reduced parking requirements, sign area increases, and FAR increases. **Continued Appropriateness:** The City will continue to facilitate lot consolidation or residential and mixed use developments. This program is included in the 2013-2021 Housing Element.
9	Multi-family Acquisition and Rehabilitation	■ Utilize Redevelopment Set-Aside 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.	Until the elimination of redevelopment agencies, staff of the Corona Redevelopment Agency administered all NSP, HOME and CDBG funding. In FY 2009-10, the former Redevelopment Department awarded $900,711 in NSP funds to MECH to acquire, rehabilitate, and rent foreclosed and/or, abandoned multi-family properties to households with incomes at or below 50 percent of AMI. As part of the Wall Street Reform and Consumer Protection Act of 2010 (Dodd Frank), the City applied for and in FY 2010-11 awarded $1,317,310 for a number of activities under the NSP 3 program. Prior to the dissolution of the Redevelopment Agency, a portion of these funds along with NSP 1 Program Income resulting from the resale of foreclosed and rehabbed homes was planned for a land acquisition loan for a 192 unit mixed income rental development that would result in 24-37 units being set aside for low income

Table 47: Review of Past Accomplishments

Program #	Program Name	Objectives	Progress and Continued Appropriateness
			households. However, with the dissolution of the Redevelopment Agency, these properties had to be redistributed and the Corona Housing Authority assumed the asset and has since entered into an affordable housing agreement with a developer to develop a 192-unit market rate development with 24 of the units set aside for low income households. This project is anticipated to commence construction in FY 2013-2014. In FY 2010-11, Mary Erickson Community Housing (MECH) acquired a 12-unit apartment building, 926 West Fifth Street, with these funds. The property requires substantial rehabilitation and the residents occupying seven of the units have been relocated. The City allocated $329,328 in NSP 3 funds toward the rehabilitation and relocation costs associated with this project. It is anticipated that additional HOME funds, possibly $300,000 to $350,000, will be added for rehabilitation work. The substantial rehabilitation and the relocation of eligible residents for this development will cost approximately $1.5 -$2.0 million depending on the level of rehabilitation that is completed. The project is expected to be completed in FY 2013-2014. During FY 2010-11 and continuing into FY 2012-2013, the Corona Housing Authority was involved in litigation with the property owners to bring back into compliance 21 affordable rental units at the French Quarter, Jasmine Springs, and Villas de Corona apartments. This court litigation was concluded in February 2013. The court found in favor of the Corona Housing Authority and directed the units be maintained affordable through 2018 or until the bonds are paid in full. It is anticipated the owner will appeal. Currently, Department staff is working with the owners of the Corona Village Apartments to buy 20 units to be set aside for qualifying lower income households. **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 2013-2021 Housing Element.
Goal #3: Assisting in Development of Affordable Housing			
10	Homeless Support Services	■ Continue to provide financial support to social service agencies that provide emergency shelters, transitional housing, and supportive services to the homeless and those at risk of becoming homeless.	The City continues to utilize CDBG funds to support a range of services for the homeless. Agencies/programs assisted in the past include, but not limited to: ■ Corona Norco Settlement House, which operates a food bank and thrift store, to provide households with short-term rental assistance.

Table 47: Review of Past Accomplishments

Program #	*Program Name*	*Objectives*	*Progress and Continued Appropriateness*
		■ Continue to financially support the 211 system operated by the Volunteer Center of Riverside County.	■ Corona/Norco Rescue Mission to maintain emergency shelter beds and for the acquisition and rehabilitation of a 12-unit apartment complex. ■ Community Connect program to assist with rent payments up to a maximum of $2,000 per 12-month period for any one household. ■ Alternatives to Domestic Violence (ADV) to offer a crisis hotline, counseling and emergency shelter to local victims of domestic violence. **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 2013-2021 Housing Element.
11	Infill Housing Development	■ Continue to apply Housing Set-Aside funds and/or HOME grants to implement program. ■ Produce three new affordable units per year through this program.	The City focused much of its attention with acquiring and rehabilitating distressed properties with its NSP funds (see discussions earlier). A new affordable project was recently completed at 1096 Harrington Street with 24 mixed-income units. Twelve extremely low income units were rehabilitated on Fifth Street. The Buena Vista project was also recently completed which provides 61 units of affordable housing to very low and low income households. The City, in partnership with Mary Erickson Community Housing (MECH), also completed one single family dwelling at 1215 E Street and sold it to a low income household in FY 2012-2013. **Continued Appropriateness:** With the redevelopment agency and its funding gone, the City's ability to facilitate infill housing development will be compromised. However, the City will continue to pursue funding and opportunities for affordable housing development. This program is included in the 2013-2021 Housing Element.

Table 47: Review of Past Accomplishments

Program #	*Program Name*	*Objectives*	*Progress and Continued Appropriateness*
12	Density Bonus Program	■ Review and update the density bonus chapter of the zoning ordinance within one year of the adoption of the Housing Element to ensure that adequate incentives exist to encourage the development of affordable housing. ■ 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.	The City continues to implement density bonus provisions of the Zoning Ordinance. A standard comment has been added to the City's computerized project review comment system informing multi-family developers about density bonus provisions. The same information has been posted on the City's website, Planning Division home page, under Housing Element. **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 2013-2021 Housing Element.
13	Affordable Housing Development	■ Facilitate affordable housing production or self-help housing development through assistance in site identification and acquisition, priority processing, collaboration with nonprofit or other developers, as well as provision of incentives.	Since July 2008, the City of Corona completed the following affordable housing projects, partnering with nonprofit developers: ■ 12-unit apartment building at 926 West Fifth Street. This project was completed in 2012. ■ One manufactured home on E Street. ■ 24 mixed-income apartments to be included in a 194-unit project at 1096 Harrington Street. Development of this project is pending the status of the housing assets of the former Redevelopment Agency (24 affordable units). ■ 20 units at Corona Village Apartments. ■ 19 rehab; 41 new, Citrus Circle Apts. on Buena Vista. The City provided financial assistance for site acquisition, construction, rehabilitation, and/or relocation of existing tenants. **Continued Appropriateness:** The elimination of redevelopment agencies has severely limited the City's ability to generate new housing funds. The City had to withdraw its commitment of funds to new affordable housing projects. The Corona Housing Authority, however, will explore and research other funding sources. This program is included in the 2013-2021 Housing Element.

Table 47: Review of Past Accomplishments

Program #	Program Name	Objectives	Progress and Continued Appropriateness
14	Inclusionary Housing	■ Assess the feasibility of establishing an inclusionary housing policy that evaluates the appropriate parameters of the policy.	Due to the dampened housing market, residential construction activities have been limited and home prices have fallen significantly and became generally affordable to moderate income households. The City did not consider the adoption of an inclusionary housing policy. **Continued Appropriateness:** Based on assessment by economists and the development community, the California housing market is not expected to fully recover in the near future. This program is not included in the 2013-2021 Housing Element.
Goal #4: Removing Governmental Constraints			
15	Zoning Ordinance Update	Amend the Zoning Ordinance within one year of the adoption of the Housing Element to address: ■ Provision for second units – Continue to implement provisions in the Corona Zoning Code (Section 17.85.010) to permit second units. Consider a revision of the maximum size of units. ■ Conversion of older buildings to SROs and apartment units – Revise the Zoning Ordinance to conditionally permit SROs in commercial zones, allowing the conversion of older motels into SRO units provided certain performance standards and housing quality standards are met. ■ Provision of sites for Homeless Shelters – Amend the Zoning Ordinance to permit emergency shelters by right in the M-1 zone. ■ Provision of sites for supportive housing –Revise the Zoning Ordinance to define supportive housing. ■ Provision of sites for transitional housing - Revise the Zoning Ordinance to define transitional housing. ■ Reasonable accommodations of persons with disabilities – Revise Zoning Ordinance to include standards and policies to accommodate the needs of persons with disabilities. ■ Definition of Family – Revise Zoning Ordinance to remove the definition of family.	In 2008, the City removed the minimum and maximum size for a secondary unit. The City revised its Zoning Ordinance in July 2013 to accommodate SROs, emergency shelters, supportive housing, and transition housing in accordance with State law. The July 2013 update also removed the definition of "family" and established a formal ministerial reasonable accommodation procedure. **Continued Appropriateness:** The Constraints Analysis (Chapter 3) of this Housing Element did not identify any governmental constraints that would require mitigating programs. This program is modified for the 2013-2021 Housing Element and is now called "Zoning Ordinance Monitoring."

Table 47: Review of Past Accomplishments

Program #	Program Name	Objectives	Progress and Continued Appropriateness
16	Development Fees	■ Continue to utilize Redevelopment Housing Set-Aside funds to help pay development fees on projects with units set aside for lower income households.	On February 6, 2008, the City Council executed Ordinance No. 2924, which defers certain development impact fees until issuance of the certificate of occupancy. This deferral was effective through December 31, 2010. In 2009, the City Council approved an ordinance (No. 2990) to reduce the City's Development Impact Fees by 40 percent until June 30, 2011. In 2011, the reduction was extended to June 30, 2012. In 2012, a final extension was approved providing for a graduated re-increase to full value of those fees. Therefore, from July 1, 2013 to June 30, 2014 the reduction is only 20%. On July 1, 2014 the fees are restored to full value. Additionally, the City adopted an Ordinance 3020 in December 2009 to temporarily reduce the Western Riverside County Transportation Uniform Mitigation Fee ("TUMF") by 50 percent for new development projects that receive a building permit or Certificate of Occupancy in calendar year 2010. The City reduced some of its development fees in January 2010 by Ordinance 3022 to make fees more user-friendly to the community. **Continued Appropriateness:** The City will continue to evaluate the impact of fees on residential and mixed use developments and make adjustments as necessary to facilitate development activities. This program is included in the 2013-2021 Housing Element.
17	Expedited Project Review and Hearing Process	■ Continue to provide priority processing for projects with an affordable housing component, thereby minimizing processing times. ■ Monitor the development review process, especially the Precise Plan Review process, to ensure that design guidelines and developments standards established in Downtown Specific Plan and North Main Specific Plan areas work to facilitate mixed-use and high density residential development as intended in the Specific Plans.	Due to the depressed housing market, development activities have been limited in recent years allowing City staff to expedite all development applications. However, with the dissolution of the Redevelopment Agency, the City had to reduce its staff capacity significantly. As housing development begins to pick up pace, the City will need to prioritize projects for processing. **Continued Appropriateness:** The City will continue to monitor and improve its project review and approval process. This program is included in the 2013-2021 Housing Element.
18	Reduced Parking	■ Develop a formal program to implement the reduced parking/in-lieu fee provision in 2010 in order to facilitate redevelopment of the downtown.	Provisions exist in the Downtown Specific Plan that provide for in-lieu fees for parking. A 2011 Specific Plan amendment created the framework for a selection of several programs that could be implemented with any qualifying Downtown development. The framework is there, but an actual program

Table 47: Review of Past Accomplishments

Program #	*Program Name*	*Objectives*	*Progress and Continued Appropriateness*
		■ Consider extending the reduced parking provision to other parts of the City, via a variance process, depending on site and project characteristics.	cannot be implemented until a specific catalytic development occurs. Details of the in-lieu program would accompany a specific developmental proposal. **Continued Appropriateness:** A framework for reduced parking and in-lieu fees is in place and specific incentives will be negotiated with developers on a case-by-case basis. This program is not included in the 2013-2021 Housing Element.
Goal #5: Fair Housing Program			
19	Fair Housing Program	■ Continue to contract for Fair Housing Programs to ensure open housing practices for all residents. ■ 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. ■ Update an analysis of impediments (policy, procedures, or practices) to Fair Housing choice and reference accomplishments to reducing the impediments.	The City continues to contract with FHCRC for the provision of fair housing services. FHCRC provides services from their office in the City of Riverside and has weekly office hours in the City of Corona on Thursdays at the Corona Public Library. FHCRC has been actively involved in outreach and educational services including informational materials, brochures, newsletters, referrals, workshops, presentations, and seminars. In 2010, the City updated its Analysis of Impediments (AI) to Fair Housing Choice. As appropriate, recommendations of the AI are incorporated into the 2013-2021 Housing Element. **Continued Appropriateness:** The City is committed to supporting advocacy and educational activities to reduce or eliminate discrimination. The City will continue to contract with a fair housing service provider for the provision of fair housing services. This program is included in the 2013-2021 Housing Element.

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 were organized into concise goal and policy directives.

GOALS AND POLICIES

CONTEXT

The goals and policies Corona intends to implement over this housing element cycle 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

Goal 1:

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

Policies

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. *(Implementing Programs: 4 and 10-16)*

1.2:

Promote specific plans 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. *(Implementing Programs: 8 and 9)*

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. *(Implementing Program: 8)*

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. *(Implementing Programs: 6, 11, and 13)*

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. *(Implementing Programs: 8, 9, 11, 13, and 14)*

Goal 2:

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

Policies

2.1:

Encourage the development of rental units with three or more bedrooms to provide affordable housing for large families. *(Implementing Programs: 12, 13, 15 and 16)*

2.2:

Work with nonprofit agencies and private sector developers to encourage development of senior housing. *(Implementing Programs: 8, 9, 12, and 13-16)*

2.3:

Encourage the production of assisted living facilities (single-story houses and apartments) for the disabled and the elderly. *(Implementing Programs: 8, 9, 12, 13, 15 and 16)*

2.4:

Provide emergency shelter with transitional support for City residents, including disadvantaged groups. *(Implementing Program: 18)*

2.5:

Encourage the upgrade and conversion of older motels to single-room occupancy housing. *(Implementing Programs: 15 and 16)*

Goal 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.

3.1:

Recognize the City's inventory of existing historic structures and seek programs to enhance and preserve those neighborhoods. *(Implementing Programs: 1, 5, and 10)*

3.2:

Encourage the revitalization of the existing dwelling units in the circle area through rehabilitation programs. *(Implementing Programs: 1 and 10)*

3.3:

Provide public services and improvements that enhance and create neighborhood stability. *(Implementing Program: 5)*

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. *(Implementing Programs: 1, 5, 10, and 11)*

3.5:

Maintain design review for new residential developments to ensure the construction of livable and aesthetically pleasing neighborhoods. *(Implementing Program: 14)*

Goal 4:

Ensure that housing opportunities are available to all persons without regard to race, color, ancestry or national origin, religion, marital status, familial status, age, gender, disability, source of income, sexual orientation, or any other arbitrary factors.

Policies

4.1:

Coordinate housing actions with social service agencies and support efforts of organizations dedicated to working toward elimination of discrimination in housing. *(Implementing Program: 17)*

4.2:

Promote and provide for nondiscrimination in all City programs. *(Implementing Program: 17)*

HOUSING PROGRAMS

CONTEXT

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 programs currently in operation in the City to address the City's unmet housing needs. This section provides a description of each housing program, and program goals for the 2013-2021 period (October 15, 2013 through October 15, 2021).

■ 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 in the community. The cost of housing has rendered housing in Corona unaffordable to many individuals, especially the elderly and lower and moderate income households. The preservation of affordable housing is important in ensuring that adequate housing opportunities are available to all residents.

Program 1: Residential Rehabilitation Program

This program provides forgivable loans of up to $25,000 per owner-occupied dwelling unit to address critical home improvement needs such as the remediation of code violations, heating and air conditioning, exterior or interior paint, water heater replacement, roofing, plumbing, electrical, kitchen and bathroom facilities, termite eradication/repair and accessibility improvements. This activity may provide a sub-grant to Habitat for Humanity to assist mobile homes.

Funding:	CDBG funds
Responsible Agency:	City of Corona Administrative Services Department
Objectives:	■ Assist 120 households during the planning period, with an average of 15 households annually. ■ Continue to provide community outreach regarding available loans and grants for needed home improvements.
Timeframe	Ongoing

Program 2: Housing Choice Voucher Program

Under this program, which is implemented through the Riverside County Housing Authority, very low income renters receive supplemental assistance for rent so they can afford standard housing without becoming rent burdened. The Housing Choice Voucher Program (formerly Section 8) 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.

Funding:	HUD Housing Choice Voucher funding allocation
Responsible Agency:	Riverside County Housing Authority
Objectives:	■ 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.
Timeframe	Ongoing

Program 3: Conservation of Existing and Future Affordable Units

A total of 230 units in Corona are at risk of losing their affordability controls prior to December 2023. It is the objective of the City to either retain or replace as low income housing all 230 at-risk units in the City. The City shall make financial resources available through CDBG, federal, state, and local sources to preserve units at risk.

Funding:	CDBG/HOME Administration (monitor at-risk status); other funding sources as available for preservation
Responsible Agency:	City of Corona Administrative Services Department
Objectives:	■ 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 non-profit developers to identify potential acquisition opportunities.
Timeframe	Annual monitoring and ongoing pursue of funding opportunities for long-term preservation.

Program 4: Neighborhood Improvements (Enhancing Community Pride)

This program consists of public improvements such as streets, curbs, gutters, and water lines in addition to the Graffiti Removal Program. Important to a successful housing preservation program is the borrowers' "willingness" to make improvements. Most property owners will only make further investments in their property if they believe that there is an optimistic future for the particular neighborhood where the property is located and that their additional investment in their property will be matched by other owners. The City will continue to develop methods designed to increase the City's collective sense of community pride. Additionally, the City is currently updating the property maintenance ordinance and implements design review and its historical preservation ordinance.

Funding:	CDBG
Responsible Agency:	Administrative Services Department, Public Works Department
Objectives:	■ Continued implementation of neighborhood public improvements, property maintenance ordinance, design review, and historical preservation ordinance.
Timeframe	Ongoing

Program 5: Sustainable Building

The City promotes the use of sustainable building techniques for new and rehabilitation projects in order to reduce demand for water and energy, shorten commute distances, protect the environment, reduce operational costs of ownership, and plan large development projects with environmental principles such as transit-oriented development.

Funding:	Private Development
Responsible Agency:	Community Development Department; Planning and Building Divisions
Objectives:	■ Continue to implement the Climate Action Plan that fosters sustainability in all development requiring discretionary approval.
Timeframe	Ongoing

■ 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 growth need for the 2014-2021 period is 770 units.

Program 6: Site Availability

The City will continue to process applications for entitlement to residential land use and encourage planning and regulatory actions (i.e., specific plans) to achieve adequate housing sites offering a range of housing types and styles. A variety of residential types are provided for in Corona, ranging from zero to 60 dwelling units per acre, and up to 75 units per acre for housing for seniors and persons with disabilities.

Funding:	Department Budget
Responsible Agency:	Community Development Department
Objectives:	■ 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. ■ Through the City's annual report to the State of California for implementation of the General Plan, monitor the remaining residential sites 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.
Timeframe	Ongoing

Program 7: Lot Consolidation

To facilitate development in the Downtown Specific Plan and North Main Street Specific Plan areas, the City offers a number of development incentives. Where feasible, the City also encourages lot consolidation in the in order to allow for more flexibility in possible land uses, building designs, and site and parking lot layouts, while minimizing curb cuts and ingress and egress points into parking areas to encourage the smooth flow of traffic. Reduced parking, increased sign area, and reduced setbacks for multi-family and mixed use projects.

Funding:	Department Budget
Responsible Agency:	Community Development Department
Objectives:	■ Continue to facilitate lot consolidation or residential and mixed use developments by providing information and technical assistance to property owners and developers.
Timeframe	Ongoing

Program 8: Multi-Family Acquisition and Rehabilitation

In addition to the provision of sites for new construction of affordable housing, an important component of Corona's housing strategy is the identification of existing multi-family structures for upgrading and maintaining as affordable housing. Numerous older apartment complexes are located in the City, many in substandard conditions, with potential for acquisition and rehabilitation. Acquisition and rehabilitation is more cost effective than new construction of affordable units, and provides the additional benefit of improving the stock of substandard multi-family housing in the City. To the extent feasible, the City will encourage a portion of the affordable units to be made available to persons with disabilities (including developmental disabilities) and extremely low income households.

The City used NSP and HOME funds for the acquisition of 926 West Fifth Street, a 12-unit multi–family property that met the NSP requirements and benefitted very-low income families. The Administrative Services Department awarded $2.55 million of these funds to MECH, a nonprofit developer and the City's certified CHDO to acquire, rehabilitate, and rent a foreclosed multi-family 12-unit apartment complex to households with incomes at or below 50 percent of the AMI.

Funding:	NSP and HOME funds
Responsible Agency:	Administrative Services Department
Objectives:	■ 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. ■ Pursue available funds for multi-family acquisition and rehabilitation.
Timeframe	Complete 12-unit complex by December 2013 and ongoing operation of program.

■ Assist in the Development of Affordable Housing

New construction is a major source of housing for prospective homeowners and renters. However, the cost of new construction is substantially greater than other program categories. Incentive programs, such as density bonus, offer a cost-effective means of facilitating affordable housing development. Public sector support for new construction includes the following programs for lower and moderate income housing development.

Program 9: Infill Housing Development

This program focuses on existing parcels suitable for affordable housing units that are either vacant or underutilized. The City will use HOME funds to acquire the properties and reconstruct the units or to provide financial assistance to the property owners to reconstruct the units. The units will be made available as housing affordable to lower income households (including households with extremely low incomes) through deed-restrictions.

Funding:	HOME funds; NSP
Responsible Agency:	Administrative Services Department
Objectives:	■ Continue to apply HOME funds to implement program. ■ Pursue available funds for infill housing development. ■ Produce three new affordable units per year through this program.
Timeframe	Ongoing

Program 10: Affordable Housing Development

The City will continue to work with nonprofit housing developers to pursue both ownership and rental affordable housing development. The following are recent affordable housing activities in the City:

- 12-unit Mission Apartments at 926 West Fifth Street (Rehabilitation) – completion by December 2013
- One manufactured home on E Street (New Construction) – completed in 2013
- 24 mixed-income apartments within a 194-unit project (Harrington Village) at 1096 Harrington Street (New Construction) – completion by January 2016
- 19 rehabilitated apartments and 42 new apartments at 121-161 Buena Vista - Citrus Circle Apartments – completion by August 2014

The City provided financial assistance to these projects for site acquisition, construction, rehabilitation, and/or relocation of existing tenants. The Supreme Court decision to eliminate redevelopment agencies and the ability to generate new housing funds will make the pursuit of this program more difficult. However, the City will explore and research other funding sources.

Funding:	HOME funds; other funding sources as available
Responsible Agency:	Administrative Services Department
Objectives:	■ Facilitate affordable housing production or self-help housing development through assistance in site identification and acquisition, priority processing, collaboration with nonprofit or other developers, as well as provision of incentives. ■ Explore and research other funding sources.
Timeframe	Ongoing

Program 11: Density Bonus Program

The City's density bonus program complies with state law (Government Code Section 6591 for affordable housing). This program incorporates mandates by SB1818 and other recent legislative changes. The purpose of the program is to provide incentives to the private sector to build very low and low income housing, donate land, or build housing for seniors and the disabled, by increasing the number of units above that normally permitted by the zoning.

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, with the recent amendment to the North Main Street Specific Plan, multi-family residential development in the Mixed Use and Urban Residential districts can reach a density of up to 60 units per acre.

Funding:	Department Budget
Responsible Agency:	Community Development Department
Objectives:	■ 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.
Timeframe	Ongoing

■ Remove Governmental Constraints

To facilitate housing development, the Corona 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 12: Zoning Ordinance Monitoring

Ensure City standards are not excessive and do not unnecessarily constrain affordable housing or housing for persons with disabilities. The Corona Zoning Ordinance will be monitored regularly and, where feasible, amended to remove constraints to building affordable housing.

Funding:	Department Budget
Responsible Agency:	Community Development Department
Objectives:	■ Monitor the City's Zoning Ordinance to ensure standards do not excessively constrain affordable residential development.
Timeframe	Ongoing

Program 13: Development 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. The City's fees will increase in July 2014. 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 make adjustments 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.

Funding:	Department Budget
Responsible Agency:	City Council by Policy
Objectives:	■ Continue to evaluate the impact of fees on residential and mixed use developments and make adjustments as necessary to facilitate development activities.
Timeframe	Annually (beginning July 15)

Program 14: Expedited Project Review and Hearing Process

Holding costs incurred by developers are ultimately reflected in the unit's selling or rental price. The City will expedite the project review and hearing process as much as possible to minimize project holding costs for developers. Prioritize review and processing for projects that include units for extremely low income households and persons with disabilities (including developmental disabilities). Due to the depressed housing market, development activities have been limited in recent years, allowing City staff to expedite all development applications. However, with the dissolution of the Redevelopment Agency and loss of tax increment revenues, the City had to reduce its staff capacity. When the housing market improves, the City anticipates the need to prioritize processing in the future.

Funding:	Department Budget
Responsible Agency:	Community Development Department
Objectives:	■ Continue to monitor and improve its project review and approval process.
Timeframe	Ongoing

■ 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 15: Fair Housing Program

The City is committed to supporting advocacy and educational activities to reduce or eliminate discrimination. The City contracts with the Fair Housing Council of Riverside County (FHCRC) for the provision of fair housing services. The FHCRC provides fair housing services to Corona residents, landlords, and interested professionals such as local realtors and lenders. FHCRC provides counseling and dispute resolution services pertaining to fair housing issues (i.e. discrimination, tenant-landlord rights, etc.) and addresses identified impediments to fair housing choice on behalf of the City. As a partner to the City and other local jurisdictions, the FHCRC has also become involved with foreclosure prevention by conducting community foreclosure prevention workshops and individual housing counseling. As a HUD-approved housing counseling agency, the FHCRC conducts monthly workshops for first-time homebuyers.

Funding:	CDBG funds
Responsible Agency:	Administrative Services Department and Fair Housing Service Provider
Objectives:	■ Continue to provide CDBG funds to a fair housing service provider. ■ 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. ■ Make available bilingual fair housing assistance and materials. ■ Implement the action items identified in the Analysis of Impediments to Fair Housing Choice, which was adopted by the City Council on March 16, 2011.
Timeframe:	Update the City's Analysis of Impediments to Fair Housing Choice by 2016 and ongoing implementation of the City's fair housing program.

Program 16: Homeless and Special Needs Support Services

The City continues to utilize CDBG funds to support a range of services for the homeless and persons with special needs. Agencies/programs assisted in the past include, but are not limited to:

- Corona Norco Settlement House, which provides bus vouchers, motel vouchers, a food bank, free dental exams to children once a month, and utility bill assistance.
- Corona/Norco Rescue Mission (owned by the Successor Agency) to maintain emergency shelter beds.
- St. Edwards Church and St. Vincent de Paul, which provide emergency transportation, utility, or clothing vouchers to the homeless.
- Huelan Emergency Shelter to maintain emergency, transitional and family shelters.
- Inspire Life Skills, which provides housing and supportive services to aged-out foster youth.
- La Paz Emergency Shelter, which provides emergency and transitional shelter for victims of domestic violence.
- Community Connect, which provides housing placement assistance.
- Party Pardners Program, which provides socialization and recreational activities to developmentally disabled adults.

In addition, the City undertook a capital improvement project at Peppermint Ridge, a congregate housing facility for persons with developmental disabilities. The project provided improvements to the parking lot and an ADA-accessible path of travel on to the property.

Funding:	CDBG funds
Responsible Agency:	Administrative Services Department
Objectives:	■ Continue to provide financial support to social service agencies that provide emergency shelters, 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 the Volunteer Center of Riverside County. This system provides information on all social services offered in Riverside County.
Timeframe	Ongoing

■ Summary of Quantified Objectives

The following tables summarize the City's housing programs and objectives for the 2013-2021 planning period.

Table 48: Quantified Housing Objectives (2013-2021)

	New Construction	*Rehabilitation*	*Conservation/ Preservation*
Extremely Low Income	92	60	134
Very Low Income	100		135
Low Income	128	60	0
Moderate Income	142	0	0
Above Moderate Income	308	0	0
Total	770	120	269

Table 49: Housing Program Summary

Housing Program	*Objectives*	*Funding Source*	*Responsible Agency*	*Time Frame*
1. Residential Rehabilitation	▪ Assist 120 households during the planning period, with an average of 15 households annually. ▪ Continue to provide community outreach regarding available loans and grants for needed home improvements.	CDBG	Administrative Service Department	Ongoing
2. Housing Choice Voucher	▪ 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.	Housing Choice Voucher funding allocation from HUD	Riverside County Housing Authority	Ongoing
3. Conservation of Existing and Future Affordable Units	▪ Annually identify and analyze inventory that may be put at risk of losing affordability controls. ▪ Maintain communication with the local HUD office. ▪ Contact property owners regarding Section 8 renewals or mortgage pre-payment plans. ▪ Assist in tenant education. ▪ Identify potential buyers. ▪ Identify potential acquisition funds. ▪ Coordinate with non-profit developers to identify potential acquisition opportunities.	CDBG/HOME administration; other funding sources as available for preservation	Administrative Service Department	Annual monitoring and ongoing pursue of funding opportunities for long-term preservation.
4. Neighborhood Improvements	▪ Continued implementation of neighborhood public improvements, property maintenance ordinance, design review, and historical preservation ordinance.	CDBG	Administrative Service Department; Public Works Department	Ongoing
5. Sustainable Building	▪ Continue to implement the Climate Action Plan that fosters sustainability in all development requiring discretionary approval.	Private Development	Community Development Department; Planning and Building Divisions	Ongoing

Table 49: Housing Program Summary

Housing Program	*Objectives*	*Funding Source*	*Responsible Agency*	*Time Frame*
6. Site Availability	▪ Continue to provide zoning at appropriate densities, which will to provide the opportunity opportunities for developers to help fulfill 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. ▪ Through the City's annual report to the State of California for implementation of the General Plan, the City will monitor the remaining residential sites 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.	Department Budget	Community Development Department	Ongoing
7. Lot Consolidation	▪ Continue to facilitate lot consolidation or residential and mixed use developments by providing information and technical assistance to property owners and developers.	Department Budget	Community Development Department	Ongoing
8. Multi-Family Acquisition and Rehabilitation	▪ 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. ▪ Pursue available funds for multi-family acquisition and rehabilitation.	NSP and HOME	Administrative Services Department	Complete 12-unit complex by December 2013 and ongoing operation of program.
9. Infill Housing Development	▪ Continue to apply HOME funds to implement program. ▪ Pursue available funds for infill housing development. ▪ Produce three new affordable units per year through this program.	NSP and HOME	Administrative Services Department	Ongoing
10. Affordable Housing Development	▪ Facilitate affordable housing production or self-help housing development through assistance in site identification and acquisition, priority processing, collaboration with nonprofit or other developers, as well as provision of incentives. ▪ Explore and research other funding sources.	HOME and other funding sources as available	Administrative Services Department	Ongoing

Table 49: Housing Program Summary

Housing Program	*Objectives*	*Funding Source*	*Responsible Agency*	*Time Frame*
11. Density Bonus	▪ 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.	Department Budget	Community Development Department	Ongoing
12. Zoning Ordinance Monitoring	▪ Monitor the City's Zoning Ordinance to ensure standards do not excessively constrain affordable residential development.	Department Budget	Community Development Department	Ongoing
13. Development Fees	▪ Continue to evaluate the impact of fees on residential and mixed use developments and make adjustments as necessary to facilitate development activities.	Department Budget	City Council by Policy	Ongoing
14. Expedited Project Review and Hearing Process	▪ Continue to monitor and improve its project review and approval process.	Department Budget	Community Development Department	Ongoing
15. Fair Housing	▪ Continue to provide CDBG funds to a fair housing service provider. ▪ 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. ▪ Make available bilingual fair housing assistance and materials. ▪ Implement the action items identified in the Analysis of Impediments to Fair Housing Choice, which was adopted by the City Council on March 16, 2011.	CDBG	Administrative Services Department; Fair Housing Service Provider	Update the City's Analysis of Impediments to Fair Housing Choice by 2016 and ongoing implementation of the City's fair housing program.
16. Homeless and Special Needs Support Services	▪ Continue to provide financial support to social service agencies that provide emergency shelters, 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 the Volunteer Center of Riverside County. This system provides information on all social services offered in Riverside County.	CDBG	Administrative Services Department	Ongoing

Appendix A

PUBLIC PARTICIPATION

Public Information Meeting

Summary of Public Comments

The City conducted a Public Information Meeting on June 26, 2013 to outline the Housing Element update process and solicit input regarding the pressing housing needs of the community. The following concerns and comments were received:

- In addressing population and housing growth concerns the programs and policies implemented by the Housing Element need to reflect efforts to improve the overall quality of life in the City. Residents are particularly concerned about the traffic impacts and water demand associated with additional housing growth.
- The demand for housing for lower income housing is much higher than projected by the RHNA.
- Given the growing elderly population in the City, residents who can no longer age in place and live independently need more supportive housing opportunities so that they can remain integral parts of the community they have been a part of for so long.
- Future development of affordable housing needs to be safe and appropriate for various neighborhoods in the City.
- The job to housing ratio in the City needs improvement to reduce traffic impacts.
- The housing needs of college aged residents and young family's need improvement as these populations truly represent the future of the City.
- Reemphasis of the City's mixed-used development opportunity areas is needed. There are currently vacant and underutilized sites within the downtown that are suitable and their improvement would have a significant impact to the overall quality of the area.

Housing Element Responses

The Housing Element emphasizes the City's ability in accommodating the RHNA under the existing General Plan land use policies and approved specific plans. The Housing Element does not propose any change in land use policies or increased development intensities. Impacts associated with the buildout of the General Plan and approved specific plans have already been considered in the corresponding environmental clearance documents. The Housing Element also emphasizes on the improvement of the existing housing stock, particularly affordable housing for lower income persons.

The City encourages mixed use development as a means of providing a range of housing options, fostering economic development, reducing traffic impacts, and diverting growth pressures from existing established single-family neighborhoods.

The City of Corona invites all interested parties to attend a Public Information Meeting regarding the 2013 to 2021 Housing Element of the General Plan



Public input will be solicited regarding the pressing housing needs of the community. Learn how the update of the **Housing Element**, a key component of the City's General Plan, will assist in addressing these needs.

Where:
Corona Public Library
650 South Main Street
High Desert Room
Corona, CA 92882
When:
June 26, 2013
6:30 PM

The City encourages the participation of persons with disabilities in all services, activities and programs provided by the City. For questions or additional information on the meeting, or for those individuals who require a reasonable accommodation in order to participate in the meeting, please contact Terri Manuel (951) 736-2262 or terrim@ci.corona.ca.us .

***Please Note**: all attendees are requested to park first in the parking lot across from the library, on the northwest corner of Belle and Seventh Street until it is filled.*

Community Development Department
"Promoting and Sustaining Quality Development"

(951) 736-2262
400 S. Vicentia Avenue, Corona, California 92882
www.discovercorona.com
(951) 279-3550 FAX

NOTICE OF
PUBLIC INFORMATION MEETING
2013-2021 General Plan Housing Element

Corona Public Library
High Desert Room
650 South Main Street
Corona, CA 92882

June 26, 2013
6:30 p.m.

The City of Corona invites all interested parties to attend a public information meeting regarding the 2013 to 2021 Housing Element of the General Plan. The Housing Element establishes programs aimed at conserving and improving existing stock of affordable housing, providing adequate sites for diversity of housing, assisting in development of affordable housing, removing governmental constraints as necessary, and promoting equal housing opportunity. Public input will be solicited regarding the pressing housing needs of the community, underserved populations, needed housing types and housing locations, and related topics that may emerge. For more information, please contact the Community Development Department, Terri Manuel, Planning Manager, at (951) 736-2262 or terrim@ci.corona.ca.us.

GENERAL PLAN HOUSING ELEMENT
SIGN-IN SHEET

June 26, 2013

NAME/ORGANIZATION	ADDRESS	PHONE	EMAIL
Kathy Walka	747 Alisi St Corona	[redacted]	
Aaron Hake	4445 owens st #102		
Albert Lopez			
Mark Ralli	883 Blossomcreek Lane		
DANIEL HAKE	1926 BONOON ST.		
Peter Lowry	23892 Los Pinos Ct		
James & Daniel Ortos	733 John Cir		
CARYN C HERRY	4320 Leonard Way		
John Kramer	3277 Walkenridge Dr.		
Elizabeth Hayden	1216 Kelley Ave.		

GENERAL PLAN HOUSING ELEMENT
SIGN-IN SHEET

June 26, 2013

NAME/ORGANIZATION	ADDRESS	PHONE	EMAIL
Cynthia Lara	401 E. Blaine Ave	[redacted]	
Marty Greenwald + Mary Lou	3715 Mountain Gate		
Eric Frickle	420 McKinley St #111-457		
Patricia L. Choate	4184 Riviera Dr. 92883		
Kevin Button	2075 Dana St 92879		
Steve Ruth	3375 Clearinglane, 92882		
Dick Haley			
Linda Dudra	605 E. Ontario Ave Corona		
Duffy Finlay	1457 S Rimpau Ave Corona		

GENERAL PLAN HOUSING ELEMENT
SIGN-IN SHEET

June 26, 2013

NAME/ORGANIZATION	ADDRESS	[redacted]
Dr. George Baloz Hisp. Chamber	121 E. Fourth St. #A	
Susan Wright	3829 Barton Creek Circle	
Amanda Carretto	2495 Whitney Pkwy	
Steve Nagy	758 Cotton Wood	
Bruce Armstrong	1698 Bel Air ST	
Jerry Wilson		
Tariq Shamma	807 E Chase Dr	
Clint Whited	10722 Arrow Route Suite 822 Rancho Cucamonga CA 91730	
Kevin Tucker	3138 Nutmeg Dr Corona	

SAL. Not

GENERAL PLAN HOUSING ELEMENT
SIGN-IN SHEET

June 26, 2013

NAME/ORGANIZATION	ADDRESS	PHONE	EMAIL
Nathan Miller BIA Riverside County	3891 11th St. Riverside	[redacted]	
Joe Scarafone	Hemet		

The following list of local service providers, housing developers, and community groups were contacted to participate at the June 26, 2013 Public Information meeting.

Table A-1: Outreach List

Organization	*Name*	*Street*	*City, Zip*	*Phone*	*E-Mail*
Alternatives to Domestic Violence	Eliza Danielly-Woolfolk, CEO	P.O. Box 910	Riverside CA 92052	951-737-8410	edwoolfolk@adv-besafe.org
Azerbaijani American Women's Organization	Beniz Spencer, President	1573 San Ponte Rd	Corona CA 92882	714- 323-5949	aawa.info@gmail.com
Community Connect	Bobbie Neff, CEO	P.O. Box 5376	Riverside CA 92517	951-686-4402	bobbie@connectriverside.org
Corona Historic Preservation Society	Julie Stern, Director	P.O. Box 2904	Corona CA 92878-2904	951-898-2044	circlecitybase@hotmail.com
Corona Norco United Way	Allen Villalobos, Exectuvie Director	P.O. Box 1809	Corona, CA 92878	951-736-0620	Allen@cnunitedway.org
Fair Housing Council of Riverside County, Inc.	Rose Mayes, Executive Director	650 S. Main Street	Corona, CA 92882	951-371-6518	fhcrc@fairhousing.net
Homeless Task Force of Corona		420 W. Harrison Street	Corona CA 92880	951-278-2215	
Inland Empire Women's Business Center	Nicole Kinney, Director	202 E. Airport Drive, Suite 100	San Bernardino CA 92408	909-890-1242	nkinney@iewbc.org
Islamic Society of Corona-Norco		465 Santana Way	Corona, CA 92881	951-736-8155	info@coronamuslims.com
Kiwanis Club of Corona	Sally Carlson, President	P.O. Box 7490	Norco, CA 92860		coronakiwanis@sbcglobal.net
Knights of Columbus		P.O. Box 733	Corona CA 92878-0733		
Neighborhood Housing Services for the Inland Empire	Dawn Lee, Executive Director/CEO	1390 N. D Street	San Bernardino CA 92405	9090-884-6891	
Riverside Community Access Center		6848 Magnolia Avenue, Suite 150	Riverside, CA 92506	951-274-0358	Execdir@ilcac.org
Salvation Army of Corona		1280 E 6th St	Corona, CA 92879	951-735-4410	
Woman's Improvement Club of Corona	Nancy Fay, President	1101 S. Main Street	Corona, CA 92882	951-737-2411	cdfpogo1@earthlink.net
Building Industry Association of Southern CA, Riverside County Chapter	Bill Blankenship, CEO	3891 11th Street	Riverside CA 92501	951-781-7310	bblankenship@riversidebia.org
Corona Chamber of Commerce	Bobby Spiegel, President &CEO	904 E. Sixth Street	Corona, CA 92879	951-733-1836	bobby@mychamber.org
The Inland Gateway Association of Realtors	Shriley Skerbelis, Executive Vice President	321 E. Sixth Street	Corona CA 92879	951-735-5121	shirley@tigar.org
Greater Corona Hispanic Chamber of Commerce	George Beloz, President	121 E. 4th Street, Suite A	Corona CA 92879	951-278-4755	gbeloz@gchcc.com
H I S University		1245 W. Sixth Street	Corona CA 92882	951-372-8080	contact@hisuniversity.org
Bridge Housing	Orange County Office	20321 Irvine Avenue, Suite F-1	Newport Beach, CA 92660	949-229-7070	kmckay@bridgehousing.com

Table A-1: Outreach List

Organization	*Name*	*Street*	*City, Zip*	*Phone*	*E-Mail*
Habitat for Humanity- Riverside	Karin Roberts, Executive Director	2180 Iowa Avenue	Riverside, CA 92507	951-787-6754	execdir@habitatriverside.org
Jamboree Housing Corporation	Laura Archuleta, President	17701 Cowan Avenue Suite 200	Irvine, CA 92614	949-263-8676	info@jamboreehousing.com
KDF Communities		230 Newport Center Drive, Suite 210	Newport Beach, CA 92660	949-719-1888	
Lewis Group of Companies	Richard A. Lewis, President	P.O. Box 670	Upland CA 91785-0670	909-985-0971	info@lewisop.com
Mary Erickson Community Housing	Susan McDevitt, Executive Directory	P.O. Box 775	San Clemente CA 92674	949-369-5419	directors@maryerickson.org
Mercy Housing		1500 S. Grand Avenue, Suite 100	Los Angeles CA 90015	213-743-5820	info@mercyhousing.org
National Community Renaissance	Steve PonTell, President & CEO	9065 Haven Avenue Suite 100	Rancho Cucamonga, CA 91730	909-483-2444	info@nationalcore.org
be.group	John H. Cochrane III, President & CEO	516 Burchett Street	Glendale, CA 91203	818-247-0420	
Workforce Homebuilders, LLC	Tony Mize	546 Vai Zapata	Riverside CA 92507	951-530-8171	tmize@workforcehomebuilders.com
All American Asphalt		P.O. Box 2229	Corona CA 92878	951-736-7600	general@allamericanasphalt.com
Doorway Manufacturing Co Inc		140 N Maple St	Corona CA 92880	951-340-2281	
Pacific Shores Masonry Inc	Stephen Lang, Owner	1369 Walker Lane	Corona CA 92879	951-371-8550	
Arizona Pipeline Co.	Nina Moyers, CEO	1745 Sampson Ave.	Corona CA 92879	951-270-3100	info@arizonapipeline.com
Dart Container Corporation		150 South Maple Street	Corona CA 92880		
LDI Mechanical, Inc.		1587 Bentley Drive	Corona CA 92879	951-340-9568	info@ldimechanical.com
Century Blinds	Manuel Ramos, Owner	451 Cota Street	Corona CA 92882	951-734-3762	
Fender USA Corona		311 Cessna Circle	Corona CA 92880	951-898-4000	
Silvercrest Western Homes	Steve Truslow	299 N Smith Ave	Corona CA 92880	800-382-0709	info2013@silvercrest.com
City of Corona Parks & Comm Services - Sheridan Park Community Center	Ashley Wysocki, Rec. Coordinator	400 S. Vicentia Ave.	Corona CA 92882	951-279-3782	ashley.wysocki@ci.corona.ca.us
City of Norco Party Pardners	Peggy Calvert, Rec. Super.	2870 Clark Ave.	Norco CA 92860	951-270-5647	pcalvert@ci.norco.ca.us
City of Corona Public Works - Graffiti Removal	Dee Grey, Office Manager	735 Corporation-Yard Way	Corona CA 92882	951-739-4937	dee.grey@ci.corona.ca.us
City of Corona Administrative Services - Residential Rehabilitiation Program	Laura Huerta, Management Analyst	400 S Vicentia Ste. 310	Corona CA 92882	951-739-4947	laura.huerta@ci.corona.ca.us
City of Corona Community Development - Code	Kelly Taylor, Compiance Coordinator	400 S Vicentia Ste.	Corona CA 92882	951-739-4970	kelly.taylor@ci.corona.ca.us

Table A-1: Outreach List

Organization	*Name*	*Street*	*City, Zip*	*Phone*	*E-Mail*
Compliance					
Corona Public Library		650 S. Main Street	Corona CA 92882	951-736-2381	
Corona Norco USD	Michael H Lin, Superintendent	2820 Clark Avenue	Norco, CA 92860	951-736-5010	mlin@cnusd.k12.ca.us
Corona Police Department		730 Corporation-Yard Way	Corona, CA 92880	951-736-2334	police@ci.corona.ca.us
Corona Senior Center		921 S. Belle Avenue	Corona, CA 92882		
Housing Authority of the County of Riverside	Heidi Marshall, Director	5555 Arlington Avenue	Riverside, Ca 92504	951-351-0700	
Riverside County Office on Aging	Michelle Williams, Driector	6296 Rivercrest Drive, Suite K	Riverside, CA 92507-0738	951-867-3800	
Second District Supervisor	John F. Tavaglione	4080 Lemon Street P.O. Box 1646	Corona CA 92502	951-955-1020	
WRCOG	Rick Bishop, Executive Director	4080 Lemon Street, 3rd Floor MS1032	Riverside, CA 92501-3609	951-955-7985	bishop@wrcog.cog.ca.us
Barrington Capital Corporation		5000 Birch Street	Newport Beach, CA 92660	949-660-9088	
Prudential California Realty		1181 California Avenue, Suite 102	Corona CA 92881	951-808-4100	Jasen.Randell@mailpcr.com
Countrywide Home Loans		1250 Corona Pointe Ct Ste 305	Corona CA 92879	951-280-3400	
Canyon Country Realty	Jana Wachle, Realtor	19374 Ontario Avenue	Corona CA 92881	951-735-9839	
Countrywide Home Loans		191 E. Allesandro Blvd, #9-A	Riverside CA 92508		
RE/MAX All Stars - Corona	Sandy Klein	765 North Main Street	Corona CA 92880	951-739-4000	SandyK@remaxallstars.net
ZEC Realty, Inc.	Edward Zom, President	615 S Victoria Avenue	Corona CA 92879		
New Vision Mortgage	Paul Turlo, Senior Loan Officer	1525 East Ontario Avenue Suite 101A	Corona CA 92881	951-371-0300	paul@newvisionmortgage.com
Exit Realty West		1875 California Avenue	Corona CA 92881		
Better Homes of Southern California Realty		11882 De Palma Road, Suite 2F1	Corona CA 92883	949-842-8971	
Realty One Group	Linda Rocha, Managing Broker	1260 Corona Pointe	Corona CA 92879	951-547-8400	
Keller Williams Realty	Frank Spencer	1385 Old Temescal Road	Corona CA 92881	951-271-3000	Frank@KWCorona.com
Special Realty		3811 Bedford Canyon Rd. #101	Corona CA 92883	213-500-5479	
Ramey Realty Group		9220 Haven Ave Suite 100	Rancho Cucamonga CA 91730	909-376-7870	

Table A-1: Outreach List

Organization	*Name*	*Street*	*City, Zip*	*Phone*	*E-Mail*
Colonial Realty Group	Gene Frerichs, Manager/Realtor	195 W. Ontario Ave. #102	Corona CA 92882	877-528-7653	gene@colonialrealtygrp.com
Century 21 - Garland Realty Inc.		1264 W. 6th Street	Corona CA 92880	951-734-1264	C21GARLAND@aol.com
GF Real Estate Services, LLC		1871 California Ave.	Corona CA 92881	951-281-2900	info@gfresgroup.com
Corona Realty		1525 E. Ontario Ave. Suite 101	Corona CA 92881	951-371-6433	Info@coronarealty.com
Bahai Faith of Corona	Brian Bethel	P.O. Box 1011	Corona, CA 92878	800-228-6483	
Congregation Beth Shalom	Cantor Bruce Shapiro	P.O. Box 2737	Corona CA 92878	951-734-4033	3mshapiro@cox.net
New Day Christian Fellowship	Tony Dunn, Pastor	P.O. Box 79524	Corona, CA 92877	951-398-5190	
Common Ground Interfaith Spiritual Center	Reverend Danell Wheeler	3108 Taylor Avenue	Corona, CA 92882	951-264-5147	danell@commongroundcorona.com
Northpoint Evangelical Free Church	John Sloan, Lead Pastor	988 West Ontario Avenue	Corona, CA 92882	951-734-1335	jsloan@northpointcorona.org
Corona Seventh-Day Adventist Church	Pastor Gary Taber	2550 S. Main Street	Corona, CA 92882	951-737-5953	taber.gary@sbcglobal.net
Corona United Methodist Church	Pastor Doug Dickson	2880 California Avenue	Corona, CA 92881	951-737-5225	CoronaPastorDoug@me.com
Corona-Norco Bible Fellowship	Pastor Leonard Raught	2424 Pinto Lane	Norco, CA 92860		info@cnbfonline.org
Corona-Norco Interfaith Association	Christy Parker, President			951-737-3132	loucuz@sbcglobal.net
Faith Fellowship	Pastor Mark A. Williams	4225 Prado Rd. Ste., 105	Corona, CA 92880	951-808-1803	faith@faithfellowshipcorona.org
First Baptist Church of Corona	Jon Castillo, Lead Pastor	155 W. 8th Street	Corona, CA 92882	951-737-2762	
Grace Church of the Valley		831 W. Kendall St.	Corona, CA 92882	951-283-2345	gracechurchcorona@gmail.com
Inland Vineyard Church	Travis Twyman	935 N McKinley St	Corona CA 92879-7998	951-549-1192	
New Hope Family Worship Center	Ron and Dalanda King, Lead Pastors	804 S Lincoln Ave	Corona CA 92882-3177	951-737-4673	pastorron.rk@gmail.com
Presence of Lord Christian Church	Stephen Gonzales, Pastor	1655 E 6th St B-1	Corona CA 92879	951-280-9333	Presenceofthelord@Pacbell.Net
Peace Lutheran Church	Reverend Mark Wm. Allert	280 E. Ontario Avenue	Corona, CA 92879	951-735-0917	coronapeacepastor@gmail.com
St. Mary Magdalene Catholic Church	Rev. Vincent Au, CMC, Pastor	8540 Weirick Road	Corona, CA 92883	951-371-0389	Pastor@smmcorona.com
West Grand Baptist Church	Tom Miter, Pastor	709 W. Grand Boulevard	Corona, CA 92882	951-735-5538	
Ability Counts		775 Trademark Circle, #101	Corona, CA 92879	951-734-6595	www.abililtycounts.org
Centro Medico Community Clinic		1307 W 6th St 113	Corona CA 92882-3168	951 278-8910	
Corona Community Towers Inc	Robert Coy, Owner	910 S. Belle Avenue	Corona, CA 92882-4368	951-371-2839	

Table A-1: Outreach List

Organization	*Name*	*Street*	*City, Zip*	*Phone*	*E-Mail*
Corona Community Villas	Corona Community Villas Corp	2680 S. Main Street	Corona, CA 92882-5907	951-272-1868	
Corona Norco PTA	Cynthia Rodriguez, President	2820 Clark Avenue	Norco, CA 92860	951-736-5000	cynrod2000@aol.com
Corona Norco YMCA	Yolanda Carrillo, Executive Director/CEO	1331 River Road	Corona, CA 92880	951-736-9622	carrillo@ymcacornor.org
Corona Regional Medical Center		800 S. Main St.	Corona CA 92882	951-737-4343	
Family Service Association	Dom Betro, CEO	21250 Box Springs Road Suite 212	Moreno Valley CA 92557	951-686-1096	
Inland Regional Center	Carol Fitzgibbons, Executive Director	P.O. Box 19037	San Bernardino CA 92423	951-826-2608	rkuruppu@inlandrc.org
Peppermint Ridge	Rev. Audrey Turner, Executive Director	825 Magnolia Avenue	Corona, CA 92879-3129	951-273-7320	aturner@peppermintridge.org
Settlement House		507 S. Vicentia Avenue	Corona, CA 92882	951-737-3504	settlementhouse@hotmail.com
LLUHC Veterans Administration Clinic & Loma Linda International Heart Institute		800 Magnolia Ave, Suite 101	Corona CA 92879-3123	951-817-8820	

Appendix B

SITES INVENTORY

This appendix provides a detailed sites inventory listing of approved specific plans and plan amendments with residential development potential, along with a detailed listing of residential capacity outside of specific plan areas.

Table B-1: Residential Capacity in the North Main Street Specific Plan

Map ID	APN	Acres	Suitability	GP	Zoning	Current Use	Maximum Allowable Density	Max. Capacity	Realistic Capacity
Available Sites									
1	122-120-018	1.01	Currently occupied by an underutilized shopping center with large, expansive surface parking; center is performing marginally with high vacancy (or turnover) rate; site is conducive to redevelopment as mixed use with a high density residential. Component. Development interest prior to economic downturn, but nothing recent.	MU1	SP99-1 MU	Underutilized shopping center	48 du/ac (based on the maximum FAR allowed on site)	517	361
	122-120-017	0.40							
	122-120-016	0.39							
	122-120-015	1.93							
	122-120-006	1.18							
	122-140-014	2.56							
	122-140-008	3.01							
	122-140-007	0.31							
		10.79						*517*	*361*
2	119-270-013	9.60	This site is likewise underutilized by commercial uses and expansive surface parking and is suitable for redevelopment with mixed use and high density residential. No developer interest has yet emerged.	MU1	SP99-1 MU	Underutilized shopping center	48 du/ac (based on the maximum FAR allowed on site)	528	369
	119-270-014	1.00							
	119-270-001	0.41							
		11.01						*528*	*369*
3	119-311-025	1.09	Numerous underutilized, separately owned	MU1	SP99-1 MU	Underutilized	48 du/ac	357	249

Table B-1: Residential Capacity in the North Main Street Specific Plan

Map ID	APN	Acres	Suitability	GP	Zoning	Current Use	Maximum Allowable Density	Max. Capacity	Realistic Capacity
	119-311-019	0.27	parcels that would have to be assembled for any type of development. Site is an ideal location for mixed use featuring high density residential that is transit oriented as it is adjacent to the N. Main Metrolink commuter station.			commercial, industrial, and residential uses.	(based on the maximum FAR allowed on site)		
	119311-018	0.17							
	119-311-017	0.07							
	119-311-016	0.07							
	119-311-015	0.07							
	119-311-014	0.07							
	119-311-013	0.04							
	119-311-043	0.10							
	119-311-042	0.10							
	119-311-041	0.10							
	119-311-004	0.35							
	119-311-003	0.27							
	119-311-002	0.97							
	119-311-040	0.20							
	119-311-008	0.27							
	119-311-039	0.19							
	119-311-038	0.44							
	119-311-037	0.50							
	119-311-029	0.19							
	119-311-030	0.09							
	119-311-034	0.43							
	119-311-033	0.43							
	119-311-032	0.43							
	119-311-005	0.53							
		7.44						*357*	*249*

Table B-1: Residential Capacity in the North Main Street Specific Plan

Map ID	APN	Acres	Suitability	GP	Zoning	Current Use	Maximum Allowable Density	Max. Capacity	Realistic Capacity
Total		**29.33**						**1,402**	**979**
Pending Projects									
4	119-290-051	7.57	Recently proposed mixed-use project.	MU CR	SP99-1 UDR	underutilized shopping center	Maximum FAR of 2.0 allowed on site	534	464
	119-290-033	0.72							
	119-290-034	0.51							
	119-290-053	0.10							
	119-290-008	3.05							
	119-290-009	2.50							
		14.45						*534*	*464*
Total		**14.45**						**534**	**464**
North Main Total		**43.78**						**1,936**	**1,443**

Table B-2: Pending and Proposed Projects in the Dos Lagos Specific Plan

Map ID	APN	Acres	Suitability	GP	Zoning	Current Use	Maximum Allowable Density	Max. Capacity	Realistic Capacity
Available Sites									
5	279-450-015 279-450-016 279-450-017 279-450-018 279-450-019 279-450-023	19.09	No formal project proposal submitted to date, but preliminary designs have been reported by developer.	HDR	SP99-03 RR	vacant	36 du/ac	450	450
6	279-470-026 279-470-028	19.69	No formal project proposal submitted to date, but preliminary designs have been reported by developer.	HDR	SP99-03 RR	vacant	36 du/ac	375	375
Total		**38.78**						**825**	**825**
Pending Projects									
7	279-460-068 279-460-069	5.23	Currently proposed 125 multi-family unit project.	HDR	SP99-03 RR	vacant	36 du/ac	188	125
Total		**5.23**						**188**	**125**
Dos Lagos Total		**44.01**						**1,013**	**950**

Table B-3: Residential Capacity in the Downtown Corona Revitalization Specific Plan

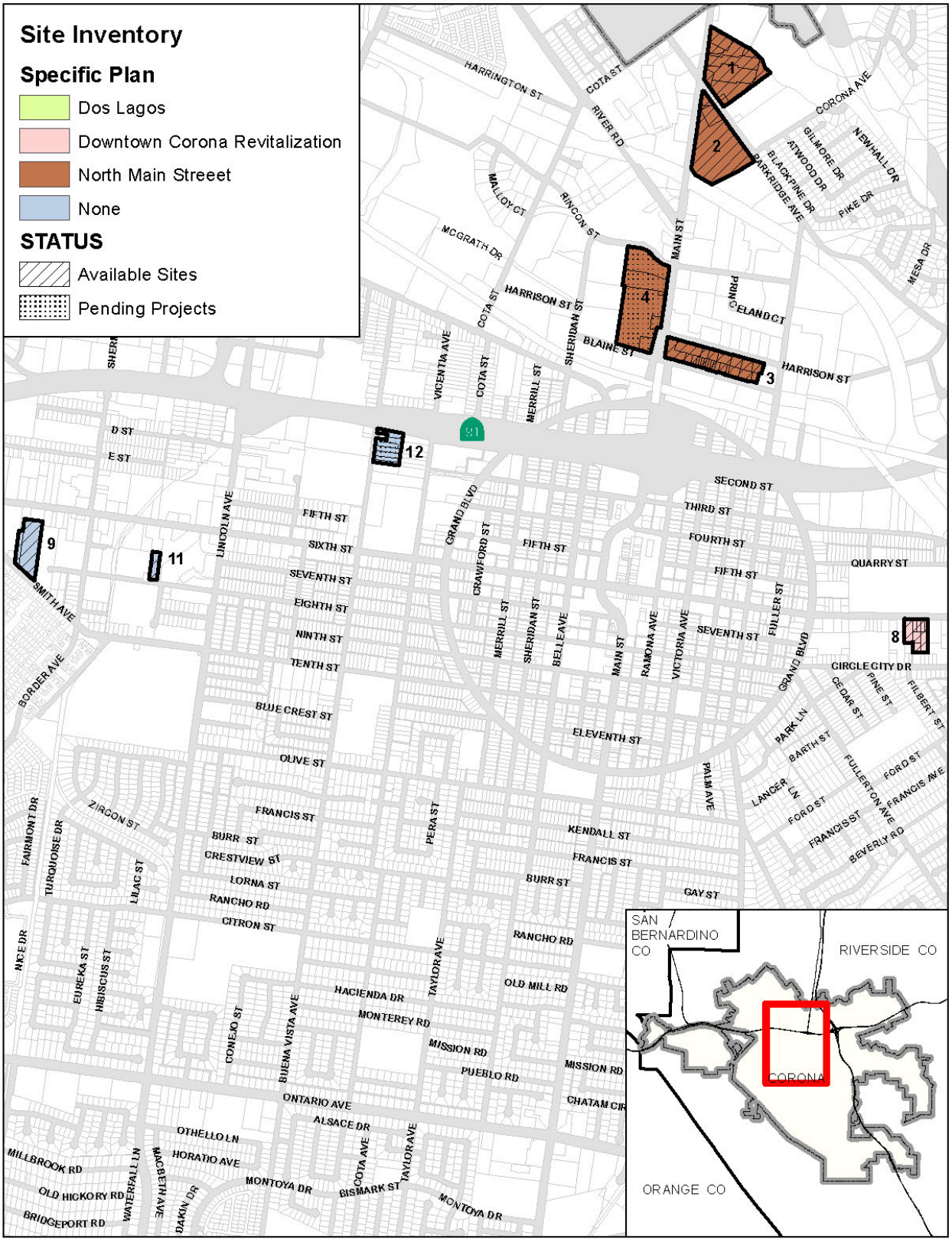
Map ID	APN	Acres	Suitability	GP	Zoning	Current Use	Maximum Allowable Density	Maximum Units	Anticipated Units
Available Sites									
8	117-320-012	0.68	Site previously entitled for 152 low and very low income senior housing. That project did not go forward and the site is currently available.	MU1	SP98-1 TC	vacant	36 du/ac	93	65
	117-320-016	0.17							
	117-320-017	0.17							
	117-320-018	0.17							
	117-320-059	0.17							
	117-320-020	0.63							
	117-320-015	0.31							
	117-320-014	0.30	Vacant						
		2.60						*93*	*65*
Total		**2.60**						**93**	**65**

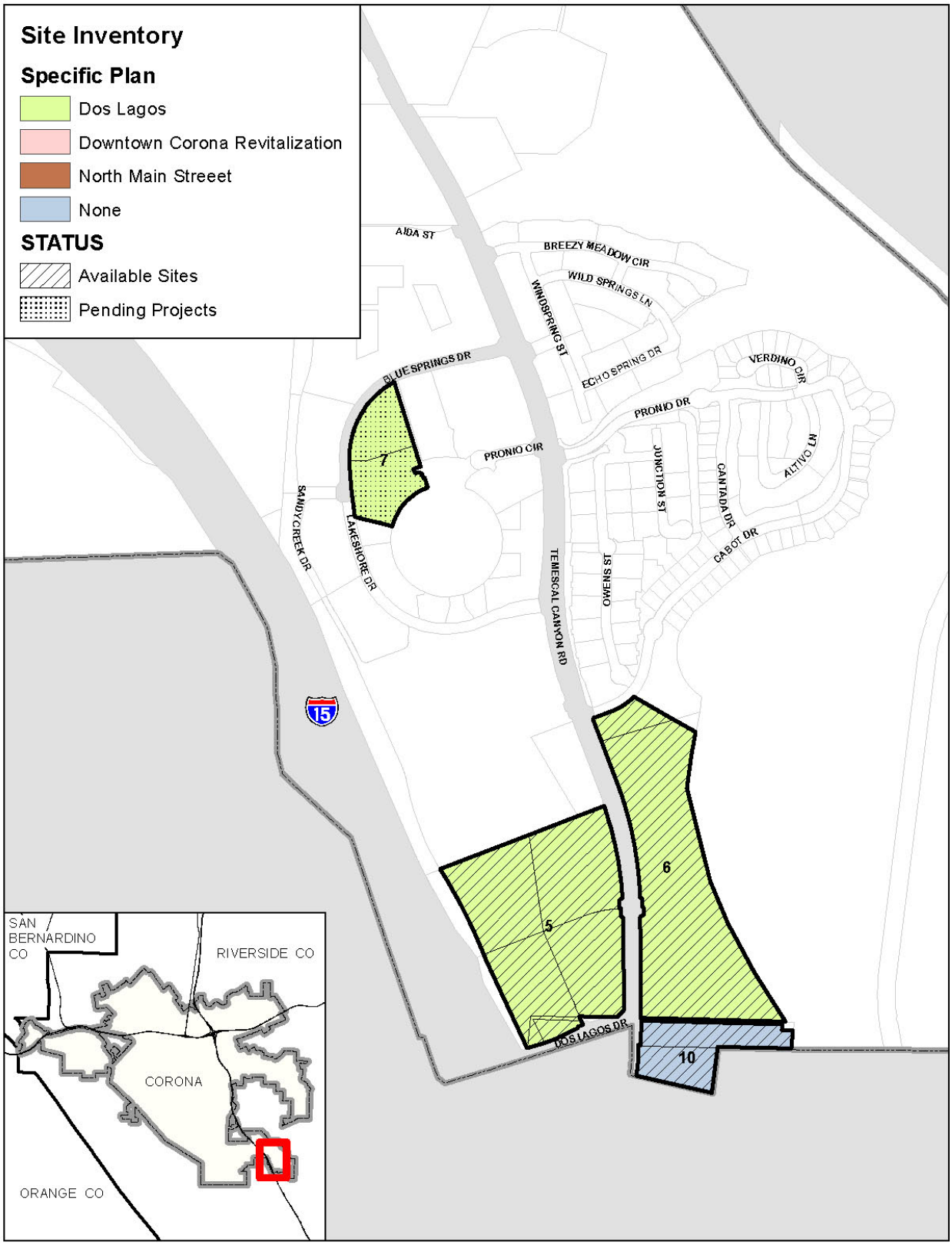
Table B-4: Residential Capacity Outside of Specific Plan Areas

Map ID	APN	Acres	Suitability	GP	Zoning	Current Use	Maximum Allowable Density	Maximum Units	Anticipated Units
Available Sites									
9	110-020-012	0.50	Site currently accommodates recreational vehicles and no development rendering it highly underutilized.	HDR	R-3	RV storage	36 du/ac	147	102
	110-030-015	3.60	Highly underutilized and capable of being developed at a higher density.	HDR	R-3				
		4.10						*147*	*102*
10	282-112-010	2.43	Recently rezoned to multi-family residential.	HDR	R-3	vacant	36 du/ac	167	116
	282-112-001	2.21							
		4.64						*167*	*116*
11	110-061-005	0.88	Vacant residentially zoned land.	HDR	R-3	vacant	36 du/ac	31	21
		0.88						*31*	*21*
Total		***9.62***						***345***	***239***
Pending Projects									
12	118-302-012	0.48	Underutilized residentially zoned sites which are capable of being combined and developed at a higher density.	HDR	R3	vacant	36 du/ac	105	61
	118-302-011	0.48							
	118-302-010	0.36				SFR			
	118-302-009	0.36							
	118-302-017								
	118-302-018								

Table B-4: Residential Capacity Outside of Specific Plan Areas

Map ID	APN	Acres	Suitability	GP	Zoning	Current Use	Maximum Allowable Density	Maximum Units	Anticipated Units
	118-302-019								
		2.47						*105*	*61*
Total		**2.47**						**105**	**61**
Scattered Sites Total		**12.09**						**450**	**300**


Site Inventory
Specific Plan
Dos Lagos
Downtown Corona Revitalization
North Main Streeet
None
STATUS
Available Sites
Pending Projects
1
2
3
4
8
9
11
12
HARRINGTON ST
COTA ST
RIVER RD
CORONA AVE
GILMORE DR
NEWHALL DR
ATWOOD DR
BLACKPINE DR
PARKRIDGE AVE
PIKE DR
MALLOY CT
RINCON ST
MAIN ST
MCGRATH DR
MESA DR
HARRISON ST
SHERIDAN ST
BLAINE ST
PRIM CT
CLELAND CT
VICENTIA AVE
MERRILL ST
D ST
E ST
SECOND ST
THIRD ST
FOURTH ST
FIFTH ST
QUARRY ST
LINCOLN AVE
SIXTH ST
SEVENTH ST
EIGHTH ST
NINTH ST
TENTH ST
GRAND BLVD
CRAWFORD ST
BELLEAVE
RAMONA AVE
VICTORIA AVE
FULLER ST
SMITH AVE
BORDER AVE
BLUE CREST ST
ELEVENTH ST
OLIVE ST
CIRCLE CITY DR
CEDAR ST
PINE ST
FILBERT ST
PARK LN
BARTH ST
LANGER LN
FORD ST
FULLERTON AVE
FRANCIS AVE
BEVERLY RD
PALM AVE
FAIRMONT DR
TURQUOISE DR
ZIRCON ST
LILAC ST
FRANCIS ST
BURR ST
CRESTVIEW ST
LORNA ST
RANCHO RD
CITRON ST
PERA ST
KENDALL ST
GAY ST
NICE DR
EUREKA ST
HIBISCUS ST
CONEJO ST
BUENA VISTA AVE
TAYLOR AVE
HACIENDA DR
MONTEREY RD
OLD MILL RD
MISSION RD
PUEBLO RD
CHATAM CIR
ONTARIO AVE
ALSACE DR
OTHELLO LN
HORATIO AVE
MACBETH AVE
WATERFALL LN
DAKIN DR
COTA AVE
BISMARK ST
MONTOYA DR
MILLBROOK RD
OLD HICKORY RD
BRIDGEPORT RD
SAN BERNARDINO CO
RIVERSIDE CO
CORONA
ORANGE CO


Site Inventory
Specific Plan
Dos Lagos
Downtown Corona Revitalization
North Main Streeet
None
STATUS
Available Sites
Pending Projects
AIDA ST
BREEZY MEADOW CIR
WILD SPRINGS LN
WINDSPRING ST
ECHO SPRING DR
VERDINO CIR
BLUE SPRINGS DR
PRONIO DR
PRONIO CIR
JUNCTION ST
CANTADA DR
ALTIVO LN
CABOT DR
SANDY CREEK DR
LAKESHORE DR
OWENS ST
TEMESCAL CANYON RD
DOS LAGOS DR
7
6
5
10
15
SAN BERNARDINO CO
RIVERSIDE CO
CORONA
ORANGE CO