



February 7, 2022

State Department of Housing and Community Development
C/O Land Use and Planning Unit
2020 W. El Camino Ave, Suite 500
Sacramento, CA 95833

Subject: City of Highland Adopted 6th Cycle Housing Element

Dear Reid Miller,

I am pleased to submit the Adopted 6th Cycle Housing Element for the City of Highland to the California Department of Housing and Community Development (HCD) for confirmation that it complies with State law. The Housing Element was adopted on January 25, 2022 (Resolution No. 2002-005).

The City of Highland staff and the Dudek consulting team have worked collaboratively with HCD staff since submitting the Draft Housing Element for review on August 26, 2021, to ensure that the City's Housing Element meets the requirements of State law. We greatly appreciate HCD's time dedicated to the review of the Draft Housing Element. The City of Highland staff and its consulting team have addressed all of HCD's comments including, but not limited to, documenting public participation outcomes, including a public review period and consideration of comments received; providing additional quantifiable objectives; including additional data on housing needs, constraints, site analysis, and Affirmatively Furthering Fair Housing (AFFH) Analysis; clarifying language, timelines, and incorporating stronger program objectives.

The City of Highland and its consulting team have worked closely with the community and interested stakeholders to develop this vision for the City, and many of the programs of the Housing Element will continue to engage stakeholders over the next eight-years.

Attached you will find the City of Highland's Adopted Housing Element for the 6th Cycle planning period; a strikeout/underline version of the Adopted Housing Element, displaying the edits made in response to HCD's findings; a comment matrix to assist in the navigation of edits in response to HCD's findings; the signed City Council Resolution adopting the Housing Element; and all other supporting documentation. Further, the electronic copy of the Sites Inventory Excel Workbook has been emailed to sitesinventory@hcd.ca.gov, per the Sites Inventory Instructions. A subsequent hard copy of the housing element with a USB Flash drive is being mailed for your files.

Should you have any questions, please feel free to contact me directly at (909) 864-6861, Ext. 215, or by email at lmainez@cityofhighland.org.

Sincerely,

Lawrence A. Mainez

Community Development Director/
Housing Authority Assistant Exec. Dir.

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City of Highland 6th Cycle Housing Element (2021-2029)

Adopted January 25, 2022

Housing Element

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1. Introduction

The Housing Element of the General Plan addresses the comprehensive housing needs in the City of Highland (City) for the 8-year planning period (2021–2029). It provides an analysis of the local housing needs for all income levels, details barriers to providing needed housing, and identifies a set of strategies for meeting the housing need within the planning period. Housing Elements are one of eight required components of a General Plan and are guided by State law, which requires all local governments to update their Housing Elements every 8 years. This is the 6th update to the City of Highland Housing Element (6th Cycle).

The Housing Element is a strategic vision and policy guide designed to help address the comprehensive housing needs of the City over an 8-year period (2021–2029 planning period). It defines the City’s housing needs, identifies the barriers or constraints to providing needed housing, and provides policies to address these housing needs and constraints.

Recent amendments to housing and planning laws aim to address California’s housing shortage, placing a substantial number of new requirements on the 6th Cycle Housing Element. Housing in California has become some of the most expensive in the nation, ranking 49th out of 50 states in homeownership rates and the supply of housing per capita. Only half of California’s households are able to afford the cost of housing in their local regions, and every county and city across the State is required by law to adequately plan for their fair share of needed housing.

The City must adequately plan for its existing and projected housing needs, including its share of the Regional Housing Needs Allocation (RHNA), as identified by the State with input from the Southern California Association of Governments and local cities and counties. While the City does not build housing on property that is privately owned or owned by other government agencies, the State requires each local government to demonstrate where housing can reasonably be expected to be added within this cycle, and how the City will facilitate and incentivize its production. As identified by the 6th Cycle RHNA, the City must plan for 2,513 housing units, which are further broken down by income level.

The City’s 6th Cycle RHNA targets are broken down by income level as follows:

- Extremely Low-Income = 309
- Very Low Income = 310 units
- Low Income = 409 units
- Moderate Income = 471 units

2. Housing Element Organization

The Housing Element identifies goals, policies, and programs to comprehensively address the housing needs of all current and anticipated residents at all income levels over the upcoming housing period from 2021 through 2029. The Housing Element is divided into chapters, and supporting documentation is included as appendices of the Housing Element.

Housing Element Content

- **Introduction** provides an overview of the Housing Element, its relationship to State law, the City's RHNA, and a section on the Housing Element's organization.
- **Public Engagement** describes the outreach process that was undertaken throughout the Housing Element update process, and the input received that informed the development of the Housing Element.
- **General Plan Consistency** details those policies identified throughout the elements of the General Plan that guided the policies set forth in the Housing Element to ensure that consistency is maintained throughout the General Plan.
- **Goals and Policies** specifies the City's plans for meeting the existing and projected comprehensive housing needs of Highland.
- **Program Implementation** identifies the specific actions that will be implemented to ensure that Highland's housing needs are met within the planning period.

Appendices

- **Appendix A - 5th Cycle Review** evaluates the efficacy of the 5th Cycle Housing Element; the progress in Housing Element implementation; and the appropriateness of the goals, policies, and programs.
- **Appendix B - Community Profile** assesses the housing need through detailed information on Highland's demographic characteristics and trends that influence supply and demand of various housing types.
- **Appendix C - Constraints and Zoning Analysis** details governmental and non-governmental constraints to the maintenance, improvement, and development of housing for all income levels.
- **Appendix D - Affirmatively Further Fair Housing Analysis** identifies disproportionate housing needs, including segregated living patterns, concentrated areas of poverty, disparities in access to opportunity, and displacement risk.
- **Appendix E - Sites Analysis and Inventory** describes the methodology by which the City can accommodate its RHNA targets, and provides an inventory of the sites identified to meet the housing need.
- **Appendix F - Community Engagement Summary and Results** provides the detailed results of the outreach conducted for the update to the Housing Element.

3. Public Engagement

The City conducted a robust public outreach program that engaged a broad spectrum of the community and stakeholders. Stay-at-home orders of 2020 and 2021 provided the City with opportunities to explore new avenues for public engagement and increased access for those who are traditionally not involved in the planning process. Outreach and formal engagement activities were held virtually across a variety of platforms, including an online survey, virtual community workshop, stakeholder interviews, public review period, study sessions, and public hearings.

The outreach conducted for the update to the Housing Element engaged a broad range of community members and stakeholders alike, including, but not limited to, public policy advocates and facilities providing services to people experiencing homelessness. The City cast a wide net to gain participation from all segments of Highland's interested parties. The extensive outreach process conducted for this Housing Element update contributed to a set of meaningful goals, policies, and programs that reflect Highland's housing needs and the priorities and needs of all of those in Highland, including those with special needs and lower-income populations. **Appendix F, Community Engagement Results**, provides a comprehensive summary detailing the outreach conducted as part of the update to the Housing Element, and corresponding materials.

4. General Plan Consistency

The California Government Code requires that a General Plan prepared by a local government contain an integrated, internally consistent set of goals, policies, and programs. The structure of this Housing Element is built on the same foundation upon which all other elements of the General Plan were formed. In addition, the Housing Element's goals complement those found in the other elements of the General Plan. Cohesive housing policies that are appropriate to Highland were designed through this coordination.

The City of Highland will maintain consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan. Under State law, the General Plan requires an annual review and report to examine amendments and implementation status. In line with the other General Plan elements, the goals of the Housing Element aim to:

- meet existing housing needs,
- plan for future growth,
- protect and enhance Highland's neighborhoods, and
- provide new housing opportunities.

5. Goals and Policies

Goal 1: A preserved and enhanced housing stock within high-quality neighborhoods.

Policy 1.1: Facilitate neighborhood improvement and connect residents to housing rehabilitation programs that offer financial and technical assistance to lower-income households.

Policy 1.2: Encourage housing improvement, preservation, rehabilitation, and the replacement of substandard housing as a means to enhance quality of life in Highland.

Policy 1.3: Support housing and neighborhood quality through the enforcement of building and property maintenance standards, the education of landlords and tenants, and the inspection of properties.

Goal 2: A diverse range and adequate supply of housing types that align with the needs of all current and future Highland households.

Policy 2.1: Bolster the City's affordable housing supply through regulatory tools that encourage the development of and funding for quality lower- and moderate-income housing preservation and development.

Policy 2.2: Provide a transparent, timely, and cost-effective regulatory review process that facilitates housing development opportunities at all income levels.

Policy 2.3: Ensure new residential and mixed-use developments are adequately served by park and recreation, libraries, transportation, public safety, and other public services and facilities.

Policy 2.4: Encourage the development of a range of housing types in targeted areas of the City, such as inventoried vacant residential sites, Planned Development districts, Mixed-Use districts, special Policy Areas identified in the Land Use Element, and areas with access to resources and amenities.

Policy 2.5: Encourage innovation and creativity in housing development through regulations that increase flexibility in the development approval process and allow the use of construction materials and techniques that reduce the cost of housing and its impact on the environment.

Policy 2.6: Provide adequate outreach to residents to preserve the City's factory-built housing stock and protect residents from displacement.

Goal 3: A City with adequate sites and resources appropriate for accommodating a variety of housing types.

Policy 3.1: Establish higher-density nodes with increased housing capacity for a variety of housing types, including housing for lower-income households.

Policy 3.2: Ensure adequate capacity for the development of a range of housing types.

Policy 3.3: Expand the affordable housing stock and provide homeowners with an additional source of income by facilitating the construction of accessory dwelling units.

Goal 4: An affordable housing supply that equitably meets the needs of extremely low-, very low-, low-, and moderate-income households.

Policy 4.1: Improve quality of life for lower- and moderate-income Highland residents by increasing opportunities for the creation of lower-cost owner-occupied housing types and by providing housing assistance through the promotion of homeowner and renter assistance opportunities.

Policy 4.2: Provide regulatory and financial incentives to encourage and facilitate the development of affordable single-family, multifamily, and mixed-use housing.

Policy 4.3: Prohibit housing discrimination and other related discriminatory actions in all aspects affecting the sale or rental of housing based on race, religion, or other protected classifications.

Goal 5: A City with a broad range of housing types to meet the diverse needs of all Highland residents.

Policy 5.1: Provide the regulatory framework necessary to facilitate special needs housing in Highland.

Policy 5.2: Encourage development of accessible housing for all levels of ability through regulatory relief.

Policy 5.3: Create a continuum of care for those experiencing homelessness in Highland through establishing a housing plan for homelessness, including zoning districts allowing emergency shelters, low-barrier navigation centers, transitional housing, and permanent supportive housing.

Policy 5.4: Support innovative public, private, and nonprofit efforts in the development and financing of affordable, special needs housing.

6. Program Implementation

Program 1: Homeowner Rehabilitation Program

Homeowner rehabilitation is offered through the Neighborhood Partnership Housing Services through the Renaissance Home Repair Loan. This loan is available to eligible households earning below 80 percent of the Area Median Income in the Inland Valley and provides up to \$25,000 per households to be used for financing home improvements, including health and safety repairs and energy efficiency upgrades. The San Bernardino County Community Development and Housing Department refers interested residents in need of assistance to this program.

The City will improve coordination with the County of San Bernardino (County) to identify opportunities for increased funding for homeowner rehabilitation. Further, the City will increase community awareness of available programs and refer interested residents to the County.

Objective(s)	<ul style="list-style-type: none"> Engage in regularly scheduled meetings with County staff to discuss homeowner rehabilitation resources. Partner with County to seek and apply for funding. Post resources on City website.
Timeframe	<ul style="list-style-type: none"> Set up meetings with County staff by winter 2023 and continue ongoing engagement and coordination. Apply for funding by fall 2023. Update website by spring 2023.
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	1.1, 1.2, 1.3

Program 2: Residential Rental Enhancement and Rehabilitation Program

The City's Residential Rental Enhancement Program, in conjunction with the crime-free multiple-family rental housing program, provides technical assistance to rental property owners on how to maintain their rental property and ensure that the property is free from crime. This includes a checklist that rental property owners are required to submit prior to the issuance of a business license certificate to ensure the property is free from health and safety hazards. Further, the police department provides a free training on tenant screening and property safety measures.

The City will continue to provide this program to ensure that rental properties are maintained and that landlords have the resources they need to ensure their properties remain safe for tenants. The City will also add to tenant screening training to provide guidance on fair housing to ensure that tenant screenings do not have a disproportionate negative effect on protected groups. The City will expand access to trainings by posting training materials on the City’s website.

Further, the City will explore opportunities to use the in-lieu inclusionary housing fee to fund lower-income rehabilitation for affordable multifamily developments in need of assistance.

Objective(s)	<ul style="list-style-type: none"> • Continue and expand upon the Residential Rental Enhancement Program to provide fair housing guidance through two trainings per year and by requiring all landlords to complete the trainings. • Post resources on City website. • Where possible, allocate inclusionary funds to affordable multifamily development.
Timeframe	<ul style="list-style-type: none"> • Residential Rental Enhancement Program is an ongoing program and trainings are bi-annual. • Update website by winter 2023. • Annually evaluate opportunities to allocate funding.
Responsible Agency	<ul style="list-style-type: none"> • Police Department • Community Development Department
Funding Sources	General Fund
Relevant Policies	1.1, 1.2, 1.3

Program 3: Code Enforcement

The City implements a code enforcement program to assist property owners in addressing Building Code and Zoning Code violations. When the City identifies substandard housing, the City initiates a substandard lien that prohibits the sale of the property until the condition is mitigated. Further the City conducts windshield surveys within neighborhoods identified to receive Community Development Block Grant funding.

The City’s 2017 Quality of Life Initiative accelerated proactive code enforcements by hiring two additional full-time code enforcement officers and one police officer. The City will further the Quality of Life Initiative by providing information to residents about how they can become code compliant without violations by detailing specific code compliance issues and options for how they can be resolved, and will post information and resources regarding code compliance and property maintenance on the City’s website.

Objective(s)	<ul style="list-style-type: none"> • Assist with bringing properties into compliance with the Zoning Code. • Post resources for code compliance on the City’s website and connect residents to such resources when the property is at risk of being noncompliant with the Zoning Code.
Timeframe	<ul style="list-style-type: none"> • Ongoing assistance to properties with code compliance issues. • Update City website by winter 2023.
Responsible Agency	Code Enforcement Division
Funding Sources	General Fund
Relevant Policies	1.1, 1.2, 1.3

Program 4: Inclusionary Housing

The City’s Inclusionary Housing Ordinance requires that all new housing developments provide affordable units on site or off site, or to pay an in-lieu fee that goes into the City’s affordable housing preservation and construction fund. The City will continue to implement the Inclusionary Housing Ordinance and will identify affordable housing preservation, rehabilitation, and construction opportunities for the expenditure of acquired funds, especially for funding opportunities of housing for extremely low-income households and households with special needs.

Objective(s)	<ul style="list-style-type: none"> • Continue to implement the Inclusionary Housing Ordinance. • Allocate funding to the preservation, rehabilitation, and construction of affordable housing, especially for extremely low-income households, when available.
Timeframe	Ongoing implementation of ordinance and allocation of funding, when available.
Responsible Agency	Community Development Department
Funding Sources	Inclusionary Housing Fee
Relevant Policies	2.1, 2.4, 2.6, 4.1, 4.2, 5.1

Program 5: Impact Fees

The City regularly reviews Development Impact Fees to ensure impact costs are appropriate to protect public services. The City will continue ongoing evaluation and updates to impact fees, as necessary. Further, the City will focus future fee assessments to analyze fees as they relate to affordable housing, and will evaluate opportunities to reduce fees for proposed affordable housing developments, especially those that serve extremely low-income households and households with special needs.

Objective(s)	<ul style="list-style-type: none">• Review fees after the budget cycle.• Analyze fees for affordable housing, and reduce fees where feasible.
Timeframe	Bi-annually
Responsible Agency	Public Works City Engineering Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 2.5

Program 6: Density Bonus

The City will review and amend the local Density Bonus Program Ordinance to ensure consistency with State requirements, and will amend the ordinance, where needed, including the provision of a bonus for student affordable housing, senior housing, and 100 percent affordable developments to further support extremely low-income households and households with special needs.

Objective(s)	Update Density Bonus Ordinance, consistent with State law.
Timeframe	By winter 2023.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department Budget
Relevant Policies	2.1, 2.5, 3.1, 4.3, 5.1

Program 7: Housing Choice Voucher Referrals

The City will continue to support the Housing Authority’s Housing Choice Voucher program (Section 8 Vouchers) by providing program information at City Hall and on the City’s website. The Housing Choice Voucher program pays rental subsidies directly to rental property owners to benefit lower-income households. The City provides links on its website to the Section 8 Housing Choice Voucher program, and refers all inquiries to the Housing Authority. Further, the City will increase collaboration with the Housing Authority to assist in outreach to potential households and landlords who may participate in available programs.

Objective(s)	<ul style="list-style-type: none"> • Maintain relevant resources on the City website. • Refer interested residents.
Timeframe	Ongoing through planning period.
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	2.1, 4.1, 5.4

Program 8: By-Right Development on Previously Identified Housing Sites

Those qualifying sites identified in the Sites Inventory that were previously identified in prior housing cycles in accordance with the specifications of Housing Element law will be permitted by right where 20 percent of the total units in the development will be affordable to lower-income households, consistent with Assembly Bill (AB) 1397 (2017). All applicable sites included in previous cycle(s) are identified by Assessor’s Parcel Number in Table 11, Sites Inventory Table, of **Appendix E, Sites Analysis and Inventory** (See Section 3.3, Sites Identified in Previous Housing Elements, of Appendix E, for additional details). The City will ensure that those uses eligible for by-right development will not be subject to any Conditional Use Permit, Planned Unit Development Permit, or other discretionary local government review or approval that would constitute a “project” as defined in Section 21100 of the Public Resources Code.

Objective(s)	Continue to permit qualifying developments in accordance with State requirements.
Timeframe	Ongoing through planning period.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department Budget
Relevant Policies	2.1, 2.2, 2.4, 3.2

Program 9: Developer Outreach and Transparency

The City will maintain current information on the City’s website that is applicable for housing development project proposal requirements, including a current schedule of fees, exactions, applicable affordability requirements, all zoning ordinances, development standards, and annual fee reports or other relevant financial reports, consistent with the requirements of AB 1483 (2019).

Further, the City will continue to offer an optional pre-application conference and advertise the benefits through the City’s website and the “Come Home to Highland” website. A pre-application conference allows the applicant to receive invaluable comments from City staff prior to submitting a plan, thus reducing the time and cost associated with permit processing.

Objective(s)	Maintain the City’s website with the most current information.
Timeframe	Ongoing through planning period
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 4.2, 5.1, 5.4

Program 10: Innovative and Efficient Housing

The City implements the most current California Green Building Standards Code. To further increase energy efficiency in housing, the City will coordinate with Southern California Edison and The Gas Company to obtain the latest information on energy-efficient building technology and will post information on the City’s website to provide guidance and resources to property owners on energy-efficient strategies and retrofits.

Objective(s)	Update the City’s website.
Timeframe	By winter 2023.
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	2.5

Program 11: Town Center, Base Line Corridor, and Victoria Avenue Corridor Policy Areas

The City of Highland supports regional efforts for an improved public transportation network and greater linkages between transportation land uses and housing. The City will continue to work with the Southern California Association of Governments, San Bernardino Associated Governments, Omnitrans, and neighboring communities to develop the Town Center, Base Line Corridor, and Victoria Avenue Corridor Policy Areas. The “Base Line Improvement Project” between Interstate 210 and Cole Street was completed in 2015. The City, in conjunction with the San Bernardino County Transportation Authority, will complete the widening of Base Line at the Interstate 210 interchange, with anticipated completion in 2022. The City will continue coordination to ensure that future transit aligns with the City’s vision for growth.

Objective(s)	Coordinate quarterly meetings with appropriate agencies to coordinate land use and transportation planning and to advocate for the prioritization of projects that align with Highland’s vision.
Timeframe	Establish quarterly meetings by July 2023.
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	2.3, 2.4, 3.1

Program 12: Accessory Dwelling Units

The City has adopted a revised zoning ordinance to permit accessory dwelling units and junior accessory dwelling units in all zones that permit residential uses, consistent with State law, Government Code Section 65852.2. The City submitted the updated ordinance to the State Department of Housing and Community Development (HCD) for their review and will incorporate amendments, as required by HCD. Further, the City will develop and adopt a program that incentivizes and promotes the creation of ADUs that can be offered at an affordable rent for extremely low, very low, low, or moderate-income households or households with special needs (AB 671, 2019).

Objective(s)	Develop an affordable ADU incentive program.
Timeframe	Develop affordable ADU incentive program by fall 2026.
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.4, 3.3, 4.2

Program 13: Homeowner Assistance Programs

The City will continue to provide resources to homeowners on the City’s website to connect Highland residents with information on County homeowner assistance programs. This includes links on the City’s website to resources on housing counseling services and other housing resources available through the County’s Community Development and Housing department.

Objective(s)	Maintain resources on website.
Timeframe	Ongoing through planning period.
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	4.1

Program 14: Priority Services

The City will coordinate with the East Valley Water District to ensure that proposed developments that include housing affordable to lower-income households are prioritized for the provision of water and sewer services. The City will provide a copy of the updated Housing Element and assist with the identification of sites for prioritization of services through the updates to the Water and Sewer System Master Plans in accordance with Senate Bill 1087 (2004).

Objective(s)	<ul style="list-style-type: none">• Maintain a database of existing and proposed affordable housing developments.• Engage in the Water and Sewer System Master Plan updates.
Timeframe	Submit the Housing Element to the East Valley Water District within 1 month of Housing Element adoption.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department Budget
Relevant Policies	2.3, 2.4

Program 15: Fair Housing Mediation

The City partners with the Inland Fair Housing and Mediation Board (IFHMB) to provide fair housing services for its residents. The City will maintain this partnership and will provide information regarding available fair housing services on the City’s website. The fair housing services provided by the IFHMB include providing information, investigation, education, conciliation, and/or referral of housing discrimination complaints free of charge to individuals. It also involves fair housing workshops that are offered year-round to educate housing providers, tenants, homeowners, and financial and lending institutions on the key aspects of fair housing law. Further, IFHMB’s mediation department provides information to landlords, tenants, mobile home park owners, and mobile home residents regarding their rights and responsibilities under the California Landlord and Tenant Laws, and facilitates negotiations between parties in housing-related disputes.

Objective(s)	<ul style="list-style-type: none">• Continue to maintain information on the City’s website.• Continue to partner with IFHMB.
Timeframe	Ongoing through planning period.
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	2.6, 4.3

Program 16: Affordable Housing Preservation Program

No affordable units within Highland are at risk of conversion to market rate during the 2021-2031 planning period. Therefore, the City’s housing preservation efforts are focused on assisting homeowners who may be at risk of foreclosure. Subprime lending practices have resulted in numerous foreclosures throughout Highland. The City seeks to reduce foreclosures by providing educational information to its residents. The City will provide educational homeownership brochures and refer concerned homeowners and homebuyers to nonprofits such as Neighborhood Housing Services of the Inland Empire Inc. and the Homeownership Preservation Foundation. Information will be made available at City Hall and on the City’s website.

Additionally, the City will continue to monitor existing publicly assisted affordable housing and provide technical assistance for those that might convert to market rents and displace extremely low-, very low-, low-, and moderate-income tenants.

Further, the City will continue to refer residents to the County’s website for information on housing advocacy groups, public agencies, and nonprofit organizations.

Objective(s)	<ul style="list-style-type: none"> Continue to maintain information on the City’s website. Maintain and monitor a list of affordable housing developments and year of possible expiration of deed-restriction or other assistance.
Timeframe	Ongoing through planning period.
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	1.1, 1.2, 1.3, 2.1

Program 17: Housing for Persons with Disabilities

The City has adopted Reasonable Accommodation procedures that provide a process by which relief from land use, zoning, or building laws, rules, policies, practices, and/or procedures can be alleviated for those with disabilities, including persons with developmental disabilities. The City will promote this procedure by providing information on its website that is easily accessible.

Also, the City will continue to provide informational materials on Southern California Edison’s Customer Assistance Program at City Hall and on the City’s website. The program is designed to help persons with disabilities, including developmental disabilities, maintain low energy use. The program also targets low-income households, older adults, and non-English-speaking customers.

Further, the City will continue to refer individuals and families with developmental disabilities to the Inland Regional Center in San Bernardino. The Inland Regional Center is the largest nonprofit, State-funded social service facility in the State that focuses on persons with developmental disabilities. The City will provide a link to the Inland Regional Center’s website on the City’s website.

Additionally, to further opportunities for persons with disabilities and older adults with varying levels of ability, the City will explore opportunities to connect residents to resources on increasing in-home accessibility by posting materials on its website related to home retrofit guidance and accessibility in accessory dwelling units.

Objective(s)	Update the City’s website to provide information.
Timeframe	By fall 2023
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	4.3, 5.1, 5.2, 5.4

Program 18: Residential Care Facilities

The City will update the Zoning Code to differentiate between residential care facilities serving six or fewer residents and those serving seven or more residents. Additionally, the City will create separate definitions and permitting processes for the two types of residential care facilities, and permit those serving six or fewer persons by right in all residential zones in accordance with the Welfare and Institutions Code Section 5116 and permitting those serving seven or more in at least one zone without discretion.

Objective(s)	The City will update the Zoning Code to differentiate between residential care facilities serving six or fewer residents and those serving seven or more residents. Additionally, the City will create separate definitions and permitting processes for the two types of residential care facilities, and permit those serving six or fewer persons by right in all residential zones and permit those serving seven or more in at least one zone without discretion.
Timeframe	By winter 2023.
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	2.4, 3.1, 3.2, 5.1

Program 19: Emergency Shelters, Transitional Housing, Permanent Supportive Housing, and Single Room Occupancy

The City will update relevant sections of the Zoning Code to assist in the development of housing for those with special needs and extremely low-income households and to ensure consistency with State law as it relates to supportive housing, emergency shelters, and transitional housing, as follows:

- Permit supportive housing by-right in residential zones that permit multifamily uses and mixed-uses zones that allow residential uses in accordance with AB 2162 (2018).
- Permit emergency shelters by-right in at least one zone and ensure that parking requirements accommodate the staff working in the shelter and do not require more parking than other residential or commercial uses within the same zone in accordance with AB 139 (2019).
- Permit transitional housing in the same manner as other residential uses in the same zone in accordance with AB 139 (2019).

Additionally, the City will amend the Zoning Code to identify a process by which single-room occupancies (SRO) can be permitted to further increase housing opportunities for extremely low-income households.

Objective(s)	Amend the City's Zoning Code as detailed above and in conformance with State law.
Timeframe	By winter 2023.
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	5.1, 5.3

Program 20: Affordable Housing Partnerships

The City will support creative models of affordable property ownership and affordable housing preservation through methods such as community land trusts. Informational resources will be provided on the City's website to connect lower-income households, including extremely low-income households and those with special housing needs, to housing advocacy groups, public agencies, and nonprofit organizations in the event that opportunities for purchasing lower-income housing developments become available. The City will conduct outreach to housing advocacy groups to improve coordination and increase publication of how advocacy groups can assist residents.

Additionally, the City will continue to foster relationships with affordable housing property owners, tenants, and nonprofit organizations to assist in the long-term affordability of affordable developments.

Objective(s)	<ul style="list-style-type: none"> • Update the City's website. • Conduct outreach to increase collaboration among the City's partners.
Timeframe	<ul style="list-style-type: none"> • Website update by fall 2023. • Ongoing outreach through planning period.
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	1.2, 4.1, 5.4

Program 21: Mobile Home Preservation

Consistent with the provisions of Government Code Section 65863.7, the City shall require the submission of a report detailing the impacts of any proposed conversion of an existing mobile home park. The report shall include a replacement and relocation plan that mitigates the impact upon the ability of the displaced residents of the mobile home park to be converted or closed to find adequate housing in a mobile home park, consistent with the requirements of State law. The report, as well as any adverse impacts on the housing supply, lower-income households, and on displaced persons, shall be considered before the change of use can be approved. Further, the City shall require the replacement of any lost units to ensure no net loss of the City’s existing housing stock that is affordable to lower-income households, including extremely low-income households.

Objective(s)	<ul style="list-style-type: none">• Require a report for each proposed conversion or closure.• Consider the findings of the report, as well as the impact on the existing housing supply, lower-income households, and displaced persons.
Timeframe	Ongoing through planning period.
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	1.2, 2.6

Program 22: Collaborative Partnerships

The City has administered funds for a variety of affordable housing needs, such as construction costs, rent subsidies, and home improvement grants. Working in collaboration with other entities will help the City’s resources go further and meet the needs of additional lower-income households, including households with special needs and extremely low-income households. The City will contact local affordable housing service providers to discuss partnering, and will continue to seek financial assistance from other agencies. The City will make relevant information available on its website as it relates to available funds.

Objective(s)	<ul style="list-style-type: none"> Continue outreach to local affordable housing service providers. Update the City’s website.
Timeframe	<ul style="list-style-type: none"> Ongoing outreach through planning period. Update website by winter 2023.
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	4.1, 5.4

Program 23: Lot Consolidation Incentive

The City will provide a permit expedite incentive for lot consolidation for multifamily development on sites identified in the Housing Element as having the potential to accommodate lower- or moderate-income units, including those sites with potential for extremely low-income development and development to meet the needs of those with special needs, and will consider expanding this incentive to all lower-income and mixed-income residential and mixed-use developments.

Objective(s)	The City will amend the code to incentivize lot consolidation on specified sites through an expedited development permit review process.
Timeframe	By winter 2023.
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.4, 4.2

Program 24: Annual Progress Reports

The City will continue to report annually on the City’s progress toward its 8-year RHNA housing production targets, the remaining housing capacity, and toward the implementation of the programs identified in the Housing Element to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development in accordance with the requirements of AB 879 (2017).

Objective(s)	<ul style="list-style-type: none"> Track housing production, remaining capacity, and program progress. Submit adopted Annual Progress Reports annually by April 1st.
Timeframe	Ongoing through planning period with annual reports.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department
Relevant Policies	3.2

Program 25: No Net Loss

The City will use its development permit database to monitor development activity, proposed rezones, and identified capacity to ensure adequate remaining capacity is available to meet any remaining unmet share of the RHNA for all income levels throughout the entirety of the planning cycle, consistent with no-net-loss requirements as required under Senate Bill 166 (2017).

If, at any time during the planning period, a development project results in fewer units by income category than identified in the Sites Inventory (**Appendix E, Sites Analysis and Inventory**) for that parcel and the City cannot find that the remaining sites in the Housing Element are adequate to accommodate the remaining RHNA by income level, the City will, within 180 days, identify and make available additional adequate sites to accommodate the remaining RHNA.

Objective(s)	<ul style="list-style-type: none"> Amend staff procedures to ensure all development proposals and rezone proposals are reviewed against the capacity identified for sites in the Sites Inventory (Appendix E). Develop a methodology for tracking remaining capacity.
Timeframe	Tracking is ongoing and amendments to procedures will be implemented by winter 2023.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department
Relevant Policies	3.2

Program 26: Fair Housing Analysis

The City will continue to contribute to the regional evaluation of discriminatory housing practices by participating in the County of San Bernardino Analysis of Impediments to Fair Housing. The Analysis of Impediments to Fair Housing identifies regulations or practices that may create an unequal housing environment in San Bernardino County communities. In addition to participating and updating the Analysis of Impediments, the City will evaluate the need to establish an Ad Hoc Fair Housing committee to provide policy recommendations to guide policies and programs in a manner that furthers fair housing.

Further, the City will administer all programs and activities related to housing and community development in a manner to Affirmatively Further Fair Housing by developing a process that prompts the consideration of fair housing in the development decision process. This process could include a requirement to have a statement of fair housing consideration on all staff reports for Planning Commission and City Council.

Objective(s)	<ul style="list-style-type: none"> • Coordinate annual meetings with County of San Bernardino and fair housing agencies. • Regularly conduct Analysis of Impediments to Fair Housing Choice. • Evaluate the need for an Ad Hoc Fair Housing Committee when updating the Analysis of Impediments. • Implement a procedure that prompts fair housing administration for housing and community development decisions.
Timeframe	<p>By winter 2023.</p> <p>Update to the City’s Analysis of Impediments every 3 to 5 years.</p>
Responsible Agency	Community Development Department/ Housing Authority
Funding Sources	Community Development Department/ Housing Authority
Relevant Policies	4.3, 5.4

Program 27: Replacement Requirements

The City will mandate replacement requirements consistent with the Housing Crisis Act of 2019 for proposed housing developments on sites that currently have residential uses, or within the past 5 years have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control, or occupied by low- or very low-income households.

Objective(s)	<ul style="list-style-type: none"> Amend staff procedures related to the review and issuance of demolition and development permits. Enforce replacement requirements in accordance with Government Code Section 66300.
Timeframe	<ul style="list-style-type: none"> Amend staff procedures by winter 2023, continue ongoing replacement requirements through the planning period.
Responsible Agency	Community Development Department/ Housing Authority
Funding Sources	Community Development Department/ Housing Authority
Relevant Policies	1.2, 2.1, 3.2

Program 28: Low-Barrier Navigation Centers

Low-Barrier Navigation Centers are housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City will amend the Zoning Code to permit the development of Low-Barrier Navigation Centers as a use by-right, without requiring a discretionary action, in mixed-use and non-residential zones that permit residential uses, consistent with AB 101(2019).

Objective(s)	Amend the Zoning Code, consistent with State requirements.
Timeframe	By winter 2023.
Responsible Agency	Community Development Department/Housing Authority
Funding Sources	Community Development Department/Housing Authority
Relevant Policies	5.1, 5.3

Program 29: Affordable Housing Streamlining

The City will amend its Zoning Code to provide an affordable housing streamlined approval process in accordance with State requirements for qualifying development proposals. Further, the City will amend its internal procedures to include Senate Bill 35 (2017) streamlining in staff permitting process procedures.

Objective(s)	Amend the Zoning Code and staff procedures, consistent with State requirements.
Timeframe	Amendment to take place by winter 2023, and streamlining availability to be ongoing through planning period.
Responsible Agency	Housing Authority
Funding Sources	Housing Authority
Relevant Policies	2.1, 2.2, 4.2

Program 30: Objective Design Standards

The City will increase transparency and certainty in the development process through objective design standards. Any new design standards developed and imposed by the City shall be objective without involvement of personal or subjective judgement by a public official, and shall be uniformly verifiable by reference to the City’s regulations in accordance with the requirements of the Housing Crisis Act of 2019.

Objective(s)	Monitor Zoning Code amendments to ensure any new design standards are objective.
Timeframe	Ongoing through planning period.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department
Relevant Policies	2.2, 2.5, 4.2

Program 31: Surplus Lands

The City will identify and prioritize local surplus lands available for housing development affordable to lower-income households, including extremely low-income households and households with special needs, and report on these lands annually through Housing Element Annual Progress Reports in accordance with the requirements of AB 1486 (2019).

Objective(s)	Identify and track surplus City-owned sites.
Timeframe	Annually, through the planning period.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department
Relevant Policies	2.4, 3.2, 4.2

Program 32: Increased Transparency

The City will maintain information on the City’s website that is applicable for housing development project proposal requirements, including a current schedule of fees, exactions, applicable affordability requirements, all zoning ordinances, development standards, and annual fee reports or other relevant financial reports in accordance with the requirements of AB 1483 (2019).

Objective(s)	<ul style="list-style-type: none">• Ensure all relevant information is provided on the City’s website.• Continue to update information as changes are made and as it becomes available.
Timeframe	Ongoing, through the planning period.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department
Relevant Policies	2.4, 3.2, 4.2

Program 33: Reduced Parking Requirements

Large parking lots associated with religious institutions provide opportunities for partnerships that facilitate the development of housing for vulnerable populations, including extremely low-income households and those with special needs. The City will ensure that appropriate parking reductions apply to any development proposals that would eliminate religious-use parking spaces in exchange for housing developments, in accordance with the requirements of AB 1851 (2020).

Objective(s)	Amend the Zoning Code to identify a process by which parking requirements can be reduced for religious institutions in exchange for housing development.
Timeframe	By winter 2023.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department
Relevant Policies	2.5, 3.2, 4.2, 5.4

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City of Highland

6th Cycle Housing Element Update

Appendices



Appendix A: 5th Cycle Review

Appendix B: Community Profile

Appendix C: Constraints and Zoning Analysis

Appendix D: Affirmatively Furthering Fair Housing Analysis

Appendix E: Sites Analysis and Inventory

Appendix F: Community Engagement Summary

Appendix A: 5th Cycle Review

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1 Evaluation of 5th Cycle Programs

For the 5th Cycle General Plan Housing Element (2014–2021), the City of Highland (City) committed to specific programs to address the comprehensive housing needs of the City and to help achieve the goals identified in the 5th Cycle Housing Element. This section evaluates progress made toward the goals and actions of the 5th Cycle Housing Element, and was used as a foundation to inform the programs of the 6th Cycle Housing Element (2021–2029) tailored to meet this cycle’s housing needs. California Government Code Section 65588(a) requires each jurisdiction to regularly review its Housing Element and evaluate the following:

- The progress in implementation of the Housing Element
- The effectiveness of the Housing Element programs in progress toward achieving the housing goals and objectives
- The appropriateness of the housing goals, objectives, and policies, and in contributing to the attainment of the State housing goal

This evaluation provides information on the extent to which programs have achieved stated objectives and whether these programs continue to be relevant to addressing current and future housing needs in the City. The success of a program toward achieving the 5th Cycle goals is the basis for the goals, policies, and programs and the establishment of objectives provided in the 6th Cycle. **Table 1** lists each program from the 2014–2021 Housing Element, and identifies the program progress, effectiveness, and appropriateness. The goals, policies, and programs of the 6th Cycle Housing Element are reflective of the program effectiveness as determined by this evaluation.

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
Goal 8.1 - Preserve and enhance the quality and character of Highland’s housing stock and existing residential neighborhoods.		
<p>Provide neighborhood improvement and unit rehabilitation programs that offer financial and technical assistance to lower income single-family homeowners and owners of rental housing.</p>	<p>1 Single-Family Rehabilitation 1A. Seek funding resources to continue to implement single-family rehabilitation programs that provided lower and moderate income homeowners with rehabilitation grants and loans (formerly funded by the Redevelopment Agency). Repairs include—but are not limited to—room additions, septic systems, paint and stucco, acoustic ceilings, roofing, and pest control. Timing/Objective: Identify funding by 2016 Responsible Agency: Community Development Department Funding Source: Grants, Inclusionary Housing In-Lieu Fees, and other alternatives will be explored</p>	<p>Progress: The City provided information to residents on County of San Bernardino (County) programs for which Highland residents were eligible. These included weatherization and senior rehabilitation programs. Evaluation: Several programs were previously funded by the Redevelopment Agency. The City’s Inclusionary Housing In-Lieu fees have been dedicated to the construction of new affordable housing units. The San Bernardino County Community Development and Housing Department refers interested residents in need of assistance to the Neighborhood Partnership Housing Services program, which offers the Renaissance Home Repair Loan of up to \$25,000 for eligible households in the Inland Valley to be used for financing home improvements, including health and safety repairs, code compliance, and energy efficiency upgrades. Appropriateness: Revise and continue to increase coordination with the County.</p>
<p>—</p>	<p>1 Single-Family Rehabilitation 1B. Continue to participate in the “World Changers” Program which rehabilitates homes for low to moderate income residents. Timing/Objective: Approximately 5 homes per year Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: The program was terminated due to loss of the Redevelopment Agency and cessation of the Immanuel Baptist Church “World Changers” Program. No new funding sources have been identified. Evaluation: Since the City has not identified funding and the Church has ceased participation in this program, it is no longer effective in assisting low- to moderate-income residents. Appropriateness: Delete.</p>
<p>—</p>	<p>2 Rental Rehabilitation 2A. The City of Highland has a significant number of rental properties in certain areas of the community that are in disrepair and in need of</p>	<p>Progress: The City adopted the Residential Rental Enhancement Program (RREP) (Ordinance 412 and Ordinance 440), and Section 5.34.020, Crime Free Multiple-</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
	<p>rehabilitation. The City’s current rehabilitation programs focus on ownership units but do not extend to rental units. Working in tandem with the rental inspection program, a rental-oriented program could greatly improve the condition of the existing housing stock and quality of life for Highland’s renter community. Therefore, the City will develop a program to assist the rehabilitation of single- and multifamily rental housing.</p> <p>Timing/Objective: Adopt program guidelines by March 2014. Seek funding in fiscal year 2014/2015.</p> <p>Responsible Agency: Community Development Department</p> <p>Funding Source: General Fund, Grants, Inclusionary Housing In-Lieu Fees, and other alternatives will be explored</p>	<p>Family Rental-Housing Program (Ordinance 402), of the Highland Municipal Code (HMC) to provide technical assistance to property owners of rental units on how to maintain and keep their property safe.</p> <p>Evaluation: The City has been unable to secure funding for a financial assistance program. However, this policy also focuses on providing technical assistance to renters. The RREP and the Crime Free Multiple-Family Rental-Housing Program are designed to assist property owners of rental units to maintain and keep their property safe. The RREP includes a checklist of items that must be evaluated by the owner to ensure the property is safe from a health and safety perspective prior to the City issuing a business license certificate. The crime-free housing program administered by the Highland Police includes free training for rental managers on tenant screening and property safety measures.</p> <p>Appropriateness: Modify through reference to County programs. Enhance the RREP through fair housing trainings, trainings will be paired with those administered by the Highland Police Department to further fair housing.</p>
<p>Encourage housing improvement and rehabilitation and the replacement of substandard housing as a means to enhance quality of life in Highland. Ultimately the health of the City’s existing neighborhoods has great influence over who selects to reside, build, work, or start a business in Highland.</p>	<p>2 Rental Rehabilitation</p> <p>2B. Continue rental inspection program to ensure a high level of rental property maintenance. Refer violators to the rental rehabilitation program that will be created as stated above.</p> <p>Timing/Objective: Ongoing 2014–2021.</p> <p>Responsible Agency: Code Enforcement Division</p> <p>Funding Source: General Fund</p>	<p>Progress: The program is ongoing and has become a self-certification program by the property owner (RREP). See progress on the RREP in Program 2A.</p> <p>Evaluation: The program allows property owners to ensure high level of rental property maintenance.</p> <p>Appropriateness: Continue and revise to incorporate fair housing guidance and to educate property owners by providing relevant information on the City’s website.</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
<p>Support housing and neighborhood quality through rigorous enforcement of building and property maintenance standards, the education of landlords and tenants, and the inspection of properties.</p>	<p>3 Code Enforcement 3A. Work with the State Franchise Tax Board in order to enforce the provisions of California Revenue and Taxation Code Section 17299 and 24436.5, which prohibit owners of substandard housing from claiming depreciation, amortization, mortgage interest, and property tax deductions on State income tax. Timing/Objective: Initiate coordination with Tax Board by December 2014 and establish program by June 2015 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: In the City’s experience with property owners with substandard housing, the properties are transferred to new owners prior to City’s being able to enforce the California Revenue and Taxation Code. The City has instead initiated a step that includes the recordation of a substandard lien. The City will only release the lien when the substandard condition is mitigated. Evaluation: The City has not worked with the State Franchise Tax Board to enforce the California Revenue and Taxation Code. Appropriateness: Continue and revise to connect property owners with available resources and remove reference to coordination with State Franchise Tax Board.</p>
<p>—</p>	<p>3 Code Enforcement 3B. Perform annual windshield surveys to identify areas with substandard housing. A proactive approach will increase the ability of Code Enforcement staff to protect the City’s existing housing stock from deterioration. Timing/Objective: Commence annual windshield surveys and identify services to assist the target areas within six months of adopting the Housing Element. Responsible Agency: Building & Safety Division Funding Source: General Fund</p>	<p>Progress: This program is ongoing. A database is available in the Community Development Block Grant division and then assigned to a Code Enforcement officer for the Community Development Block Grant neighborhood. The Code Enforcement officer is assigned full-time in a proactive and reactive capacity. Additionally, in 2017, the City created the Quality of Life initiative, which included the hiring of two additional full-time code officers and a police officer. The initiative accelerated the proactive code enforcements efforts in neighborhoods. The program includes providing windshield surveys. Evaluation: The City has been effective in proactively increasing Code Enforcement staff abilities. Appropriateness: Continue and revise to include the Quality of Life initiative effort and to work with residents on becoming compliant with the Code.</p>
<p>—</p>	<p>3 Code Enforcement 3C. Continue to enforce the City’s Property Maintenance Ordinance HMC Section 15.52 (minimum standards for exterior property</p>	<p>Progress: The City’s code enforcement efforts are ongoing. The Neighborhood Pride Grant Program was terminated in 2012 due to loss of the Redevelopment Agency.</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
	<p>maintenance). Owners of a property that does not meet the minimum requirements will be notified in writing by the Building Inspector or Code Compliance Officer and given a reasonable period of time to achieve compliance. Code violators will be provided with information on the Neighborhood Pride Grant program to assist them in completing repairs.</p> <p>Timing/Objective: Ongoing 2014–2021. Achieve 85% compliance rate. Responsible Agency: Code Enforcement Division Funding Source: General Fund</p>	<p>Evaluation: The City has been unable to provide assistance to homeowners or renters to complete any necessary home repairs as part of the Neighborhood Pride Grant Program due to loss of funding, but can work to connect residents with informational resources on home maintenance and code compliance.</p> <p>Appropriateness: Continue and revise to include with above code enforcement programs to better connect residents and property owners to resources.</p>
—	<p>4 Neighborhood Quality</p> <p>4A. Continue the Code Enforcement, Police, and Fire for Multi-Family Housing program to provide a multi-department, comprehensive approach to resolving problems associated with deteriorating housing developments.</p> <p>Timing/Objective: Ongoing 2014–2021 Responsible Agency: Code Enforcement Division Funding Source: General Fund</p>	<p>Progress: The City has substituted a new program called “CPF for Multi-family Housing” (which involves Code, Police, and Fire [CPF]) to improve individual multifamily projects. These are group enforcement efforts by the City’s Code Enforcement, Police, and Fire staff. They are coordinated with the property owner. Staff performs a group inspection, any deficiencies are identified, and a correction list provided. Follow-up inspections are performed by the relevant division.</p> <p>Evaluation: This program is established and effective in coordination.</p> <p>Appropriateness: Continue and revise to combine with code enforcement programs as ongoing effort to identify deteriorating housing and programs to assist property owners and residents in resolving this issue.</p>
<p>GOAL 8.2 - Facilitate the development of housing suitable for the diverse needs of current and future Highland residents.</p>		
<p>Bolster the City’s affordable housing supply through regulatory tools that encourage the development of or funding for quality lower and moderate income housing development.</p>	<p>5 Inclusionary Housing and Fees</p> <p>5A. An Inclusionary Housing Ordinance requiring all new housing construction in the City to provide affordable units on-site, off-site (in special circumstances), or pay an in-lieu fee of \$3,750 per unit into the City’s housing fund for the preservation and construction of affordable housing was adopted in 2006.</p>	<p>Progress: The program is in place and ongoing. The current balance is approximately \$596,000.</p> <p>Evaluation: The funds will be used to construct new affordable units at the Housing Authority’s property at 7433 Central Avenue. The anticipated proposal will develop</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
	Timing/Objective: Ongoing 2014–2021. Responsible Agency: Community Development Department Funding Source: Development community	approximately 90 to 110 affordable dwelling units on 3.75 acres. Appropriateness: Continue.
—	5 Inclusionary Housing and Fees 5B. Review the in-lieu fee established for the Inclusionary Housing Ordinance to ensure it remains appropriate. Explore opportunities to use the in-lieu fee to fund lower income rehabilitation programs previously funded by the Redevelopment Agency. Timing/Objective: Present review of the fee to City Council by December 2014; and biannually thereafter Responsible Agency: Community Development Department Funding Source: General Fund	Progress: The City continues to collect in-lieu fees under the Inclusionary Housing Ordinance. Evaluation: The funds will be used to construct new affordable units at the Housing Authority’s property at 7433 Central Avenue. Appropriateness: Continue and revise to combine with Program 5A.
Ensure new residential projects are adequately served by park and recreation, libraries, transportation, public safety, and other public services and facilities.	5 Inclusionary Housing and Fees 5C. Evaluate Development Impact Fees to ensure that such fees are the minimum necessary to cover actual costs, implement the General Plan, and to ensure protection of public health, safety, and welfare. Also monitor permit processing times to identify areas in which the City can streamline development review. Timing/Objective: Review bi-annually after the budget cycle. Responsible Agency: Public Works/City Engineering Department Funding Source: General Fund	Progress: Developer fee schedule was last updated in 2020 per City Council Resolutions 2020-005 and 2020-006. Evaluation: Review of fees occurs on a regular basis to ensure impacts costs are appropriate to protect public services. This is a routine function and does not address development impact fees for affordable housing. Appropriateness: Continue and revise program to focus on assessing fees as they relate to affordable housing and combine with Program 5A.
Bolster the City’s affordable housing supply through regulatory tools that encourage the development of or funding for quality lower and moderate-income housing development.	5 Inclusionary Housing and Fees 5D. Assist in the development of adequate housing to meet the needs of lower and moderate-income households by providing a comprehensive menu of opportunities. The City will specifically target service providers with experience in assisting extremely low-income households. These opportunities include, but are not limited to using housing in-lieu fees to support affordable housing projects, offering density bonuses, making Housing Choice Voucher referrals, redevelopment activities to build new affordable housing and subsidize existing housing, encouraging the development of second units, and	Progress: The City continues to evaluate in-lieu inclusionary fees. Density bonuses have been codified as part of the HMC and is ongoing. Information regarding housing vouchers is not readily available on the City’s website. Accessory dwelling unit (ADU) development has been codified and was last amended in 2019 (HMC Section 16.44.180). The Land Use and Development Code was updated to permit emergency shelters in the Business Park District (Ordinance No. 376 adopted in February 2013). Also, a Draft Ordinance to update the Zoning Code to differentiate between residential care facilities serving six or

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
	<p>facilitating the development of emergency shelters, transitional housing, permanent supportive housing, and single room occupancy units. Timing: Various timeframes for individual projects throughout 2014–2021 Responsible Agency: Community Development Department Funding Source: General Fund, Inclusionary Housing In-Lieu Fees, and other resources if available</p>	<p>fewer residents was completed and is pending adoption. Single-room-occupancy units are not included in the HMC. Evaluation: The program lists several opportunities for providing adequate housing to meet the needs for lower- and moderate-income residents. As of March 2021, 200 units are under construction as part of the San Carlos Apartments, located within the Greenspot Village and Marketplace Specific Plan. Appropriateness: Remove this program as each measure is included within another program.</p>
<p>Provide a transparent, timely and cost-effective regulatory review process that facilitates the development housing opportunities for all income levels.</p>	<p>6 Regulatory Relief 6A. Continue to encourage the development of multifamily housing types by permitting such units by right in multifamily-zoned sites identified in the Housing Element (R-4 and HDS), pursuant to GC Section 65583.2 (h) and (l). Timing/Objective: Maintain the permitted multifamily uses within R-4 and HDS zones as needed to exceed the RHNA for lower income households Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: Ordinance 362 added the “Residential High Density Special Overlay (HDS)” to HMC Section 16.16.020(G) and Zoning map. This HDS Overlay was also included into the Greenspot Village and Marketplace Specific Plan, adopted in June 2013. Multifamily housing is allowed with a Staff Review Permit in the R-4 zone. Evaluation: Multifamily residential uses are permitted subject to approval of a staff review permit application in the R-4 zone, and the HDS Overlay has been codified. Appropriateness: Continue and revise to permit qualified housing by-right on previously identified sites create a new program tied to lot incentive, and another program related to permit streamlining.</p>
<p>—</p>	<p>6 Regulatory Relief 6B. Continue to update the Land Use and Development Code to address updates to density bonus laws as needed. Timing/Objective: Ongoing 2014–2021 Responsible Agency: Community Development Department Funding Source: Community Development Department Budget</p>	<p>Progress: Section 16.40.090, Development Density, of the HMC was last updated in 2013. It is currently being updated to include the latest density bonus laws. Evaluation: The City is in the process of updating its Density Bonus law pursuant to legislation passed by the State since the adoption of the City’s density bonus in 2013, including Assembly Bill (AB) 1763 and AB 2345. It is a City Work Program Item and anticipated to be complete within the second quarter of 2021.</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
—	<p>6 Regulatory Relief 6C. Incentivize lot consolidation for high density multifamily projects by expediting the process for sites identified in the Housing Element as having the potential to accommodate densities at or above 20 units per acre (shown in Appendix A). Timing/Objective: Codify expedited processing for lot consolidation applications including multifamily sites identified as having potential to accommodate lower income housing in the Housing Element for the purpose of facilitating larger multifamily projects by December 2014 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Appropriateness: Continue under a separate program. Progress: The City has not codified incentives for lot consolidation in the High Density Multifamily zone (R-4). However, the City incorporated the HDS Overlay into the Greenspot Village and Marketplace Specific Plan, adopted in 2013. The Specific Plan includes incentives for lot consolidation and requirements. Evaluation: To date, this incentive has not been used. Appropriateness: Modify so that expedited lot consolidation is available to all multifamily development proposals on sites identified in the Sites Inventory to accommodate the lower- and moderate-income Regional Housing Need Allocation (RHNA).</p>
—	<p>7 Developer Outreach 7A. Continue to offer an optional pre-application conference and advertise the benefits through the City’s website and the “Come Home to Highland” website. A pre-application conference allows the applicant to receive invaluable comments from City staff prior to submitting a plan, thus reducing the time and cost associated with permit processing. Timing/Objective: Ongoing 2014–2021 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: Pre-application process in place and ongoing. Standing meetings every Thursday at 10 a.m. Meetings are scheduled 2 weeks from receipt of project description. Evaluation: The pre-application meetings have been effective in the development process. Appropriateness: Continue and revise to include documentation posting in accordance with the requirements of AB 1483 (2019).</p>
—	<p>7 Developer Outreach 7B. Conduct an annual citywide analysis to assess and document the City’s housing activities in an annual report to HCD. Timing/Objective: Ongoing 2014–2014 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: This is an ongoing process and is required by existing regulations. Evaluation: Annual reviews are informative and provide no constraints to housing development. This is a routine function. This is required under State law and is not an additional program (Government Code Section 65400). Appropriateness: Delete.</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
—	<p>7 Developer Outreach 7C. Continue to offer the City’s brochure on zoning, development requirements, development fees, and permitting procedures in City Hall and online. Timing/Objective: Ongoing 2014–2021 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: Information is available online. Evaluation: Availability of procedures provides transparency of the City’s development process. This is a routine function. Fees are required to be available online under State law. Appropriateness: Continue and revise to include in one program and include requirements of AB 1483 (2019).</p>
—	<p>7 Developer Outreach 7D. Continue to utilize a digital database to track development applications and periodically post summaries of this information in development activity reports on the City’s website. Timing/Objective: Ongoing 2014–2021 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: This is ongoing. There is a PDF map available on the City’s website that was last updated December 4, 2019. Evaluation: The program ensures transparency; however, it is already included in Program 9b. Appropriateness: Revise to instead tie to capacity tracking to ensure no-net-loss.</p>
—	<p>8 Innovative and Efficient Housing 8A. Encourage development on sites identified in the land resources section of the Housing Element by providing the inventory of the City’s website. Timing/Objective: Provide information on the City’s website within three months of Housing Element adoption. Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: The City provides this information in an appendix to the 2014–2021 Housing Element, which is posted on the City’s website. In the summer of 2020, the City created a new webpage to make it easier for users to navigate information. The existing Housing Element (5th Cycle) is located under the “General Plan” heading. Evaluation: The City’s new webpage has been effective in providing information to the public. Appropriateness: Remove and create a separate program related to capacity tracking and ensuring no-net-loss.</p>
Encourage the development of a range of housing types in targeted areas of the City, such as inventoried vacant residential sites, Planned Development districts, Mixed Use districts, and special Policy Areas identified in the Land Use Element.	<p>8 Innovative and Efficient Housing 8B. Discuss mixed-use housing development opportunities with property owners in the Planned Development and Mixed-Use districts. Timing: Conduct discussions by December 2015. Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: The City does not keep a record of continuing conversations. Evaluation: The information provided to property owners in the Planned Development and Mixed-Use has incentivized mixed-use housing development along Base Line in the Towncenter Police Area and along Greenspot Road in the Golden Triangle.</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
		<p>Appropriateness: Combine with Programs 16A, 16B, 20A, and 20B to discuss incentives for affordable housing and developing relationships with developers to facilitate affordable housing development. Promote mixed-use housing developments within the Greenspot Village and Marketplace Specific Plan.</p>
—	<p>8 Innovative and Efficient Housing 8C. Explore opportunities for incentivizing residential green building and renovation efforts. Timing: This City Council goal was established for the 2009/2010 fiscal year. Ongoing 2014–2021. Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: The City adopted the most recent Green Building Code in 2019. Evaluation: The City has adopted the most recent Green Building Code and will defer to incentivizing measures mandated in the California Green Building Code. Appropriateness: Delete.</p>
—	<p>8 Innovative and Efficient Housing 8D. Continue to allow flexibility in design and development standards through the Planned Development (PD) district, Mixed Use district, and through policies provided in the Community Design Element of the General Plan. The PD zone facilitates more efficient use of the land and design superior to that which could be achieved through the application of conventional development standards. Timing/Objective: Ongoing 2014–2021 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: This effort is ongoing. The Community Design Element was adopted in 2013 and has not been modified since the adoption of the 2014–2021 Housing Element to continue flexibility in design and development standards. Evaluation: The General Plan Policy descriptions in the Land Use Element have been more effective at establishing expectations for facilitating more housing types within the Planned Development (PD) district and Mixed-Use district. Appropriateness: Delete.</p>
—	<p>8 Innovative and Efficient Housing 8E. Contact Southern California Edison (SCE) and The Gas Company to obtain latest information on energy efficient building technology. Make this information available at City Hall and on the City’s website. Timing/Objective: Provide information by January 2014 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: The City has not provided information on energy-efficient building technology on its website. Evaluation: This program has not been completed. Appropriateness: Continue and revise to focus on providing information related to energy-efficient strategies to be implemented during construction and home modifications.</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
—	<p>8 Innovative and Efficient Housing 8F. Reduce energy waste by reviewing all residential buildings for compliance with Title 24, State of California Energy Standards. Timing/Objective: Ongoing 2014–2021 Responsible Agency: Building & Safety Division Funding Source: General Fund</p>	<p>Progress: The City has adopted the most current California Green Building Standards Code. Evaluation: The adoption of current Green Code is complete. Implementation of the existing code is ongoing. Appropriateness: Delete.</p>
<p>GOAL 8.3 - Identify land uses and available land resources appropriate for accommodating a variety of housing types.</p>		
<p>Establish higher density nodes with new housing opportunities intended to serve all income levels.</p>	<p>9 Residential High Density Special Overlay (HDS) 9A. The City will continue the Residential High Density Special Overlay in the Golden Triangle Policy Area, which accommodates up to 650 multifamily units. Timing/Objective: Ongoing Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: The Residential HDS Overlay in the Golden Triangle Policy Area was established by City Council Ordinance No. 361 and No. 362. Evaluation: City Council Ordinance No. 361 and No. 362 completed this program, and it is no longer necessary to continue through the 6th Cycle Housing Element. Appropriateness: Delete.</p>
—	<p>9 Residential High Density Special 9B. The City will continue to implement a formal ongoing monitoring procedure to ensure sufficient residential capacity for units affordable to lower income households is maintained on sites identified to accommodate the RHNA. Where an approval of a development (residential, commercial, or other) on a site identified as having lower-income potential in Appendix A results in a reduction of potential affordable units below the residential capacity needed to accommodate the RHNA, the City will identify and designate additional sites to accommodate the shortfall. The City will report on the status and implementation of the Housing Element including development occurring on identified sites, to determine whether development is occurring at densities consistent with the buildout projections described in Appendix A (in accordance with Government Code Section 65583 (a)(3) and 65583.2(h) and (l)). As necessary, the City will identify alternate sites or densities to ensure that higher density multifamily housing remains a realistic and viable development strategy.</p>	<p>Progress: The City’s website continues to provide a PDF of the housing developments within the City. Evaluation: Approval process for development projects will continue to monitor affordable units. Appropriateness: Remove and instead include a program to ensure no-net-loss of needed capacity throughout the 6th Cycle.</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
	<p>Timing/Objective: Establish a Housing Element Site Monitoring Program concurrently with amendments to the Land Use and Development Code and Zoning Map as detailed in Program action 9a. Responsible Agency: Community Development Department Funding Source: General Fund</p>	
—	<p>10 Town Center, Base Line Corridor, and Victoria Avenue Corridor Policy Areas 10A. The City of Highland supports regional efforts for an improved public transportation network and greater linkages between transportation land use, and housing. In August 2012, the City completed a Southern California Association of Governments Compass Blueprint Demonstration Project that explored bringing bus rapid transit to the Town Center, Base Line Corridor, and Victoria Avenue Corridor Policy Areas of Highland. The City will continue to work with SCAG, San Bernardino Associated Governments, Omnitrans, and neighboring communities to encourage transit-oriented development in the Inland Empire. Timing/Objective: Ongoing 2014–2021. Continue to collaborate with SCAG, SANBAG, Omnitrans, and Policy Area property owners Responsible Agency: Community Development Funding Source: General Fund (original project funding was provided through SCAG via grants from the U.S. Department of Transportation)</p>	<p>Progress: The City continues to work with the Southern California Association of Governments (SCAG), San Bernardino Associated Governments, Omnitrans, and neighboring communities to develop the Town Center, Base Line Corridor, and Victoria Avenue Corridor Policy Areas. The “Base Line Improvement Project” between Interstate 210 and Cole Street was completed in 2015. Evaluation: Review of the current land use map in conjunction with transit stops indicates there is greater potential for mixed-use development along Baseline, west of Palm. Appropriateness: Modify to update language.</p>
Provide a variety of home building opportunities for a range of housing types.	<p>10 Town Center, Base Line Corridor, and Victoria Avenue Corridor Policy Areas 10B. The Compass Blueprint Demonstration Project involved creating 3-D models and videos of the Base Line corridor and what it could look like after residential, mixed use, and commercial infill development and multimodal transit improvements. The City will leverage this digital resource to attract new residential and mixed use development to the area and inspire existing property owners to reinvest in their housing structures.</p>	<p>Progress: The City is currently working on updates to the website. The “Base Line Improvement Project” between Interstate 210 and Cole Street was completed in 2015. Evaluation: This program is an ongoing priority for the City and continued updates are underway. Appropriateness: Combine into one program to focus on coordination with relevant agencies.</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
	<p>Timing/Objective: Post videos online and share them with the Chamber of Commerce and other interested parties by 2014 Responsible Agency: Community Development Funding Source: General Fund (original project funding was provided through SCAG via grants from the U.S. Department of Transportation)</p>	
<p>Expand the affordable housing stock and provide homeowners with an additional source of income by facilitating the construction of second dwelling units.</p>	<p>11 Second Units 11A. Continue to encourage the development of attached or detached second units in accordance with HMC Section 16.44.180 Second Units Ordinance. Timing/Objective: Maintain advertisement of the Second Unit Ordinance on the City’s website and the “Come Home to Highland” website Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: From 2015 to 2020, the City approved eight ADUs. Additionally, the City’s ADU ordinance was updated in 2019. Evaluation: More recent updates to ADU laws will require additional amendments to the City’s ADU ordinance. In 2018, three ADUs were approved, two ADUs were approved in 2019, five were approved in 2020, and four ADUs have been approved to date as of March 2021. Interest in ADU development is increasing as awareness in the community becomes more prevalent. Appropriateness: Modify to amend the ADU ordinance consistent with State law, Government Code Section 65852.2.</p>
<p>Goal 8.4 - Assist in the provision of adequate and affordable housing for all Highland residents.</p>		
<p>Improve quality of life for lower and moderate income Highland residents through providing homeownership assistance and promoting County homeowner and renter assistance opportunities.</p>	<p>12 Homeowner Assistance Programs 12A. Provide additional homeownership resources to Highland residents by providing information on County homeowner assistance programs at City Hall and on the City’s website. Timing/Objective: Update website in January 2014 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: Ongoing. There is a link on the City’s website to the County’s Community Development and Housing Homepage, Housing Resources, Housing Counseling Services, and Section 8 Housing Choice Voucher Programs. Evaluation: Residents can readily find this information on the City’s website and it has been implemented. Appropriateness: Continue.</p>
<p>—</p>	<p>13 Renter Assistance 13A. Support the Housing Authority’s Housing Choice Voucher program (Section 8 vouchers) by providing program information at City Hall and on the City’s website. The Housing Choice Voucher program pays</p>	<p>Progress: The Housing Programs section of the City’s website directly provides a link to the Housing Authority of the County of San Bernardino’s website, which provides information for the Housing Authority’s Housing Choice Voucher program (Section 8 Vouchers).</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
	rental subsidies directly to rental property owners to benefit lower income households. Timing/Objective: Ongoing 2014–2021 Responsible Agency: Community Development Department Funding Source: General Fund	Evaluation: Residents can readily find this information on the City’s website and it has been implemented. Appropriateness: Continue and revise to focus on Housing Choice Voucher referrals and continued maintenance of the existing webpage.
—	14 Priority Services 14A. Provide the Housing Element to the City’s water and sewer service providers and assist them in drafting policies to provide priority water and sewer service to affordable housing projects. Timing/Objective: Provide housing element and offer assistance upon adoption Responsible Agency: Community Development Department Funding Source: Community Development Department Budget	Progress: The 2014–2021 Housing Element was provided to the Water and Sewer department for preparation of the 2019 Water System Master Plan and 2019 Sewer System Management Plan. Evaluation: The program is effective in ensuring utility providers account for changes to land use to provide adequate water and sewer service to affordable housing projects. Appropriateness: Continue.
Prohibit housing discrimination and other related discriminatory actions in all aspects affecting the sale or rental of housing based on race, religion, or other arbitrary classification.	15 Fair Housing Mediation 15A. Increase awareness of the City’s partnership with the Inland Fair Housing & Mediation Board (IFHMB) by providing a link to their website (www.ifhmb.com) on the City’s website and include an article regarding IFHMB services in the City’s annual newsletter. The City will make fair housing brochures available at Highland City Hall, Highland Senior Center, Highland Library, Highland Family YMCA, and the Police Station. The City will continue to refer Highland residents, tenants, landlords, and property owners to IFHMB to assist in resolving fair housing issues. Timing/Objective: Update website and provide brochures by January 2014 Responsible Agency: Community Development Department Funding Source: General Fund	Progress: The City provides a link to the IFHMB website under Housing Programs on the City’s website. Evaluation: The City has met the objectives of this program in providing information regarding IFHMB services. Appropriateness: Continue and revise to focus on continued maintenance of information on the City’s website and to continue the City’s partnership with IFHMB.
—	15 Fair Housing Mediation 15B. Contribute to the regional evaluation of discriminatory housing practices by participating in the County of San Bernardino Analysis of Impediments to Fair Housing. The Analysis of Impediments to Fair	Progress: The County of San Bernardino Analysis of Impediments to Fair Housing Report was completed in 2015 and involved public outreach.

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
	<p>Housing identifies regulations or practices that may create an unequal housing environment in San Bernardino County communities. Timing/Objective: Complete according to the County’s schedule Responsible Agency: Community Development Department Funding Sources: General Fund</p>	<p>Evaluation: The City continues to participate in the evaluation of discriminatory housing practices through the Regional Analysis of Impediments to Fair Housing Choice. Appropriateness: Continue under a separate program.</p>
—	<p>16 Housing Preservation Program 16A. Subprime lending practices have resulted in numerous foreclosures throughout Highland. The City seeks to reduce foreclosures by providing educational information to its residents. The City will provide educational homeownership brochures and refer concerned homeowners and homebuyers to nonprofits such as Neighborhood Housing Services of the Inland Empire, Inc. and the Homeownership Preservation Foundation. Information will be made available at City Hall and on the City’s website. Timing/Objective: Provide information by January 2014 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: This is ongoing. Updates to the website have not yet been made. Evaluation: The City is unable to record the number of foreclosures reduced through the City’s provision of educational materials to residents. Nonetheless, the program is effective in disseminating information to homeowners and homebuyers. Appropriateness: Continue and revise to continue to refer residents to assistance and other resources and to update the City’s webpage to better connect residents to information and resources.</p>
—	<p>16 Housing Preservation Program 16B. The affordability covenant at Raintree Apartments is expected to expire in 2020. The City will establish a program to provide outreach to owners of affordable projects, such as this one, to ensure that they understand ways to ensure affordability, such as partnering with or selling to the City or an affordable housing organization. The program will include providing owners of affordable projects with a list of affordable housing developers and organizations. An informative letter will be issued to relevant affordable housing organizations. Timing/Objective: Establish program and provide information by January 2016 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: The City negotiated with the ownership of Raintree Apartments but was unable to secure an agreement. Evaluation: The City conducted outreach with Raintree Apartments but was unable to secure a partnership. Appropriateness: Continue and revise to focus on reducing foreclosures by providing educational information to residents and to monitor affordable housing.</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
—	<p>16 Housing Preservation Program 16C. In the event that the affordability covenants at Raintree Apartments are planned to expire, the City will notify local affordable housing entities in an effort to attract interest and resources for preserving the units. The California Department of Housing and Community Development maintains a list of qualified entities. These organizations are leaders in obtaining, maintaining, and managing affordable housing developments and are logical partners for the City, the property owner, and other interested nonprofits. Timing/Objective: Reach out to qualified entities, if needed, by 2018. Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: The City negotiated with the ownership of Raintree Apartments but was unable to secure an agreement. Evaluation: New affordable housing entities have not been attracted through this program; however, the City continues to track a list of low- and moderate-income housing with long-term covenants in the City, which is available on the City’s website. Appropriateness: Delete. The program is no longer needed specific to Raintree Apartments, as Program 20A will continue to monitor existing publicly assisted affordable housing in the City.</p>
<p>GOAL 8.5 - Facilitate the development of a broad range of housing types to meet the special needs of Highland residents.</p>		
Encourage development of accessible housing for the disabled through regulatory relief.	<p>17 Housing for Disabled Persons 17A. Enact a process for disabled individuals, including persons with developmental disabilities, or those acting on their behalf to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices, and/or procedures of the City. This process will include a review of the zoning code for compliance with fair housing laws and procedures for assisting those making the request, and a procedure for appeals. Timing/Objective: February 2013 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: The City is in compliance with all new disability laws and policies (HMC 16.40.090, Reasonable Accommodations). Evaluation: This program has been codified into a process for providing reasonable accommodations for individuals with disabilities. Appropriateness: Modify to continue to connect households with information on how to maintain low energy use to reduce energy costs and explore opportunities to connect residents to resources on in-home accessibility.</p>
—	<p>17 Housing for Disabled Persons 17B. Provide informational materials on Southern California Edison’s Customer Assistance Program at City Hall. The program is designed to help persons with disabilities, including developmental disabilities, control their energy use. The program also targets low income, senior citizens, and non-English speaking customers. Timing/Objective: Ongoing 2014–2021</p>	<p>Progress: This program is ongoing. Evaluation: The City is uncertain if Highland resident enrollment in the program is due to the informational materials at City Hall. However, the program is effective for transparency purposes. Appropriateness: Modify to combine with programs to provide informational materials on the City’s website.</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
	Responsible Agency: Building & Safety Division Funding Source: General Fund	
—	<p>17 Housing for Disabled Persons 17C. Refer individuals and families with developmental disabilities to the Inland Regional Center in San Bernardino. The Inland Regional Center is the largest nonprofit, state-funded social service facility in the state that focuses on persons with developmental disabilities. Provide a link to the Inland Regional Center’s website on the City’s website. Timing/Objective: Ongoing 2014–2021 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: This program is ongoing. Evaluation: The City continues to refer individuals and families with disabilities to the Inland Regional Center in San Bernardino. Appropriateness: Modify to combine with other programs for housing for persons with disabilities.</p>
Provide the regulatory framework necessary to facilitate special needs housing in Highland.	<p>18 Residential Care Facilities 18A. Update the zoning code to differentiate between residential care facilities serving six or fewer residents and those serving seven or more residents. Create separate definitions and permitting processes for the two types of residential care facilities, and permit those serving 6 or fewer persons by right in all residential zones. Timing/Objective: Amend the Land Use and Development Code by January 2013 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: This item has not been codified. It is on a comprehensive Code update that has been drafted, but not yet approved by management or the City Attorney, to move forward to public hearing. Evaluation: As this has not yet been codified, its evaluation is unable to be determined. Appropriateness: Modify to update timeframe.</p>
Creation of a continuum of care for the homeless in Highland through establishing a housing plan for the homeless including zoning districts allowing emergency shelter, transitional housing, and permanent supportive housing.	<p>19 Emergency Shelters, Transitional Housing, and Permanent Supportive Housing 19A. Address the urgent shelter needs of the homeless by updating the Land Use and Development Code to permit emergency shelters in the Business Park district, which has the capacity to provide at least one year-round shelter for the City’s 112 homeless persons. Address transitional housing needs by permitting transitional housing and permanent supportive housing by right of zone. Timing/Objective: Amend the Land Use and Development Code by January 2013 Responsible Agency: Community Development Department</p>	<p>Progress: Emergency shelters (of 25 persons or fewer) are allowed in the Business Park district through Department Review. Transitional housing and permanent support-type housing facilities are excluded from the Business Park district. Supportive and transitional housing is allowed in residential areas through Staff Review in the Agricultural Equestrian (A/EQ) district, R-1, Village Residential (VR) district, and East Highland Village (EHV) district. All other residential zones require a Conditional Use Permit, and thus, are not permitted by-right.</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
	Funding Source: General Fund	<p>Evaluation: The program has been effective in implementation and has led to the establishment of two transitional housing facilities.</p> <p>Appropriateness: Modify to latest updates to legislation.</p>
—	<p>19 Emergency Shelters, Transitional Housing, and Permanent Supportive Housing</p> <p>19B. The City has established an emergency shelter, transitional housing, and permanent supportive housing subcommittee to prepare a study evaluating model ordinances, case studies, zoning districts, and development standards to encourage and facilitate these forms of special needs housing (including single room occupancy units) in accordance with Senate Bill 2. The subcommittee is preparing a plan to meet Highland’s emergency shelter, transitional housing, and permanent supportive housing needs. The plan will include amending the Land Use and Development Code to permit emergency shelters without discretionary approval in the Business Park district, conditionally permit single room occupancy units in the Business Park district, and permit transitional and permanent supportive housing as residential uses subject to the same approval process and restrictions as similar residential uses in the same zone (based on unit type).</p> <p>Timing: Amend the Land Use and Development Code by January 2013 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: Emergency shelters (of 25 persons or fewer) are allowed in the Business Park district through Department Review. Single-room-occupancy units are not permitted in the Business Park district. Supportive and transitional housing are allowed in select residential through Staff Review in the A/EQ, R-1, VR, and EHV districts. All other residential zones require a Conditional Use Permit.</p> <p>Evaluation: Under State law, transitional and supportive housing must be treated as a residential use in all zones that allow residential uses and be permitted under the same restrictions as residential uses of the same type in the same zone. Under AB 2162 and AB 2988, supportive housing meeting specific standards shall be a use by right in zones where emergency shelters are permitted, and in all zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.</p> <p>Appropriateness: Modify to combine with Program 19A and include amendments to the Land Use and Development Code to comply with current State law requirements for transitional, supportive, and emergency shelters.</p>
—	<p>20 Affordable Housing Preservation</p> <p>20A. Continue to monitor existing publicly assisted affordable housing and provide technical assistance for those that might convert to market rents and displace extremely low, very low-, low-, and moderate-income tenants.</p> <p>Timing/Objective: Ongoing 2014–2021 Responsible Agency: Community Development Department</p>	<p>Progress: The City keeps track of low- and moderate-income housing with long-term covenants. This program is ongoing.</p> <p>Evaluation: The program has proven difficult to monitor for the City.</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
	Funding Source: General Fund	Appropriateness: Modify to coordinate with the Housing Authority to facilitate monitoring existing affordable housing and combine with Programs 16B and 16C.
—	<p>20 Affordable Housing Preservation 20B. Update contact list of housing advocacy groups, public agencies, and non-profit organizations to have available in the event of opportunities for purchasing or managing lower income housing projects. Timing/Objective: Update contacts annually, ongoing 2014– 2021. Responsible Agency: Community Development Department Funding Source: Community Development Department Budget</p>	<p>Progress: The City refers residents to the County’s website to search for housing advocacy groups, public agencies, and nonprofit organizations. Evaluation: It is unclear if the program has been effective. Appropriateness: Modify to creating relationships with affordable housing advocacy groups through affordable housing partnerships. The City will initiate partnerships and continue to work with owners, tenants, and nonprofit organizations to assist in the long-term affordability of affordable developments.</p>
—	<p>20 Affordable Housing Preservation 20C. Continue to update a list of all available lower and moderate-income housing assistance programs and make the list available on the City’s website and during developer pre-application conferences. Timing/Objective: Ongoing 2014–2021 Responsible Agency: Community Development Department Funding Source: Community Development Department Budget</p>	<p>Progress: The City provides a link to the County’s website and individual assistance programs. Evaluation: The links are a good source of information that are kept updated by the County. Appropriateness: Modify to continue providing up to date links and information on City’s website, and merge with Program 20B.</p>
—	<p>21 Mobile Home Preservation 21A. Based on the provisions of Government Code Section 65863.7, require the submission of a report detailing the impacts of any proposed mobile home park conversion with the filing of any discretionary permit. Timing/Objective: Require a report for each proposed conversion. Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: The program is ongoing as needed. Evaluation: The program is effective as a regulatory tool to preserve mobile homes and should be continued under State law. Appropriateness: Continue.</p>
—	<p>21 Mobile Home Preservation 21B. Require all condominium and mobile home conversion applicants to relocate displaced residents to the extent required by law. Timing/Objective: Implement on a project-by-project basis throughout the planning period.</p>	<p>Progress: The program is ongoing as needed. Evaluation: This program is required by State law. However, this program is a routine function and not applicable as a Housing Element program. Appropriateness: Continue.</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
	Responsible Agency: Community Development Department Funding Source: General Fund	
—	<p>21 Mobile Home Preservation 21C. Define and distinguish manufactured housing from mobile homes and travel trailers, as set forth in current HUD codes, and define the process for approving or disapproving such uses to comply with state law. Timing/Objective: Adopt definitions and permitting procedures by January 2014. Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: HMC Section 16.06 has separate definitions for “manufactured house” and “mobile home.” Under manufactured home, it states, “For floodplain management purposes, the term ‘manufactured home’ also includes park trailers, travel trailers and other similar vehicles placed on a site for greater than 180 consecutive days.” Evaluation: The definition of a “dwelling unit” in the City’s Code includes mobile homes and therefore does not preclude a mobile home from being developed in zones that permit single-family uses. Appropriateness: Delete.</p>
Support innovative public, private, and nonprofit efforts in the development and financing of affordable, special needs housing.	<p>22 Collaborative Partnerships 22A. The City has administered funds for a variety of affordable housing needs such as construction costs, rent subsidies, and home improvement grants. Working in collaboration with other entities will help the City’s resources go farther and meet the needs of additional lower income households. The City will contact local affordable housing service providers to discuss partnering and continue to seek financial assistance from other agencies. Timing/Objective: Ongoing 2014–2021 Responsible Agency: Community Development Department Funding Source: Community Development Block Grants, HCD Emergency Housing Assistance Program, and Federal Emergency Shelter Grants and others</p>	<p>Progress: Most recent partnership with Community Housing and Corporation for Better Housing. Negotiation Agreement approved partial grant funding in place. Unfortunately, the project was financially infeasible. The City is now partnering with an alternative developer, Housing Ventures. In preliminary negotiations. Evaluation: The program is effective in collaborative efforts to bring resources for lower-income households to the City. Appropriateness: Continue.</p>

2 Review of Programs Addressing Special Housing Needs

A review of policies and programs from the City's 5th Cycle Housing Element is necessary to evaluate the effectiveness in addressing the housing needs for populations with special needs. The term 'special needs' is used to describe the housing needs of farmworkers, large families and female-headed households, those experiencing homelessness, those with disabilities, including developmental disabilities, and older adults or seniors. Provided below are programs of the 5th cycle Housing Element that directly or indirectly address the special housing needs of the population.

Program 17, Housing for Disabled Persons accommodates persons with disabilities, including developmental disabilities, and older adults by providing amenities and relief regarding affordable and safe housing. Program 17A requires the City to be in compliance with disability laws and policies, and also provide relief from various land use, zoning, or building laws, rules, policies, practices, and/or procedures of the City. Program 17B provides informational materials on Southern California Edison's Customer Assistance Program at City Hall. This helps persons with disabilities control their energy use. Program 17C refers individuals and families to the Inland Regional Center in San Bernardino where persons with disabilities, including developmental disabilities, can be accommodated. The City was successful in the implementation of the objectives of this program.

Program 18, Residential Care Facilities addresses special needs housing in the City by providing a regulatory framework. This entails updates to the zoning code to differentiate between residential care facilities serving six or fewer residents and those serving seven or more residents. This creates separate definitions and permits facilities serving six or fewer persons by right in all residential zones. At the time of the 5th Cycle Housing Element, the comprehensive Code update had only been drafted and not formally approved, so the program will be carried over into the 6th cycle to comply with the latest legislation related to permitting and facilitating residential care facilities.

Program 19, Emergency Shelters, Transitional Housing, and Permanent Supportive Housing directly address individuals with special needs by providing them with emergency shelters and supportive housing. Individuals experiencing homelessness may require urgent needs for shelters. Therefore, an update to the Land Use and Development Code to permit emergency shelters in the Business Park (BP) district was necessary and the City successfully amended the code to permit them in the BP district. Transitional housing and permanent supportive housing are also permitted by right in select zones. This program is effective in that two transitional housing facilities had been established at the time of the 5th Cycle Housing Element, and modifications should be made to the latest updates of legislation.

Other programs that indirectly addresses populations with special housing needs include:

- **Program 2, Rental Rehabilitation** provides a focus on rental-oriented programs that could improve the condition and housing stock for the renter community. This program was adopted as the Residential Rental Enhancement Program (RREP). Many rental units in the City offer residency for lower income groups, as well as accommodate persons with disabilities. By ensuring a high level of rental property maintenance, populations with special housing needs may be served through this program, ensuring they are not subject to substandard living conditions.
- **Program 5, Inclusionary Housing and Fees** assists in the development of adequate housing to meet the needs of lower- and moderate-income households, many of which include those with

special housing needs. This program was formed as a response to a 2006 Inclusionary Housing Ordinance requiring new housing construction in the City to provide affordable units on-site, off-site (in special circumstances), or pay an in-lieu fee into the City's housing fund for the preservation and construction of affordable housing. The City has been successful in this program, specifically through the development of affordable housing for lower-income households.

- **Program 12, Homeowner Assistance Programs** provides resources that will help lower-income households including households with special needs. Such resources may include housing counseling services and information regarding the Section 8 Housing Choice Voucher program. The City was successful in promoting available programs and will further promote homeowner assistance in the 6th cycle.
- **Program 13, Renter Assistance** aims to improve the quality of life for lower- and moderate-income residents, including those with special housing needs, with renter assistance opportunities. This program supports the Housing Choice Voucher program which helps to pay rental subsidies directly to property owners. As a result, this may help offset some of the expenses that households with special housing needs may have. The City successfully implemented the objectives of this program in the 5th cycle.
- **Program 15, Fair Housing Mediation** helps to protect populations who may be vulnerable to discrimination. The program accomplishes this by prohibiting housing discrimination and other related discriminatory actions in all aspects affecting the sale or rental of housing based on race, religion, or other arbitrary classification. The City continues to participate in the evaluation of discriminatory housing practices through the Regional Analysis of Impediments to Fair Housing Choice and has further expanded upon fair housing programs for the 6th cycle.
- **Program 20, Affordable Housing Preservation** protects access to affordable housing by keeping track of low- and moderate-income housing with long-term covenants, supporting housing advocacy groups, agencies, and non-profit organizations, and providing resources to housing assistance programs. This program was successful in providing information to available resources on the City's website. The City does not have any units at-risk of conversion to market rate, therefore this program focuses on monitoring development through the 6th cycle.

Programs that were identified to be effective from the 5th Cycle Housing Element will be continued and modified as necessary. New programs created for the 6th Cycle Housing Element supplement specific housing needs for residents with special needs.

Appendix B: Community Profile

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1 Introduction

The Community Profile for the Housing Element for the City of Highland’s General Plan is a description and analysis of demographic, employment, and housing characteristics that influence housing demand, housing affordability, and housing needs. The Community Profile includes an evaluation of existing and projected housing needs and the potential constraints to meeting them. The findings in this report are the foundation for establishing meaningful goals, policies, and programs in the City of Highland’s Housing Element.

1.1 Overview

Incorporated in 1987, the City of Highland (City) has strived to become a high-quality community for families to call home. The City boasts historic neighborhoods, master planned communities, mountain views, and a rich history dating back to the late 1800s.

The City has seen significant changes in its housing market and housing conditions during the last decade. Housing prices have steadily rebounded following the drastic decline of the 2008 market downturn. Housing and apartment rents have also increased over the last few years. Although Highland has only been a city for 35 years, much of the housing stock on the west side predates incorporation, so the revitalization of housing is also a local concern.

The Housing Community Profile provides the foundation for the Housing Element to address planning issues in the City, in accordance with State law. The Housing Community Profile examines the demographic profile of the City, the existing housing stock, special needs groups, and existing affordable housing developments to understand demographic and housing characteristics and effectively evaluate housing and community needs. Through this examination, the Housing Community Profile lays the foundation for goals, policies, and programs to address the following issues in the City:

- Adapting to changing housing market conditions.
- Meeting State-mandated regional housing needs goals.
- Furthering quality housing and neighborhoods.
- Accommodating social and economic diversity.
- Assisting residents with special housing needs.

1.2 Data Sources

Various sources of information have been consulted in preparing this Housing Element. The 2010 Census provides the basis for population and household characteristics. Where applicable, the following sources of information have been used to supplement and update information contained in the 2000 and 2010 Census:

- Southern California Association of Governments (SCAG) Adopted Growth Forecast, 2016
- SCAG’s Pre-Certified Local Housing Data for the City of Highland, 2020
- U.S. Bureau of Labor Statistics Longitudinal Employment and Household Dynamics, 2017
- Employment Development Department, State of California, 2020
- SCAG Connect SoCal, 2020
- California Department of Finance 2010 and 2020 Composition of Housing Stock, 2020
- California Department of Housing and Community Development’s Income Limits, 2020

- U.S. Census American Community Survey, 2019
- Department of Finance Vacancy Rates, 2020
- Home pricing information from CoreLogic, Zillow, and Redfin, 2020
- Guidestone Mortgage Calculator, 2020
- Bankrate Mortgage Calculator, 2020
- California Department of Social Services Care Facility Search, 2020
- San Bernardino County 2020 Homeless County and Subpopulation Survey, 2020
- SCAG 2018 Household Income Distribution Based on County Annual Median Income, 2018
- RentCafe Average Rents, 2020
- Lands of America, 2021
- U.S. Department of Housing and Urban Development’s Fair Market Rents, 2020
- Realtor.com Market Trends, 2020
- Mortgage Bankers Association Mortgage Credit Availability Index, 2020
- Home Mortgage Disclosure Act, 2019
- International Code Council Square Foot Construction Costs, 2019
- East Valley Water District Sewer and Water System Master Plan, 2019
- San Bernardino Valley Regional Urban Water Management Plan, 2015
- Zumper Average Rent in Highland, 2021
- California Housing Partnership Los Angeles County Annual Affordable Housing Outcomes Report, 2020

1.3 Public Participation

California law requires that local governments include public participation as part of their Housing Elements. Specifically, Government Code Section 65583(c)(7) states “that the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” State law does not specify the means or methods for participation; however, it is generally recognized that the participation must be inclusive.

The City encourages and solicits the participation of the community and other local agencies in the process of identifying housing and community needs. To initiate community input, the City provided information regarding the Housing Element update on the City’s website under “6th Cycle Housing Element Update” in the Planning Department section. The City’s website provides a link to an online survey presented in English and in Spanish. Additionally, the City’s website directs viewers to contact the City’s Associate Planner for further information.

Two public meetings were held during preparation of the Housing Element update. The public meetings were noticed in local newspapers, on the City’s website, and at the required public facilities. These public hearings offer the community additional opportunities to participate in program development and raise their concerns about the future of housing in Highland. Rather than conducting an in-person meeting, the Governor’s Executive Order N-25-20 allows local governments to hold meetings via teleconferencing while still meeting State transparency requirements. Therefore, the public meetings were held in a virtual format. A detailed summary of the City’s Housing Element outreach, including presentation materials, are available in **Appendix F – Community Outreach Summary**.

2 Demographic Profile

A successful strategy for improving housing conditions must be based on an assessment of existing and future housing needs. An evaluation of the City’s demographic characteristics provides insight into the City’s population that will influence the development of responsive housing goals, policies, and programs.

2.1 Population Growth

According to the U.S. Census, the City of Highland’s population grew 19 percent from 44,625 in 2000 reaching 53,104 in 2010. The City’s population reached 55,323 in 2020, an additional 4.2 percent increase. Although a major local employment center, Norton Air Force Base, closed in 1994, the City’s population has continued to grow due to the development of former orchards in east Highland.

New population growth in the City and other Inland Empire communities is in part due to the availability of more affordable home prices. Individuals and families will often relocate to the Inland Empire for home ownership opportunities as they are priced out of Los Angeles and Orange Counties. As the City pursues infill development and continues to develop remaining vacant land in the east, population growth will continue to occur, but at a slower rate than in decades past. SCAG estimates that the City’s population will grow to 65,700 by 2035, an 18.8 percent increase from 2020. **Table 1, Population Growth 2000–2035**, summarizes these population estimates for Highland from 2000 to 2035.

Table 1. Population Growth 2000–2035				
Year	2000	2010	2020	2035
Population	44,625	53,104	55,323	65,700
Percent Growth	—	+19%	+4.2%	+18.8%

Source: SCAG 2020, 2016–2040 RTP/SCS Final Growth Forecast by Jurisdiction

2.2 Age Characteristics

Age distribution is an important factor in determining the size, type, and tenure of housing needed in a community. Census data indicates that although the under 18 population has declined since 2010, this age group continues to be the largest cohort in the City (**Table 2, Age Characteristics 2000–2018**). The decline in children is potentially related to the low increase in the number of individuals in the family-forming age group over the last decade. Unlike most cities without a 4-year university, the City has experienced a steady increase in college-age residents. This may be the result of local students staying at home and commuting to school rather than relocating closer to campuses, such as California State University San Bernardino and University of Redlands, or due to young persons joining the workforce rather than leaving for higher education.

Reflective of the Baby Boom generation, the middle-aged and older adult groups are the fastest growing groups. Middle-aged residents typically increase the demand for single-family, detached homeownership opportunities, but as children leave, they may begin downsizing and changing the housing type demand, such as to condominiums. Although the older adult population makes up less than 10 percent of the City’s total population, this age group specifically experienced the largest percent increase between 2010 and 2018.

Table 2. Age Characteristics 2000–2018							
Age Group	2000		2010		2018		Change 2010–2018
	Number	Percent	Number	Percent	Number	Percent	
Children and Youth (under age 18)	15,875	35.6%	18,259	34.9%	16,142	29.4%	-5.5
College Age (Ages 18–24)	4,013	9.0%	5,028	9.6%	5,911	10.8%	1.2
Family-Forming Adults (Ages 25–44)	13,377	30.0%	14,087	26.9%	14,173	25.8%	-1.1
Middle Age Adults (Ages 45–64)	8,453	19.0%	11,383	21.8%	13,173	24.6%	2.8
Older Adults (Ages 65+ and Above)	2,887	6.5%	3,584	6.8%	5,146	9.4%	2.6
Total	44,605	100%	52,341	100%	54,859	100%	—
Median Age	27.9		29.7		32.4		4.5
Source: U.S. Census Bureau							

The City’s age profile suggests a need for affordable, single-family home ownership opportunities, such as attached single-family homes and family-sized rentals. The family-forming and middle-aged groups typically create demand for housing in units large enough to accommodate children (two or more bedrooms).

These prime working-age groups tend to have higher incomes and larger household sizes than their younger and older cohorts. Census data indicates that in 2018, the median household income was \$54,513 for family-forming adults and \$74,201 for middle-age adults, compared to \$47,168 for older adults and \$30,833 for 15- to 24-year-old youth and college-aged households. With growing populations and lower median household incomes for the older adults and college-aged groups, there may be a growing demand for multifamily rental housing, accessory dwelling units, and senior housing.

2.3 Race and Ethnicity

Like much of Southern California, the City is becoming more racially and ethnically diverse. As of 2018, City residents who identified as White made up the majority of the racial composition of the total population, but the number of Hispanic residents (who may be of any race) increased significantly more than any other race from 2010 to 2018 and made up about 53 percent of the total population in 2018.

Table 3, Ethnicity 2000–2018, shows the City’s racial and ethnic trends from 2000 to 2018.

Table 3. Ethnicity 2000–2018							
	2000		2010		2018		Change 2010–2018
	Number	Percent	Number	Percent	Number	Percent	
White	25,089	56.2%	28,225	53.9%	32,712	59.6%	5.7
Black or African American	5,403	12.1%	4,833	9.2%	4,578	8.3%	-0.9
American Indian and Alaska Native	581	1.3%	257	0.5%	757	1.4%	0.9
Asian	2,740	6.1%	3,527	6.7%	4,523	8.2%	1.5
Native Hawaiian and Other Pacific Islander	152	0.3%	211	0.4%	599	1.1%	0.7
Other Alone	8,307	18.6%	13,063	25.0%	8,937	16.3%	-8.7
Two or more races	2,333	5.2%	2,225	4.3%	2,753	5.0%	0.7
Total	44,605	100%	52,341	100%	54,859	100%	—
Hispanic Origin ¹	16,342	36.6%	25,309	48.4%	29,111	53.1%	4.7

Source: US Census Bureau
¹ Persons of Hispanic origin may be of any race or multiple races.

2.4 Employment Characteristics

Census estimates for 2018 identify 40,518 people aged 16 and older in the labor force, a steady increase from 2010 (see **Table 4, Employment Status for City Residents over 16**). The increase in employed persons may correlate to the City’s growing middle-aged population and the development of industrial spaces and offices in the City and throughout the Inland Empire. Overall, the City’s general labor force characteristics and unemployment rates were virtually unchanged from 2010 to 2018.

Table 4. Employment Status for City Residents Over 16 2000–2018							
Labor Force	2000		2010		2018		Change 2010–2018
	Number	Percent	Number	Percent	Number	Percent	
In Armed Forces	27	0.1%	14	0.04%	16	0.04%	-0.0%
Civilian–Employed	17,058	56.4%	21,349	58.66%	22,953	56.65%	-2.0%
Civilian–Unemployed	1,978	6.5%	2,570	7.06%	2,562	6.32%	-0.7%
Not in Labor Force	11,204	37.2%	12,461	34.24%	14,987	37%	2.8%
Total	30,267	100%	36,394	100%	40,518	100%	—

Source: US Census Bureau

According to the Bureau of Labor Statistics, in 2017 the majority of the City’s residents in the labor force, approximately 96 percent, were employed outside of the City, and only approximately 4 percent were employed inside of the City. As shown in **Table 5, Employment Profile for the City**, the largest percentage of the City’s population was employed in health care and social assistance industries, followed by retail trade and accommodation and food services. The largest percentage of jobs offered in the City are also in the health care and social assistance industries, followed by retail trade and accommodation and food service. Several medical facilities are located in the area, including Patton State Hospital Dignity Health – Community Hospital of San Bernardino, and associated supportive services. The majority of persons employed (62 percent) within the City reside in San Bernardino County, and 21 percent reside in Riverside County.

Table 5. Employment Profile for the City (2017)				
Industry	Jobs held By Residents		Jobs Offered in City	
	Number	Percent	Number	Percent
Health Care/Social Assistance	2,955	18.1%	1,371	29.1%
Retail Trade	2,210	13.6%	688	14.6%
Accommodation & Food Service	1,660	10.2%	865	18.4%
Administration & Support, Waste Management and Remediation	1,536	9.4%	378	8.0%
Transportation and Warehousing	1,500	9.2%	81	1.7%
Manufacturing	1,203	7.4%	231	4.9%
Construction	1,087	6.7%	354	7.5%
Wholesale Trade	979	6.0%	37	0.8%
Professional, Scientific & Technical Services	758	4.7%	166	3.5%
Finance & Insurance	448	2.8%	107	2.3%
Educational Services	325	2.0%	26	0.6%
Real Estate, Rental & Leasing	243	1.5%	36	0.8%
Management of Companies & Enterprises	232	1.4%	0	0.0%
Arts, Entertainment & Recreation	204	1.3%	58	1.2%
Information	190	1.2%	7	0.1%
Agriculture, Forestry, Fishing & Hunting	152	0.9%	0	0.0%
Utilities	56	0.3%	16	0.3%
Mining, Quarrying, Oil & Gas Extraction	17	0.1%	104	2.2%
Public Administration	0	0.0%	0	0.0%

Source: US Bureau of Labor Statistics Longitudinal Employment and Household Dynamics 2017.

American Community Survey income data from 2018 indicates that the median household income was \$59,395; however, more than half of employed City residents have relatively low-paying jobs that could result in challenges to affording adequate housing, depending on the incomes of other household members (if other household members are wage earners). In 2018, approximately 10 percent of households earned a median household income of \$14,999 or less, and approximately 32 percent earned between \$15,000 and \$49,999. Some, generally, low-wage earning occupations such as medical assistant, sales clerk, and cashier are common in the industries primarily employing City residents—health care, retail trade, and accommodation and food service.

2.4.1 COVID-19 Impact on Employment Trends

On March 19, 2020, Governor Gavin Newsom of California issued a Stay at Home Order (Executive Order N-33-20) to protect the health and well-being of all Californians and to establish consistency across the State in order to slow the spread of COVID-19. The sudden emergence of the COVID-19 pandemic resulted in significant increases in unemployment throughout the United States. According to the Employment Development Department’s Bureau of Labor Statistics, the City’s unemployment average of 1,000 persons (3.8 percent) in 2019 increased to 2,200 persons (9 percent) for the month of January 2021.¹

¹ Data from the Employment Development Department for cities and Census-designated places is limited to not seasonally adjusted labor force and unemployment rates.

2.5 Household Type and Size

A household consists of all persons residing in a dwelling unit, regardless of relationship. Household type and size affect the type of housing and number of bedrooms per unit demanded in the community. According to SCAG’s Pre-Certified Local Housing Data, there were 15,932 total households in the City in 2018.

Families comprise the majority of the households in the City. As shown in **Table 6, Household Size in the City**, the Census estimates report that 72 percent of family households consist of two to four members; however, five or more people households (28 percent) are the most commonly occurring household size. These families range from couples of any age to families with children, and therefore could be served by a variety of housing types. In the City, families typically create demand for single-family rentals and ownership opportunities in single-family detached units or amenity-rich single-family attached projects.

An estimated 28 percent of the City’s family households are large families of five or more persons. Large families, particularly those with children, typically seek homeownership opportunities in single-family detached homes for the space and financial investment benefits. However, since more income is needed to support more people, many large families face financial hardship in affording adequately sized housing, a topic discussed later in this report.

Nonfamily households, which often consist of individuals living alone or with unrelated persons, make up 20 percent of the City’s total households. The majority of nonfamily households, 83 percent, are one-person households, accounting for 16.7 percent of Highland’s total households (a lower share of single-person households than the SCAG region overall [16.7 percent vs. 23.4 percent]). One-person households generally seek small housing units, such as apartments, accessory dwelling units, and condominiums.

Household Size	Family		Nonfamily	
1 Person	0	0.0%	2,655	82.7%
2 Persons	3,437	27%	438	13.6%
3 Persons	3,086	24.3%	62	1.9%
4 Persons	2,649	20.8%	44	1.4%
5 or More Persons	3,548	27.9%	13	0.4%
Total	12,720	100%	3,212	100%
Average Household Size (persons)	3.4			

Source: US Census Bureau

2.6 Household Income Trends

Household income is a critical factor in determining housing opportunity. As shown in **Table 7, Household Income in the City**, Census estimates show the City’s 2018 median income was \$59,395, which was slightly lower than San Bernardino County’s median income of \$60,164. Almost a third of the City’s households earned annual incomes of \$100,000 or more. These upper-income households have access to the greatest variety of housing types, sizes, and amenities. However, the two largest percentage of the City’s households were in the “less than \$25,000” category (22 percent), followed closely by those earning between \$25,000 and \$49,999 (20 percent). These households are likely to face difficulty in affording housing regardless of household size.

Table 7. Household Income in the City		
Household Income	2018	
	Number	Percent
Less than \$25,000	3,505	22%
\$25,000 – \$49,999	3,250	20.4%
\$50,000– \$74,999	2,724	17.1%
\$75,000 – \$99,999	1,466	9.2%
\$100,000 – \$149,999	2,724	17.1%
\$150,000 – \$199,000	1,209	7.6%
\$200,000 or more	1,052	6.6%
Total	15,932	100%
Median Income	\$59,395 ¹	
Source: US Census Bureau		
¹ In 2018 Inflation-Adjusted Dollars.		

3 Housing Profile

This section describes and evaluates housing characteristics to identify existing trends and potential needs. These characteristics include housing growth, housing age and condition, housing prices and rents, tenure, and vacancy. Understanding housing trends can indicate the City’s ability to meet future housing needs.

3.1 Housing Growth

The amount and type of housing available within a community reflect the existing housing stock’s ability to serve expected population growth and a range of incomes, lifestyles, and family types and sizes.

The City’s housing stock was shaped by the City’s history as an agricultural area. In the 1940s, large citrus groves gave way to suburban neighborhoods in west Highland. Housing growth moved east, eventually stopping at City Creek. Housing development east of City Creek primarily occurred decades later, spurred by the development of the East Highlands Ranch community in the 1980s. This pattern of housing growth resulted in essentially two “Highlands”: the west side has established neighborhoods and the east side has master-planned communities.

Recent housing growth primarily consists of single-family neighborhoods in planned unit developments. Housing growth to meet the needs of various income levels and household sizes in the City is currently not met by the predominant single-family housing type stock. Infill development opportunities are located in west Highland. Larger development opportunities are generally on the east side. A Specific Plan and several planned developments in progress on the east side will offer a range of housing types, from single-family detached homes to multifamily units.

As shown in **Table 8, Composition of the Housing Stock in the City**, according to SCAG estimates, the City had an estimated total of 16,578 units in 2010. In 2018, the total of estimated units grew to 16,845, representing a 1.6 percent increase. All of the City’s housing growth occurred in single-family detached and attached units, with a total of 267 units. The largest portion of the City’s overall housing stock consists of single-family detached units, comprising 78.6 percent of the City’s housing stock, which is higher than the 61.7 percent share in the SCAG region.

Table 8. Composition of the Housing Stock in the City					
	2010		2020		Percent Change
	Number	Percent	Number	Percent	
Single-Family	12,969	78.2%	13,236	78.6%	2.1%
Detached	12,670	76.4%	12,866	76.4%	1.5%
Attached	299	1.8%	370	2.2%	23.7%
Multifamily	2,654	16.0%	2,654	15.8%	0.0%
2-4 Units	678	4.2%	678	4.0%	0.0%
5+ Units	1,976	11.9%	1,976	11.7%	0.0%
Mobile Homes	955	5.8%	955	5.7%	0.0%
Total	16,578	100%	16,845	100%	—

Source: SCAG Local Housing Data

3.2 Age of the Housing Stock

Providing safe and attractive housing improves quality of life for residents. One measure of housing condition is age. As shown in **Table 9, Age of Housing Stock in the City**, the City experienced a boom in housing construction from the 1980s through the 1990s.

Units constructed 30 years ago often require minor rehabilitation to comply with new safety standards and repair signs of inadequate maintenance. Housing units over 50 years of age are more likely to be in need of substantial rehabilitation. According to Census estimates, 12 percent of the City’s housing stock was built within the last 20 years, almost 40 percent was built between 20 to 40 years ago, and almost half was built over 40 years ago. Based on the City’s west-to-east development pattern, it can be assumed that these older units are primarily in west Highland.

Table 9. Age of Housing Stock in the City		
Year Built	Number	Percent
2014 or later	71	0.4%
2010 to 2013	88	0.5%
2000 to 2009	1,799	10.7%
1990 to 1999	3,373	20.0%
1980 to 1989	3,226	19.1%
1970 to 1979	1,917	11.3%
1960 to 1969	2,414	14.3%
1950 to 1959	2,209	13.1%
1940 to 1949	972	5.8%
1939 or Earlier	822	4.9%
Total	16,891	100%

Source: US Census Bureau, 2018.

3.3 Housing Condition

The structural age of a building may be an indicator of housing condition because older buildings are more likely needed to be repaired or replaced. Major rehabilitation projects that come with older building may include roof replacements, foundation repair, and plumbing updates. Highland is a relatively newer City. Therefore, only 38 percent of housing in the City is older than 1970 as shown in **Table 9**. Structural age, however, cannot be the only indicator that units may need rehabilitation or replacement.

Substandard housing is an indicator that a building should be rehabilitated or replaced because it poses a risk to the health and physical well-being of its occupants, neighbors, and visitors or it lacks essential amenities that diminishes the quality of life. **Table 10, Substandard Housing in Highland** shows the number of units in the City that have a contributing factor to poor housing conditions. This may include a lack of telephone service, lack of plumbing facilities, and lack of complete kitchen facilities. In some cases, these facilities may be illegally built. Other factors that are not included are a lack of heating and health risks such as mold.

Local data shows that the City averages approximately 100 rehabilitation permits per year, which has been increasing as more investors take advantage of the increase in rental rates and demand for rental units in the Inland Empire. Based on consultation with the City’s Code Enforcement Officers and Building Official, it is estimated that approximately 3,500 housing units (or approximately 20 percent of the housing stock) are in need of some level of rehabilitation. However, approximately 20 units are estimated to be in need of replacement. Rehabilitation is necessary to improve the condition of substandard housing that is often more affordable to lower-income homeowners, older adults, and disabled persons. Substandard housing is addressed in **Program 2, Residential Rental Enchantment and Rehabilitation Program** in which property owners are required to submit a checklist prior to the issuance of a business license certificate to ensure the property is free from health and safety hazards. The program will also ensure that rental properties are maintained and that landlords have access to resources they need to ensure the property remains safe for tenants. Additionally, through **Program 3, Code Enforcement**, the City will bring properties into compliance by conducting a windshield survey within neighborhoods identified to receive Community Development Block Grant funding and identify substandard housing that may violate the zoning or building codes.

Table 10. Substandard Housing in Highland (2018)		
Factor	Number of Units	Percent of Total Units
No Telephone Service Available	194	1.22%
Lacking Plumbing Facilities	31	0.19%
Lacking Complete Kitchen Facilities	160	1.00%
Source: SCAG 2020, ACS 5-Year Estimate 2014-2018		

3.4 Tenure and Vacancy

Ownership rates reflect the ability of the housing stock to meet the needs of households looking for investment or those not ready for the responsibilities, cost, or permanence of home ownership.

As shown in **Table 11, Occupied Units in the City**, homeownership rates decreased, and the share of renters increased by 3 percent between 2010 and 2018. During the 1990s, owner-occupancy rates in the City increased as more single-family homes were built. This development trend resulted in a relatively high percentage of owner-occupied units. Although the type of housing primarily developed in the City favors homeownership, in recent years the single-family detached housing stock has begun to provide renter opportunities in the form of homes available for lease. Investors purchasing homes with the intention to lease them results in single-family housing renter opportunities. However, an increase in investor-owned homes reduces the likelihood for housing turnover and may further burden renters who are unable to secure housing at a more appropriate size and cost. Overall, the number of renter-occupied

units in the City increased by almost 900 between 2010 and 2018; however, the share of renters in the City is lower than in the SCAG region overall, with 47.5 percent renters.

Table 11. Occupied Units in the City				
Tenure	2010		2018	
	Number	Percent	Number	Percent
Owner-Occupied	10,014	68.2%	10,382	65.2%
Renter-Occupied	4,675	31.8%	5,550	34.8%
Total	14,689	100%	15,932	100%

Source: US Census Bureau

The vacancy rate is a strong indicator of the housing market and the ability for the housing stock to accommodate changing housing needs. A high vacancy rate can contribute to more affordable housing, while a low vacancy rate indicates that housing demand exceeds supply, leading to a tighter market with fewer opportunities. In general, an optimal vacancy rate is 2 percent for owner-occupied housing and 7 to 8 percent for rental units in a mature community, which indicates a stable housing market. A vacancy rate above 12 percent is considered to be high. Healthy levels of vacancy are considered when ensuring sufficient residential mobility and housing choice while providing adequate financial incentive for landlords or owners to maintain and repair their homes.

According to 2018 American Community Survey estimates, 5.7 percent of all units were vacant in the City. The overall homeowner vacancy rate was 0.4 percent, and the overall rental vacancy was 5 percent, making up nearly a third of the City’s total vacant units. This vacancy rate signifies a low vacancy rate and is much lower than the 2010 rental vacancy rate of 10.3 percent following the 2008 Great Recession.

According to the Department of Finance, the 2020 overall vacancy rate in the City remained at 5.7 percent. In comparison, San Bernardino County had a much higher vacancy rate (11.6 percent).

3.5 Housing Price and Affordability

The City’s housing costs for ownership and rental units fluctuated greatly over the last two decades. Housing costs for ownership and rental units at the end of the 2000s underwent unprecedented changes that improved the affordability of housing for low-, moderate-, and above moderate-income residents. Between 2000 and 2021, typical home value in the City fluctuated greatly, as shown in the **Figure 1, Average Home Value In Highland**. Overall, typical home value increased from \$140,530 in 2000 to \$396,000 in 2021. The following describes the affordability of the City’s housing.

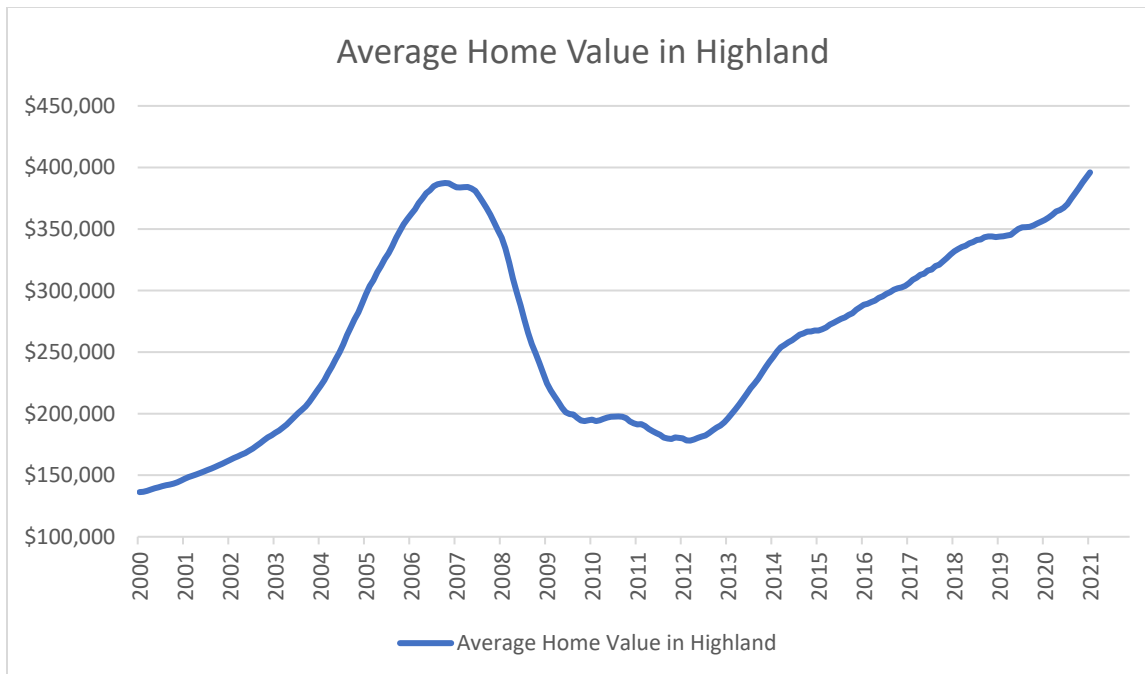


Figure 1. Average Home Value in Highland

Source: Zillow Home Value Index, 2020

3.5.1 Home Purchase Price

Historically, the City has attracted residents for its quality and affordable housing prices and rents. In the City, much like other cities in the Inland Empire, there was a period in the early 2000s when housing prices soared. Much of the appreciation was due to rising housing demand throughout the region, the availability of lower interest loans, and the desirability of new housing products on the market. However, with the downturn in the California economy and collapse of the housing market, home sales prices bottomed out in 2012 to reflect the oversupply of single-family detached homes and shortage of qualified buyers.

According to Zillow’s Home Value Index, median home sales price for existing homes was as low as \$178,088 in 2012. As the economy recovered, low interest rates and a growing economy enabled more people to buy a home, yet home building was slow to recover following the 2008 recession, leading to a limited increase in supply. Overall, demand outpaced supply and median home sales price steadily rose 93 percent to \$343,000 by 2018. According to Zillow estimates, the median home value in Highland was \$357,000 in January 2020.

According to CoreLogic, the median sales price of single-family residences and condos, as well as new homes, in October 2020 was \$397,500, similar to the median home price of \$400,000 for San Bernardino County. These median home sales prices and how they compare to a year prior are shown in **Table 12, Home Sales Prices October 2020**.

Table 12. Home Sales Prices October 2020		
County/City	Median Price ¹	Change Since 2019
City of Highland	\$397,500	13.6%
County of San Bernardino	\$400,000	14%

Source: CoreLogic, October 2020.
¹ Single-Family Detached and Condos

3.5.2 Housing Affordability

The affordability of housing is determined by market prices and current residents’ ability to pay. To facilitate the analysis of income distribution among households in communities, the California Department of Housing and Community Development (HCD) groups households into categories by income. Income categories are determined as a percentage of the area median income (AMI) and then adjusted for household size in the following manner:

- Extremely Low Income – less than 30% of the AMI
- Very Low Income – 31% to 50% of the AMI
- Low Income – 51% to 80% of the AMI
- Moderate Income – 81% to 120% of the AMI
- Above Moderate Income – greater than 120% of the AMI

Collectively, extremely low-, very low-, and low-income households are referred to as lower-income households (up to 80 percent AMI). According to SCAG’s data for Household Income Distribution Based on County Annual Median Income, 42 percent of the City’s households are lower-income households, 15.5 percent are moderate-income households, and 42.5 percent are above moderate-income households.

Table 13, Maximum Affordable Price and Rent, shows maximum affordable rent and purchase price. Maximum affordable purchase prices by income category for two- and four-person households were calculated based on 2020 State income limits. The figures shown in Table 13 are meant as a guideline to compare to the current market. Based on the 2020 median sales price of single-family residences and condos, a household would have to have an annual income of roughly \$72,000 to afford to purchase a home in the City. Meaning that only two-person, above moderate-income families and four-person, moderate- and above moderate-income families could afford a home in the City based off the estimated maximum affordable purchase price in Table 13.

Table 13. Maximum Affordable Price and Rent			
Household Income Category	Annual Income	Maximum Affordable Rent	Maximum Affordable Purchase Price
2-Person			
Extremely Low	\$18,100	\$453	\$66,739
Very Low	\$30,150	\$754	\$145,806
Low	\$48,200	\$1,205	\$264,242
Median	\$60,250	\$1,506	\$343,307
Above Moderate	\$72,300	\$1,808	\$418,374
4-Person			
Extremely Low	\$26,200	\$655	\$98,704
Very Low	\$37,650	\$941	\$139,057
Low	\$60,250	\$1,506	\$329,716
Median	\$75,300	\$1,883	\$432,058
Above Moderate	\$90,350	\$2,259	\$520,809

Source: 2020 HCD State Income Limits, Guidestone.org Mortgage Calculator
 Note: Annual income limits based on California State income limits for 2020; acceptable expenditure for rental housing calculated as 30 percent of income divided by 12 months assumes set-asides for utilities; acceptable expenditure for ownership housing was calculated as 30 percent of income and includes 10 percent down payment provided by the owner and assumes set-asides for utilities, real estate taxes, and homeowners insurance. Various local, State, and Federal housing programs may require different calculations of maximum affordable rent or purchase prices.

3.5.3 COVID-19 Impact on Home Prices

Due to the seriousness of the public health crisis resulting from COVID-19, there is a lot of economic uncertainty. Southern Californians, challenged by a pandemic, bought the fewest homes in any June on record, while record-low mortgage rates helped push the median selling price to an all-time high.

Based on the CoreLogic Home Price Insights report, annual home price growth accelerated to its fastest rate in nearly 2 years in July 2020 in response to strong purchase demand and sudden wave of relocations made possible by remote work and historically low mortgage rates falling below 3 percent.

However, the number of sellers remained low in the summer of 2020, while the pool of prospective buyers expanded. Without homes for sale, the uneven buyer-seller dynamic led to an extremely competitive and challenging market for homebuyers.

The research team at Realtor.com listed Riverside–San Bernardino County as one of the five counties with the greatest recovery based on the Housing Market Recovery Index. The index uses the January 2020 pre-COVID-19 pace as a baseline. The Inland Empire (Riverside and San Bernardino Counties) housing market could see a rise in demand and home sales going into 2021, as buyers relocate from the more crowded and pricier coastal markets. However, whether the volume of new listings continues to improve remains to be seen, as sellers face political, economic, and health-related uncertainties heading into 2021.

On a nationwide level, the national Housing Price Index Forecast shows annual home price growth slowing through the middle of 2021, reflecting the anticipated elevated unemployment rates. This could lead to an increase of distressed-sale inventory as continued financial pressures leave some homeowners unable to make mortgage payments, especially as forbearance periods come to a close.

3.5.4 Rental Prices

According to Census data estimates, the nation's renter population has surpassed 100 million, and is the largest it's been since 1960. On a national level, renting has become exceedingly popular in the last decade. Since 2010, the number of renters increased two times faster (+9.1 percent) than the number of homeowners (+4.3 percent), signaling that many Americans, from young families to older adults, have been forced to shift away from homeownership, potentially minimizing housing stability and the ability to build equity.

Rental housing serves many needs, such as young adults not ready for the cost or responsibilities of homeownership, older adults seeking less costly and lower maintenance dwellings, families who benefit from the lower cost of rental housing and on-site amenities, and very low-income families who are often on fixed incomes. Overall, the rental market provides affordable housing opportunities to a great range of household sizes and incomes.

According to RentCafe rental marketplace, the average rent for an apartment in the City was \$1,317 as of February 2020, a 9 percent increase compared to the previous year, when the average rent was \$1,208. **Table 14, Highland Rent**, and **Figure 2, Highland Rent 2018**, show Census estimates for median gross rent by bedroom.

According to the data presented in Table 14, only housing units consisting of only one room and no bedroom, such as a one-room efficiency apartment, would be affordable to extremely low-income, two- or four-person households. One-bedroom housing units would be affordable to very low-income two-person households that are able to expend slightly more than 30 percent of their income on housing.

To avoid overcrowding, a four-person household would need a unit with at least two bedrooms. Based off Census estimates in Table 14, units with more than one bedroom would be unaffordable to extremely low- and very low-income, four-person households. These estimates show that the rental housing stock in the City is generally only affordable to moderate- and above moderate-income households, and some low-income households.



Figure 2. Highland Rent 2018

Table 14. Highland Rent 2018	
Unit Size	Median Gross Rent ¹
No Bedroom	\$280
1 Bedroom	\$806
2 Bedroom	\$1,019
3 Bedroom	\$1,441
4 Bedroom	\$1,980
5 Bedroom	\$1,770
Average	\$1,093

Source: Census B25031
¹ 2018 rents are expressed in 2020 Inflation-Adjusted Dollars.

3.6 Overcrowding

A household is considered overcrowded if there is more than one person per one room in the housing unit and serves as a useful tool for identifying a lack of supply in affordable housing in an area. In this definition, “rooms” include living rooms, dining rooms, and bedrooms. While some families with low incomes may opt for overcrowding to reduce spending, many lower-income residents often have no choice but to live in overcrowded housing. These overcrowded housing units place a strain on physical facilities and does not provide a satisfying living environment.

According to the American Community Survey, there are approximately 1,455 overcrowded units in the City, representing 9.1 percent of all households, with 2.7 percent of all households having more than 1.5 occupants per room, which meets the American Community Survey definition for severe overcrowding. In the City, overcrowding is more prevalent in renter households; 17.9 percent of renter households compared to 4.4 percent of owner households meet the definition of overcrowded. The existing rental housing stock may not meet the unit size and affordability needs of a portion of the City’s lower-income households. See **Section 3.8.4, Large and Single-Parent Families**, for additional discussion.

3.7 Overpayment and Cost Burden

It is essential that Housing Elements analyze the number of cost burdened lower-income households that are overpaying for housing. More specifically, cost burden is defined as paying more than 30 percent of household income for housing. Per HCD requirements, local governments must identify households that are considered to be extremely low-income, as further analyzed in **Section 3.8.7, Extremely Low-Income Households**. Extremely low-income households are those households whose incomes do not exceed 30 percent of the county median family income according to HUD’s income limits. The households that are included in this category typically represent the lowest wage earners in a community. **Table 15, Households Income Category by Tenure in Highland**, breaks down household income by tenure in the City. It is revealed that as median family income increases, the number of owner-occupied units increase. About 41 percent of households in the City are considered to be of lower income, with the bulk of this category being those with median family incomes that are in the 30 percent to 50 percent income category. Extremely low-income households make up 23 percent of renter-occupied units, and just under 7 percent make up owner-occupied units. Extremely low-income households are the most vulnerable to rent changes and overall housing costs. With most lower-income households making up the majority of the rental market, it is necessary to advocate for rental assistance programs.

Table 15. Households Income Category by Tenure in Highland (2018)						
Income Category	Owner-Occupied		Renter-Occupied		Total Households	
	Owner	Percent	Renter	Percent	Number	Percent
Extremely Low (30% MFI or less)	705	6.8%	1,285	23.1%	1,990	12.5%
Very low (>30% to 50% MFI)	735	7.0%	1,605	28.9%	2,340	14.7%
Low (>50% to 80% MFI)	1,200	11.6%	950	17.1%	2,150	13.5%
Moderate or Above (over 80% MFI)	7,740	74.6%	1,715	30.9%	9,455	59.3%
Total	10,380	100%	5,550	100%	15,930	100%

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2014–2018
MFI = median family income

Table 16, Median Household Income by Tenure, provides the median household income for the City and County, as well as by tenure in the City. It is shown that renter-occupied households make about \$30,000 less than the City median household income, followed by the County which is almost \$35,000 less, and significantly less than owner-occupied households which is nearly \$60,000 less than renter-occupied households.

Table 16. Median Household Income by Tenure (2019)	
Jurisdiction	2019 Median Income
City of Highland	\$64,868
Owner-Occupied Households	\$91,758
Renter-Occupied Households	\$31,613
San Bernardino County	\$67,903

Source: 2019 ACS 5-Year Estimates S2503

Table 17, Housing Cost as a Percentage of Household Income, provides the number of households in each income range and the cost of housing as the percentage of their income, filtered by tenure. It is shown that lower-income homeowners and renters alike are spending more than 30 percent of their income on housing.

Table 17. Housing Cost as a Percentage of Household Income (2019)					
Owner-Occupied Units					
Income Range	Total Households	% of Total Households	0-20% of Household Income	20-29% of Household Income	30-34+% of Household Income
\$0-19,999	763	4.7%	112	0	651
\$20,000-34,999	771	4.8%	173	121	477
\$35,000-49,999	837	5.2%	286	169	382
\$50,000 +	8,246	51.1%	4,199	2,335	1,712
Subtotal	10,797	66.9%	4,770	2,625	3,222
Renter-Occupied Units					
Income Range	Total Households	% of Total Households	0-20% of Household Income	20-29% of Household Income	30-34+% of Household Income
\$0-19,999	1,263	7.8%	9	28	1,226
\$20,000-34,999	1,403	8.7%	19	81	1,303
\$35,000-49,999	576	3.6%	44	175	357
\$50,000 +	1,879	11.6%	754	831	294
Subtotal	5,341	33.1%	826	1,115	3,180
Total	16,138	100%	5,596	3,740	6,402

Source: U.S. Census American Community Survey B25106.
Note: Some households are not accounted for; therefore, figures may differ slightly for other U.S. Census estimates for total households.

An important factor in determining existing housing need is the affordability of housing. One measure of housing affordability is the percentage of a household’s gross income needed to meet monthly mortgage payments. According to HCD and the United States Department of Housing and Urban Development (HUD), housing costs should not exceed 30 percent of a household’s gross income.

Households spending more than 30 percent of gross income for housing are considered housing cost burdened, thus limiting their ability to afford other important expenses. This may cause a series of related financial problems, which may result in a deterioration of housing stock because costs associated with maintenance must be sacrificed for more immediate expenses such as food, clothing, health care, and utilities. It may also result in the selection of inappropriately sized units that do not suit the space or amenity needs of the household.

Lower-income households become cost burdened when affordable housing options are limited and difficult to find. As a result, problems may arise in regard to repayment, deferred maintenance, or overcrowding. While overpayment is defined as spending more than 30 percent of household income on housing costs, severe overpayment is more than 50 percent of household income spent on housing costs. **Table 18, Households by Proportion of Income Spent on Housing Costs**, shows the proportions of income spent on housing costs by AMI in 2018. It is shown that the vast majority of extremely low-income households (earning 30 percent or less of AMI) are severely overpaying for housing as opposed to other income groups.

According to the Census Bureau data used by HUD in the Comprehensive Housing Affordability Strategy (CHAS) data, 57.8 percent of renter households and 29 percent of owner households spend 30 percent or more of gross income on housing. Of these households that are cost burdened, 58.6 percent of renters (34 percent of all renter households) and 37 percent of homeowners experience “severe cost burden,” spending 50 percent or more of their income on housing. Ownership households generally have higher incomes and equity for loans that enable them to expend less of their annual income on housing.

Table 18. Households by Proportion of Income Spent on Housing Costs (2018)			
Household Income	<30% of Income Spent on Housing	30%–50% of Income Spent on Housing (Overpayment)	>50% of Income Spent on Housing (Severe Overpayment)
<30% AMI	395	130	1,465
30%–50% AMI	375	920	1,045
50%–80% AMI	940	850	360
80%–100% AMI	1,050	335	100
>100% AMI	7,165	730	75
Total	9,925	2,965	3,045

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2014–2018
AMI = area median income

Table 19, Percent Income Spent on Rent in Highland, shows the 2019 distribution of renter households by the percent of income they spend on rent. The largest percentage of renters at 34 percent (1,820) spend more than 50 percent of gross income on housing costs. This is followed by 20 percent (1,115) of renters who spend 20 percent to 30 percent of their gross income on housing costs.

Table 19. Percent Income Spent on Rent in Highland (2019)		
Percent of Income Spent	Number of Households	Percent of Total Renter Households
<20%	826	15.5%
20%–30%	1,115	20.9%
30%–40%	622	11.6%
40%–50%	738	13.8%
>50%	1,820	34.1%
Not Computed	220	4.1%

Source: 2019 ACS 5-Year Estimates B25070

Based on the average rent of an apartment in the City in 2020 and median household income of renter-occupied households, the typical renter will spend closely to 50 percent of their income on housing. At this price point, the average renter will not be able to easily afford a unit with more than two bedrooms. This also means that very low-income households will be unable to afford apartments with one or more bedrooms without overpaying. This may lead to increased likeliness of overcrowding in units. Rental prices are further discussed in **Section 3.5.4, Rental Prices**.

3.8 Special Needs Groups

Individuals and families in certain subpopulations face significant challenges to finding decent, affordable housing. Finding units of adequate size, location, and design can be especially difficult for subpopulations with any special housing needs, such as older adults; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. Therefore, in accordance with State law, California Government Code Section 65583(a)(7), this section provides an analysis of the special housing needs of these groups.

3.8.1 Persons with Disabilities

Persons with disabilities often have special housing needs with regard to accessibility, location, and transportation. Persons with disabilities often face employment hardships, and many may rely on fixed incomes, therefore reducing their ability to afford adequate housing. The breadth and variety of disabilities presents a range of challenges for meeting the needs of persons with disabilities, including persons with developmental disabilities. Mountain Breeze Villas in the City provides a number of units as

a project-based apartment for adults and older adults who are experiencing homelessness or at risk of experiencing homelessness and receive clinical services from the Department of Behavioral Health.

According to the 2018 Census, approximately 9.7 percent of City residents had a disability. The Census estimates report on six disability types: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty, as described below:

- Hearing difficulty: deaf or having serious difficulty hearing.
- Vision difficulty: blind or having serious difficulty seeing, even when wearing glasses.
- Cognitive difficulty: because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions.
- Ambulatory difficulty: having serious difficulty walking or climbing stairs.
- Self-care difficulty: having difficulty bathing or dressing.
- Independent living difficulty: because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor’s office or shopping.

The 2018 Census identified 5,299 individuals in the City with one or more disabilities. Persons with ambulatory and/or cognitive difficulties represent the largest share of people with disabilities in the City, as shown in **Figure 3, Disability Type**.

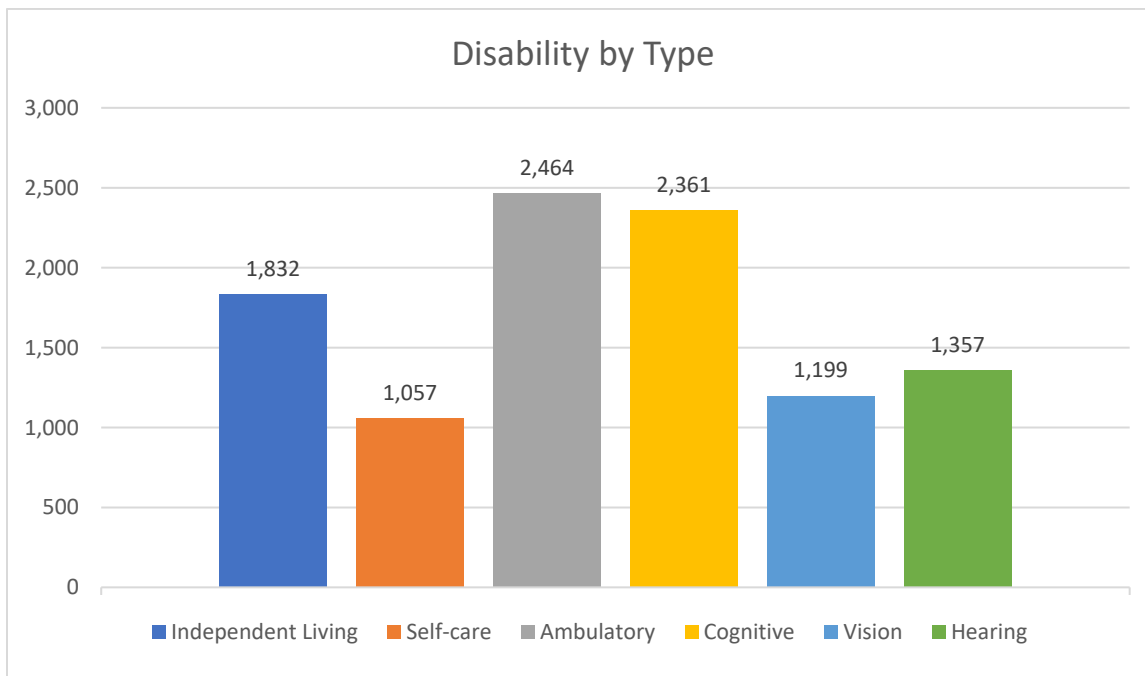


Figure 3. Disability by Type

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs, as show in **Table 20, Disability by Employment Status**. In the City, 36.2 percent of the population with a disability is employed, compared to 68.9 percent of the non-disabled population.

Table 20. Disability by Employment Status				
	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	1,063	36%	21,073	69%
Unemployed	139	5%	2,369	8%
Not in Labor Force	1,736	59%	7,121	23%
Total	2,938		30,563	
Source: SCAG Local Housing Data; American Community Survey 2014–2018 5-Year Estimates.				

3.8.2 Persons with Developmental Disabilities

There are also disabilities that are not tracked by the Census. For example, the Census does not record persons or households affected by developmental disabilities, including autism spectrum disorder. Senate Bill 812 requires counties to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Welfare and Institutions Code Section 4512, a “developmental disability” means a disability that originates before an individual attains age 18 years; continues, or can be expected to continue, indefinitely; and constitutes a substantial disability for that individual. According to SCAG’s 2020 Local Housing Data, 628 of the City’s residents 0 to 17 years and 296 residents 18 years and older have a developmental disability.

The Centers for Disease Control and Prevention’s Autism and Developmental Disabilities Monitoring Network estimates that about 1 in 54 children have been identified with an autism spectrum disorder. The City’s population under 18 years of age estimate for 2018 is 16,142, indicating that there could be approximately 300 children with an autism spectrum disorder in the City.

Some residents with developmental disabilities may live comfortably without special accommodations, but others require a supervised living situation, such as group housing or an assisted living facility. City residents with developmental disabilities can seek assistance from the Autism Society Inland Empire in Corona or at the Inland Regional Center in San Bernardino, the largest regional developmental disability support center in the State of California. Some people with disabilities may require modifications that allow freedom of movement to/from and within a housing unit. **Table 21, Development Disability by Type of Residence in the City**, provides information about the place of residence for persons with a developmentally disability in the City.

Table 21. Developmental Disabilities by Type of Residence in the City	
Residence	Number or Persons With Disability
Home of Parent/Family/Guardian	501
Independent/Supported Living	26
Community Care Facility	37
Intermediate Care Facility	49
Foster/Family Home	10
Other	5
Source: SCAG Local Housing Data; CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019.	

The Federal Fair Housing Act of 1998 and the Americans with Disabilities Act (ADA) are Federal laws that are intended to assist in the provision of safe and accessible housing. These regulations were codified in Title 24, Part 2, known as the California Building Code, and apply to newly constructed multifamily dwelling units in buildings with three or more units, or in condominium projects with four or more units. California Code of Regulations Title 24 sets forth accessibility and adaptability requirements for public buildings. However, as these standards are not mandatory for single-family homes, in-home accessibility can be an issue for people with disabilities.

It is the policy of the City, pursuant to the Federal Fair Housing Amendments Act of 1988, to provide people with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. The City has adopted specific procedures in the Zoning Code for processing reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures. In order to make specific housing available to persons with disabilities, a request for reasonable accommodation may be made by any person with a disability, their representative, or any entity when the application of a zoning law or other land use regulation, policy, or practice acts as a barrier to fair housing opportunities. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

3.8.3 Older Adults

Older adults often seek housing based on affordability, proximity to services, proximity to public transportation, and accessibility. Older adult households may reside on fixed incomes, resulting in limited housing opportunities and sensitivity to market increases in housing costs. According to Census estimates, of the City's renter households, 568 are 65 years and over (10.2 percent of all renters). An estimated 2,239 older adult households owned their homes (21.6 percent of all owners).

Disabilities also create special housing needs for older adults. On average, social security disability benefits are lower than social security benefits, which means a lower fixed monthly income. Limited mobility or sensory abilities make accessible, barrier-free housing and proximity to public transportation a priority for some older adult households. According to the 2018 Census, 35.3 percent of all City residents aged 65 years and over suffer from one or more disability. Ambulatory difficulties (21.5 percent of City older adults) and independent living difficulties (16 percent of City older adults) are particularly prevalent in the City, making senior care housing an important need. Moreover, older adult residents seeking to remain independent benefit from programs that help them rehabilitate and improve their home. The reasonable accommodation ordinance in the City's Zoning Code provides older adults with disabilities a clear process for removing impediments to fully accessible housing.

Jeffrey Court provides 60 very low-income and 124 low-income apartments to older adults. For older adults requiring assisted care, the City has five residential care facilities for older adults serving 139 residents and 10 adult residential care facilities with the capacity to serve 52 residents. The Highland Senior Center and Highland District Council on Aging Inc. provide older adults with social events, planned

trips, enrichment classes, transportation assistance, and a visitors and phone pal program for homebound older adults.

In addition to the existing resources, two new developments are expected to be completed during the planning period that will serve the needs of the City's older adults. One development is a 60-unit senior assisted living development, which was entitled by the City in 2018 (Resolution 2018-008). The site is located on Base Line Street east of Sterling Avenue next to the Mountain Breeze Villas, a 168-unit affordable housing apartment complex. The second anticipated project is an approximately 90-unit affordable senior apartment development on two parcels owned by the Housing Authority located on Central Avenue. See **Section 4.2, Planned, Approved, and Prospective Projects**, in **Appendix E – Sites Analysis and Inventory**, for additional details.

The City will continue to aid older adults with affordable housing and care services. This can be accomplished through various program, such as **Program 5, Impact Fees** which may reduce fees for proposed affordable housing developments; **Program 6, Density Bonus**, which will include a provision of a bonus for senior housing and affordable developments; **Program 12, Accessory Dwelling Units** which will develop an incentive for the production of Accessory dwelling units that may be offered as affordable; and **Program 17, Housing for Persons with Disabilities** which may provide relief to older adults with disabilities by alleviating land use, zoning, or building laws, rules, policies, practices, and/or procedures. This program also provides resources and increased in-home accessibility for older adults who have limited mobility. **Program 18, Residential Care Facilities** further addresses older adults who may require residential care by establishing and permitting facilities that serve six or fewer persons by right in all residential zones.

3.8.4 Large and Single-Parent Families

Increasing living costs have placed an additional hardship on lower- and moderate-income large families, defined as five or more members. Large families are considered a special needs group due to the limited supply of housing adequately sized to accommodate a large family without overcrowding. Single-parent households also face additional challenges. Typically, single-parent households have lower incomes than two-parent households since the household may only rely on one income and must also be able to afford housing and childcare. Based on income statistics, female-headed households and female single parents are considered to have a special housing need due to relatively low incomes.

According to Census estimates, there were 12,720 families in the City with an average family size of 3.9 in 2010. Of those families, 3,548, or 27.9 percent, had five or more people. In 2018, there were 15,932 households with a slightly smaller average size of 3.4. As shown in **Figure 4, Households by Household Size**, of those households, 3,561 had five or more people, representing 22.4 percent of all households. According to the 2019 ACS Census data, about 41 percent of large families (5 or more persons) are below the poverty level.

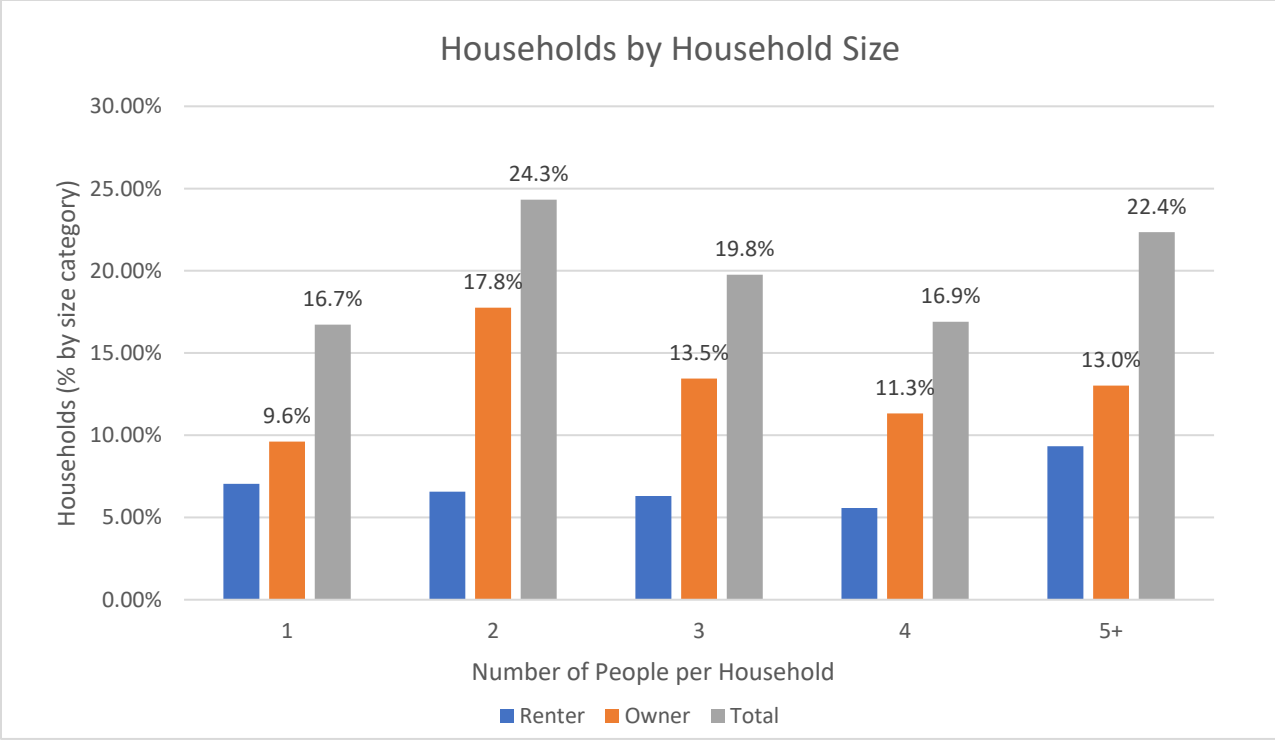


Figure 4. Households by Household Size

Due to the limited supply of adequately sized units to accommodate large-family households, large families face an above-average level of difficulty in locating adequately sized affordable housing. Even when large units are available, the cost is generally higher than that of smaller units. The lack of supply, compounded with the lower income of larger families, results in many large families living in overcrowded conditions. According to the Census ACS estimates, the total number of overcrowded households has decreased in the last decade. As presented in **Table 22, Large Households by Tenure**, there were 3,554 households in the City in 2019 with at least five persons, representing 22 percent of the households in the City. In 2011, there were 3,815 households in the City with at least five persons, representing 25 percent of the total households in the City at that time.

Table 22. Large Households by Tenure (2019)			
Number of Persons in Unit	Owner Occupied	Renter Occupied	Total
Five	1,350	764	2,114
Six	390	318	708
Seven or More	378	354	732
Total	2,118	1,436	3,554
Source: U.S. Census, 2014–2019 ACS B25009			

According to Census ACS estimates, approximately 16 percent (2,706 units) of the City’s total housing units had four rooms and approximately 73 percent (12,426 units) had five or more rooms in 2019. Of the City’s renter-occupied housing units, approximately 24 percent (1,297 units) had four or more rooms, including 416 units with six or more rooms. Based on the number of housing units available with five or more rooms, there is an adequate supply of large units. Meanwhile, there is less renter-occupied units

with four or more rooms. However, based on the median monthly rent estimates discussed in **Section 3.5.4, Rental Prices**, the median monthly rent for a unit with five or more bedrooms would be \$1,770 and the median monthly rent for a unit with four bedrooms would be \$1,980. **Table 23, Median Family Income by Family Size** lists the median income by the size of the family. Based on rental prices, a 5-person family should be able to afford a unit with 5 bedrooms. However, this is dependent on the number of household earners and number of available units of that size.

Table 23. Median Family Income by Family Size (2019)		
Family Size	Number	Median Income
2-Person Families	4,027	\$72,228
3-Person Families	3,062	\$67,982
4-Person Families	2,663	\$70,881
5-Person Families	1,757	\$73,580
6-Person Families	648	\$56,786
7-or-More Person Families	665	\$75,625
Source: 2019 ACS 5-Year Estimates S1903		

The City will continue to provide accommodations for larger households by implementing various programs that seek to reduce overcrowding units and increase the number of affordable units. This includes **Program 7, Housing Choice Voucher Referrals** will connect residents to available resources that can assist in the cost of housing. **Program 13, Homeowner Assistance Programs**, may provide large households with opportunities for housing or relief so that they can gain access to better sizeable homes. **Program 16, Affordable Housing Preservation Program**, protects large households from risks associated with expiration of affordability agreements. **Program 22, Collaborative Partnerships** may provide financial assistance for large families who seek resources and rental assistance.

3.8.5 Female-Headed Households

Statute requires analysis of specialized housing needs, including female-headed households, in an effort to ensure adequate childcare or job training services. Based on 2018 Census estimates, there were 2,690 female-headed households in the City, 16.9 percent of the City’s total households. Of the total-female headed households, 46.6 percent of the female-headed households were owners and 53.4 percent were renters.

Of the City’s 15,932 total households, 10.1 percent are female-headed households with children under the age of 18, and 1.3 percent are female-headed with children under 6. In 2018, the number of both male- and female-headed single-parent households with children under the age of 18 was 2,246, representing 14.1 percent of the City’s households. Single-parent household incomes tend to be lower than their two-parent counterparts, potentially because the parent may have to take part time employment due to childcare needs.

Single-family detached rentals and multifamily housing with child-oriented amenities, such as playgrounds and on-site childcare, would help meet the housing needs of the City’s large-family and single-parent households. Affordable attached housing, such as condominiums, can also help meet the needs of female-headed and single-parent households in the City.

3.8.6 Farmworkers

The economy in the City was once driven by the citrus industry. As orchards turned into neighborhoods, the number of farmworkers employed in the City decreased. According to the Bureau of Labor Statistics, in 2017, approximately 152 City residents reported employment in agricultural, forestry, fishing, or hunting industries in other cities, and none reported having agricultural or related employment located in the City.

According to SGAG local housing data, there were 82 farmworkers by occupation (41 full-time, year-round jobs) and 117 residents (76 full-time, year-round jobs) who were employed in the agricultural industry in City in 2018. Farmworkers have special housing needs because they generally move based on seasons, earn lower incomes, and are known to live in overcrowded households in order to afford housing. In agriculture-dependent areas, affordable seasonal or permanent housing is an important component of the special needs housing stock. With less than 1 percent of the farmworker job market held by residents, the need for designated farmworker housing is minimal in the City; however, farmworkers are essential to the region's economy and food supply.

3.8.7 Extremely Low-Income Households

Extremely low-income households earn annual incomes that are 30 percent or less of the area median income. Based on State income limits for 2020, a four-person, extremely low-income household earns no more than \$26,200 and can afford \$655 per month for rent (expending 30 percent of annual income on housing). These households are generally living paycheck-to-paycheck and could be at risk of homelessness in the event of unemployment or a large expense such as medical treatment.

Households with extremely low incomes often experience severe overpayment and overcrowding. Although median gross rent is relatively more affordable in the City (\$1,059) compared to median gross rent in San Bernardino County (\$1,275) according to the 2018 Census estimates, extremely low-income households typically spend more than 30 percent of their income on housing.

Using American Community Survey 2016 data, HUD's Comprehensive Housing Affordability Strategy estimates that there were 2,189 extremely low-income households in the City (14.2 percent of all households). Of those households, 71 percent were renters. Housing the extremely low-income population can be especially challenging. Small, extremely low-income households can often be accommodated through second units and single-room-occupancy units; however, large, extremely low-income households may face greater difficulty in finding affordable housing. Subsidized housing appropriate for extremely low-income families can be provided in many forms, including affordable rental multifamily units, townhomes, or condominiums. Higher-density multifamily projects may serve as a future resource for the City's extremely low-income population.

Table 24, Extremely Low-Income Housing Needs in the City, provides a breakdown of extremely low-income households by race and ethnicity. The race/ethnicity with the highest share of extremely low-income households in the City is the Black, non-Hispanic population (20.7 percent compared to 14.2 percent of total population), followed closely by the Hispanic race/ethnicity population, with the second highest share.

Race/Ethnicity	Total Households	Households Below 30% HAMFI¹	Share Below 30% HAMFI¹
White, non-Hispanic	6,155	475	7.7%
Black, non-Hispanic	1,421	294	20.7%
Asian and other, non-Hispanic	1,627	210	12.9%
Hispanic	6,265	1,210	19.3%
Total	15,468	2,189	14.2%
Renter-Occupied	5,575	1,560	28.0%
Owner-Occupied	9,910	635	6.4%
Total	15,485	2,195	14.2%

Source: SCAG Local Housing Data, 2020; HUD Comprehensive Housing Affordability Strategy, 2012–2016.
¹ HAMFI refers to Housing Urban Development Area Median Family Income.

Per HCD’s requirements, local governments may calculate the projected need for extremely low-income households by presuming that 50 percent of very low-income households qualify as extremely low-income households. Therefore, based on the City’s very low-income RHNA of 619 units, there is a projected need of 309 extremely low-income units.

The City will continue to provide services that will aid lower income households and seek developmental opportunities for affordable housing units. The City will do so through the implementation of several programs which include **Program 4, Inclusionary Housing**, which requires that all new housing development provide affordable units on site or off site, or to pay an in-lieu fee that goes into the City’s affordable housing preservation and construction fund. This provides lower income households with increased housing security. **Program 6, Density Bonus**, provides an incentive to developers to exceed the maximum allowable development on a property that may help to achieve goals of affordable units for extremely low-income households. **Program 7, Housing Choice Voucher Referrals** directly help low-income households by offsetting monthly housings costs by paying rental subsidies directly to property owners. **Program 15, Fair Housing Mediation** aims to provide fair housing across all households, including extremely low-income households. **Program 16, Affordable Housing Preservation Program** focuses on assisting homeowners who may be at risk of foreclosure and ensures that low-income households maintain ownership of their properties. **Program 20, Affordable Housing Partnerships** and **Program 22, Collaborative Partnerships** both provide a creative framework to partner with advocacy groups and housing service providers which seek to benefit lower income households.

3.8.8 Persons Experiencing Homelessness

People experiencing homelessness are the community’s most vulnerable residents. People experiencing homelessness often face chemical dependency, mental health problems, domestic violence, and other life-threatening conditions. Individuals and families experience homelessness for a variety of reasons, and therefore a population experiencing homelessness may have a variety of needs. A person experiencing homelessness may need medical care, childcare assistance, credit counseling, substance abuse treatment, job training, and/or English language education, among other services.

The San Bernardino County 2020 Homeless Count and Subpopulation Survey includes a point-in-time count of people experiencing homelessness and an evaluation of the homeless population and their needs through peer interviews. Based off the results, there were a total of 78 unsheltered adults in the City. This represents approximately 2.5 percent of San Bernardino County’s homeless population. Of the 78 persons

counted, volunteers were able to administer 50 surveys. The point-in-time survey reported that 35 of the surveyed adults were male and 15 were female. The majority of the unsheltered adults were between the ages of 25 to 39 (40 percent), followed by those ages 40 to 49 (15 percent) and 50 to 61 (20 percent).

Due to a limited rental market with few affordable vacancies and income restrictions, extremely low-income families and individuals are potentially at risk of homelessness. There are a variety of emergency and transitional housing service providers in the City area to address a range of needs (see **Table 25, Local Resources for Homeless and At-Risk of Homeless Persons**). Facilities in the City provide air-conditioned rest areas in dangerously hot weather, emergency food provisions, employment assistance, marriage counseling, psychiatric evaluation and counseling, and transitional housing. City records identified two transitional housing facilities in the City. One of the facilities, located on Elmwood Road, is a six-bed facility for ages 18 to 26. The other facility, located on Newcomb Street, is a six-bed transitional home for people experiencing homelessness. Other nearby communities offer additional resources for people experiencing homelessness and transitional housing facilities.

Table 25. Local Resources for Homeless and At-Risk of Homeless Persons			
Name	Location	Services	Target Population
Patton State Hospital Senior Center	Highland	Air-conditioned facilities during dangerously hot weather	All
Saint Adelaide Catholic Church	Highland	Emergency food, employment, and marriage counseling	All
Vista Guidance Centers of Highland	Highland	Psychiatric evaluation and counseling and referral services	All
Family Services Association	Redlands	Motel vouchers, emergency food, clothing, counseling, rental assistance, housing advocacy, basic life skills training, and case management	All
Church on the Hill	Redlands	Emergency food	All
Knotts Family Agency	Redlands	Transitional housing	Youth
Salvation Army	Redlands	Emergency food, counseling, and utility assistance	All
Catholic Charities	San Bernardino	Casework, counseling, motel vouchers, emergency food, and utility assistance	All
Central City Lutheran Mission	San Bernardino	Casework, transitional and emergency housing, home repairs, motel vouchers, food, clothing, healthcare, counseling, utility assistance, showers and laundry, workforce development, men's homeless shelter, youth programs	Varies per program
Children's Fund	San Bernardino	Emergency food, shelter, transportation, medical and dental care, education, clothing, beds, school supplies, hygiene products, and furniture	Youth
Community Action Partnership of San Bernardino County Energy Conservation Program	San Bernardino	No-cost home weatherization services and utility assistance	All
Community Action Partnership of San Bernardino County Family Development Program	San Bernardino	Motel vouchers, rental assistance, food, miscellaneous family self-sufficiency supportive services	Families
Community Action Partnership of San Bernardino County Food Bank	San Bernardino	Emergency food	All
Cornerstone Compassion Center	San Bernardino	Emergency food and clothing, health clinic	All
Department of Behavioral Health Homeless Program	San Bernardino	Supportive permanent housing and counseling services	Mentally ill persons
Frazee Community Center	San Bernardino	Emergency and transitional supportive services and assistance.	All
Hase and Associates Systems Inc.	San Bernardino	Prevention education, Hispanic outreach program, outpatient substance abuse treatment, employment assistance, and	All

Table 25. Local Resources for Homeless and At-Risk of Homeless Persons			
Name	Location	Services	Target Population
		DUI program	
Hernandez Community Center	San Bernardino	Food distribution and youth activities	All
Inland AIDS Project	San Bernardino	Emergency, transitional, and permanent housing; emergency rent and utility assistance; and residential care for chronically ill	Persons with HIV/AIDS
Inland Behavioral and Health Services	San Bernardino	Case management and various emergency services	All
Mary's Mercy Center	San Bernardino	Emergency food, clothing, and showers	All
New House Women with Children	San Bernardino	Substance abuse rehabilitation	Women with children
New House Inc.	San Bernardino	Substance abuse rehabilitation (39 beds)	Individuals
Operation Grace	San Bernardino	Emergency and transitional shelter	Female individuals
Our Lady of Fatima	San Bernardino	Emergency food	All
Our Lady of Hope	San Bernardino	Emergency food and clothing	All
Priscilla's Helping Hand	San Bernardino	Case management and housing, education, and employment assistance	Emancipated foster youths
Rolling Start Inc.	San Bernardino	Advocacy, housing and personal assistance referrals, and independent living skills training	Disabled persons
Salvation Army	San Bernardino	Emergency shelter (70 beds)	All
Salvation Army ARC	San Bernardino	Alcohol abuse treatment program (65 beds), transitional housing	Individual males
San Bernardino City Mission	San Bernardino	Emergency food, clothing, and hygiene items	All
San Bernardino County Department of Veterans Affairs	San Bernardino	Assistance with benefits and pension claims	Veterans and dependents
San Bernardino Sexual Assault Services	San Bernardino	Counseling, hospital, and court accompaniment	Victims of sexual assault
Set Free Christian Fellowship	San Bernardino	Substance abuse transitional living (35 beds)	Individuals
Veterans Alcoholic Rehab Program (VARP) Harris House	San Bernardino	Substance abuse rehabilitation and transitional housing	Veterans
VARP Gibson House for Men	San Bernardino	Substance abuse rehabilitation and transitional housing	Male veterans
VARP Gibson House for Women	San Bernardino	Substance abuse rehabilitation and transitional housing	Female veterans
Veronica's Home of Mercy	San Bernardino	Christian transitional housing (14 beds)	Youth and pregnant women
San Bernardino Vet Center	San Bernardino	Individual and group counseling	Veterans
Victory Outreach	San Bernardino	Substance abuse rehabilitation (10 beds)	All
Vista Guidance Center	San Bernardino	Drop-in center with clothing and laundry facilities	All

Source: Community Action Partnership of San Bernardino County 2020.

3.9 Affordable Housing

At-risk affordable projects are those that could convert to market rents within 10 years from the planning period. State law requires that the City identify, analyze, and propose programs to preserve existing multifamily rental units that are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next 10 years.

3.9.1 Assisted Housing Developments at Risk

Government Code Section 65583(a)(8) requires an analysis of existing assisted multifamily housing developments for low-income renters that are eligible to change to market-rate units during the next 10-year period due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. The analysis must inventory each development by project name and address, the type of government assistance received, the earliest possible date of change from low-income use, and the total number of senior and non-senior units that could be lost from the local low-income housing stock. In addition, the analysis is required to assess the conversion risk and displacement of low-income tenants, estimate and analyze the costs of replacement versus preservation of at-risk units, identify entities qualified to preserve at-risk units, and identify financing and subsidy resources.

After extensive research of all assisted units in San Bernardino County, it was determined that all the affordable developments in the City are not currently at risk of conversion, with a “Low-Risk” designation, as shown in **Table 26, Assisted Units At Risk of Conversion**.

Table 26. Assisted Units At Risk of Conversion					
Name and Address	Housing Type	Affordable Units	Total Units	Program	Risk Level
Jeffrey Court Seniors (7367 Central Avenue)	Senior (Age 55+)	184	185	LIHTC	Low
Mountain Breeze Villas (25942 E Baseline Street)	Non-Targeted	167	168	LIHTC; HUD; CalHFA	Low
Sterling Village (7360 Sterling Avenue)	Large-Family	79	80	LIHTC	Low
Sources: California Housing Partnership Corporation, 2020; Office of the State Treasurer All Active California Tax Credit Allocation Committee Projects, 2019; HUD Office of Policy Development and Research, 2019 LIHTC = Low-Income Housing Tax Credit; CalHFA = California Housing Finance Agency					

Affordable units may convert to market rate prices due to prepayment of HUD mortgages, opt-outs, expiration of Section 8 contracts, and expiration dates established by other funding sources. According to City records, no projects are at risk of converting to market rate during the planning period.

The County of San Bernardino currently owns and operates 12 public housing units in the City. There is no expiration date for the affordability of these units. The County Housing Authority also issues approximately 394 Housing Choice Vouchers in the City. Program participants may use their vouchers throughout San Bernardino County. There are no project-based Section 8 buildings in the City.

While Jeffrey Court Seniors is identified as low risk, the development is eligible to opt-out of affordability control since it was placed in service in 1999. The City will continue to monitor the development through subsequent Housing Element updates. In the event of affordability expiration, the City may pursue

subsidizing the units, purchasing and placing a long-term affordability covenant on the units, or constructing replacement units. If the property owner does not extend the affordability covenant, the City will reach out to numerous qualified entities determined by HCD as having the ability to purchase and manage the property for continuous affordable housing.

3.9.2 Costs Analysis

To maintain the existing affordable housing stock, the City works to preserve the existing affordable units. The financial cost of preserving rental units compared to allowing them to be converted to market-rate depends on the rent for the apartment and the income level of the tenant. Typically, the amount of subsidy needed is the difference between what a household can afford to pay (no more than 30 percent of annual income) and the fair market rent for the unit. As of January 2021, the average rent for a one-bedroom unit in Highland was \$1,364. Given San Bernardino County's 2020 State Income Limit was \$48,200 for a low-income, two-person household, two-person household renters earning 80 percent of the median family income for the area would pay approximately 34 percent of earnings on rent. A subsidy of approximately \$159 per month (\$1,908 per year) would be required to meet the 30 percent limit. This number would reflect a lower-income level and would be higher for very low-income and extremely low-income households. Such trends in rental housing prices in the City indicate that market rental units will not be affordable to lower-income households throughout the planning period. Further, if the units were improved and rents were significantly increased, a financial resource would be necessary to pay the difference between the higher rents and the market rents to maintain affordability.

Another option is new construction. The final cost of constructing deed-restricted affordable housing units depends on whether the developer needs to purchase land or whether the City can transfer the land at a subsidized price, and how well the private developer's initial financial contribution can be leveraged with other funding sources. As no units have been identified as at-risk during the planning period, there is no further analysis regarding preservation and construction costs.

3.9.3 Preservation Resources

The City is committed to working with affordable housing property owners for solutions to prevent the expiration of affordability covenants. The City will develop relationships with property owners of existing affordable housing and with local affordable housing entities in an effort to attract interest and resources for preserving and constructing affordable housing units. Qualified entities are housing nonprofits that have been approved by the Community Development and Housing Department. To qualify, an entity must be able to manage the project, maintain affordability for at least 30 years or the remaining term of assistance, preserve the existing occupancy profile, maintain rents at a predetermined level of affordability, and agree to renew subsidies if available. Here are some local housing developers and managers that the City may contact:

- BRIDGE Housing Corporation
- California Housing Partnership Cooperation
- Jamboree Housing Corporation
- LINC Housing
- Mercy Housing
- Neighborhood Housing Services of the Inland Empire
- National Core

There are a number of programs to assist the City and County of San Bernardino in increasing and improving their affordable housing stock. The following paragraphs discuss available programs that provide financial resources for affordable housing units.

The City is a member of the San Bernardino County Urban County Consortium and participates in countywide efforts to receive federal housing and community development funds. These funds are potential resources for affordable housing construction, rehabilitation, and preservation. The San Bernardino County Consolidated Plan is an assessment of existing affordable housing and community development needs that informs HUD, as part of a Federal fund awarding process granted to participating jurisdictions like the City, to create and rehabilitate affordable housing for lower-income households. The assessment evaluates investments from the Community Development Block Grant, HOME Investment Partnerships (HOME), and Emergency Solution Grant programs. The Community Development Block Grant program was designed to improve low- and moderate-income communities through funding capital improvement and public services projects. The HOME funds are the primary funding available for the development of affordable housing. HOME funds are administered by the County of San Bernardino through a Notice of Funding Availability. Emergency Solution Grant programs assist individuals and families experiencing a housing crisis or homelessness to regain stability in permanent housing through No Place Like Home and California Emergency Solutions and Housing funding, and housing and legal assistance through the Housing and Disability Advocacy Program.

The Low-Income Housing Tax Credit program is the most significant financial resource to preserve and create new affordable housing by issuing tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. The California Tax Credit Allocation Committee oversees the application and allocation process for all Low-Income Housing Tax Credit projects. Applicants compete for the funds, which are prioritized based on location, affordability terms, housing needs, and project amenities.

A shorter-term solution to affordable housing stock limitation is the County San Bernardino's Housing Choice Voucher program, which provides rent subsidies to extremely low- and very low-income households with a housing cost burden, or who are at risk of becoming homeless or being displaced. Voucher recipients rent housing from private rental owners and pay a portion of their income toward rent (usually up to 30 percent of their income). The San Bernardino County Housing Authority subsidizes the difference in monthly payments to the owner. The waiting list for this program is often closed and only opens every several years because the Federal government only provides funding to serve a certain number of households. New households are assisted as households currently in the program move off the program. Serving families through attrition causes long wait times even if a family may be eligible.

Appendix C: Constraints and Zoning Analysis

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HOUSING CONSTRAINTS

Various factors influence the ability of the City of Highland (City) to meet its housing goals. These include governmental constraints, such as land use regulations, and nongovernmental constraints, such as market and environmental factors. This appendix provides the requisite analysis of potential and actual market, governmental, and environmental constraints to the production, maintenance, and improvement of housing pursuant to State law.

1 Governmental Constraints

The General Plan Land Use Element sets forth land use designations to guide the location, type, and intensity or density of permitted uses of land. The Land Use and Development Code implements the General Plan by providing specific direction and development standards within each of the use categories. These land use controls can facilitate or limit certain types of development.

1.1 General Plan

State law requires that each city have a General Plan that establishes policy guidelines for future development. The City of Highland General Plan is a long-range policy document that lays out the framework for all future growth and development within the City. The City of Highland adopted a comprehensive update of its General Plan in 2006. The Land Use Element describes the land use policies and designations used to guide physical development of the City through the location, distribution, and density of uses. Predominately a residential community, almost 60 percent of the City’s 11,948 acres of land is planned for residential development.

As shown in **Table 1**, the Land Use Element describes seven land uses allowing housing, including a historic preservation district and one mixed commercial, office, and residential land use designation. The Planned Development (PD) designation allows flexibility in development standards to encourage creativity and site-specific design. The Planned Development (PD) district is an opportunity for master planning without a Specific Plan, potentially providing a cost savings to the developer, buyer, and renter.

Table 1. Residential General Plan Land Uses		
Land Use Designation	Acres	Description
Agricultural/Equestrian	504	Rural and equestrian-oriented residential development at a maximum density of 2 units per acre.
Low Density	2,500	Single-family detached homes, including mobile homes, at a maximum density of 6 units per acre.
Medium Density	177	Small-lot single-family detached or attached housing, mobile homes, and multifamily housing at a maximum density of 12 units per acre.
High Density	46	Multifamily housing at a maximum density of 18 units per acre.
High Density Special	58	Multifamily housing from 20 to 30 units per acre.
Historic Village Residential	32	Low-density residential development within the Historic Village District at a maximum density of 6 units per acre.

Table 1. Residential General Plan Land Uses		
Land Use Designation	Acres	Description
Mixed Use	54	Horizontal and vertical mixed-use housing types at a maximum density of 18 units per acre.
Planned Development	3,708	Specific Plan areas in which housing types and densities may vary, but typically range from 5 to 12 units per acre.
Total	7,079	—

The program provided by the General Plan Land Use Element establishes 15 goals for future development within the City. These goals are intended to do the following:

- Plan for future growth
- Provide clarity in land use guidance
- Maintain a mix of development with urban, suburban, and rural character
- Create places for people to live, shop, work, learn, and recreate
- Protect and enhance Highland’s neighborhoods
- Provide new housing opportunities
- Strengthen commercial opportunities
- Expand the employment base
- Ensure land use compatibility
- Preserve natural resources

The land use controls provided in the General Plan and Land Use and Development Code guide the development of new housing to meet existing and future needs, maintain the existing character, and improve neighborhoods and the housing stock.

1.2 Land Use and Development Code

Zoning regulations are intended to ensure that development does not negatively affect community health, safety, and welfare. The City’s Land Use and Development Code regulates housing opportunities by establishing permitted uses and development standards. Several zoning districts respond to specific existing conditions, such as compatibility with the historic development in the original Highland Townsite, and appropriate design for busy transportation corridors.

Residential uses allowed in Highland are listed by Zoning District in **Table 2**. Uses permitted by right are indicated by the “P,” conditionally permitted are indicated by the “C,” and permitted uses that may require approval by the Community Development Director or designee are indicated by “SR.” All permit types are defined in the Permit Approval Process Section.

New residential zoning districts, the Residential High-Density District (R-4), and the Residential High-Density Special Overlay (HDS) were established in the City’s Land Use Development Code in 2011. These districts allow densities of 20 to 30 units per acre to facilitate the development of higher-density multifamily housing as part of a larger mixed-use community.

Table 2. Residential Uses Permitted by Zoning District

Use	Agricultural Equestrian (A/EQ)	Single-Family Residential (R-1)	Two-Family Residential (R-2)	Multifamily (R-3)	Multifamily (R-4)	Residential High-Density Special (HDS)	Village Residential (VR)	Corridor Residential (R-2C)	Mixed Use		East Highland Village (EHV)
									Attached Mixed Use (MU)	Separated Multiple Use Project (MU)	
Single-Family Detached	P	P	SR	■	■	■	P	SR	■	SR	P
Single-Family Detached (2-4 units/parcel)	■	C	SR	SR	■	■	■	C	■	SR	■
Single-Family Detached (5+units/parcel)	■	■	C	C	SR	■	■	C	■	SR	■
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P	P	P
Single-Family Attached	■	■	C	SR	■	■	■	SR	C	SR	■
Multifamily Attached	■	■	C	C	SR	SR	■	C	C	SR	■
Mobile Home Subdivisions	SR	SR	C	C	■	■	■	■	■	■	■
Mobile Home Parks	■	C	C	C	■	■	■	■	■	■	■
Boarding or Rooming Houses (7+ persons)	■	■	C	C	C	C	■	C	■	■	■
Manufactured Homes (mobile homes with permanent foundation)	SR	SR	SR	SR	■	■	■	■	■	■	■

Table 2. Residential Uses Permitted by Zoning District

Use	Agricultural Equestrian (A/EQ)	Single-Family Residential (R-1)	Two-Family Residential (R-2)	Multifamily (R-3)	Multifamily (R-4)	Residential High-Density Special (HDS)	Village Residential (VR)	Corridor Residential (R-2C)	Mixed Use		East Highland Village (EHV)
									Attached Mixed Use (MU)	Separated Multiple Use Project (MU)	
Board and Care Facility (7+ persons)	■	■	C	C	C	C	■	C	■	■	■
Senior Independent Living	SR	SR	C	C	C	C	SR	C	C	C	SR
Senior Congregate Care/Assisted Living	■	■	C	C	C	C	■	C	C	C	■
Convalescent Care	■	■	C	C	C	C	■	C	C	C	■
Supportive and Transitional Housing ¹	SR	SR	C	C	C	C	SR	C	■	■	SR

Source: City of Highland Land Use and Development Code, 2020.

Notes:

■ = Not permitted in this district.

P = Permitted subject to a consistency assessment.

SR = Permitted subject to approval of staff review permit application.

C = Permitted subject to approval of a Conditional Use Permit application.

¹: Emergency shelters (excludes transitional housing and permanent support type housing facilities) are permitted in the Business Park (BP) District subject to approval of a department review permit application. Assisted living, live/work, multifamily dwellings, residential accessory structures, second units, senior housing, single-family dwellings, and townhomes are permitted by right in Planning Area 2 – Residential Villages and Planning Area 3 – Village Center of the draft Greenspot Village and Marketplace Specific Plan.

1.3 Permitting Process

Development review is the primary way to ensure that the construction of projects contributes in a positive manner to the community and quality of life. Residential development projects typically undergo several types of approvals. This section outlines the development review process for various types of housing (see Section 1.8.6, Processing Time, for average processing times for various project applications and reviews).

1.3.1 Single-Family Homes

Single-family detached homes are the most common housing type in Highland, making up approximately three-quarters of the entire housing stock. Single-family detached housing is permitted by right in four zoning districts (A/EQ, R-1, VR, and EHV), and permitted following staff review in two districts (R-2 and R-2C) and in separated multiple use projects in the MU District. Single-family attached housing, such as condominiums, is permitted in the R-2 zone with a Conditional Use Permit (CUP) and permitted in the R-2C and R-3 zones with a Staff Review Permit. Large single-family detached and single-family attached projects that require tract maps are ultimately reviewed by the Planning Commission. In 2009, the City merged the former Design Review Board with the Planning Commission in order to reduce the amount of time spent on design issues and to streamline the project approval process without diminishing quality. The Planning Commission now performs design review at the same time as other reviews that may be necessary depending on the permit at hand.

The City's Planning Division coordinates a pre-application meeting between a project's applicant and the Project Review Committee to provide applicants an early opportunity to present their project to the City before submitting a development application(s). This initial step has proven to be successful in the past because it discloses infrastructure or other issues that are more cost-effective to address early in the project design phase. Identifying potential issues prior to submitting a development application saves developers a significant amount of time and money. After the Planning Division determines the applications to be complete, they are routed to the Project Review Committee for their formal review and comments. Applications are also routed to utility companies and outside responsible agencies that have requested to be notified.

Once a project's environmental review and public comment process have been completed, the Planning Division provides a copy of all the comments to the applicant for review and discussion with the City's Project Review Committee. Once the comments have been reviewed by all parties, a public hearing before the City's Planning Commission is scheduled. The applicant is provided with a copy of the public hearing notice and staff report with condition and findings of facts for their review. The conditions clearly outline all the requirements needed to record a final map, as well as any conditions related to the construction of the housing units that are necessary to ensure adequate public health, safety, and welfare.

1.3.2 Accessory Dwelling Units

Accessory dwelling units (ADUs) may be detached from or attached to the primary single-family dwelling unit. ADUs are capable of providing housing below market prices, and often meet the special needs of young persons, older adults, and people with disabilities. In accordance with Assembly Bill 1866 (Government Code Section 65852.2), the City amended the Land Use and Development Code to make permitting ADUs in single-family zones a ministerial action that does not require public notice, public

hearing, or discretionary approval. Understanding that ADUs provide opportunities for affordable housing without changing the City's small-town character, Highland facilitates the development of attached and detached ADUs by permitting them in all residential zones.

Most recently, the City amended the Accessory Dwelling Units and Junior Accessory Dwelling Units Ordinance (Section 16.44.180 of the City's Land Use and Development Code) in 2021 to comply with several updates consistent with State law, Government Code Section 65852.2. As part of **Program 12, Accessory Dwelling Units**, of the Housing Element, the City will submit the updated ordinance to the State Department of Housing and Community Development (HCD) for their review and will incorporate amendments, as required by HCD. Further, the City will develop and adopt a program that incentivizes and promotes the creation of ADUs that can be offered at an affordable rent for extremely low, very low, low, or moderate-income households or households with special needs (AB 671, 2019).

From 2015 to 2020, the City approved eight ADUs. Additionally, one ADU permit was placed on hold and another ADU permit expired. Based on this record, the City assumes that two ADUs per year could be permitted during the planning period. As the City's older adult and college-age population increases, as is projected for the planning period, ADUs could help to provide housing for these populations as they can be an important housing resource for small, lower-income households.

1.3.3 Multifamily Housing

Multifamily housing, referred to as multiple-family, attached housing, makes up approximately 16 percent of the City's housing stock. Multifamily housing is currently conditionally permitted in the three multifamily zones (R-2, R-2C, R-3) and in attached mixed-use structures in the MU District. Multifamily housing is permitted following staff review in separated multiple use projects in the MU District, and permitted by-right in the R-4 zone and High-Density Special Overlay (HDS) subject to the City's Staff Review Permit. The CUP process is the City's opportunity to ensure compatibility with surrounding uses. The CUP process can occur concurrently with a Design Review (see Section 1.8, Permit Approval Process). Multifamily housing projects in the R-4 and HDS Districts are not subject to a CUP; however, they do require Major Design Review. The design review process considers the compatibility with design standards, such as setbacks, landscaping, and other basic aspects of project design, to ensure high-quality design.

The permitting procedure for a multifamily housing project is similar to that for a large, single-family detached or attached project. In the case of a hypothetical 50-unit multifamily project, the City's Planning Division will coordinate a pre-application meeting between the applicant and the Project Review Committee to identify potential issues that should be considered early in the planning and design process.

1.3.4 Mobile/Manufactured Housing

Single mobile home units placed on a permanent foundation, certified under the National Mobile Home Construction and Safety Standards Act of 1974 and constructed after October 1976, may be permitted on individual lots in the A/EQ, R-1, R-2, and R-3 zones, as specified in the City's Land Use and Development Code (Section 16.40.180, Mobile Home and Modular Home Requirements), following staff review approved by the Community Development Director. The review ensures that the units comply with State and local standards of the underlying zoning district. Mobile home subdivisions are permitted

under staff review in the A/EQ and R-1 zones, and conditionally permitted in the R-2 and R-3 zones, while mobile home parks are conditionally permitted in the R-1, R-2, and R-3 zones.

Pursuant to California Government Code Sections 65852.3 and 65852.7, certified mobile homes (manufactured homes) on a permanent foundation that are built to the United States Department of Housing and Urban Development Code are considered the same as single-family dwellings and are permitted on all lots zoned for single-family homes. Such housing is subject to the same requirements (e.g., planning, permitting, reviews) as site-built homes, except for certain architectural requirements. The Government Code specifies that a mobile home park shall be deemed a permitted land use on all land planned and zoned for residential land use as designated by the applicable general plan, provided, however, that a city may require a use permit. **Program 21**, Mobile Home Preservation, requires a report detailing relocation and displacement for any proposed conversion or closure of a mobile home park.

The Highland Land Use and Development Code defines manufactured housing as a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities, including travel trailers for floodplain management purposes, and provides guidelines for single mobile homes and modular homes or manufactured dwelling units within the City's Land Use and Development Code, including design feature requirements consistent with California Government Code Section 65852.3. The permitted uses table for residential districts in the Land Use and Development Code includes mobile home subdivisions and mobile home parks.

1.4 Special Needs Housing

1.4.1 Residential Care Facility

State law prevents cities from imposing overly restrictive regulations on community care facilities. The Health and Safety Code (Sections 1500 et seq.) requires that group homes serving six or fewer persons be (1) treated the same as any other residential use and shall be considered a residential use of property by a single family; (2) allowed in all residential zones; and (3) be subject to the same development standards, fees, taxes, and permit procedures as those imposed on the same type of housing in the same zone, and no CUP, zoning variance, or other zoning clearance shall be required that is not required of a family dwelling of the same type in the same zone. Local agencies must allow these licensed care facilities in any area zoned for residential use, and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings. Large residential care facilities (those with seven or more residents) are subject to local land use regulations and other restrictions such as conditional use permit requirements.

According to the City's Land Use and Development Code, a residential care facility is a State-authorized, certified, or licensed facility that provides non-medical residential care, day treatment, therapeutic rehabilitative care, and adult day care, residential care for the elderly, transitional housing placement, substance abuse recovery or treatment facility, or foster family agency services for children or adults. According to the permitted uses table in the Land Use and Development Code, residential care facilities serving seven or more persons, called "Board and Care Facilities" in the uses table, are conditionally permitted in all multifamily zones (R-2, R-2C, R-3, R-4, and HDS) and commercial zones (CG, NC, PC, VC). The CUP process is outlined in **Section 1.8.4**, Conditional Use Permit. Requirements for discretionary

permits may pose constraints to development but may be necessary for certain uses which could have an effect on the existing community. For example, Residential Care Facilities provide in-house treatment or rehabilitation programs on a 24-hour basis. These include drug and alcohol rehabilitation and recovery facilities. These facilities require a CUP in residential zones, as they are often a source of fear and concern for community members. The Planning Commission will only deny a CUP if the required findings cannot be met. **Program 18**, Residential Care Facilities, of the Housing Element includes an objective to amend the Zoning Code to permit residential care facilities serving six or fewer persons by right in all residential zones in accordance with the Welfare and Institutions Code Section 5116 and permit those serving seven or more in at least one zone without discretion.

To comply with the intent of fair housing laws and ensure clarity in the permitting process, the Housing Element **Program 18**, Residential Care Facilities, will update the Zoning Code to differentiate between residential care facilities serving six or fewer residents and those serving seven or more residents. The program will create separate definitions and permitting processes for the two types of residential care facilities, permit those serving six or fewer persons in all residential zones in which single-family homes are permitted, and permit those serving seven or more in at least one zone without discretion. This will ensure that licensed facilities (group homes/residential care facilities) are allowed in residential zones consistent with State law.

1.4.2 Boarding or Rooming Houses

Although a boarding or rooming house may provide housing to unrelated individuals, it is not considered a residential care facility. Highland's Land Use and Development Code defines a boarding or rooming house as a building containing a dwelling unit where lodging is provided with or without meals for compensation for seven or more persons. For six or fewer occupants, the City defers to requirements in the State's guidelines. A boarding or rooming house does not provide on- or off-site supportive services. Boarding or rooming houses are conditionally permitted in the R-2, R-2C, R-3, R-4, and HDS residential zones, and may not be located within 500 feet of the same use. Furthermore, to prevent a concentration of parolees, no more than one Federal, State, or juvenile justice parolee shall be allowed to live in boarding or rooming house at any one time, except if a boarding or rooming house has 10 or more dwelling units, then there may be one additional Federal, State, or juvenile justice parolee for every 10 dwelling units. The location and parolee restrictions were enacted in response to public concerns about boarding and rooming housing affecting community safety and welfare.

1.4.3 Senior Housing

With Highland's growing older adult population, it is important that a range of housing types located in well-resourced areas (e.g., near transit, jobs, parks) are available to serve their special needs. These can include housing such as smaller and more affordable units (including second dwelling units), senior housing, and various forms of care housing. Care housing that assists the special needs of older adults include senior independent living projects, residential care homes for older adults, congregate care, and convalescent care. Senior independent living projects are permitted with a Staff Review Permit in the A/EQ, R-1, VR, and EHV zones, and conditionally permitted in multifamily zones (R-2, R-2C, R-3, R-4, and HDS) and the mixed use zone (MU). Congregate care and convalescent care homes are conditionally permitted in multifamily, mixed use, and commercial zones. Residential care facilities, which can include residential care facilities for older adults per the City's definition, serving seven or more persons, are conditionally permitted in multifamily zones (R-2, R-2C, R-3, R-4, and HDS).

1.4.4 Emergency Shelters, Transitional Housing, and Permanent Supportive Housing

California Senate Bill (SB) 2 (Cedillo) was approved in 2007 with the goal to remove zoning barriers for emergency shelters and transitional and supportive housing, and provides direction in the ways in which local governments address housing for those experiencing homelessness or those at risk of homelessness. SB 2 is intended to strengthen existing Housing Element requirements to provide for the development of emergency shelters and transitional and supportive housing.

Emergency shelters are the first step in a continuum of care program designed to allow people experiencing homelessness a temporary place of stay. As defined by subdivision (e) of Section 50801 of the Health and Safety Code, emergency shelter means housing with minimal supportive services for persons experiencing homelessness that is limited to occupancy of 6 months or fewer by a person experiencing homelessness, and where no individual or household may be denied emergency shelter because of an inability to pay.

SB 2 requires jurisdictions to identify a zone where emergency shelters are a permitted use without a CUP or other discretionary action. The identified zone(s) must have sufficient capacity to accommodate the needs, regardless of the demonstrated need, and have sufficient capacity to permit at least one year-round emergency shelter. State law (Government Code Section 65583(a)(4)) limits the development standards and locational restrictions that can be applied to emergency shelters.

Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

- the maximum number of beds or persons permitted to be served nightly by the facility;
- sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not
- require more parking for emergency shelters than other residential or commercial uses within the same zone;
- the size and location of exterior and interior onsite waiting and client intake areas;
- the provision of onsite management;
- the proximity to other emergency shelters, provided that emergency shelters are not required to be more than
- 300 feet apart;
- the length of stay;
- lighting; and
- security during hours that the emergency shelter is in operation.

Emergency shelters serving 25 persons or fewer are permitted in the business park (BP) employment zone subject to approval of a Staff Review Permit application. The BP designation allows for light industry, research and development, office uses, and business and commercial uses that support the employees and clients of the area, and commercial uses requiring large parcels. Should an emergency shelter be provided in the BP district, residents would benefit from access to public transit, retail uses, and regional employment growth in nearby businesses. Residents will also be connected to other areas of the community and adjacent cities by buses. The local bus transit service provider, Omnitrans,

operates two routes that serve this area (Route 3 and Route 15). As outlined above, jurisdictions are permitted to limit the maximum number of beds or persons per shelter under State law. Regulating the number of beds or persons permitted, can potentially help prevent crowded shelter conditions. The importance of this was seen early in the Coronavirus (COVID-19) pandemic. Communities saw rapid transmission of COVID-19 in homeless shelters, particularly in congregate settings, where people shared living and sleeping spaces, sometimes in beds, cots, or bunks that were very close to one another¹. Further, as fully analyzed below, the 25 person limit does not constrain the City's ability to demonstrate that the zone where emergency shelters are allowed by right includes sufficient capacity to accommodate the need for emergency shelter identified in the most recent point-in-time count conducted before the start of the planning period.

There are approximately 270 acres in the City designated as BP, generally located along the southwestern City boundary. A total of 116 acres in the BP designation are vacant with an average parcel size of 0.74 acres. Given the development standards in the BP zone, including the minimum parcel size requirement, there are approximately 25 vacant sites that could potentially accommodate a multi-service facility. As discussed above, all of the sites are within a half mile of public transit lines and near existing commercial and business uses, providing access to opportunities. Taking into account the 25-person limit for emergency shelters, the 25 sites still provide a potential capacity for approximately 625 beds. Based on the 2020 point-in-time count described in **Appendix B**, Community Profile, there were a total of 78 unsheltered adults in the City, meaning that the City theoretically has more than sufficient capacity of sites to accommodate the need for emergency shelter.

As defined in California Government Code Section 65582(j), transitional housing includes buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no fewer than 6 months from the beginning of the assistance. Supportive housing is defined by California Government Code Section 56682(f) as housing with no limit on length of stay, that is occupied by the target population,² and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Chapter 16.06, Definitions, of the City's Land Use and Development Code defines "supportive housing" and "transitional housing" per the definitions provided above. According to the permitted uses table in the Land Use and Development Code, supportive and transitional housing are permitted with a Staff Review Permit in the A/EQ, R-1, VR, and EHV zones and conditionally permitted in multifamily zones (R-2, R-2C, R-3, R-4, and HDS).

To remove or mitigate constraints that may exist related to zoning or permits for supportive and/or transitional housing and to comply with Government Code Section 65583, transitional housing and supportive housing shall be considered a residential use of property and shall be subject to the same development standards and permitting processes as the same type of housing in the same zone and in compliance with the occupancy limitations of Title 24 of the California Code of Regulations. Under

¹ <https://www.urban.org/urban-wire/winter-here-covid-19-limiting-shelter-capacity-what-will-it-mean-people-experiencing-homelessness>

² "Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, older adults, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and people experiencing homelessness.

California Assembly Bill (AB) 2162, supportive housing meeting specific standards shall be a use by right in all zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. Additionally, no minimum parking may be required for units occupied by supportive housing residents if the development is located within 0.5 miles of a public transit stop.

The City updated its Land Use and Development Code in 2013 to comply with State law; however, there have been several updates to State law, as outlined above. As such, the Housing Element includes **Program 19, Emergency Shelters, Transitional Housing, and Permanent Supportive Housing**, to permit transitional and supportive housing consistent with State laws and to amend the City's Emergency Shelters Ordinance (Section 16.44.270, Emergency Shelters) to comply with parking requirements set forth by AB 139, Quirk-Silva. **Program 28, Low Barrier Navigation Centers**, includes an update to the Land Use and Development Code to provide, by-right, approvals exempt per the California Environmental Quality Act (CEQA) to Low-Barrier Navigation Centers³ meeting specific standards in areas zoned for mixed uses and nonresidential zones permitting multifamily uses, consistent with AB 101's requirements for Low-Barrier Navigation Centers.

1.4.5 Single-Room-Occupancy Units

Another potential source of housing for people experiencing homelessness or formerly experiencing homelessness are single-room-occupancy units. Single-room-occupancy units are very small, attached units intended for no more than one or two people. An agency or organization generally oversees the project and provides ongoing supportive services to promote self-sufficiency.

The City's Land Use and Development Code does not currently permit single-room occupancy units. Through **Program 19, Emergency Shelters, Transitional Housing, Permanent Supportive Housing, and Single Room Occupancy**, the City will amend the Zoning Code to identify a process by which single-room occupancies (SRO) can be permitted to further increase housing opportunities for extremely-low income households.

1.5 Facilitating Affordable Housing

1.5.1 Residential High Density Special (HDS) Overlay and Greenspot Village & Marketplace Specific Plan

The City established a Residential High Density Special (HDS) Overlay in 2011 on approximately 52 acres zoned as Planned Development (PD). The HDS Overlay allows the permitting of up to 650 multifamily units at a minimum density of 20 units per acre and a maximum density of 30 units per acre. The HDS Overlay area is generally bound by Greenspot Road on the south, Eucalyptus Avenue on the north, Boulder Avenue on the east, and the City Creek wash basin on the west. The 52 acres is now located entirely within the Greenspot Village & Marketplace Specific Plan area, adopted in 2013.

The Greenspot Village & Marketplace Specific Plan is a master-planned, mixed-use development located within the area identified in the City's General Plan Land Use Element as the "Golden Triangle Community Policy Area." The Specific Plan consists of three planning areas. Planning Area 1 allows for commercial uses; Planning Area 2 allows for residential uses; and Planning Area 3 permits a mix of

³ "Low Barrier Navigation Center" is defined as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

residential, commercial, entertainment, governmental, and professional office uses. The total number of dwelling units between Planning Areas 2 and 3 may not exceed 800. Planning Areas 2 and 3 allow development at density ranges of 20 to 30 and 18 to 40 dwelling units per acre and permit 500 to 700 units and 100 to 300 units, respectively; within that limit, dwelling units may be transferred between Planning Areas 2 and 3. As of November 2021, there are approximately 37 acres of vacant land within Planning Areas 2 and 3, providing a generous amount of land available for residential development. As fully discussed in **Appendix E, Sites Analysis and Inventory**, the available vacant land coupled with the higher densities permitted, purely residential uses and range in housing types allowed, and flexibility in standards and requirements afforded by the Specific Plan, remove and reduce constraints for residential uses and aim to facilitate affordable housing development.

1.5.2 Lot Consolidation Incentives

Lot consolidation can increase the efficiency of land use and create the critical mass needed for a quality multifamily housing project. The City has identified numerous vacant and underutilized parcels that have the potential to accommodate multifamily projects. Their development potential could be improved through lot consolidation.

Although the development community is aware of the inherent benefits of acquiring larger sites, the City seeks to promote this process. Through the implementation of **Program 23**, Lot Consolidation Incentive, of the Housing Element, the City is committing to providing expedited processing for the consolidation of lots identified in **Appendix E, Sites Analysis and Inventory**, as having the potential to accommodate lower-income households.

1.5.3 Inclusionary Housing Ordinance

The City's Land Use and Development Code's Inclusionary Housing Ordinance aims to facilitate the development and availability of housing affordable to a broad range of households with varying income levels within the City. It provides guidelines for the production of affordable housing at moderate-, low-, and very low-income levels; payment of an in-lieu fee; or dedication of land for affordable housing.

All new residential development projects within the City must dedicate at least 15 percent of the units for affordable housing. Restricted, for sale units must be sold to low- and moderate-income households. Rental projects must rent at least 10 percent of the units to very low-income households, with the remaining 5 percent of affordable units rented to low- or moderate-income households. In exchange for the construction of affordable units, the City allows unit size reduction and different interior finishes for affordable units, as long as they are of durable quality and consistent with the current California Building Code.

In lieu of constructing all or any affordable units on site, a developer may pay an affordable housing in-lieu fee of \$3,750 per unit to the City. In lieu of building inclusionary units, the developer may also choose to dedicate land within the City to the City. Dedicated parcels must be suitable for the construction of inclusionary units and equivalent or greater in value than what would be produced by applying the City's in-lieu fee to the project. All in-lieu fees are deposited in an inclusionary housing fund to be spent on affordable housing development and programs.

The City provides regulatory relief for developers of sites that cannot accommodate affordable units. If the City determines that providing on-site inclusionary housing is infeasible, the developer may

construct affordable units on another site within the City prior to or concurrently with construction of the on-site project. Should a developer provide more affordable units than required by the inclusionary ordinance, the developer may transfer credit for those affordable units to their next project in Highland or to another developer. However, the Inclusionary Housing Ordinance provides requirements that are inconsistent with the minimum density bonus and incentives outlined in the State's Density Bonus Law. **Program 4, Inclusionary Housing**, of the Housing Element includes a program to continue the City's Inclusionary Housing Ordinance to provide funding for affordable housing preservation, rehabilitation, and construction.

During the 2014–2021 Housing Element cycle, no inclusionary housing units were constructed. In lieu of construction, developers opted to pay the affordable housing in-lieu fee of \$3,750 per unit. As of January 2021, the current balance from in-lieu fees is \$569,000, and the funds have not yet been used for preservation or construction of affordable housing. However, the City plans on using the funds to construct new affordable units at the Housing Authority's property at 7433 Central Avenue. The anticipated proposal will develop approximately 90 to 110 affordable dwelling units on 3.75 acres.

1.5.4 Density Bonus

A density bonus is an entitlement to build additional residential units above the maximum number of units allowed per the Municipal Code in exchange for providing affordable housing specified by as Government Code Sections 65915–65918.

For projects consistent with the applicable affordable requirements, jurisdictions must grant one density bonus, and, if requested by the applicant, incentives or concessions, and waivers or reductions of development standards depending on the percentage of affordable units. Concessions and incentives include reductions in site development standards or a modification of Zoning Code or architectural design requirements, such as a reduction in setback or minimum square footage requirements, approval of mixed-use zoning, or other incentives or concessions that result in actual cost reductions. In accordance with State law, projects that meet the minimum criteria for a density bonus are entitled to at least one concession and may be entitled to as many as four concessions depending on the amount of affordable housing provided.

The City's Land Use and Development Code (Section 16.40.090, Development Density) outlines the density bonuses and incentives or concessions that are available to affordable housing and qualifying residential projects; however, the City's Density Bonus Ordinance, approved in 2013, is no longer in compliance with the State's latest Density Bonus Law.

Under AB 2345 amending code Section 35915, which took effect on January 1, 2021, the maximum available density bonus for projects not composed exclusively of affordable housing increased from 35 to 50 percent. To receive the top bonus, a project must comply with unit replacement requirements and set aside at least 24 percent of units for low-income households, 15 percent of units for very low-income households, or 44 percent of for-sale units for moderate-income households. Bonuses between 35 and 50 percent will be granted on a sliding scale, while current affordability requirements to obtain a lesser bonus will remain unchanged. The City's Density Bonus Ordinance does not meet the current State law maximum density bonus of 50 percent.

Program 6, Density Bonus, will update the City’s Density Bonus Ordinance to comply with the current State Density Bonus Law, including the provision for an increased bonus for 100 percent affordable developments and student affordable housing.

1.6 Residential Development Standards

The General Plan Land Use Element establishes the maximum density for housing and where it can generally be located within Highland. The Land Use and Development Code provides more specific residential development standards that determine building height, density, setbacks, parking, and other requirements. Development standards tailored to each zoning district and certain specific uses are provided to ensure quality design to protect the health, safety, and welfare of the public, as well as enhance the appearance of the community. Development standards improve the quality and livability of housing development in Highland.

Table 3 lists the minimum acceptable standards for development within the City’s residential districts to ensure safe and attractive development without hindering the production of housing.

Table 3. Residential Development Standards

Standard	A/EQ	R-1	R-2	R-2C	R-3	R-4	HDS	VR	EHV
Maximum Density (units per acre)	2.0	6.0	12.0	9.0	18.0	Max: 30.0	Max: 30.0	6.0	6.0
Minimum Density (units per acre)	—	—	—	—	—	Min: 20.0	Min: 20.0	—	—
Minimum Building Site (net area in square feet)	20,000	7,200	7,200	43,560 (1 acre) ¹	10,000	43,560 (1 acre) ¹	43,560 (1 acre) ¹	7,200	5,000 ²
Minimum Lot Width	100 ft.	60 ft.	60 ft.	22 ft.	100 ft., 110 ft. for corner lots	None	None	100 ft.	50 ft.
Minimum Lot Depth	120 ft.	100 ft.	100 ft.	40 ft.	100 ft.	None	None	100 ft.	100 ft.
Minimum Front Setback	35 ft., but 65 ft. from street centerline	25 ft., but 55 ft. from street centerline	20 ft.	15 ft. at any given point, but an average minimum of 20 ft.	25 ft.	15 or 25 ft.	15 or 25 ft.	15	19 ft.
Minimum Interior Setback ³	10% of lot width	5 ft. and 10 ft.	5 ft. and 10 ft.	0 ft. for attached units and 3 ft. for detached units	10 ft.–15 ft.	15 ft. or 25 ft.	15 ft. or 25 ft.	An aggregate of 15 ft. compatible with adjacent setbacks	10% of lot width
Minimum Street Side Setback ³	15% of lot width	15 ft.	15 ft.	15 ft. at any given point, but an average minimum of 20 ft.	20 ft.	15 ft. or 25 ft.	15 ft. or 25 ft.	15 ft.	10 ft.
Minimum Rear Setback	35 ft.	20 ft.	20 ft.	10 ft. for 1- or 2- story units	15 ft.–20 ft.	15 ft.	15 ft.	20 ft.	10 ft.
Maximum Lot Coverage	30%	40%	40%	40%	60%	None	None	30%	30%

Table 3. Residential Development Standards

Maximum Height	35 ft. or 2 ½ stories, whichever is greater	35 ft. or 2 ½ stories, whichever is greater	35 ft. or 2 ½ stories, whichever is greater	35 ft. or 2 stories, whichever is greater	35 ft. or 2 ½ stories, whichever is greater	55 ft. (4 stories and loft)	55 ft. (4 stories and loft)	Compatible with surrounding buildings	35 ft. or 2 stories, whichever is greater ⁴
Minimum Building Separation ⁵	15 ft.	10 ft.	10 ft.	0 ft. for attached units and 3 ft. for detached units	15 ft.	Per Uniform Building Code	Per Uniform Building Code	10 ft.	10 ft.
Minimum Dwelling Unit Size (square feet)	800	800	800	800	800	Studio: 425 1 bedroom: 650 2 or more bedrooms: 800	Studio: 425 1 bedroom: 650 2 or more bedrooms: 800	800	800
Standard	Mixed Use								
	Attached Mixed Use Structures			Separated Multiple Use Projects Attached			Separated Multiple Use Projects Detached		
Maximum Density (units per acre)	18			18			18		
Minimum Building Site (net area in square feet)	None			10,000			4,000		
Minimum Lot Width	None			80 ft.			50 ft.		
Minimum Lot Depth	None			100 ft.			80 ft.		

Table 3. Residential Development Standards

Minimum Front Setback	0 ft. if public plaza of at least 400 square ft. and a minimum dimension of 15 ft. in each direction provided in front yard; 5 ft. if no public plaza provided in front yard	15 ft. average; 10 ft. minimum	10 ft.; 5 ft. for unenclosed porch
Minimum Interior Setback ³	None if adjacent to commercial or office uses; If adjacent to residential uses, then 10 ft. if 2 stories or less, and 15 ft. if 3 or more stories	15 ft. if adjacent to commercial; If adjacent to residential uses, then 10 ft. if 2 stories or less, and 15 ft. if 3 or more stories	5 ft.
Minimum Street Side Setback ³	None	15 ft.	10 ft.
Minimum Rear Setback	35 ft.	If adjacent to residential uses, then 10 ft. if 2 stories or less, and 15 ft. if 3 or more stories	15 ft.
Maximum Lot Coverage	30%	50%	40%
Maximum Height	35 ft. or 2½ stories, whichever is greater		
Minimum Building Separation ⁵	15 ft.	10 ft.	
Minimum Dwelling Unit Size (square feet)	One-bedroom = 600 sq. ft. Two-bedroom = 800 sq. ft. Three-bedroom = 1,000 sq. ft.	One-bedroom = 800 sq. ft. Two-bedroom = 1,000 sq. ft. Three-bedroom = 1,200 sq. ft. Four-bedroom = 1,400 sq. ft.	

Source: City of Highland Land Use and Development Code, 2020.
ft. = feet; sq. ft. = square feet

1. R-2C parcels smaller than 1 acre in size may be developed if they cannot be consolidated with adjacent parcels and are either bordered on all sides by property zoned for non-R-2C uses, or bordered on three sides by roadways.

2. Lots may only be merged to meet minimum requirements. However, no lots shall be subdivided to meet minimum standards.

3: Except for development in the R-2C District, a minimum 10-foot setback shall be maintained for all two-story or higher elements.

4. Design of two-story unit buildings or additions within the East Highland Village (EHV) District shall be in compliance with Highland Municipal Code Chapter 16.16.040(F), East Highland Village Design Guidelines.

5: Minimum distance between buildings includes main dwellings and accessory structures. Within a planned development, building separations may be reduced to 0 feet, provided that fire walls are to Uniform Building Code standards and subject to review and approval of the Forestry and Fire Warden Department.

1.6.1 Parking Requirements

Parking requirements must relate to the housing type to provide adequate and appropriately located parking facilities. Adequate parking for residential projects contributes to the value of a project, the safety of residents, its appearance, and livability. However, excessive parking standards that do not reflect actual parking demand can unduly increase development costs by reducing the potential land availability for additional units or project amenities. Cities statewide are also finding that parking is a contributing constraint to building affordable housing, reflective in the cost of one parking space.

Reductions in parking requirements are currently made possible through parking studies for senior housing types, and the Community Development Director may approve reduced parking requirements for projects that incorporate affordable units but do not qualify for density bonus incentives.

Additionally, **Program 33**, Reduced Parking Requirements, will provide a process by which parking requirements can be reduced for religious institutions in exchange for housing development. **Table 4** displays City residential parking requirements.

Table 4. Residential Parking Standards	
Use	Minimum Off-Street Requirements
Single-Family Detached ¹	Resident parking: 2 enclosed garage spaces Guest parking: If guest parking is not permitted on the street, then one visitor space per unit is required within 100 feet of each unit's frontage and cannot be tandem
Second Units	Resident parking: 1 additional off-street parking space, tandem allowed, allowed in the front yard setback
Single-Family Attached and Multifamily (R-2, R-2c, R-3) ^{2,3}	Resident Parking Studio: 1 covered or garage space assigned to each unit 1 bedroom: 1 covered or garage space, and .5 uncovered space 2 or more bedrooms: 1 covered or garage space and 1 uncovered space Guest parking: On-street parking can count for visitor parking if the spaces are within 250 feet of each unit's frontage, otherwise 0.5 uncovered space per unit is required
Multifamily (R-4) ^{4,5}	Resident Parking Studio and 1 bedroom: 1.5 per unit (at least 1 space within a garage or carport) 2 bedrooms: 1.9 per unit 3 bedrooms: 2.1 per unit 4 bedrooms: 2.4 per unit Guest parking: 0.3 spaces per unit
Senior Housing	Resident parking: 1 covered space per unit Guest parking: 0.25 space per unit (can be uncovered)
Senior Congregate Care ⁶	Resident parking: 0.5 covered spaces per unit or as determined by the Planning Commission. For multiple-family units, the parking shall be within 150 feet of the dwelling it serves Guest parking: 0.25 space per unit (can be uncovered)
Mobile Home Parks and Subdivisions	Resident parking: 2 spaces per unit, tandem allowed Guest parking: 1 space for each 5 units or fraction thereof
Model Home Complexes ⁷	3 spaces per model home plus 1 space per salesperson

Source: City of Highland Land Use and Development Code, 2020.

1: Within the VR district, no more than a two-car space and no less than a one-car space shall be provided within a garage, and the exterior garage door shall be a minimum of 45 feet from the front property line.

2: For R-2 and R-2C districts, covered spaces may be required to be in enclosed garage. If it is not adjacent, the garage shall be within 150 feet of the unit being served.

3: Covered spaces for apartment buildings are garage spaces.

4: Minimum of one parking space shall be covered within a garage or carport.

5: Guest spaces may be uncovered.

6: Applicant shall submit a parking study for reduced parking standards.

7: On-street parking adjacent to the model home complex may be counted toward the parking requirement if it is found that on-street parking will not impact residential parking and will not obstruct traffic flow.

1.6.2 Building Codes

Building and safety codes regulate construction and design methods to protect public health, safety, and welfare. However, these codes have the potential to constrain the development of housing. Highland has adopted and enforces the 2019 California Building Code. Except for seismic standards and some additional requirements for fire hazards, the City's building codes do not impose additional requirements that would materially raise the cost of housing. These types of improvements are common for all cities in San Bernardino County.

Code enforcement is a critical component of retaining quality neighborhoods and residential structures. The City employs full-time building inspectors and code enforcement officers to examine properties. As part of the City's residential rental enhancement program, the owner or occupant of any residential rental unit may request that the City conduct both an interior and exterior inspection of said residential rental unit(s). Inspections may be based upon, but are not limited to, receipt of complaints from occupants, local agencies, or other third parties.

The City's rental inspection program includes a self-certification inspection process conducted by the owner of a residential rental unit, and subsequent right-of-way inspection from the public right-of-way to certify that health and safety, building code, and fire code violations do not exist on the rental unit. The program ensures rental housing is well-maintained, safe, and adequate for habitation. **Program 2, Residential Rental Enhancement and Rehabilitation**, will continue to educate landlords and property owners about compliance with applicable City codes, procedures of the Residential Rental Enhancement Program, and how to notify code enforcement of any violations. The City will continue to provide this program to ensure that rental properties are maintained and that landlords have the resources they need to ensure their properties remain safe for tenants. The City will also add to tenant screening training to provide guidance on fair housing to ensure that tenant screenings do not have a disproportionate negative effect on protected groups.

1.6.3 On- and Off-Site Improvements

The City of Highland requires that adequate access, landscaping, lighting, water, and sewer improvements accompany residential development or the expansion of existing residential projects. Typical off-site improvements include curb, gutter, and sidewalk installation, and the undergrounding of existing overhead utility lines. As a condition of approval, the City may require the dedication of improvements, such as rights-of-way, easements, and the construction of reasonable on- and off-site improvements, to serve the project. These types of improvements are common for all cities in San Bernardino County. Therefore, these on- and off-site improvement standards would not make it less financially feasible to build housing in one jurisdiction over another.

1.6.3.1 Streets

All residential projects must provide appropriate roadways consistent with the City's Circulation Element and adopted road standards.

Collector streets require a minimum 40 feet wide curb-to-curb and are, generally, 44 feet, curb-to-curb, within 66-foot rights-of-way. Residential local streets generally require a 36-foot-wide right-of-way. The City does not require infill projects to provide road improvements beyond those necessary for safe access. This reduces the cost of infill housing development, a savings that may be passed on to the future buyer or renter. For any area of the City, additional improvements, easements, and other dedications may be identified during Site Plan Review.

1.6.3.2 *Curbs, Gutters, and Sidewalks*

While much of west Highland is developed with curbs, gutters, and sidewalks, there are some infill sites without such amenities.

Greenfield sites on the east side are also often in need of such improvements. All new residential development is required to provide a public sidewalk system with curbs and gutters unless deemed unnecessary by the Planning Commission. Public sidewalks are adjacent to public streets and have a minimum width of 5 feet.

Interior walkway systems may have varying widths, with a minimum width of 4 feet unincumbered. The cost of these improvements increases development costs but are necessary to facilitate pedestrian access and movement in urban areas of the City, and to enhance the safety of pedestrian traffic.

1.6.3.3 *Water, Sewer, and Storm Drains*

Consistent with State law, MS4 Permits, San Bernardino County Hydrology Manual criteria, or local drainage master plan, as applicable, all projects must demonstrate the ability to meet water, sewer, and drainage requirements consistent with San Bernardino Flood Control District's Comprehensive Storm Drain Plan. Fees and infrastructure requirements are established by the East Valley Water District (EVWD) and similar for all communities in the region. Careful site design and location can reduce or mitigate the associated cost of these improvements. For example, vacant land in an infill area could provide affordable housing where there is existing and adequate water, sewer, and drainage infrastructure.

1.7 Development Fees

A variety of fees and assessments are charged by the City and other agencies to cover the cost of processing development permits and providing local services. These fees are necessary to ensure quality project review and to cover costs associated with the impact of new housing. Development fees and exactions increase the cost of development. These costs are passed down to the homeowner and renter, reducing the affordability of housing.

Community development and engineering fees are established to cover the cost of staff review. Without entitlement processing fees, the City would be unable to provide quality review of each project, resulting in inappropriate or inadequate development. These fees offset the City's development review costs and are not designed to increase the cost of development. The affordable housing fee is a per-unit fee that may be paid by the applicant in lieu of providing affordable housing, as discussed in Section 1.5.3, Inclusionary Housing Ordinance.

When processing a Major Design Review and CUP concurrently, the City provides relief to the applicant by only charging one deposit up-front. The City only takes a deposit for the CUP and applies any unused funds from the CUP deposit to cover the design review. This prevents the applicant from spending a financial resource earlier than necessary.

Development impact fees are charged on a per-unit basis to provide funds to offset the anticipated impacts of population growth. New housing, and therefore more residents, may result in an increase in vehicle trips, park usage, school enrollment, and emergency service calls. Development impact fees are carefully created to ensure that quality services and facilities are provided to Highland residents without unduly burdening development. The City annually reviews its development impact fees to ensure the fees are fair and adequate. **Table 5** shows fees charged for new housing projects in Highland.

Table 5. Residential Development Fees		
Fee	Single-Family Attached	Single-Family Attached/ Multifamily
Minor Project (three or fewer dwelling units)		
Community Development Fees		
Inclusionary Housing	\$3,750.00	\$3,750.00
Staff Review Permit	\$45.00	\$45.00
Minor Design Review – Fixed Fee	\$3,450.00	\$3,450.00
Minor Conditional Use Permit – Fixed Fee	\$1,425.00	\$1,425.00
Community Development Fees/Deposit Per Unit	\$8,670.00	
Engineering Fees¹		
Parcel Map Review (≤4 lots) ²	\$5,300.00	\$5,300.00
Impact Fees		
Law Enforcement	\$276.23	\$436.83
Fire Suppression	\$981.10	\$318.42
Local Circulation System	\$4,582.61	\$3,058.86
Regional Circulation System	\$13,289.35	\$8,872.35
Regional Flood Control	\$1,068.24	\$457.13
General Facilities, Vehicles, and Equipment	\$1,224.67	\$1,224.67
Library	\$1,126.68	\$1,084.50
Community Center	\$1,404.31	\$1,351.22
Park Land Acquisition & Park Facilities Development	\$4,573.40	\$4,400.64
Total Fees Per Unit ³	\$37,196.64	\$29,874.61
Major Project (more than three units)		
Community Development Fees		
Inclusionary Housing	\$3,750.00	\$3,750.00
Major Design Review Deposit ^{2,4}	\$8,500.00	\$8,500.00
Major Conditional Use Permit Deposit ^{2,4,5}	\$11,100.00	\$11,100.00 ⁵
Community Development Fees/Deposit Per Unit	\$23,350.00	
Engineering Fees¹		
Parcel Map Review (≤4 lots) ²	\$5,300.00	\$5,300.00
Final Tract Map Review (≥5 lots) ^{2,4}	\$15,300.00	\$15,300.00
Impact Fees		
Law Enforcement	\$276.23	\$436.83
Fire Suppression	\$981.10	\$318.42
Local Circulation System	\$4,582.61	\$3,058.86
Regional Circulation System	\$13,289.35	\$8,872.35
Regional Flood Control	\$1,068.24	\$457.13
General Facilities, Vehicles, and Equipment	\$1,224.67	\$1,224.67
Library	\$1,126.68	\$1,084.50
Community Center	\$1,404.31	\$1,351.22
Park Land Acquisition & Park Facilities Development	\$4,573.40	\$4,400.64
Total Fees Per Unit ³	\$72,476.64	\$65,154.61
Source: City of Highland Planning Division, 2020.		
1. Some engineering fees not included, such as grading plan check and grading inspection, because fee is based on project specifics such as a dollar amount per cubic yard of soil moved.		
2. RCS fully burdened hourly rate for all personnel involved, plus any out-of-pocket expenses for contract personnel, special equipment or supplies, other State or county fees applicable against an initial deposit.		
3. Total fees per unit, including community development fees/deposit per unit, engineering fees, and impact fees listed in this table.		
4. For projects that are deemed to be less complex after review by the DRC, the amount of the initial deposit can be reduced accordingly by the Community Development Director.		
5. Major Conditional Use Permit Review Deposit will not be needed for projects on multifamily sites identified in the Housing Element as having potential to accommodate the lower-income Regional Housing Needs Allocation.		

1.8 Permit Approval Process

Highland’s permitting process is designed to ensure high-quality and aesthetically pleasing development that is compatible with adjacent uses and the City’s rural charm. Development and design review fees, as well as the time these processes take, increase the cost of constructing new housing or rehabilitating existing units. To ensure that the permit approval process is not overly burdensome, the City established the “Come Home to Highland” program, which commits the City to being an active partner in providing housing. This program serves as an action plan for City staff to follow when reviewing all commercial and residential development projects. The program is intended to do the following:

- Improve and enhance Highland through the promotion of its residential lifestyle and family-oriented community
- Encourage housing maintenance, rehabilitation, development, and occupation
- Encourage cooperation between City government, local service providers, and residents in facilitating responsible growth

The City of Highland is committed to the following action plan to facilitate and streamline the development review process:

- The fees to process entitlement should be deposit, and an accounting of time by which staff processes the entitlement shall be provided to the project applicant within 30 calendar days of the project’s conclusion.
- Pre-application meetings should be offered free of charge.
- Upon acceptance of an application for an entitlement, the Community Development Department and Public Works Department shall bring the application before the appropriate reviewing body within 90 days of acceptance, barring special environmental, traffic, or similar technical report requirements.
- Fixed fees for plan checking and inspection services upon the issuance of permits.
- First plan check shall take no more than 2 weeks, and if determined to take longer, staff shall notify applicant as to the reasons for the delay.

Three levels of decision-making bodies in the City govern the development review process: The Community Development Department, the Planning Commission, and the City Council.

Applicants are encouraged to submit a pre-application to meet with City staff to discuss a project prior to submitting a formal application. This process provides the applicant with an opportunity to make changes that will ultimately save time and money by having a complete application from the start. When an application is determined complete (within 30 days, as required by the Permit Streamlining Act), the Planning Division indicates whether or not a use requires discretionary review. The “Come Home to Highland” program guarantees that any request for an entitlement that requires approval by the Planning Commission be presented to the necessary body within 90 days of the application being deemed complete (excluding time for CEQA review). Limiting processing time reduces the impact of design review and other forms of discretionary review. There are several types of review necessitated by certain project characteristics, as described below.

1.8.1 Staff Review Permit

A Staff Review Permit is a review of the project use to ensure compatibility with the City's land uses and development standards. Approval is determined by the Community Development Director or their designee (typically the City's Planning Technician). The Staff Review Permit is processed concurrently with the Minor Design Review process, when applicable. Following a review of the application, the Community Development Director shall prepare a written decision which shall contain the findings of fact upon which said decision is based. A Staff Review Permit application may be approved in whole or in part, with or without conditions, if the following findings can be made:

1. The proposed use will be arranged, designed, constructed and maintained to be compatible with the character of the area as intended by the general plan, and is consistent with the goals, objectives, policies and programs of the general plan;
2. The proposed use is permitted within the applicable district, or specific plan, and complies with all applicable zoning provisions;
3. The proposed use, together with applicable conditions, will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;
4. The architecture and landscaping proposed observe community standards as described in the adopted general plan, ensuring visual relief protecting the character of adjacent development and providing an attractive environment for the public's enjoyment;
5. The proposed use would not result in significant impact to the environment;
6. All other state and federal permits have been obtained; and
7. The site is reasonably safe from flooding.

In approving a Staff Review Permit, the Community Development Director shall require that the use and development of the property conform with the approved site plan, architectural drawings and statements submitted in support of the application. Such conditions may include, but are not limited to, the following:

1. Setbacks, yard area and open spaces;
2. Fences, walls, and screening;
3. Parking, parking areas and vehicle ingress and egress;
4. Landscaping and maintenance of landscaping and grounds;
5. Regulation of signs;
6. Control of noise, vibration, odor and other potentially dangerous or objectionable elements;
7. Limits on hours of operation;
8. Time period for compliance with conditions of approval;
9. Perimeter roads and properly maintained fuel modification areas with fire hazard zones I and II; and
10. Other conditions as may be determined to assure that development will be in accordance with the intent and purposes of this title.

Modification or revision of an approved Staff Review Permit may be requested by the applicant. A modification or revision to an approved staff review permit may include, but shall not be limited to,

change in conditions, expansion, intensity, or hours of operation. The requested modification or revision shall be processed in the same manner as the original Staff Review Permit.

The Staff Review Permit approval by the Community Development Director or designee is final unless appealed to the Planning Commission. The Planning Commission's determination is appealable to the City Council.

The Staff Review Permit process is not found to be a constraint to development. It provides an objective and necessary process to ensure consistency with the City's General Plan and Zoning Ordinance and the public health, safety and welfare.

1.8.2 Minor Design Review

The Planning Division provides minor design review administratively for permitted housing projects with three or fewer units to ensure compliance with City's land use and development standards. The Planning Division makes standard findings regarding project design, which include compliance with adopted residential design standards and consistency with the City's General Plan Land Use Element and Community Design Element.

An application for minor design review is required for residential projects with three or fewer dwelling units, commercial, industrial and institutional projects not subject to design review which involve the issuance of a building permit for construction or reconstruction of a structure which meets one or more of the following criteria:

1. Structural additions which do not result in an increase of more than 50 percent of the floor area of the existing building;
2. The construction and/or placement of silos, satellite dishes, antennas, private water tanks, roof- or ground-mounted equipment visible from the public street or similar structures and equipment on existing developed properties as determined by the community development director;
3. Signs as required by Chapter 16.56 HMC;
4. Residential construction involving three or fewer dwelling units; or
5. Landscape plans for projects requiring minor design review.

The Community Development Director is authorized to approve or deny applications for design review and to impose reasonable conditions upon such approval, subject to the right of appeal. Conditions may include, but shall not be limited to, requirements for open spaces, screening and buffering of adjacent properties, fences and walls; requirements for installation and maintenance of landscaping and erosion control measures, regulation of vehicular ingress and egress, and traffic circulation; regulation of signs; grading requirements; regulation of hours of operation; establishment of development schedules or time limits for performance or completion of improvements; and such other conditions as the Community Development Director may deem necessary to ensure compatibility with surrounding uses; to preserve the public health, safety and welfare; and to enable the Community Development Director to make the findings necessary for approval. The Community Development Director may at his or her option refer any minor design review to Planning Commission for action. Any determination of the community development director may be appealed to the planning commission within 10 calendar days of the community development director action.

Design Review and Minor Design Review Criteria

The criteria for major and minor design review is based on the following:

1. The design and layout of the proposed development is consistent with the applicable elements of the general plan; any city design guidelines which may be established; and any adopted architectural criteria for specialized areas such as designated historic districts, theme areas, specific plans or planned developments.
2. The design and layout of the proposed development will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, and will not create a traffic or pedestrian hazard.
3. The design of the proposed development is compatible with the character of the surrounding neighborhood and will maintain a harmonious, orderly and attractive development.
4. 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.

Design Review and Minor Design Review Findings

The Community Development Director shall make the following findings before approving a minor design review application:

1. That the proposed project is consistent with the general plan or specific plan;
2. That the proposed use is in accordance with the objectives of this title, and the purposes of the land use district in which the site is located;
3. That the proposed use is in compliance with city design and landscape standards and criteria; and
4. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or will not be materially injurious to properties or improvements in the vicinity of the site.

Adjacent property owners shall be notified by mail of the date, time and nature of the design review at least 10 days prior to the public meeting. Any determination of the Community Development Director may be appealed to the Planning Commission within 10 calendar days of the Community Development Director action.

These findings are consistent with those permitted in accordance with 65589.5(d) and are necessary to ensure consistency with the City's General Plan and Zoning Ordinance. Through **Program 30, Objective Design Standards**, the City will ensure that any newly developed design standards are objective, consistent with the requirements of SB 330, 2019. Further, through **Program 8, By-Right Development on Previously Identified Sites**, the City will permit eligible developments without discretionary action. Further, as detailed in **Program 19, Emergency Shelters, Transitional Housing, and Permanent Supportive Housing**, and **Program 28 Low-Barrier Navigation Centers**, the City will ensure that these uses are permitted as detailed, without discretionary action.

1.8.3 Major Design Review

Major Design Review applies to new housing projects consisting of four or more units. Major Design Review is performed by the Planning Commission. Major Design Review provides the Planning Commission with an opportunity to assess a project for consistency with the applicable elements of the City's General Plan and design guidelines, and identify potential design issues that may detract from the aesthetics, health, and safety of neighborhoods. These projects will be reviewed for consistency with the design and development standards provided in the Land Use and Development Code, General Plan Land Use Element, and Community Design Element. Planning Commission review takes place during the time period the development application is routed for agency comments and/or the CEQA process, thus minimizing overall processing time for the project. Planning Commission approval is final unless appealed to the City Council.

An application for design review by Planning Commission is required for all commercial, industrial, institutional, and residential projects of four or more dwelling units involving the issuance of a building permit for construction or reconstruction of a structure which meets the following criteria:

1. New construction on vacant property;
2. Structural additions which are equal to 50 percent or more of the floor area of existing on-site buildings;
3. Reconstruction projects which are equal to 50 percent or more of the floor area of existing buildings;
4. Signs as required by the sign regulations, Chapter 16.56 HMC;
5. Projects involving a substantial change or intensification of land use, such as the conversion of an existing residential structure to an office or commercial use;
6. Outdoor storage areas;
7. Landscape plans for projects requiring design review; or
8. Major public works projects, as feasible.

Planning Commission is authorized to approve or deny applications for design review, and to impose reasonable conditions upon such approval, subject to the right of appeal. Conditions may include, but shall not be limited to, requirements for open spaces, screening and buffering of adjacent properties, fences and walls; requirements for installation and maintenance of landscaping and erosion control measures, regulation of vehicular ingress and egress, and traffic circulation; regulation of signs; grading requirements; regulation of hours of operation; establishment of development schedules or time limits for performance or completion of improvements; and such other conditions as Planning Commission may deem necessary to ensure compatibility with surrounding uses; to preserve the public health, safety and welfare; and to enable Planning Commission to make the findings necessary for approval.

The Planning Commission shall make the following findings before approving a major design review application:

1. That the proposed project is consistent with the general plan or specific plan;
2. That the proposed use is in accordance with the objectives of this title, and the purposes of the land use district in which the site is located;
3. That the proposed use is in compliance with city design and landscape standards and criteria;
and

4. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or will not be materially injurious to properties or improvements in the vicinity of the site.

Property owners within 300 feet of the project shall be notified by mail of the date, time and nature of the design review at least 10 days prior to the public meeting.

These findings are consistent with those permitted in accordance with California Government Code Section 65589.5(d) and are necessary to ensure consistency with the City's General Plan and Zoning Ordinance.

No housing development application has ever been denied in the City as a result of the City's design review process, and the City has not found the process to pose any constraints on housing supply and affordability in the City, including the required findings as outlined above. However, through **Program 30, Objective Design Standards**, the City will ensure that any newly developed design standards are objective, consistent with the requirements of SB 330, 2019. Further, through **Program 8, By-Right Development on Previously Identified Sites**, the City will permit eligible developments without discretionary action. Further, as detailed in **Program 19, Emergency Shelters, Transitional Housing, and Permanent Supportive Housing** and **Program 28 Low-Barrier Navigation Centers**, the City will ensure that these uses are permitted as detailed, without discretionary action.

1.8.4 Conditional Use Permit

The CUP process is the City's opportunity to ensure compatibility with surrounding uses, and this review can occur concurrently with Major Design Review. The existing Land Use and Development Code requires a CUP for multifamily projects, with the exception of single-family attached duplex, triplex, and fourplex housing in the R-3 and R-2C zones permitted by Staff Review Permit; multifamily attached projects in the R-4 or HDS districts; and multifamily uses on multifamily sites identified in the Housing Element. In the case of the R-4 and HDS, only a Design Review Process is required.

The Planning Commission is responsible for reviewing all applications that require a CUP and the design review of a project. Typical findings for CUP approval include consistency with the goals, policies, and objectives of the General Plan; suitability of the site for the proposed use or development; and adequacy of water, sanitation, and utilities. Following a review of the application, the Planning Commission shall prepare a written decision which shall contain the findings of fact upon which such decision is based. The Planning Commission, or City Council on appeal, may approve a conditional use permit application in whole or in part, with or without conditions, only if all of the following findings of fact can be made in an affirmative manner:

1. The proposed use is permitted within the subject district pursuant to the provisions of this section, and complies with all of the applicable provisions of this title; and is consistent with the goals, policies, and objectives of the Highland general plan, and with the applicable development policies and standards of the city;
2. The proposed use would not impair the integrity and character of the district in which it is to be established or located;
3. The site is suitable for the type and intensity of use or development which is proposed;
4. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety;
5. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity; and

6. The proposed use would not result in a significant effect on the environment.

In granting a conditional use permit, the Planning Commission, or the City Council on appeal, shall require that the use and development of the property conform with a site plan, architectural drawings, or statements submitted in support of the application, or with such modifications thereof as may be deemed necessary to protect the public health, safety, and general welfare and to secure the objectives of the general plan. The Planning Commission, or the City Council on appeal, may also impose such other conditions as may be deemed necessary to achieve these purposes, including, but not limited to, the following matters:

1. Requirements for setbacks, yard areas, and open spaces.
2. Fences, walls, buffers, and screening.
3. Parking, parking areas, and vehicular ingress and egress in addition to the minimum requirements of Chapter 16.52 HMC.
4. Landscaping and maintenance of landscaping and grounds.
5. Regulation of signs.
6. Control of noise, vibration, odors, and other potentially dangerous or objectionable elements.
7. Limits on hours of operation or duration of approval.
8. Time period within which the proposed use shall be developed.
9. Requirements for street improvements and dedications.
10. Building design and elevations.
11. Such other conditions as may be determined to assure that development will be in accordance with the intent and purposes of this title.
12. Reasonable guarantees of compliance with required conditions, such as a deed restriction or requiring the applicant to furnish security in the form of money or surety bond in the amount fixed by the administering agency.
13. Requirements for periodical review by the planning commission, and such other conditions as the planning commission may deem necessary to ensure compatibility with surrounding uses, to preserve the public health, safety, and welfare, and to enable the commission to make the findings required by this subsection.

Revisions or modifications of conditional use permits may be requested by the applicant and shall be processed in the same manner as the original conditional use permit. Further, the Planning Commission may periodically review, modify, or revoke a conditional use permit to ensure that it is being operated in a manner consistent with conditions of approval or in a manner which is not detrimental to the public health, safety, or welfare, or materially injurious to properties in the vicinity. If, after review, the commission deems that there is sufficient evidence to warrant a full examination, then a public hearing date shall be set. At such public hearing, the planning commission may modify or revoke the permit pursuant to the provisions of Section 16.08.220, Revocation of Permits, of the Land Use and Development Code.

Design review is based on criteria included within the General Plan Land Use Element and Community Design Element. The CUP (with Major Design Review) process typically takes 9 to 12 weeks, not including the time required by CEQA if an Environmental Impact Report is necessary.

1.8.5 General Plan Amendment/Zone Change

Projects requiring a General Plan Amendment or zone change require review by the Planning Commission and approval by the City Council, regardless of proposed use. However, the City typically reduces the timeframe for this legislative step by processing, where feasible, the discretionary permits at the same time. Alternatively, the City provides a process for a variance, which may reduce any unnecessary hardships related to requests to deviate from current zoning requirements. Approval to grant a variance is determined by the Community Development Director. A variance may be granted based on the following findings:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity;
2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the vicinity and under the same zoning classification;
3. That the strict interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity and under the same zoning classification;
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification;
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity; and
6. That the granting of the variance is consistent with the objectives and policies of the general plan and the intent of this title.

In approving a variance, reasonable conditions of approval may be imposed. The following conditions of approval for a variance may include, but shall not be limited to:

1. Requirements for open spaces, fences, walls, and screening buffers; requirements for landscaping and erosion control measures, including maintenance thereof;
2. Requirements for dedications and street improvements;
3. Regulation of vehicular ingress and egress and traffic circulation; and
4. Regulation of hours of operation, and such other conditions deemed necessary to ensure compatibility with surrounding uses, to preserve the public health, safety, and welfare, and to enable the reviewing authority to make all the findings required above.

The City's variance process is not found to be a constraint, and instead provides for equity in use of property and can prevent unnecessary hardships that might result from a strict or literal interpretation and enforcement of certain zoning regulations.

1.8.6 Processing Time

Developmental review is the primary way to ensure that new residential projects reflect the community's goals and contribute to improving local quality of life. The time it takes to obtain permits from the City can affect overall project cost, and therefore impact the cost of housing and the success of development in the community.

Highland values the time and money of its development applicants. The City reduced its processing times through enforcement of the “Come Home to Highland” program, which commits the City to establishing fixed fees for several forms of review, and ensures that a discretionary permit application is brought to the appropriate review body within 90 days of the application completeness determination. **Table 6** shows the average processing times for various project applications and reviews.

Table 6. Permit Processing Times	
Type of Application	Timeframe (days)
Zone Change	90
Tentative Tract or Parcel Map	90
Conditional Use Permit	90
Variance Review	45
Lot Line Adjustment	60
Staff Review (Design/Use)	5–10
Minor Design Review	45
Major Design Review	60–90

1.8.7 Special Business License Provisions: Crime Free Multiple Family Rental Housing Program

The Crime Free Multi-Housing Program is a partnership with property managers, owners, landlords and residents. The program is run by the San Bernardino County Sheriff’s Department with the goal of reducing crime through community partnerships and pro-active steps to improve the quality of life for the community. The programs consist of three phases towards making a property a safer living environment for the tenants. The phases must be completed under the supervision of the local sheriff’s station. Property managers and owners can become individually certified after completing training in each phase and the property can become certified when all phases are completed. The program applies to any property that contains four or more rental units that are being rented out for residential dwelling purposes.

The program aims to increase community participation, provide accountability for property owners, and lower maintenance costs. The program phases improve public safety for tenants, property owners, and the community. Phase I of the program includes free classroom instruction, which includes establishing fair screening and the legal rights and responsibilities of owners and managers. Phase II of the program includes a property survey. Staff from the local sheriff's station conducts an inspection of the property using Crime Prevention Through Environmental Design (CPTED) principles. CPTED is a nationally accepted multi-disciplinary approach to deterring criminal behavior through environmental design. The property survey is strictly an on-premise inspection.

As outlined in Section 5.34.020 of the Highland Municipal Code (Special business license provisions – Crime free multiple-family rental-housing program), prior to obtaining a valid City business license, the owners or operators of any property that contains four or more rental units (or rental spaces) that are being rented out for residential dwelling purposes must comply with all of the following crime free multiple-family rental-housing program requirements:

- Complete a crime free multiple-family rental-housing program seminar to be provided by the Highland police department (“seminar”); and
- Include a crime free lease or rental agreement addendum (“addendum”) or clause in the lease or rental agreement similar to the crime free lease or rental agreement addendum in any leases or rental agreements that are executed, modified or extended after the effective date of the ordinance codified in this chapter. The city clerk shall maintain a sample addendum form for use by businesses subject to the provisions of this chapter.

When a property that is subject to the program is transferred to a new owner, the new owner or operator shall complete the seminar within three months after the transfer of the rental property, or as soon as the seminar is conducted, whichever time is later.

When a property that is subject to the provisions of the program changes operators, the new operator shall complete the seminar within three months after the transfer of operations, or as soon as the seminar is conducted, whichever time is later. Any owner or operator of property with four or more units that are being rented out for residential purposes shall complete the seminar once every three years.

The crime free multiple-family rental-housing program is a crime prevention program designed to reduce crime, drugs, and gang activities on the subject rental properties. At the seminar, the program coordinator shall provide, at no cost, samples of the addendum and, if applicable, shall review any clauses within actual leases with the city attorney’s office to determine if the clause is similar to the addendum provisions designed to make criminal activity a lease or rental agreement violation. The owner or operator shall have the authority under the clause or addendum to initiate an eviction proceeding as specified in California state law.

Through **Program 2, Residential Rental Enhancement and Rehabilitation Program**, the City will continue to provide health and safety hazard checks for landlords, ensuring that tenants are not subject to substandard housing and the City will also continue to provide landlord trainings to ensure property safety measures are taken. **Program 2** further enhances upon this existing program to incorporate fair housing training for landlords. This will expand upon the City’s Crime-Free Multiple-Family Rental Housing Program, to ensure that this program is implemented through the lens of fair housing, providing fair housing services for residents and landlords.

1.9 Housing for Persons with Disabilities

Effective on January 1, 2002, SB 520 amended Housing Element law and Government Code Section 65008 to require localities to analyze the constraints on housing for persons with disabilities. The City’s adopted building codes (including the 2019 California Building Code, California Existing Building Code, and California Residential Code [Title 24]) require that new residential construction comply with the Federal Americans with Disabilities Act (ADA). Highland has the authority to enforce state accessibility laws and regulations (California Code of Regulations Title 24) when evaluating new construction requests. ADA provisions include requirements for a minimum percentage of units in new development to be fully accessible to people with physical disabilities. Compliance with provisions of the Federal ADA is assessed and enforced by Highland’s Building Official. **Program 17** of the Housing Element will provide resources for information on home retrofits and accessibility in ADUs to increase the supply of units available for people with disabilities.

1.9.1 Reasonable Accommodation

The City of Highland understands the importance of reducing barriers to provide adequate housing for persons with disabilities. Chapter 16.40 in the Land Use and Development Code provides a formal process for requesting reasonable accommodations for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures. A reasonable accommodation refers to actions that a city takes to modify land use and zoning regulations affecting housing for people with disabilities. A reasonable modification is typically a structural change made to existing premises so that a person with a disability can fully use the premises.

Requests for a reasonable accommodation are submitted on an application provided by the Community Development Department, or in the form of a letter. Requests are reviewed by the Director of Community Development and written determination is provided by the director or their designee within 45 days that either grant, grant with modifications, or deny a request for reasonable accommodation.

Written determinations to grant or deny a request for reasonable accommodations shall be based on the following findings:

- a. Whether the housing, which is the subject of the request, will be used by an individual with disabilities under the Federal Fair Housing Act and the California Fair Employment and Housing Act.
- b. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Federal Fair Housing Act and the California Fair Employment and Housing Act.
- c. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city.
- d. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a city program or law, including but not limited to land use and zoning.
- e. Potential impact on surrounding uses.
- f. Physical attributes of the property and structures.
- g. Alternative reasonable accommodations which may provide an equivalent level of benefit.

In granting a request for reasonable accommodation, the reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings outlined above. A determination by the reviewing authority to grant or deny a request for reasonable accommodation may be appealed to the Planning Commission in compliance with Section 16.08.210, Appeals, the Land Use and Development Code.

These findings are not found to be a constraint and are necessary to ensure consistency with the City's General Plan and Zoning Ordinance. Through **Program 17, Housing for Persons with Disabilities**, of the housing Element, the City will continue to provide a process by which relief from land use, zoning, or building laws, rules, policies, practices, and/or procedures can be alleviated for those with disabilities, including persons with developmental disabilities. Furthermore, the City will promote this procedure by providing information on its website that is easily accessible.

The City Land Use and Development Code's handicapped parking requirements are established by, and intended to be identical to, the requirements established by the State of California. Residential projects

providing handicapped spaces are required to locate the spaces as close to building entrances as possible and to follow Citywide regulations in terms of size, striping, and signage. Handicapped parking standards for residential uses are not different from parking standards for other uses.

1.9.2 Residential Care Facilities

Group homes, boarding houses, and residential care facilities are often a resource for persons with a disability in need of special care. Large residential care facilities serving seven or more persons, called “Board and Care Facilities” in the uses table, are conditionally permitted in multifamily zones (R-2, R-2C, R-3, R-4, and HDS), and conditionally permitted in commercial zones (CG, NC, PC, VC). The City does not have any occupancy restrictions based on relatedness or family ties in any land uses or zoning designations. See additional use details in **Section 1.4.1, Residential Care Facility**.

Program 18, Residential Care Facilities, is proposed to amend the Zoning Code to permit residential care facilities serving six or fewer persons by right in all residential zones in accordance with the Welfare and Institutions Code Section 5116 and permit those serving seven or more in at least one zone without discretion.

1.9.3 Senior Housing and Facilities

Other forms of housing that may assist persons with a disability include senior independent living projects, residential care homes for older adults, congregate care, and convalescent care. Senior independent living projects are permitted with a Staff Review Permit in the A/EQ, R-1, VR, and EHV zones, and conditionally permitted in multifamily zones (R-2, R-2C, R-3, R-4, and HDS) and the mixed use zone (MU). Congregate care, assisted living, and convalescent care homes are conditionally permitted in multifamily, mixed use, and commercial zones. Residential care facilities, which can include residential care facilities for older adults per the City’s definition, serving seven or more persons, are conditionally permitted in multifamily zones (R-2, R-2C, R-3, R-4, and HDS).

2 Market Constraints

This section identifies those non-governmental market factors and other financial factors that may affect the cost of new housing. Market constraints to the development of residential housing include the cost of land, the cost of construction, and financing. Changes in the financial markets, changes in construction material costs, and other factors all affect the feasibility of developing new housing in the City. This section discusses land costs, construction costs, and financing issues. Although these factors may create barriers to building housing, the City has less control over but can influence or help support the production of affordable housing. While the City was unable to identify additional factors subject to local control directly related to land, labor, or material costs and/or financing that would significantly reduce the cost for housing, the City will continue to implement the Inclusionary Housing Ordinance through implementation of **Program 4, Inclusionary Housing**, of the Housing Element, and will identify affordable housing preservation, rehabilitation, and construction opportunities for the expenditure of acquired funds, especially for funding opportunities of housing for extremely low-income households and households with special needs. In addition, the City recognizes that land use incentives, such as the State Density Bonus law zoning designations that offer higher allowable densities, and lot consolidation incentives, can aid in reducing development costs and support the production of affordable housing. See **Section 4, Analysis of Local Efforts to Remove Constraints and Facilitate Affordable Housing**, for further analysis related to policies and programs set forth in the 6th Cycle Housing Element that aim to incentive development and address potential non-governmental constraints.

Furthermore, the City is committed to continue participating in and promoting regional and State programs that address non-governmental market constraints by providing a range of financing options for low- and moderate-income homebuyers and owners. **Program 13, Homeowner Assistance Programs**, of the Housing Element commits the City to promoting the County homeowner assistance programs and resources on the City's website, and through **Program 1, Homeowner Rehabilitation Program**, the City will promote the homeowner rehabilitation repair loan opportunities offered through the Neighborhood Partnership Housing Services and strive to improve coordination with the County to identify opportunities for increased funding for homeowner rehabilitation.

2.1 Availability of Financing

2.1.1 Construction Financing

Construction financing costs affect the feasibility of building new housing. During the housing boom of the late 1980s, it was not uncommon for developers to receive construction loans for 100% or more of a project's estimated future value. Following the housing market downturn of the early 1990s, however, financial institutions tightened regulations for construction loans, often requiring developers to put up at least 25 percent of the project value. These trends continue today, meaning that developers must usually supply at least 25 percent of the project value upfront, and perhaps more if the total cost is more than 75 percent of the estimated value of the project.

Although there is no hard threshold for how much required upfront equity is too much before a residential project would be infeasible, the higher the proportion of equity required, the more unlikely that a developer would proceed with the project. Not only would it require more up-front cash, but higher equity contribution means a project must be able to achieve an even higher value at completion in order to generate the cash flow needed to meet acceptable cash-on-cash returns. These trends are anticipated to continue during the planning period.

2.1.2 Mortgage Financing

Although recent economic conditions have seen housing prices increase and interest rates remain low, buying a house or refinancing a mortgage is getting tougher, as banks raise requirements such as minimum credit score. Loan applicants with short credit history, lower incomes, self-employment incomes, or other unusual circumstances have had trouble qualifying for loans or are charged higher rates. This economic barrier could disproportionately affect lower-income, non-White borrowers, making it harder for them to close on a loan, especially as a result of the Corona virus pandemic and resulting economic fallout. The economic fallout has resulted in the unemployment rate increase in the City from 3.8 percent in 2019 to 8 percent as of November 2020, making it more difficult for unemployed, underemployed, lower-income borrowers, and other groups who historically have found it the most difficult to get a loan to get a fair loan.

The Home Mortgage Disclosure Act requires many financial institutions to maintain, report, and publicly disclose loan-level information about mortgages. This requirement applies to all loan applications for home purchase, improvements, and refinancing, whether financed at market rate or with government assistance. These data help show whether lenders are serving the housing needs of their communities, they give public officials information that helps them make decisions and policies, and they shed light on lending patterns that could be discriminatory.

Table 7 summarizes the disposition of loan applications submitted to financial institutions in 2019 for home purchase, refinance, and home improvement loans in Highland. The loan outcome information in the table includes the proportion of applications that were approved, were denied, or were incomplete or withdrawn by the applicant.

Table 7. Disposition of Home Loans (2019)				
Loan Type	Total Applicants	Percent Approved¹	Percent Denied	Percent Other²
Government-Backed Purchase	426	74.9%	8.5%	16.7%
Conventional Purchase	661	73.4%	7.3%	19.4%
Refinance	1,845	58%	16%	25.9%
Home Improvement	182	35.2%	51.1%	13.7%
Total	3,114	62.3%	15.2%	22.5%

Source: 2019 Home Mortgage Disclosure Act Lending Activity MSA/MD by Census Tract Data
¹ Approved includes loans approved by the lenders whether or not accepted by the applicant.
² Other includes loan applications that were either withdrawn or closed for incompleteness.

2.1.2.1 Home Purchase Loans

In 2019, a total of 426 households applied for government-backed loans (Federal Housing Administration, Farm Service Agency/Rural Housing Service, and Department of Veterans Affairs) in Highland. Of those applications, 75 percent were approved, and 8 percent were denied. More households applied for conventional loans to purchase homes in Highland, with a total of 661 applications. A total of 73 percent of the conventional loan applications were approved, and 7 percent were denied.

2.1.2.2 Refinance Loans

The highest number of applications received were for refinance loans, likely because many homeowners are looking to swap out their old mortgages for new loans at record-low rates. A total of 1,845 households in Highland applied for a home refinance loan in 2019. Of those applications, only 58 percent were approved, 16 percent were denied, and 26 percent were either withdrawn or closed for incompleteness.

2.1.2.3 Home Improvement Loans

In 2019, a total of 182 household applied for home improvement loans in Highland. This is the lowest number of applications, but had the highest percentage of applications denied. Of the total applications, 51 percent of home improvement loans were denied by lending institutions and 35 percent were approved. One of the most important factors that lenders evaluate when reviewing an application is the applicant's debt-to-income ratio, which indicates how much income the monthly debt takes up. Most home improvement loans applicants may have high debt-to-income ratios from their mortgage loan, which may explain why it is harder to qualify for the additional financing.

2.2 Construction Costs and Construction Labor Shortage

Residential construction continues to face limiting factors, including concerns over regulatory cost burdens, an ongoing labor skills shortage, and higher costs and longer delivery times for building materials. Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, structural configuration, and project characteristics, such as the type and quality of the unit.

On average, 60 percent of the final cost of a single-family home is attributed to construction costs. According to the U.S. Census Bureau's Annual Characteristics of New Housing Survey, the average contract price per square foot of new contractor-built single-family houses averages approximately \$158 per square foot.

One indicator of construction costs is building valuation data compiled by the International Code Council. The unit costs compiled by the International Code Council include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical, and interior finish material. The data is a national average and does not take into account any regional cost differences, nor include the price of the land upon which the building is built, so it should be taken into account that these national averages are lower than those in California, and that high construction costs lead to higher rents and home prices in the State, which are also some of the highest in the nation. According to the latest building valuation data release in 2019, the national average for development costs per square foot for apartments and single-family homes in 2019 were as follows:

- Type I or II, R-2 Residential Multifamily: \$148.82 to \$168.94 per square foot
- Type V Wood Frame, R-2 Residential Multifamily: \$113.88 to \$118.57 per square foot
- Type V Wood Frame, R-3 Residential One- and Two-Family Dwelling: \$123.68 to \$131.34 per square foot
- R-4 Residential Care/Assisted Living Facilities generally range from \$143.75 to \$199.81 per square foot

In general, construction costs can be lowered by increasing the number of units in a development, until the scale of the project requires a different construction type that commands a higher per-square-foot cost. Apartments of three stories or fewer achieve an economy of scale, provided that the building has

typical amenities and no structured parking. Mobile homes are significantly less expensive, as are precision or factory-built housing products.

Labor costs also greatly contribute to construction costs. They are generally two to three times the cost of construction materials. A 2019 study for Smart Cities Preval found that California lost about 200,000 construction workers since 2006. Many lost their job during the recession and found work in other industries. Pre-pandemic, the industry already faced this historic shortage of skilled labor, and the labor gaps might get even larger, especially in states like California.

2.3 Land Costs

The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a possible constraint. Land costs, when compared with projected rents and sales prices of housing, affect the feasibility of construction. A higher cost of land raises the price of a new home, which typically makes the cost of land a major factor in determining the cost of developing housing. Land costs are influenced by many variables, including supply, demand, location, site constraints, and the availability of public utilities and other infrastructure. Based on available land for sale as of January 2021, the average cost of undeveloped land in Highland is approximately \$167,000 per acre for single-family zoned developable parcels and \$440,000 per acre of multifamily zoned developable parcels.

In addition to the basic cost of land, the holding cost is also a consideration in the price of housing. Holding costs vary depending on interest rates for acquisition and development loans. Interest rates are beyond the control of local jurisdictions. However, land holding costs can be lessened by reducing processing times for building permits in most jurisdictions. Therefore, developers sometimes seek to obtain approvals for the largest number of lots allowable on a parcel of land.

2.4 Requests for Housing Developments at Reduced Densities

State law requires the Housing Element to include an analysis of requests to develop housing at densities below those anticipated in the sites inventory. The realistic capacity for sites identified as appropriate to accommodate lower-income units in the sites inventory were calculated based on minimum densities permitted and can therefore be reasonably anticipated to be developed at densities above those anticipated in the sites inventory. However, after considering topographical constraints and addressing potential environmental mitigation requirements, the City's development review team proactively and upon request evaluates potential parking and/or landscape coverage reductions to help increase density. When appropriate, Planned Development documents and Specific Plans are also promoted as a means of increasing density with the benefit of increasing amenities, such as park and recreation facilities. In addition, the viability of a Density Bonus application is also considered as a means to increase the density of potential projects in the City.

As identified in **Program 25, No Net Loss**, the City will monitor development activity compared to remaining capacity identified in the Sites Inventory and the City's remaining Regional Housing Needs Allocation (RHNA) throughout the 6th Cycle to ensure there are adequate sites to accommodate the RHNA.

2.5 Length of Time between Project Approval and Applications for Building Permits

State law requires an analysis of the length of time between receiving approval for housing development and submittal of an application for building permit. On average, the time is between 45 to 90 days for the approval for a housing development entitlement of 4 or more units, after submittal of a completed application and plans for building permits which comply with all applicable regulations it takes approximately 1 ½ months to obtain a building permit. On average, the time is between 5 to 10 days for the design review approval of smaller in-fill projects of 3 or less units, and after the submittal of a completed application and plans for building permits it takes approximately 1 month to obtain a building permit.

3 Environmental Constraints

Environmental constraints can limit or affect the type of housing and density of housing development in a community. These constraints can include natural resources, hazards, or lack of sufficient infrastructure capacity. However, Highland is an urbanized community with the majority of the City's infrastructure already in place. Environmental and infrastructure constraints do not pose a significant constraint to housing production.

3.1 Environmental Features

3.1.1 Biological Resources

Due to urbanization and growth, habitat is limited to the undisturbed areas of the northeast. Native habitats within the developed part of the City are few and include annual grasslands with nonnative grasses, disturbed areas with sparse amounts of native species, and landscaped areas. There are plant and wildlife communities within the City, many associated with the watercourses that traverse the City and drainage in the canyons of the foothills and mountains. The City is located north of the Upper Santa Ana River Wash Habitat Conservation Plan; however, the City itself is not within a Habitat Conservation Plan area or other plan area protecting biological resources. Biological resources are regulated and protected by Federal (U.S. Fish and Wildlife Service) and State (California Department of Fish and Wildlife) regulations, and the County of San Bernardino. Federal and State regulations require environmental review of proposed discretionary projects. Costs, resulting from fees charged by local governments and private consultants needed to complete the environmental analyses, and from delays caused by mandated public review periods, also add to the cost of housing. However, the presence of such regulations is required to preserve the environment and ensure environmental quality for Highland residents.

3.1.2 Archaeological Resources

There are several sites north of the City and specific areas that have been designated as archaeologically sensitive areas with a high probability for discovery of archeological resources if disturbed by development. One of the Native American tribes closely associated with the City of Highland is the San Manuel Band of Mission Indians. To preserve archaeological resources and the history of the San Manuel Band of Mission Indians, the City's approach to preservation is through a site-by-site analysis using the development review process. Such analysis is required by State law through CEQA and involves archival research, field reconnaissance/survey, and preparation of a Cultural Resources Report. If resources are identified within areas of proposed housing developments, the individual project applicant would work with the City and a qualified archaeologist to determine the proper mitigation for the site in question. As with biological resources, such analysis would add to the cost of housing; however, it is required to avoid significant impacts to archaeologically sensitive sites.

3.1.3 Water Resources

Water is provided to Highland by the EVWD through groundwater, surface water, and imported water. Water providers in Southern California face the challenge of growing demand and uncertainty of supply. The Urban Water Management Plan Act requires water providers to evaluate supplies during normal year, single dry year, and multiple dry year scenarios; existing baseline water use; targets for future water use; demand management measures implemented or planned for implementation; water shortage contingency planning; and notification with other water agencies. It is estimated that the EVWD would experience a 7 percent increase in demand from 2020 to 2030. Assuming conservation

behaviors continue among the population, and the EVWD continues to identify new, cost-effective ways to supply water, Highland should be able to supply the water needed for the City's anticipated growth.

3.1.4 Energy Conservation

Rising energy costs, dependence on fossil fuels, and increasing evidence of the adverse impacts of climate change have provoked the need in California and nationwide to improve energy management strategies. Although California has always been a leader in energy conservation, recent regulations specifically target energy independence and greenhouse gas emissions. In 2006, the State Legislature adopted the Global Warming Solutions Act of 2006, which created the first comprehensive, State regulatory program to reduce greenhouse gas emissions to 80 percent below 1990 levels by 2050. Promoting energy conservation has become a consistent theme in California's regulations.

Highland understands that energy efficiency can greatly reduce the impact of residential development and provide cost savings for its residents. On a regulatory level, the City enforces the State Energy Conservation Standards (California Code of Regulations Title 24). These standards incorporated into the City's Building Code provide a great deal of flexibility for individual builders to achieve a minimum "energy budget" with various performance standards. These requirements apply to all new residential and commercial construction and to remodeling and rehabilitation construction only where square footage is added. Compliance with Title 24 of the California Administrative Code on the use of energy-efficient appliances and insulation has reduced energy demand stemming from new residential development.

Residential development in Highland is evaluated for energy efficiency during the plan review process. Every residential project must submit calculations per model showing compliance with Title 24. The applicant must describe the type of heating system and maximum capacity, and provide the make, size, and model number for all air conditioning units, furnaces, and water heating equipment. More energy efficiency could be encouraged through an incentives program.

The City of Highland educates the development community and residents through informative materials made available in public buildings, the City's website, and the General Plan Open Space and Conservation Element. Part of this effort is promoting energy efficiency in existing structures through rehabilitation and appliance replacement, and in new development through incentive programs provided by utility companies. The City also has policies that encourage energy conservation and housing objectives. For example, infill development discussed in the Housing Element and Land Use Element encourages housing development opportunities without creating sprawl. The 2014–2021 Housing Element updated the Land Use and Development Code to include the Residential HDS Overlay, permitting such multifamily units by-right. Additionally, multifamily housing types within the R-4 zone is permitted by-right. The HDS and R-4 zoning are located within urbanized portions of the City. These development types are consistent with State goals to encourage compact, walkable, and energy-efficient neighborhoods.

3.2 Environmental Hazards

Environmental hazards affecting housing development and resident safety include extreme heat, flooding, geologic hazards (landslides/slope instability, earthquakes, and liquefaction), and wildfires. These hazards provide the greatest threat to the built environment. Development should be carefully controlled in potentially hazardous areas. The City of Highland Safety Element, which provides policy guidance about environmental constraints, was updated in 2021 and covers all of the areas within the land inventory.

3.2.1 Flooding

Flood risk is dispersed across Highland but is most centralized in the southern portion of East Highland just south of Greenspot Road and along City Creek. This area has a 1 percent chance of flooding annually, which is also known as a 100-year flood zone. Much of the area south of Greenspot Road and along City Creek is zoned as Open Space and Agricultural/Equestrian. This aids in allowing for natural drainage during extreme rain events. Highland has adopted special standards, such as minimum building elevations, flood proofing, and anchoring, for development in flood-prone areas. Any housing sites identified in the Housing Element that may be located in a 100- or 500-year floodplain, or other flood hazard zone, will be developed in accordance with strict regulations to properly mitigate flooding hazards in accordance with the floodplain management standards of the Highland Municipal Code (Chapter 16.76).

3.2.2 Landslides/Slope Instability

Steep slopes can experience landslides, debris flows, mudslides, and erosion. These effects impact where development can occur throughout the City and can result in damages to existing development. Areas at high risk of landslides include the northern and eastern areas due to their proximity to steep slopes and the rock strength in these areas. The City has regulations in place to reduce the potential for slope failure, erosion, and mudslides when new development is proposed in areas subject to geological risks.

3.2.3 Earthquake

Like the entire Southern California region, the City of Highland is within an area of high seismic activity. It can be expected, therefore, that a significant seismic event will occur in the City. The timing and magnitude of such an event cannot be predicted, although planning efforts for emergency response must be predicated on the certainty of such an event. North and south branches of the San Andreas Fault, a known active fault, run through Highland. The San Jacinto Fault is approximately 4.5 miles southwest of the City. The City's Safety Element requires residential development to be set back a minimum of 50 feet from active and potentially active fault lines. The Safety Element includes other policies to increase mitigation measures and further study possible geologic- and seismic-related hazards.

3.2.4 Liquefaction

Liquefaction may damage structures on saturated, granular soils, such as silt or sand, during an earthquake. These geologic conditions are typical in valley regions within Highland. Areas at risk of liquefaction due to soil composition and heightened exposure to runoff cover nearly all of southeastern Highland, as well as western Highland. Detailed soils engineering investigations would be necessary in those areas where future development is proposed within liquefaction areas in order to further evaluate the liquefaction potential, and to further define the potentially affected areas of the City. However, because of the site-specific nature of geologic hazards, existing geologic conditions are not expected to adversely impact development within Highland. In addition to existing building codes and regulations, site-specific geologic reports would recommend any necessary mitigation measures, if required, to reduce potential hazards associated with liquefaction.

3.2.5 Wildfire

The City of Highland's building codes require new housing to include fire sprinkler systems to protect residents and property. Wildland fires are a present threat, as there are large expanses of undeveloped

hillsides in and adjacent to Highland. Most of the City of Highland is built in fire-risk areas due to the proximity to forestland to the north and east of City limits. The most northeastern portions of Highland are located in very high fire risk areas, while much of the central and southern portions of Highland are high fire risk areas. Precautions, such as fuel modification zones, vegetation maintenance, and most importantly perimeter fire roads, help protect Highland's natural and developed areas from wildfire. The California Department of Forestry and Fire Protection provides fire prevention and suppression services to the City and unincorporated areas east of the City. Additional wildland fire protection services are provided by the U.S. Forest Service on National Forest lands adjacent to the City.

3.3 Adequate Infrastructure Capacity

The City of Highland contains both developed and largely undeveloped residentially zoned areas. In developed areas, the existing infrastructure system is sufficient to support Highland's population, but water and sewer are limited in undeveloped areas within the City. However, infrastructure in currently unserved areas will be planned and constructed as necessary to serve new development. These improvements are typically dedicated to the City, which is then responsible for maintenance and/or improvement.

Future housing growth is focused in commercial areas around existing bus stops that are served by existing sewer and water lines. All development plans in Highland must be coordinated with the EVWD to meet wastewater disposal and treatment requirements established by the California Department of Health Services. Development impact fees will allow the water and wastewater districts to provide necessary connections and services.

3.3.1 Dry Utilities

The California Public Utilities Commission is responsible for regulating the electric, natural gas and telecommunication industries excepting cable television. Southern California Edison provides electricity to the City. Southern California Edison has a local office in the City of Redlands and operates a substation in the City. Electrical facilities are expected to keep pace with anticipated demand in the City. The Southern California Gas Company provides natural gas to the City. The Southern California Gas Company has local offices in the City of San Bernardino and the City of Redlands. The availability of natural gas is based on current conditions of gas supply and regulatory policies. The Southern California Gas Company has no current plans for significant improvement or expansion plans for the City and anticipates that an ample supply of natural gas can be provided to the City. Important telecommunication systems are available to the City's residents, including cable, high-speed Internet, and wireless communication. Refer to the City's Public Services and Facilities Element of the General Plan for additional information.

There is sufficient existing or planned dry utilities supply capacity, including electricity, natural gas, cable, and telephone, to accommodate the City's regional housing need and sites identified for the planning period (see **Appendix E** for Sites Inventory details).

3.3.2 Sewer System

The EVWD provides sewer services to the City and has a joint powers agreement with the City of San Bernardino to accept all sewage generated by the City. Although the sewer system is adequate for existing development in Highland, continued growth has the potential to impact the capabilities of the sewer system. Developers must coordinate with the EVWD to meet sewer requirements. The EVWD has adopted the 2019 Sewer System Management Plan. As required by Order No. 2006-0003, Statewide

General Waste Discharge Requirements, the Sewer System Management Plan will undergo review and revisions through internal audits every 2 years. The Statewide General Waste Discharge Requirements also require an agency to have a System Evaluation and Capacity Assurance Plan. This component involves preparing and implementing a Capital Improvement Program that will provide the hydraulic capacity of key sewer systems for dry-weather peak-flow conditions, as well as appropriate design storm or wet-weather events. The 2019 Sewer Master Plan identifies projects in prioritized order for pipelines showing capacity deficiency in the future planning horizon. After completing the projects identified in the 2019 Sewer Master Plan, the City's sewer system will operate with adequate capacity.

The sewage from the City flows in a general direction from northeast to southwest toward the San Bernardino Water Reclamation Plant located at 299 Blood Bank Road in the City of San Bernardino. This plant is operated by the San Bernardino City Municipal Water Department, Water Reclamation Division. The plant processes an average sewage flow of approximately 26 to 27 million gallons per day (mgd) from the City of San Bernardino, the City, and other areas. The plant has a total sewage capacity of 33 mgd. Expansion or construction of a new wastewater treatment facility to meet the demands of the 2021–2029 Housing Element update is not required.

3.3.3 Water System

The City's water supply sources are local groundwater, surface runoff from natural watershed and drainage areas, and imported water. The EVWD manages the water supply through a system of pipelines, wells, reservoirs, pumping stations, and a treatment plant. This system includes approximately 19 active wells, 2 inactive wells, 18 reservoirs, and 26 booster stations all located on 39 different plant sites.

The water distribution and transmission network varies considerably throughout the City. Transmission lines (16 to 24 inches in diameter) transport large quantities of water from one area to another. Major transmission lines are located in parts of Victoria Avenue, Sterling Avenue, Del Rosa Drive, Tippecanoe Avenue, Church Street, Weaver Street, 9th Street, Base Line, Pacific Street, Highland Avenue, and 5th Street. Distribution lines (3/4 inches to 20 inches in diameter) deliver water to individual dwelling units. Major streets have the larger distribution lines whereas secondary or local streets have progressively smaller lines.

The 2019 Water System Master Plan provides guidance for the expansion of the current water system based on planned development. Potential infill growth resulting from new zoning and land use regulations would be accounted for in future Water System Master Plan updates. Additionally, the 2019 Water System Master Plan evaluates the existing distribution system and its facilities to size future improvements. A water supply analysis was performed to determine whether available water sources are sufficient to meet water demand for the EVWD under normal and emergency operations. It was determined that EVWD will have a total deficiency of approximately 18.0 mgd of storage capacity and 13.44 mgd for supply under the build-out demand. Improvement projects identified would address system deficiencies and increased water demands.

4 Analysis of Local Efforts to Remove Constraints and Facilitate Affordable Housing

During the 5th Cycle Housing Element planning period, the City made strides to reduce constraints to development that are within the City's purview since the Housing Element was last updated in 2013. Reductions to constraints during the 5th Cycle planning period were as follows:

- Updates to the Land Use and Development Code to comply with State law regarding transitional and supportive housing.
- The Greenspot Village & Marketplace Specific Plan adoption in 2013, providing a generous amount of land available for residential development, including up to 800 residential units, and a mix of residential, commercial, entertainment, governmental, and professional office uses.
- Amended the Land Use and Development Code to make permitting ADUs in single-family zones a ministerial action that does not require public notice, public hearing, or discretionary approval.

During the 6th Cycle review of governmental and non-governmental constraints, the following areas were identified as imposing potential constraints to housing development, including housing affordable to lower-income households and for special needs groups including persons with disabilities.

Updates to State Law

Most recently, the City amended the Accessory Dwelling Units and Junior Accessory Dwelling Units Ordinance (Section 16.44.180 of the City's Land Use and Development Code) in 2021 to comply with several updates consistent with State law, Government Code Section 65852.2. As part of **Program 12, Accessory Dwelling Units**, of the Housing Element, the City will submit the updated ordinance to HCD for their review and will incorporate amendments, as required by HCD. Further, the City will develop and adopt a program that incentivizes and promotes the creation of ADUs that can be offered at an affordable rent for extremely low, very low, low, or moderate-income households or households with special needs (AB 671, 2019). Other areas in the Land Use and Development Code which may pose a constraint to development as they are not up to date with current State law include, Emergency shelter parking requirements, by-right approvals for Low-barrier Navigation Centers, and density bonus requirements for affordable housing. However, through **Program 19, Emergency Shelters, Transitional Housing, and Permanent Supportive Housing**, the City will permit transitional and supportive housing consistent with State laws and amend the City's Emergency Shelters Ordinance (Section 16.44.270, Emergency Shelters) to comply with parking requirements set forth by AB 139, Quirk-Silva. Through **Program 28, Low Barrier Navigation Centers**, the City will update the Land Use and Development Code to provide, by-right, approvals exempt per the California Environmental Quality Act (CEQA) to Low-Barrier Navigation Centers meeting specific standards in areas zoned for mixed uses and nonresidential zones permitting multifamily uses, consistent with AB 101's requirements for Low-Barrier Navigation Centers. As mentioned, the City's Density Bonus Ordinance, approved in 2013, is no longer in compliance with the State's latest Density Bonus Law. **Program 6, Density Bonus**, will update the City's Density Bonus Ordinance to comply with the current State Density Bonus Law, including the provision for an increased bonus for 100 percent affordable developments and student affordable housing.

Residential Care Facilities

Another potential governmental constraint identified is related to the development of residential care facilities. While the City's Land Use and Development Code includes a definition and permit requirements for residential care facilities serving seven or more persons, called "Board and Care facilities" it does not differentiate or include provisions for residential care facilities for 6 persons or fewer. This is a constraint to the development of residential care facilities for 6 or fewer persons as local agencies must permit these facilities as follows: (1) the same as any other residential use and shall be considered a residential use of property by a single family; (2) allowed in all residential zones; and (3) be subject to the same development standards, fees, taxes, and permit procedures as those imposed on the same type of housing in the same zone.

Another potential constraint is the development of residential care facilities for seven persons or more. According to the permitted uses table in the Land Use and Development Code (see Table 2), a residential care facility for seven persons or more (Board and Care Facilities) are conditionally permitted in all multifamily zones (R-2, R-2C, R-3, R-4, and HDS) and commercial zones (CG, NC, PC, VC). Requirements for discretionary permits may be necessary for certain uses which could have an effect on the existing community; however, they may also pose constraints to development. As such, **Program 18, Residential Care Facilities**, of the Housing Element includes an objective to amend the Zoning Code to permit residential care facilities serving six or fewer persons by right in all residential zones in accordance with the Welfare and Institutions Code Section 5116 and permit those serving seven or more in at least one zone without discretion.

Lot Consolidation

The City has identified numerous vacant and underutilized parcels that have the potential to accommodate multifamily projects, as detailed in **Appendix E**. To mitigate potential constraints that may exist related to lot consolidation for development projects relying on multiple lots to create one site, the City will provide a permit expedite incentive for lot consolidation for multifamily development on sites identified in the Housing Element as having the potential to accommodate lower- or moderate-income units, including those sites with potential for extremely low-income development and development to meet the needs of those with special needs, through implementation of **Program 23, Lot Consolidation Incentive**, of the Housing Element.

Single Room Occupancies (SROs)

Another potential governmental constrain is related to the development of SRO units which impact extremely low-income households. The Land Use and Development Code does not currently permit SRO units. As such, through **Program 19** of the Housing Element, the City is committing to amend the Zoning Code to identify a process by which SRO units can be permitted to further increase housing opportunities for extremely low-income households.

Market Constraints

Non-governmental constraints are generally market driven and outside the control of local government; nonetheless, the City can take action to help alleviate some of these constraints in the form of regulatory relief and increased certainty in the development process. For example, **Programs 21, Affordable Housing Partnerships**, and **Program 25, No Net Loss**, are related to market demand and promoting developer interest to build affordable housing. **Through Program 21, Mobile Home Preservation**, the City will require a report detailing relocation and displacement for any proposed conversion or closure of a mobile

home park. This ensures that residents of mobile homes, which are typically lower-income households, are not displaced from the City and that housing stock for lower-income households remains in the City. Through **Program 25, No Net Loss**, the City will monitor development activity compared to remaining capacity identified in the Sites Inventory and the City's RHNA to ensure there is adequate capacity for lower-income households. Similarly, through **Program 1, Homeowner Rehabilitation Program**, the City will partner with the County to refer residents to a loan available to eligible households earning below 80 percent of the Area Median Income in the Inland Valley which provides up to \$25,000 per households to be used for financing home improvements, including health and safety repairs and energy efficiency upgrades. This helps ensure the longevity of the City's housing stock.

Other programs in the Housing Element aimed to incentive development and address potential non-governmental constraints include:

- **Program 4, Inclusionary Housing**, which requires that all new housing developments provide affordable units on site or off site, or to pay an in-lieu fee that goes into the City's affordable housing preservation and construction fund.
- **Program 8, By-Right Development On Previously Identified Housing Sites**, will permit sites in the Sites Inventory, that were previously identified in accordance with the specifications of Housing Element law, to be developed by right where 20 percent of the total housing units in the development will be affordable to lower-income households consistent with State Assembly Bill (AB) 1397 (See Section 3.3, Sites Identified in Previous Housing Elements, of Appendix E, for additional details).
- **Program 20, Affordable Housing Partnerships**, the City will support creative models of affordable property ownership and affordable housing preservation through methods such as community land trusts.
- **Program 22, Collaborative Partnerships**, the City will contact local affordable housing service providers to discuss partnering and will continue to seek financial assistance from other agencies.
- **Program 31, Surplus Lands**, the City will identify and prioritize local surplus lands available for housing development affordable to lower-income households, including extremely low-income households and households with special needs.
- **Program 31, Increased Transparency**, the City will maintain information on the City's website that is applicable for housing development project proposal requirements, including a current schedule of fees, exactions, applicable affordability requirements, all zoning ordinances, development standards, and annual fee reports or other relevant financial reports to ensure the development process is clear.

Further details can be found in the Housing Element, Program Implementation subsection.

5 Quantified Objectives

Based on the City’s needs, resources, constraints, and programs outlined in the Housing Element, **Table 8, Summary of Quantified Objectives for 6th Cycle (2021-2029)** summarizes the quantifiable objectives for the 6th Cycle. The quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the City to achieve.

Table 8. Summary of Quantified Objectives for 6th Cycle (2021-2029)				
Income Category	6th Cycle RHNA	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low	309	309	0	0
Very Low	310	310	0	0
Low	409	409	0	0
Moderate	471	471	0	0
Above Moderate	1,014	1,014	0	0
TOTALS	2,513	2,513		0

Appendix D: Affirmatively Furthering Fair Housing Analysis

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1. Introduction

Fair housing occurs when individuals of similar income levels have the same range of housing choice available to them in the same housing market regardless of their characteristics as protected under local, State, and Federal laws. It is important to the City of Highland (City) that its citizens have fair housing choice, free from discrimination on the basis of race/ethnicity, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act, California Government Code Section 65008, and other State and Federal fair housing and planning laws. In 2018, Assembly Bill 686, Affirmatively Further Fair Housing, amended Sections 65583 and 65582.2 of the California Government Code to require a public agency to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing.

From freeway expansion to discriminatory housing loan practices, historically underserved communities across the nation have experienced decades of housing disinvestment and infrastructure underinvestment. Many racially and ethnically segregated communities have been left with higher rates of air pollution, poverty, unemployment, educational attainment, and health risks. State and Federal laws, such as the Fair Housing Act, have established pathways for local jurisdictions to create more diverse and equitable communities, but reversing decades of discriminatory policies at all levels of the public and private sectors is complex, and many challenges to equitable development remain. The Housing Element seeks to affirmatively further fair housing by identifying segregated living patterns and barriers to fair housing, designating sites for affordable housing in areas of opportunity, and implementing programs that aim to replace segregated living patterns and transform racially and ethnically concentrated areas of poverty. Siting lower-income housing in high-resource areas is only part of the solution to improve fair housing. Cities must also plan for the needs of lower-income individuals and households through methods such as accessibility of jobs, transportation, educational opportunities, and health services.

This section serves as an assessment of fair housing practices in the City pursuant to California Government Code Section 65583(c)(9). Housing Elements are required to include the following:

- A summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction's fair housing enforcement and outreach capacity
- An analysis of available Federal, State, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk
- An assessment of the factors that contribute to the fair housing issues identified in the analysis
- An identification of the jurisdiction's fair housing priorities and goals, giving highest priority to the greatest contributing factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance
- Measurable strategies and actions to implement the fair housing priorities and goals in the form of programs to affirmatively further fair housing

2. Analysis of Impediments to Fair Housing Choice

The City intends to affirmatively further fair housing choice and promote equal housing opportunity in accordance with requirements in State Fair Housing and Housing Element law and Federal law. To achieve this, the City identifies impediments to fair housing choice and works to remove these impediments through this Affirmatively Furthering Fair Housing Analysis. In addition, in March 2015, the County of San Bernardino (County) adopted the County of San Bernardino Analysis of Impediments to Fair Housing Choice.

The Analysis of Impediments presents a demographic profile of the region, assesses the extent of housing needs among specific income groups, and evaluates the availability of a range of housing choices for residents. The Analysis of Impediments also analyzes the conditions in the private market and the public sector that could limit the range of housing choices or impede a person's access to housing.

3. Housing Element Outreach

While outreach and community engagement have always been important, in recent years significant strides have been made in technology and level of effort regarding engagement. Past engagement may not always have had multiple forms of media, meaning that in-person public meetings were the primary form of engagement, with surveys and stakeholder interviews and other types of engagement taking a back seat. In-person public meetings are not always the most accessible for multiple reasons. If a meeting is at only one specific time, or if it is only offered in English, it can create participation barriers for those who may be unable to attend at the specified time or location, or people without proficiency in English.

Engagement related to the Housing Element has attempted to be comprehensive while in the context of the COVID-19 pandemic. An online survey was used to engage residents on local housing needs and concerns. Stakeholder interviews were conducted via telephone, where public meeting participants were invited to share their thoughts in a one-on-one setting. Results of the interviews provided a better understanding of housing needs, priorities, opportunities, and constraints. All virtual meetings were held in English and Spanish to foster participation across demographics, as 34.7 percent of the population is Spanish-speaking. Virtual meetings were open to the public and were recorded and made available for public viewing after the event as well. Because the virtual meetings were conducted to allow participants to practice social distancing, participants had the option of joining through their computers or tablets, or using a call-in number if they did not have access to the internet. Virtual meetings were also streamed onto Facebook, which allowed for post-meeting comments to be submitted. In addition, the outreach was held in the evenings, outside of working hours. An extensive outreach process contributes to a set of meaningful goals, policies, and programs that will reflect the City's housing needs and the priorities and needs of all of those in the City, including those with special needs and lower-income populations.

Please refer to **Appendix F, Community Engagement Summary and Results**, for a full summary of outreach material and outreach conducted as part of the Housing Element update.

4. Assessment of Fair Housing

4.1. Fair Housing Enforcement and Outreach Capacity

This section discusses the fair housing services available to residents in the City and the corresponding organizations that provide fair housing services available to both providers and consumers of housing, as well as the nature and extent of fair housing complaints received by the fair housing provider. In general, fair housing services include investigating and resolving housing discrimination complaints; discrimination auditing and testing; and education and outreach, such as disseminating fair housing information through written materials, workshops, and seminars.

The City coordinates with the Inland Fair Housing and Mediation Board (IFHMB's) to provide fair housing services for its residents. Services provided by IFHMB include providing information as it relates to fair housing, investigation, education, conciliation, and/or referral of housing discrimination complaints free of charge to individuals. It also involves fair housing workshops that are offered year-round to educate housing providers, tenants, homeowners, and financial and lending institutions on the key aspects of fair housing laws.

According to the California Department of Employment and Fair Housing, between the calendar years of 2013 and 2021, there were a total of 3 housing cases in the City. One of these was filed based on discrimination to national origin. Of the 3 cases, 2 were documented as failure to respond and 1 was documented as no valid issue. None of the cases filed in the City were based on sex orientation, disability, race, familial status, religion, and color. There are no known fair housing lawsuits in the City. Through this contract with the IFHMB, the City is able to effectively disseminate fair housing issues, provide resources and educational material through community outreach and other fair housing services provided to the residents of the City.

At the County level, there were 12 total cases in 2020. Of these 12 cases submitted to the Office of Fair Housing and Equal Opportunity (FHEO), 2 were for racial bias, 8 were for disability, and 1 for familial status. Information regarding the validity of the cases or resolution count is not available.

Additional organizations that offer fair housing services and are available to the residents of the City include the following:

- U.S. Department of Housing and Urban Development
- California Department of Fair Employment and Housing
- Housing Authority of the County of San Bernardino
- Inland Fair Housing and Mediation Board
- Inland Counties Legal Services, Inc.

The IFHMB is a private nonprofit agency that serves the County and parts of Riverside and Imperial Counties. IFHMB is funded by grants and awards and serves as an intermediary to assist individuals in resolving issues related to housing discrimination, homeownership, rental complaints, and disputes in court. Other services include foreclosure prevention counseling and senior services. IFHMB also provides fair housing outreach materials for public and private agencies' use in English, Spanish, and Chinese. These resources provide individuals with definitions and examples of housing discrimination, fair housing as it

relates to sex discrimination, and a social media fair housing toolkit. Their website also provides online resources such as links to COVID-19 housing and food resources, rental assistance, and eviction moratorium updates.

The Housing Authority of the County of San Bernardino (HACSB) provides rental assistance to low-income families by housing families in HACSB-owned or managed properties or through subsidized housing assistance to a landlord who rents their home to an assisted family. According to HACSB, they serve over 25,000 persons most of whom are seniors, individuals with disabilities, veterans, and children. In addition to housing, HACSB provides resources such as food assistance, education for youth, senior resources, a family self-sufficiency program, and a landlord participation incentive program.

Inland Counties Legal Services, Inc. (ICLS) is a nonprofit organization providing legal services to low-income persons residing in the County and Riverside County. ICLS's housing work focuses on both increasing affordable and quality housing, and helps people stay in their homes. In addition to their housing and legal services, ICLS also offers educational workshops such as small business assistance.

Specific to the City, the City will make all reasonable modifications to policies and programs to ensure that people with disabilities and or special needs groups, including low-income groups, have an equal opportunity to enjoy all of its programs, services, and activities. In addition, the following resources are available to the City's residents:

- CA COVID-19 Rent Relief -Housing Is Key. Will help income-eligible households pay rent and utilities, both for past due and future payments. The federal Consolidated Appropriations Act of 2021 provides funding to support the program and tenant (renter) protection laws signed by the current Governor, Governor Newsom.
- Emergency Housing Voucher Program. This new program is available to families in the County and Riverside County who are experiencing homelessness or at risk of being homeless; are fleeing domestic or dating violence, sexual assault. Applicants must be referred by a partner agency in the continuum of care or the county's Coordinated Entry System. Inland Counties Legal Services, Inc. website provides more information and resources related to this program.
- California Free Legal Answers. This program is offered by LawHelpCA.org and is available to California residents. Residents may submit a legal question relating to COVID-19 and receive guidance from a lawyer free of cost.
- Operation Grace. This program provides housing including rental assistance, emergency shelter and permanent supportive housing as well as programs to families at risk of losing their housing. They also work with housing partners to provide homeless prevention services.

Housing Element Programs

The City is in compliance with existing fair housing laws and regulations. The City recognizes the effect that discrimination has in limiting housing choice and equal opportunity in renting, selling, and financing housing. The City offers fair housing information and links to the IFHMB and additional housing resources on the City's website, Housing Programs webpage.

Through programs in the housing element, the City will continue to provide resources to fair housing enforcement and outreach, as well continue to partner with IFHMB for fair housing enforcement in the City (**Program 15, Fair Housing Mediation**).The City is committed to furthering fair housing and in addition

to providing services for enforcing fair housing related issues, the City will also continue to actively participate in the Analysis of Impediments to Fair Housing to evaluate discriminatory practices in the County. Through **Program 26, Fair Housing Analysis**, the City is making a diligent effort to address fair housing issues in the City by evaluating the need to establish an Ad Hoc Fair Housing committee to provide policy recommendations to guide policies and programs in a manner that furthers fair housing. Through **Program 2, Residential Rental Enhancement and Rehabilitation Program**, the City will provide outreach services and incorporate fair housing training for landlords. The City will administer all programs and activities related to housing and community development in a manner to Affirmatively Further Fair Housing.

Crime Free Multi-Housing Program

The Crime Free Multi-Housing Program is a partnership with property managers, owners, landlords and residents. The program is run by the San Bernardino County Sheriff's Department with the goal of reducing crime through community partnerships and pro-active steps to improve the quality of life for the community. The programs consist of three phases towards making a property a safer living environment for the tenants. The phases must be completed under the supervision of the local sheriff's station. Property managers and owners can become individually certified after completing training in each phase and the property can become certified when all phases are completed. The program applies to any property that contains four or more rental units that are being rented out for residential dwelling purposes.

The program aims to increase community participation, provide accountability for property owners, and lower maintenance costs. The program phases improve public safety for tenants, property owners, and the community. Phase I of the program includes free classroom instruction, which includes establishing fair screening and the legal rights and responsibilities of owners and managers. Phase II of the program includes a property survey. Staff from the local sheriff's station conducts an inspection of the property using Crime Prevention Through Environmental Design (CPTED) principles. CPTED is a nationally accepted multi-disciplinary approach to deterring criminal behavior through environmental design. The property survey is strictly an on-premise inspection.

This program's main point of focus and concern is regarding the safety of tenants and safety issues across the board of all projects over four rental units that are being rented out for residential dwelling purposes. Therefore, the City has determined that implementation of the Crime-Free Ordinance Program does not constitute a constraint on providing housing for all income levels throughout the community, and does not have an implication on affirmatively furthering fair housing in the City because it is not targeting specific groups or classes. Refer to **Section 1.8.7 of Appendix C – Constraints and Zoning Analysis**, for additional guidelines and requirements.

4.2. Segregation and Integration

Patterns of segregation have been commonly linked to poorer life outcomes in income, housing equity, educational attainment, and life expectancy, according to research from the University of California, Berkeley.¹ Affirmatively furthering fair housing involves overcoming and reversing patterns of segregation. And taking meaningful actions that foster inclusive communities.

4.2.1. Race and Ethnicity

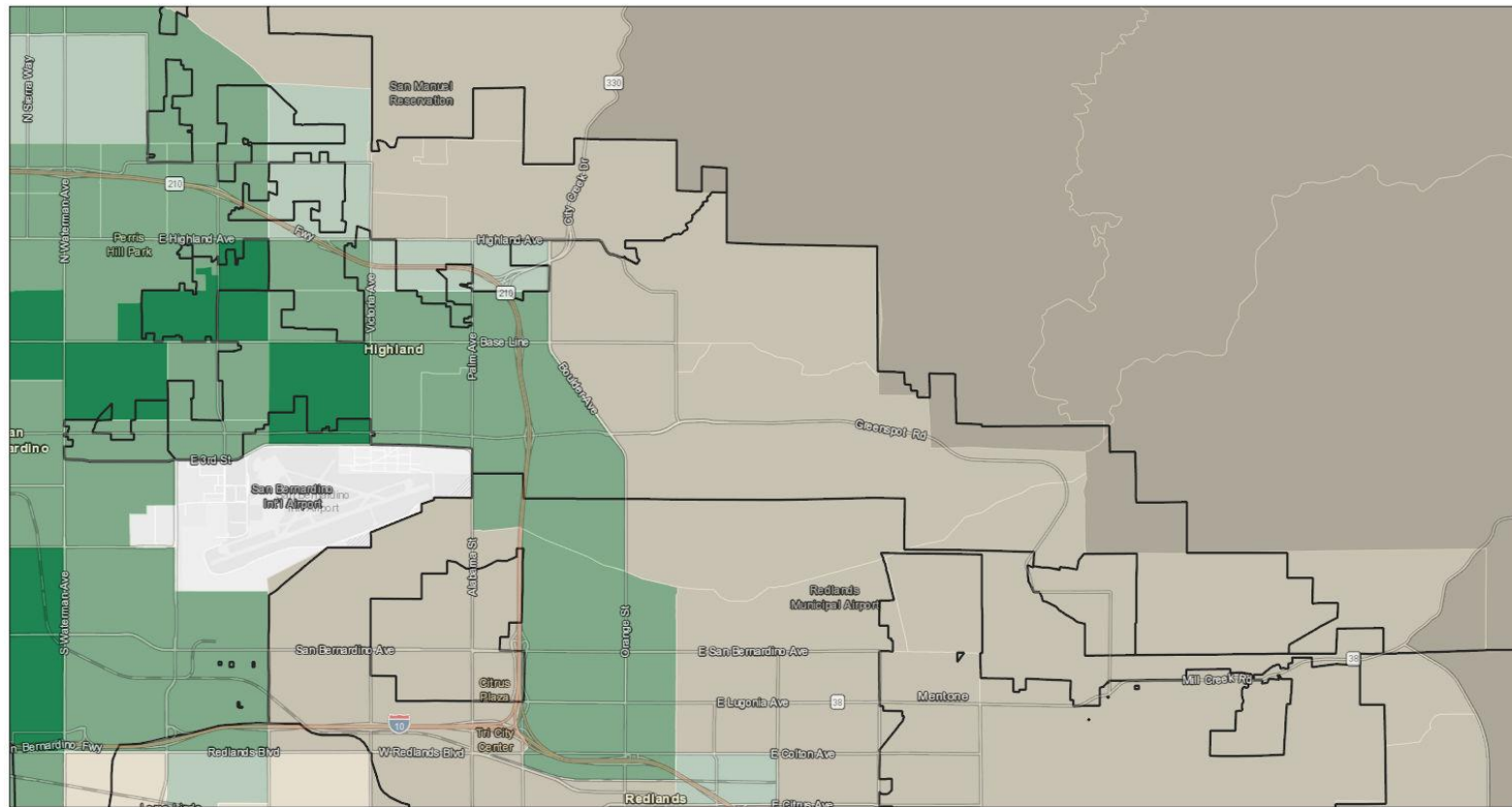
Like much of Southern California, the City is becoming more racially and ethnically diverse. The population of the City is primarily White and/or Hispanic. As of 2018, City residents who reported being White were the majority. Non-Hispanic White residents made up 41.7 percent of the City's population in 2000, and only made up 27.6 percent of the population in 2018. In regard to ethnicity, the number of Hispanic residents of any race increased significantly from 2000 to 2018, going from 36.6 percent of the population to now more than half the population. Residents of African American/Black or Asian race do not make up the majority of the population in any of the City's Census tracts, but there are over 4,000 African American/Black residents and Asian residents each within the City. From 2000 to 2018, the non-Hispanic African American/Black population has reduced from 11.7 percent of the population to 8.1 percent. The non-Hispanic Asian population has increased from 5.9 percent in 2000 to 9 percent in 2018. These changes could be attributed to several factors, including migration and childbearing, and trends can be complicated to discern when considering many individuals can be multiple races, and ethnicity is not exclusive of race. As shown in **Figure 1A**, Race and Ethnic Distribution, the proportion of the Hispanic population in the City is primarily in western Highland. The non-Hispanic White population is primarily in eastern Highland, with Boulder Avenue as the boundary distinguishing the eastern and western portions of Highland. The Hispanic majority in eastern Highland is sizeable or predominant for most of western Highland, whereas the White majority in eastern Highland is slimmer compared to the next predominant population. When compared to the broader region, **Figure 1B**, Race and Ethnic Distribution in the Region, it is revealed that the split in demographics continues east and west of the City. Fontana, Ontario, and San Bernardino which are located west of the City are predominantly Hispanic, whereas Redlands and Yucaipa which is located east of the City is predominantly White in population.

Generally, the average racial composition and number of people of different races or ethnicities in neighborhoods differs depending on location. To further examine this distribution, this assessment relies on a calculation of the average racial composition of neighborhoods experienced by members of each racial group. These are sometimes referred to as "exposure indices." This is because they show the exposure a given race group experiences with members of their own and other races (as a percentage of 100) in an average neighborhood of the city (or metropolitan area) being examined. In the City, Hispanic residents are exposed to 42.7 percent Hispanic residents and 35 percent White residents. On the other hand, White residents are exposed to 30.7 percent Hispanic residents and 48.9 percent White residents.² This shows that White residents are more likely to be exposed to other White residents, and Hispanic residents are more likely to be exposed to other Hispanic residents. This is true to varying degrees for all

¹ Menedian, S., and S. Gambhir. 2018. "Racial Segregation in the San Francisco Bay Area," *Othering & Belonging Institute, UC BERKLEY*. <https://belonging.berkeley.edu/study-finds-strong-correlations-between-segregation-and-life-outcomes-sf-bay-area>.

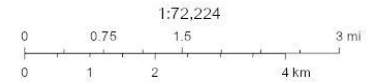
² Frey, W.H., and D. Myers. n.d. Segregation: Neighborhood Exposure by Race. CensusScope. https://www.censusscope.org/us/s6/p36448/chart_exposure.html.

racess and ethnicities examined in the City. **Figure 2A**, Diversity Index, displays the levels of diversity across the different neighborhoods within the City. Higher diversity is seen in the predominantly Hispanic resident western core, whereas lower diversity is seen in eastern Highland. From 2010 to 2018, the diversity of neighborhoods in Highland improved slightly across the City. **Figure 2B**, Regional Diversity Index, shows that neighboring San Bernardino and other cities west of Highland are also higher in diversity. Diversity becomes lower moving eastward in the region.



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- City/Town Boundaries
- (R) Predominant Population - White Majority Tracts
 - Slim (gap < 10%)
 - Sizeable (gap 10% - 50%)
 - Predominant (gap > 50%)
- (R) Predominant Population - Hispanic Majority Tracts
 - Slim (gap < 10%)
 - Sizeable (gap 10% - 50%)
 - Predominant (gap > 50%)



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Figure 1A. Race and Ethnic Distribution³

³ HUD (U.S. Department of Housing and Urban Development). n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

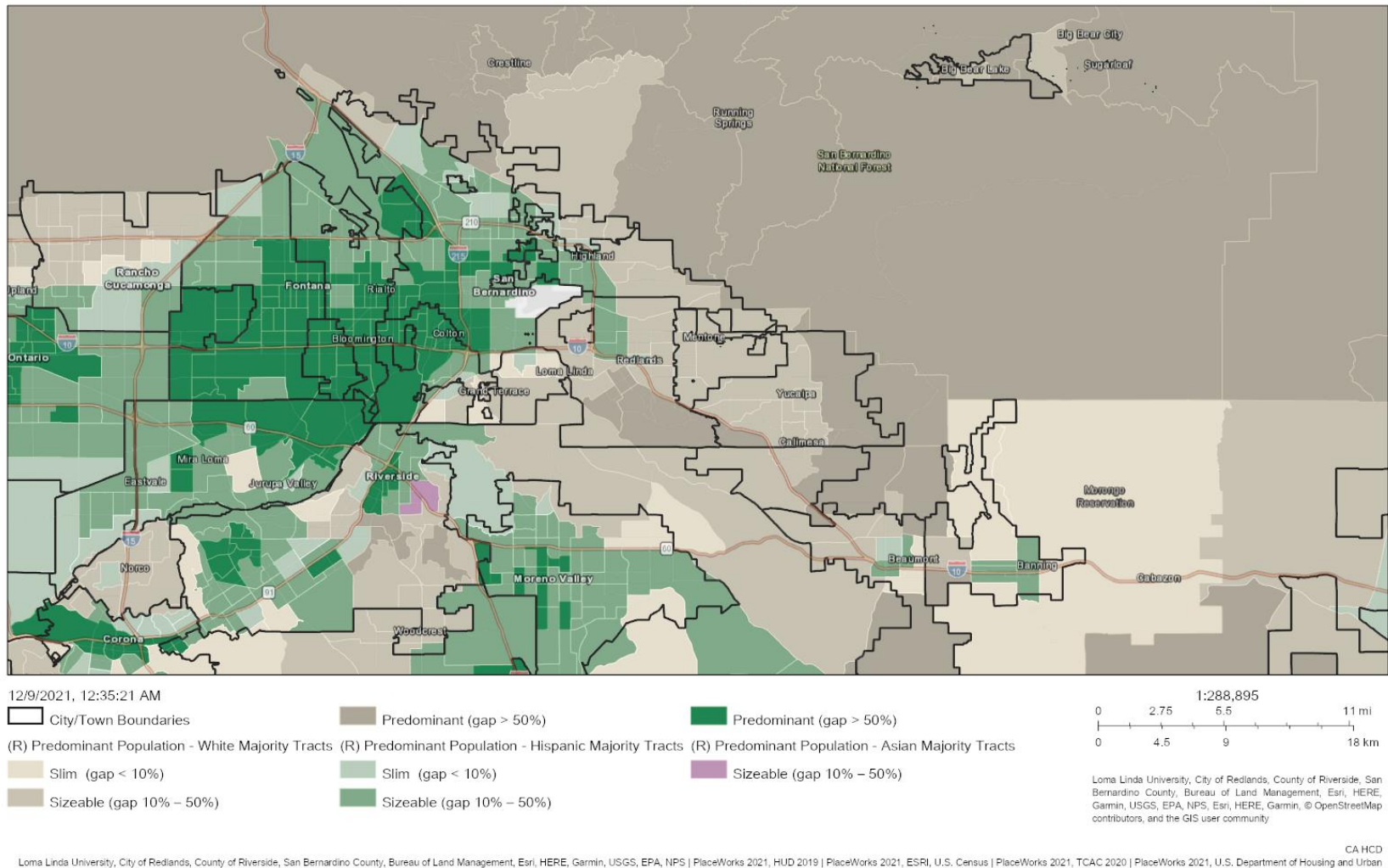
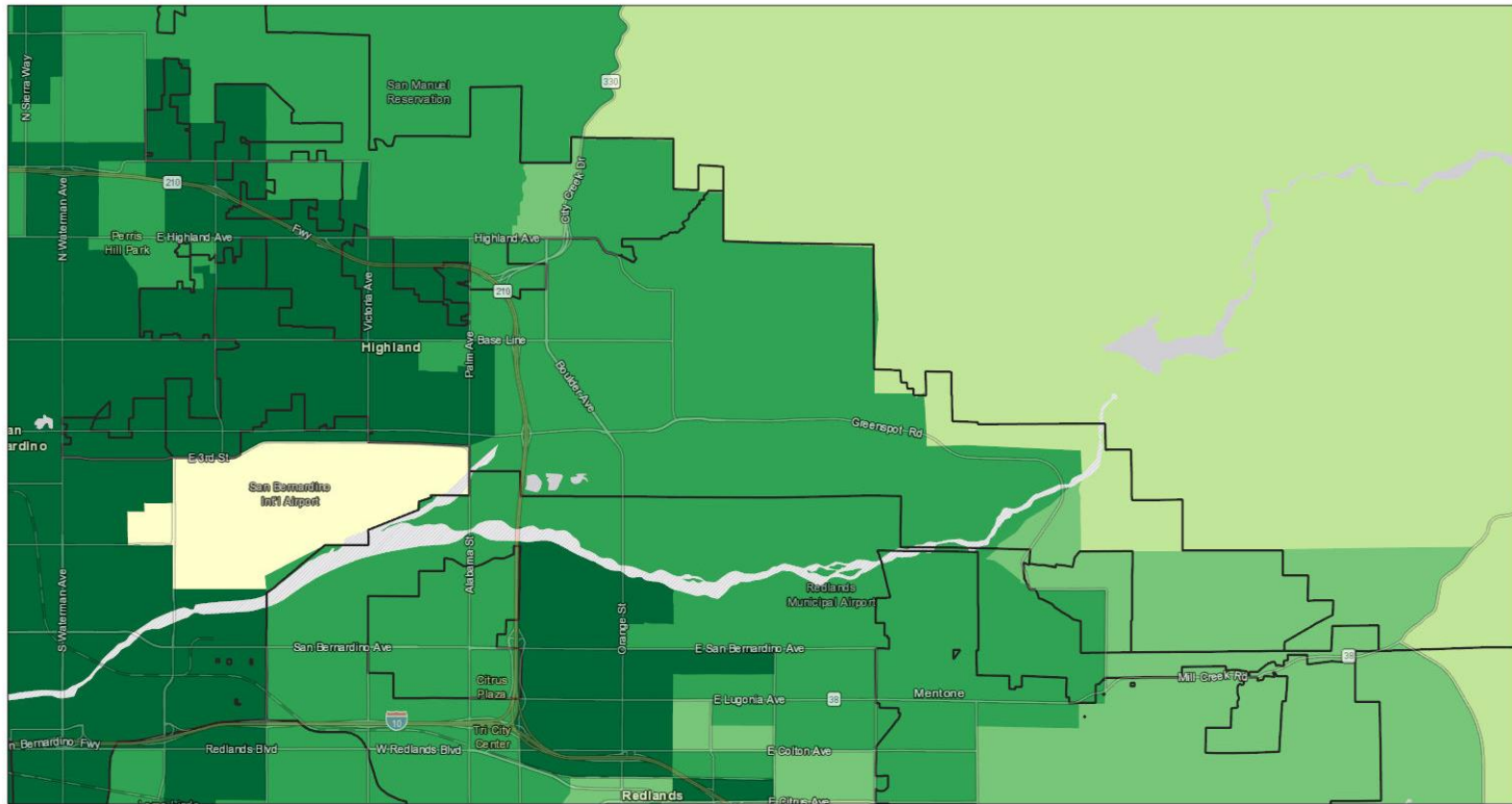
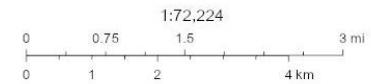


Figure 1B. Race and Ethnic Distribution in the Region⁴

⁴ HUD (U.S. Department of Housing and Urban Development). n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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Figure 2A. Diversity Index⁵

⁵ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

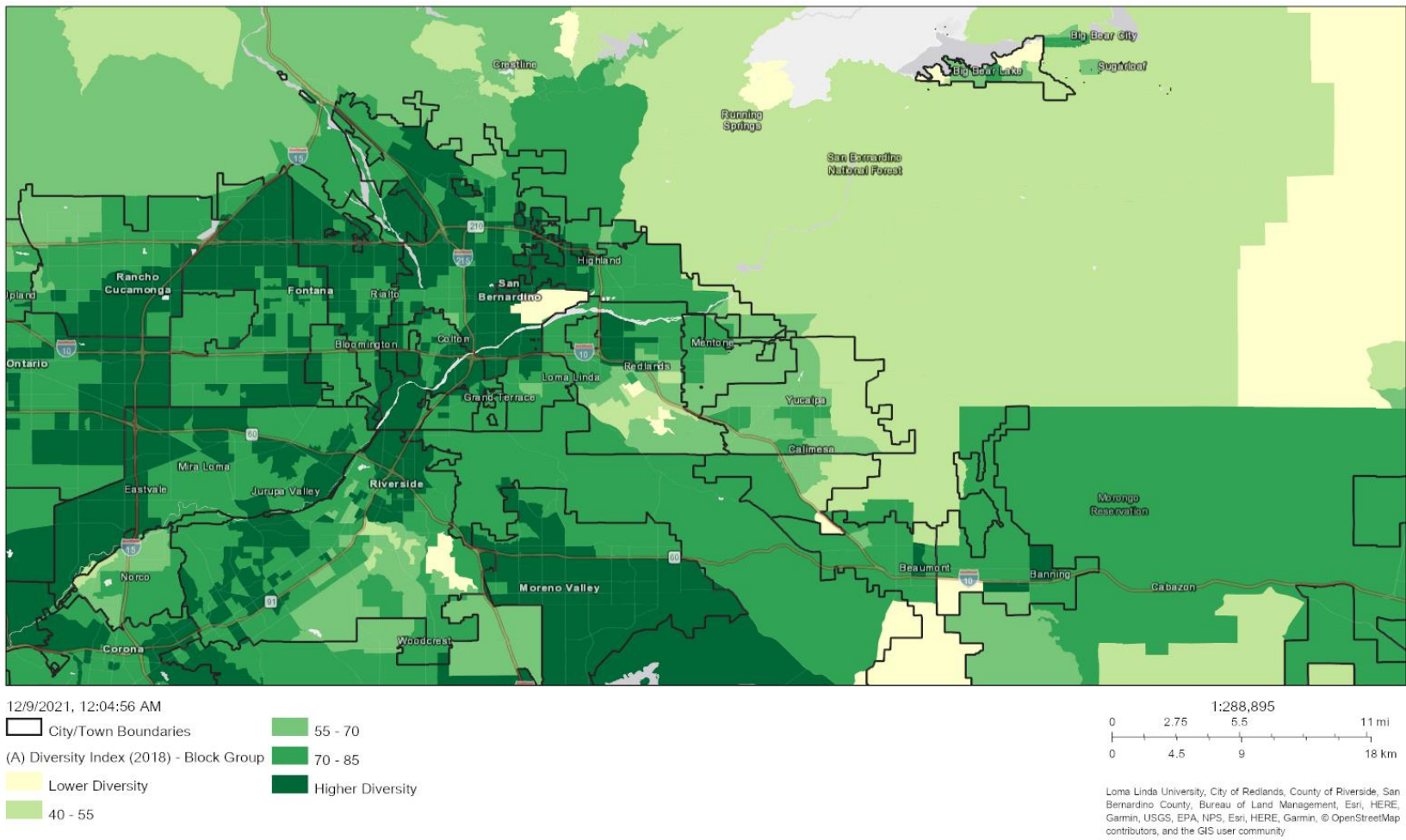


Figure 2B. Regional Diversity Index⁶

⁶ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

Another measure of segregation between two groups is the dissimilarity index (DI). The DI measures the degree to which two racial or ethnic groups are distributed across a geographic area. The DI varies between 0 and 100 and measures the percentage of one group that would have to move across neighborhoods to be distributed the same way as the second group. A DI of 0 indicates conditions of total integration under which both groups are distributed in the same proportions across all neighborhoods. A DI of 100 indicates conditions of total segregation such that the members of one group are located in completely different neighborhoods than the second group. This is a helpful metric because it can show which race or ethnicity is the most segregated. Generally, the City of Highland is moderately segregated. Highland received an index rating of 36.2 when comparing White and Hispanic populations, indicating that roughly 36.2 percent of Hispanic households are not distributed the same way as White households in the City. When comparing White and African American/Black populations, Highland has a similar score of 33.8. And when comparing White and Asian populations, Highland has a lower score of 18.4. Since the other ethnic/racial groups within the City have a small population percentage, the DI may be high even if the group is evenly distributed throughout the area. Thus, this assessment only compares White, Hispanic, African American, and Asian populations.⁷

4.2.2. National-Origin

The proportion of foreign-born population is consistent with San Bernardino County at 21 percent.⁸ Those born in Latin America make up 70 percent of the foreign-born population in Highland and the second largest subset are those born in Asia at 25 percent of the foreign-born population. This is a significant portion of the population and should be given consideration for fair housing outreach and education.

4.2.3. Language

In the City and across the region, approximately 42 percent of residents speak languages other than English at home.⁹ Individuals who do not speak English as their primary language and who have limited ability to read, speak, write, or understand English have limited English proficiency. Language barriers can increase the discrimination that immigrant populations may face in access to housing. Generally, immigrants with limited resources often face difficulty in acquiring adequate housing as they adjust to their new surroundings and obtain employment. As a result, housing problems such as overcrowding and overpayment are often more prevalent among those populations that recently immigrated.

4.2.4. Household Income

Household income is the most important factor determining a household's ability to balance housing costs with other basic life necessities, although economic factors that affect a household's housing choice are not necessarily a fair housing issue. Fair housing issues occur when relationships among household income, household type, race/ethnicity, and other factors create misconceptions, biases, and differential treatments. Discriminatory housing practices of the past, such as redlining, restrictive zoning, urban renewal, and steering, while illegal today, have led to a disproportionate gap in household wealth based on race and ethnicity.

⁷ Frey, W.H., and D. Myers n.d. Segregation: Dissimilarity Indices. CensusScope. https://www.censuscope.org/us/s6/p33588/chart_dissimilarity.html.

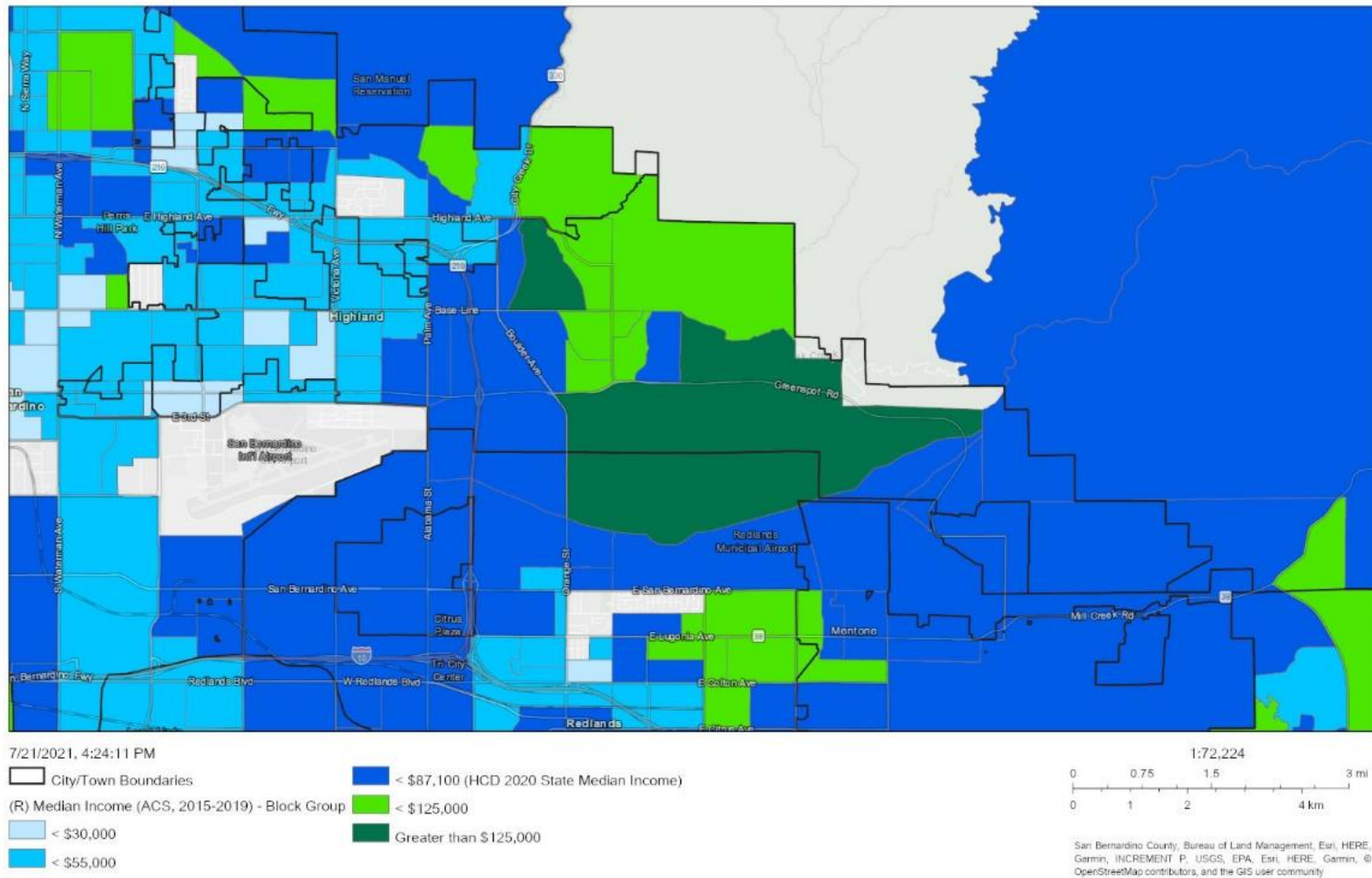
⁸ U.S. Census Bureau. 2019. Demographic Trends. American Community Survey (ACS) 2014–2019.

⁹ U.S. Census Bureau. 2019. Demographic Trends. ACS 2014–2019.

Within the City in 2019, the “Asian Alone” group had the highest poverty rate of any race or ethnicity at 22.6 percent. The Hispanic population has the next highest poverty rate for a racial or ethnic group in the City at 21.8 percent. A total of 17.9 percent of the Black, non-Hispanic population in the City were below the poverty level in 2019. The White, non-Hispanic population was far more fortunate, with only 9 percent of residents below the poverty level for 2019.¹⁰

Household income in the City is displayed in **Figures 3A through 5A** at the local level, and **Figures 3B through 5B** at the regional level. **Figure 3A**, Median Income, shows that the lowest median income in the City is found in the western core. All communities east of Palm Avenue have median household incomes at or above the State average of \$87,100. **Figure 3B**, Median Income in the Region, shows that lower median income households in west Highland are similar to that of the adjacent City of San Bernardino. Throughout the entire region, median income varies. Much of the same western area has over 30 percent of residents in poverty, as can be seen in **Figure 4A**, Poverty Status. The farthest southwest portion of the City has over 40 percent of residents in poverty. Areas to the east of this concentration of poverty have the next lowest incomes and percentages of people in poverty. Poverty for the most part is below 30 percent for much of the region, apart from Riverside and San Bernardino, as shown in **Figure 4B**, Poverty Status in the Region. **Figure 5A**, Low to Moderate Income, displays the percent of the population with low or moderate income, furthering the points made within this section. Additionally, **Figure 5B**, Low to Moderate Income in the Region, illustrates that most populated tracts in the Inland Empire cities have low to moderate income populations that are more than 25 percent.

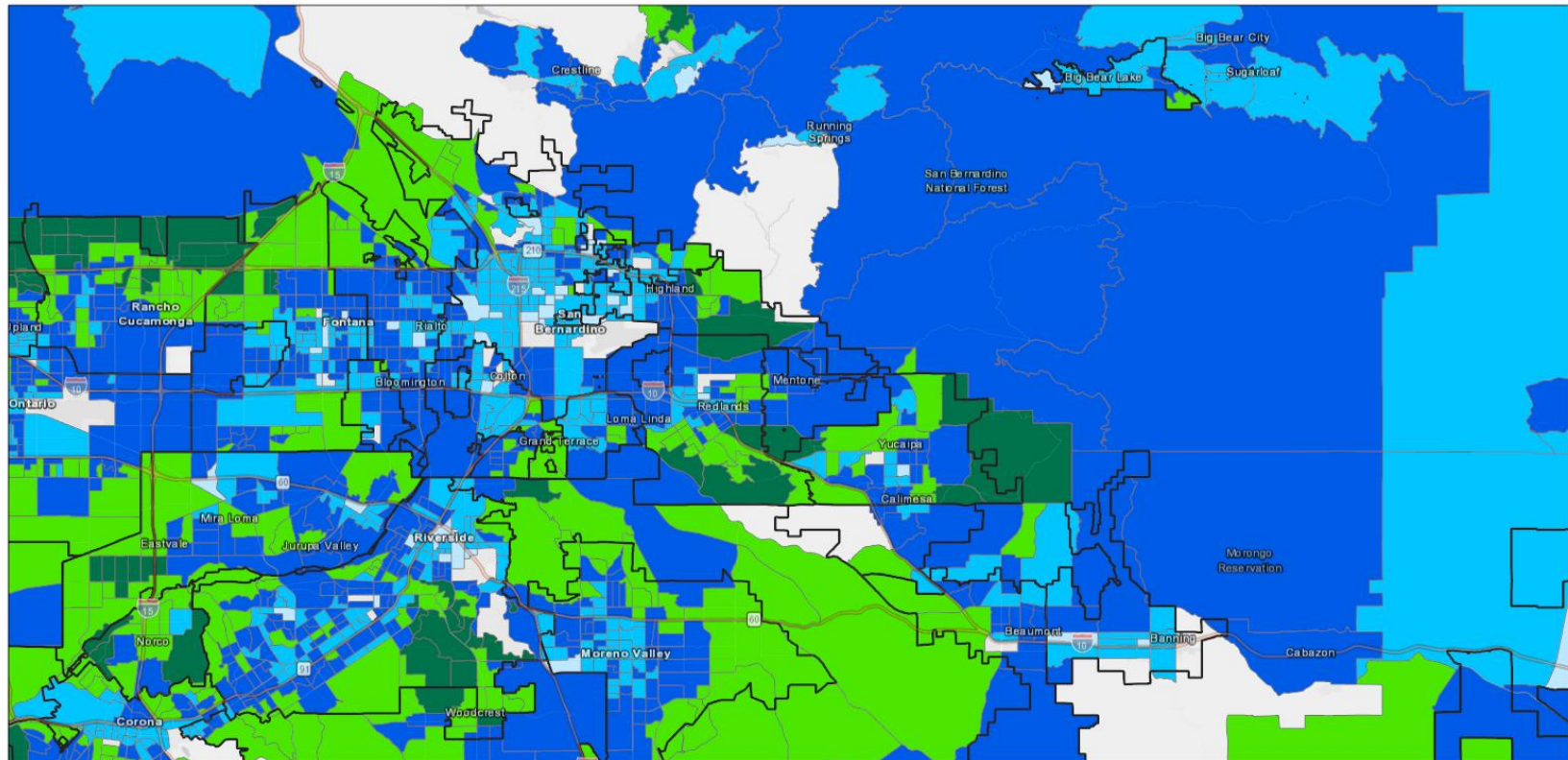
¹⁰ U.S. Census Bureau. 2019. Poverty Status in the Past 12 Months. 2019 ACS 5-Year Estimates.



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Figure 3A. Median Income¹¹

¹¹ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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City/Town Boundaries

(R) Median Income (ACS, 2015-2019) - Block Group

< \$30,000

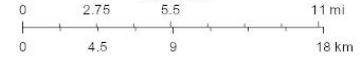
< \$55,000

< \$87,100 (HCD 2020 State Median Income)

< \$125,000

Greater than \$125,000

1:288,895



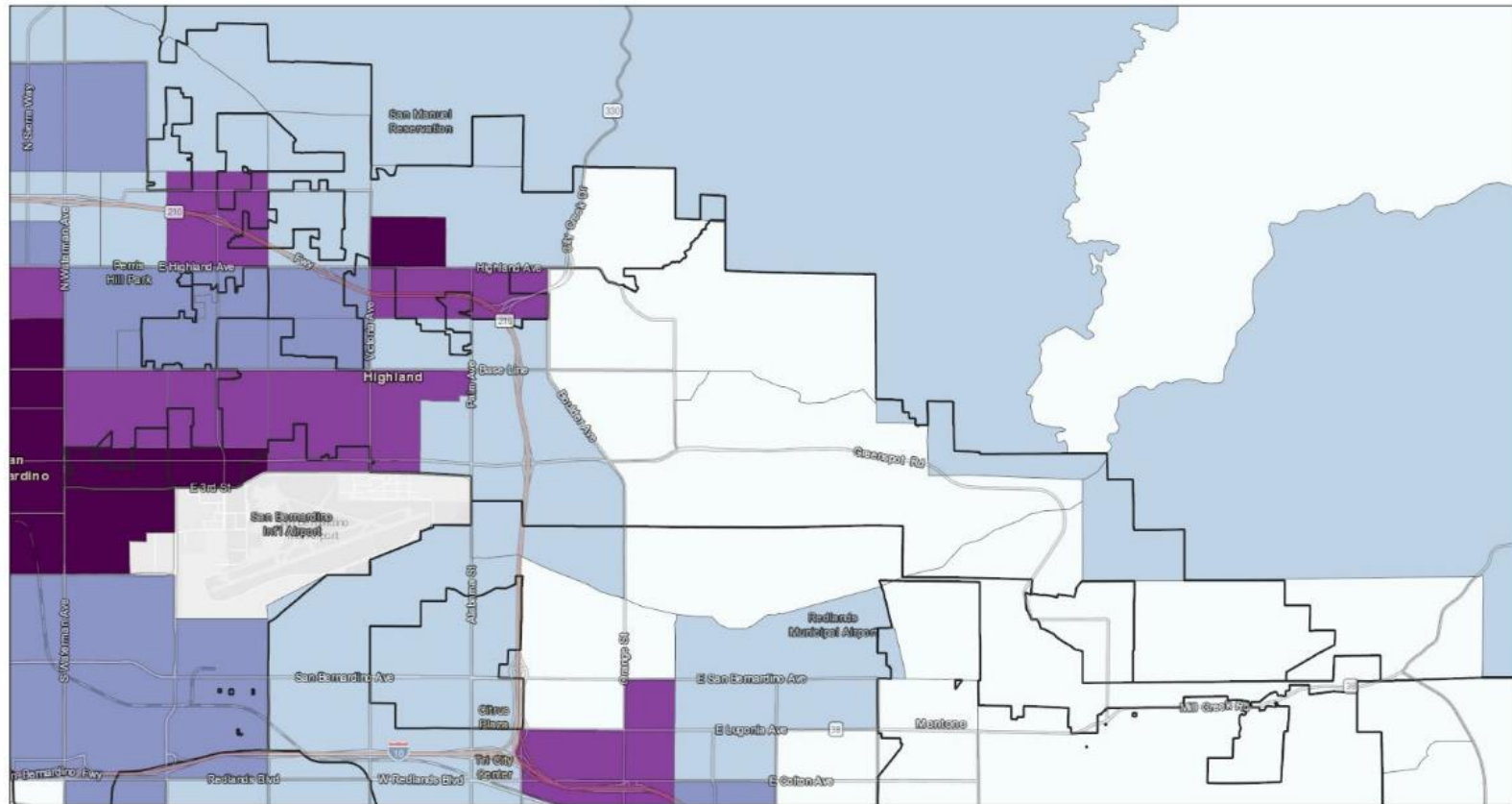
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Figure 3B. Median Income in the Region¹²

¹² HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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Figure 4A. Poverty Status¹³

¹³ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

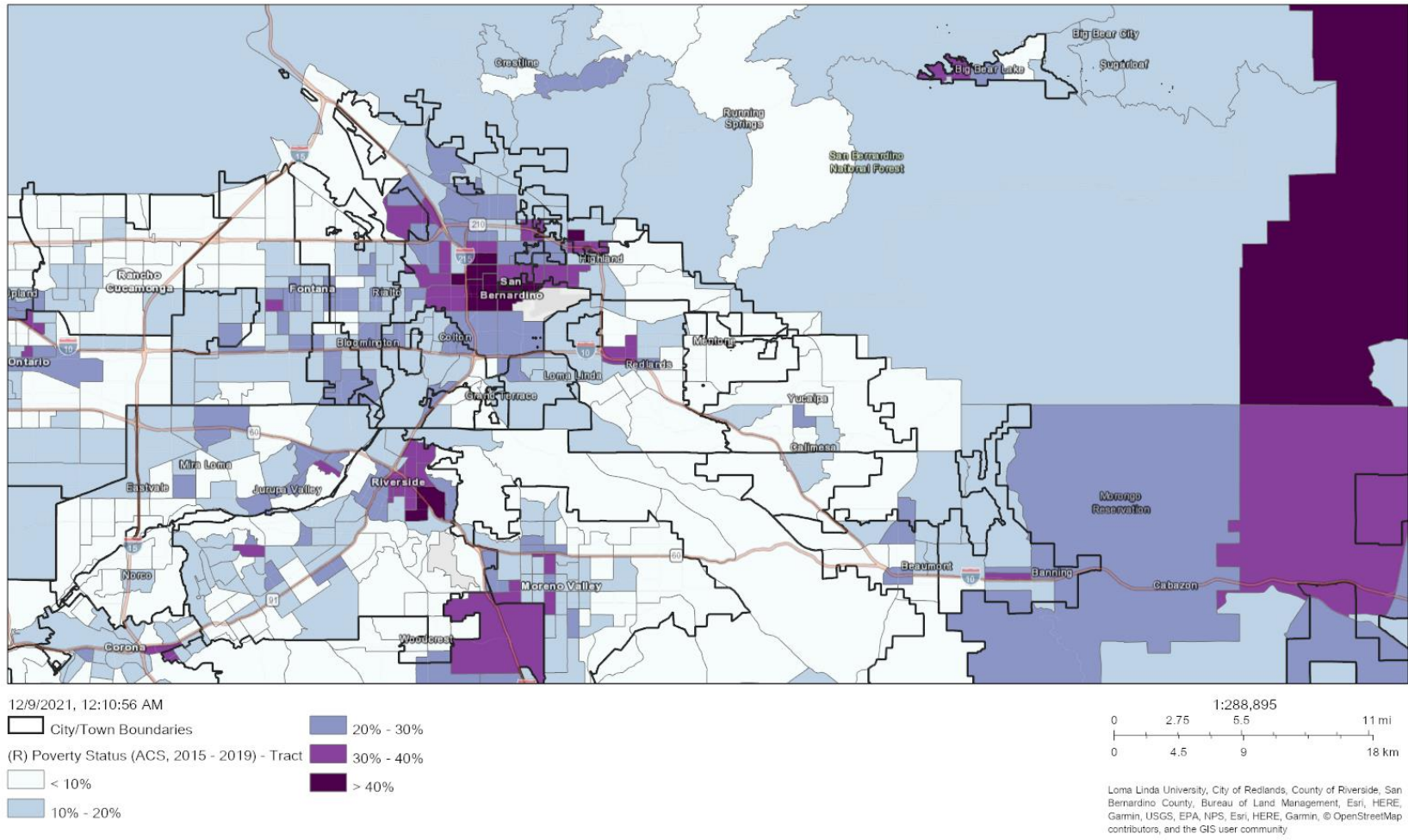
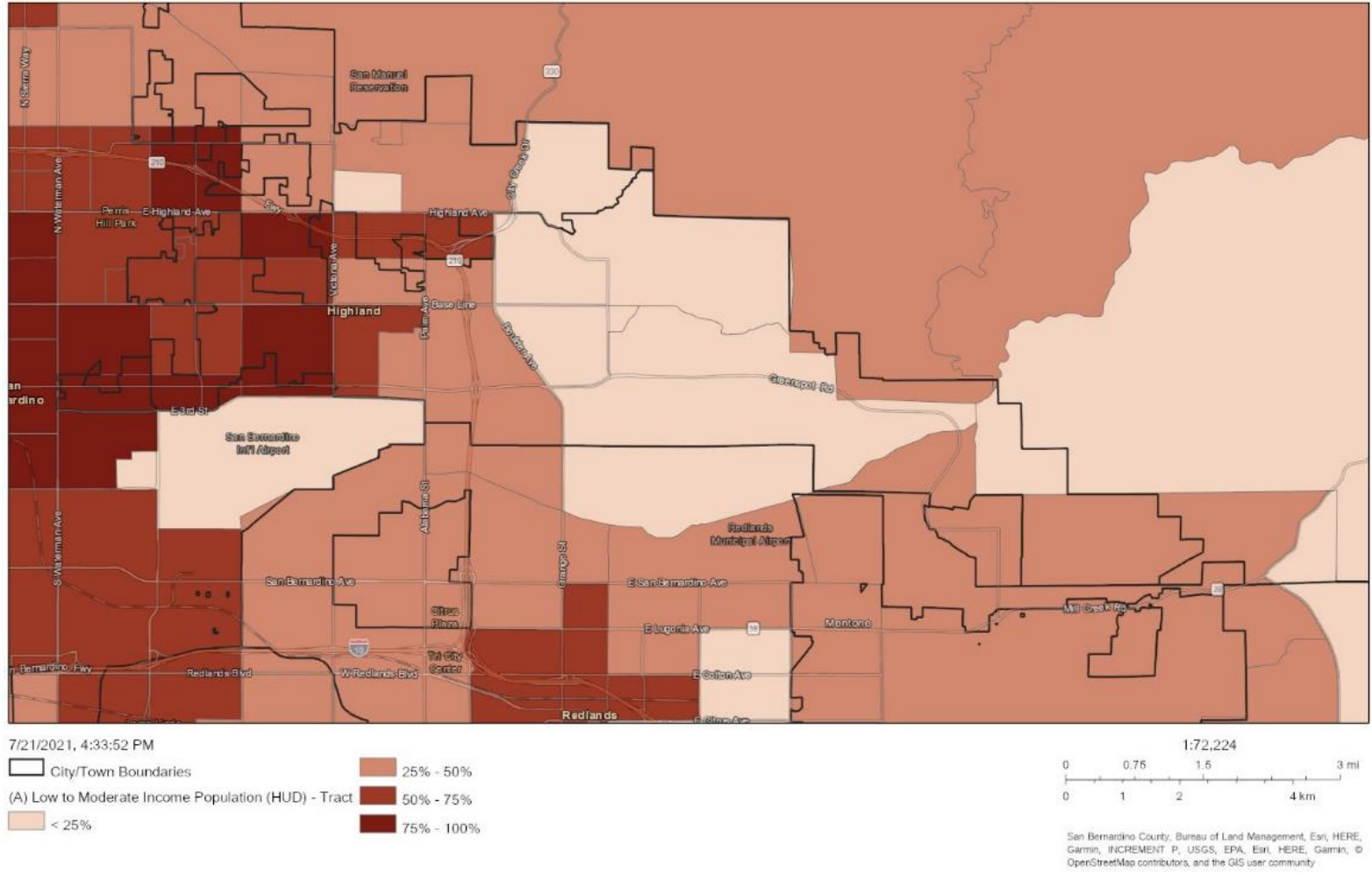


Figure 4B. Poverty Status in the Region¹⁴

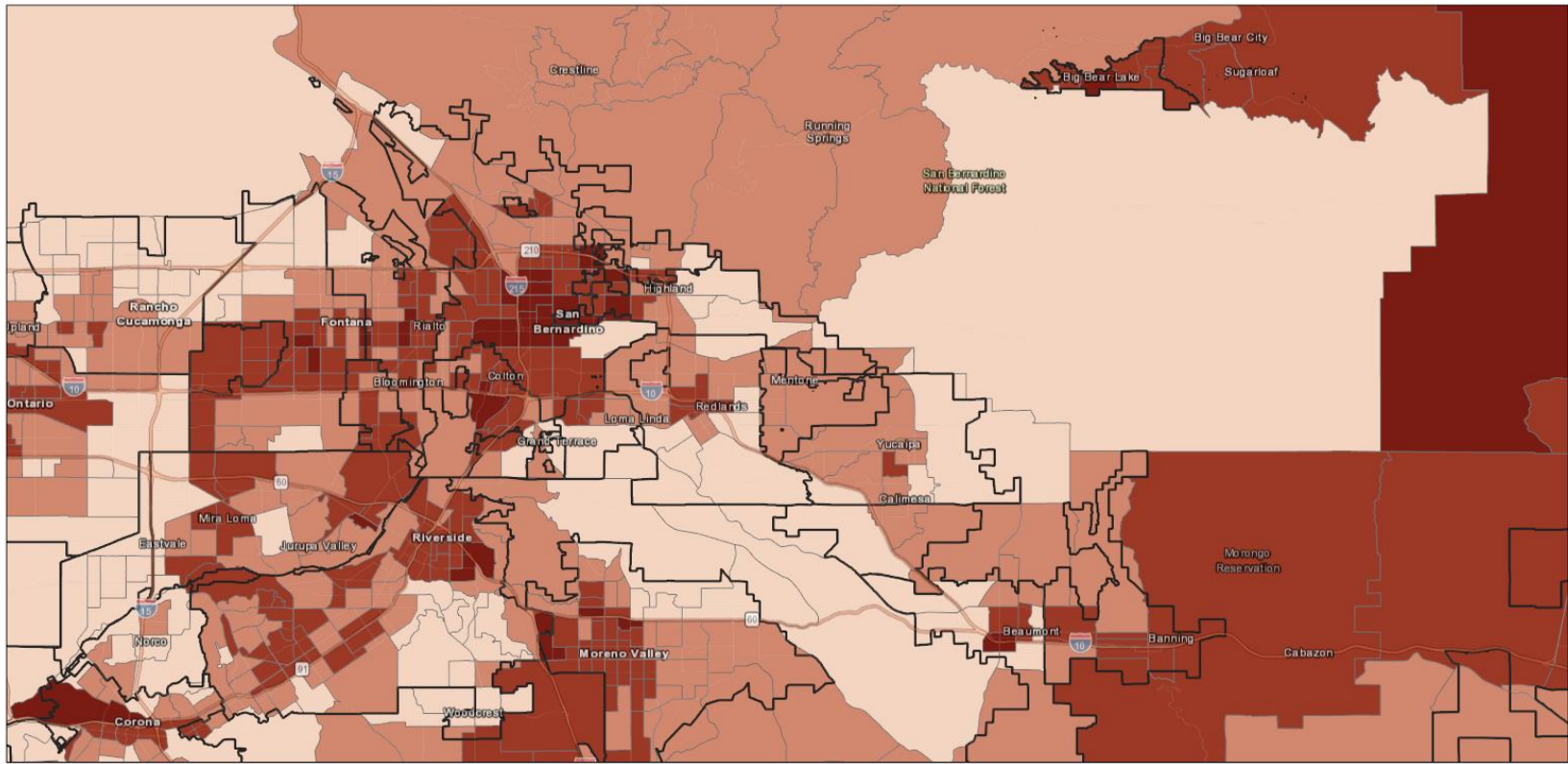
¹⁴ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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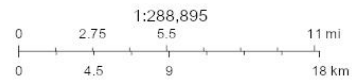
Figure 5A. Low to Moderate Income¹⁵

¹⁵ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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City/Town Boundaries	25% - 50%
(A) Low to Moderate Income Population (HUD) - Tract	50% - 75%
< 25%	75% - 100%



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Figure 5B. Low to Moderate Income in the Region¹⁶

¹⁶ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

4.2.5. Familial Status

Family structure is something that impacts the care of children, type of housing needed, financial needs, and more. Single-parent households require more time to take care of children than married or cohabitating couples, which can impact the jobs available to parents, income levels, and the amount of support afforded to children. Family structure is something that has evolved over time in the United States, with fewer couples marrying, and cohabitation occurring more often. Families with children, especially those who are renters, may face discrimination or differential treatment in the housing market. For example, some landlords or property owners may charge larger households a higher rent or security deposit. According to the American Community Survey (ACS) 2014–2019, there were 4,209 family households with married couples and 2,410 single-parent households in the City. **Figure 6A**, Children in Single-Mother Headed Households, shows that single-mother headed households are more prevalent in the westernmost portions of the City. At the regional level, **Figure 6B**, Children in Single-Mother Headed Households in the Region, show that the number of single-mother headed households in the City are as low as many places in the region. **Figure 7A**, Children in Married Couple Households, shows that the farthest southeast portion of the City has the highest proportion of children in married couple households. Needs of single-parent households include affordable housing and proximity to schools, childcare centers, transportation, recreation, employment, and other opportunities. **Figure 7B**, Children in Married Couple Households in the Region, illustrate that the City has comparable percentages of children in married couple households to other cities. The trend follows where suburban areas tend to have a higher percentage than the urban core.

The household living structure of adults also can be examined for potential fair housing issues. Housing is much more affordable when costs and responsibilities are shared with a spouse. Areas with high rates of adults living alone can cause people to pursue the most affordable living situation possible, which can lead to overcrowded living situations or substandard housing. **Figure 8A**, Adults Living Alone, shows that there are not many adults in the City who live alone. Likewise, **Figure 8B**, Adults Living Alone in the Region reveals that not many adults live alone throughout the Inland Empire. The cost of living in the region may be too high for households of single income. **Figure 9A**, Adults Living with a Spouse, shows the lowest rates of adults living with a spouse was in western Highland. The highest rates of adults living with a spouse are in northern Highland. Furthermore, **Figure 9B**, Adults Living with a Spouse in the Regions, shows that northern Highland has one of the highest rates of adults living with a spouse in general when compared to the region.

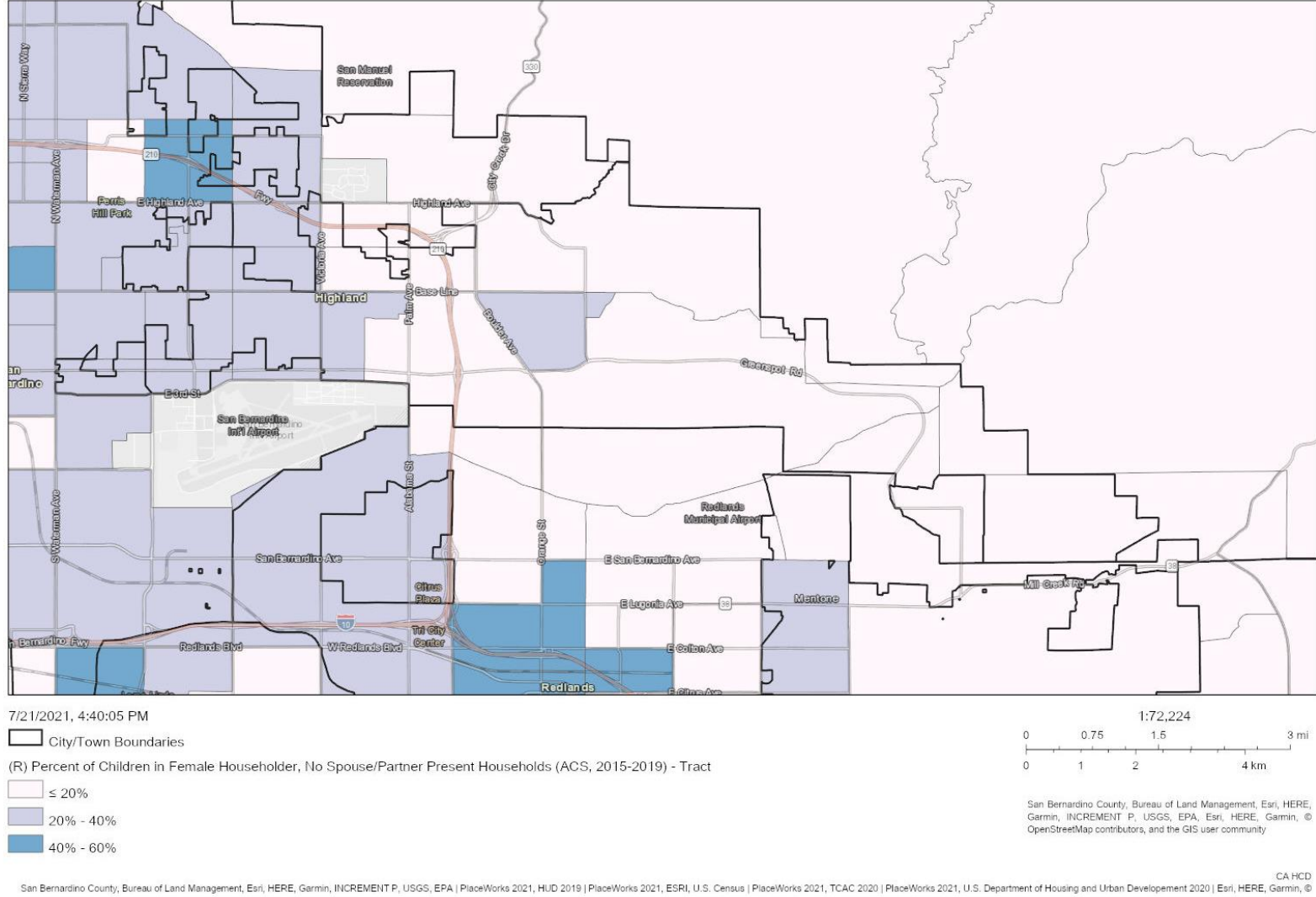


Figure 6A. Children in Single-Mother Headed Households¹⁷

¹⁷ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

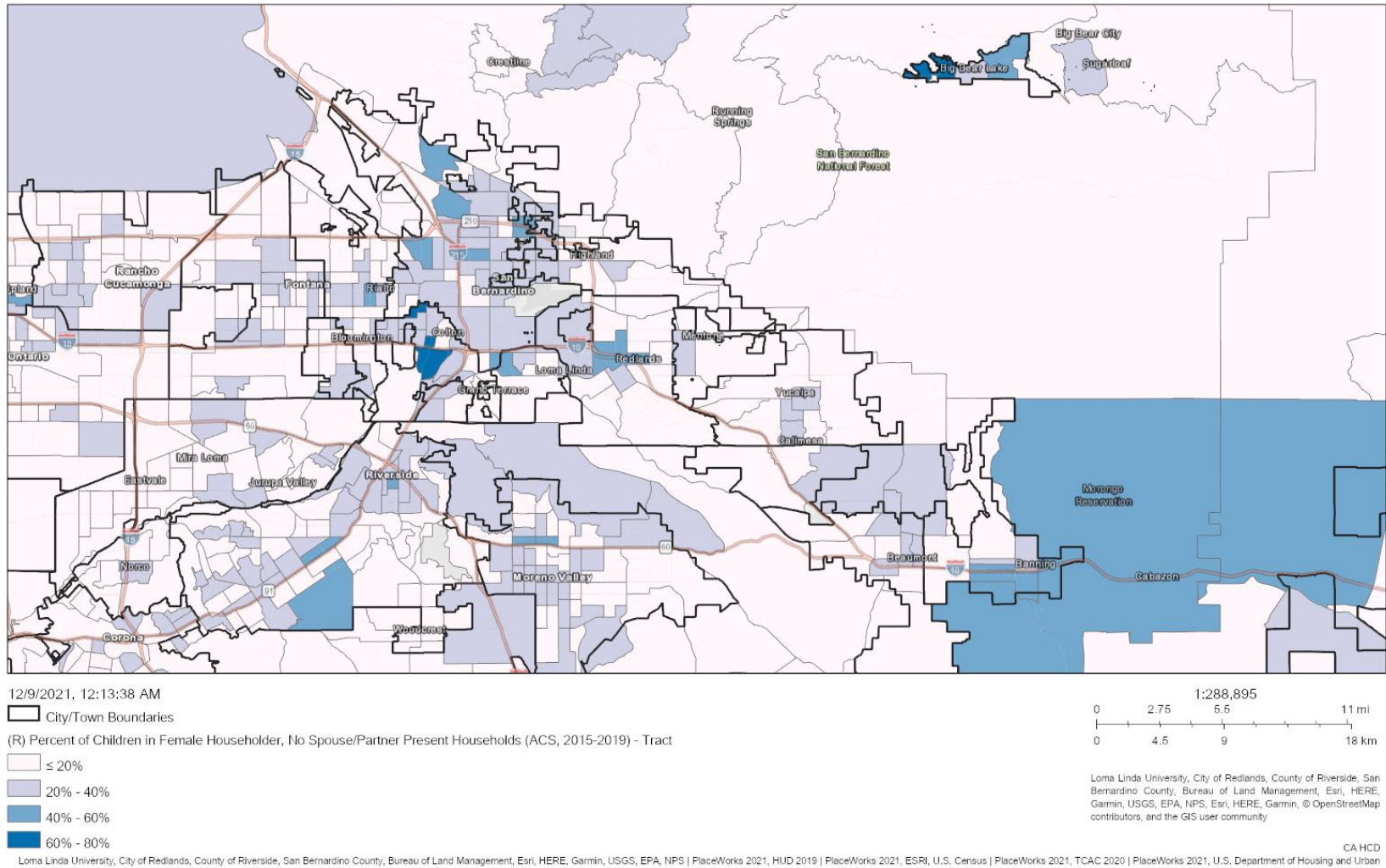
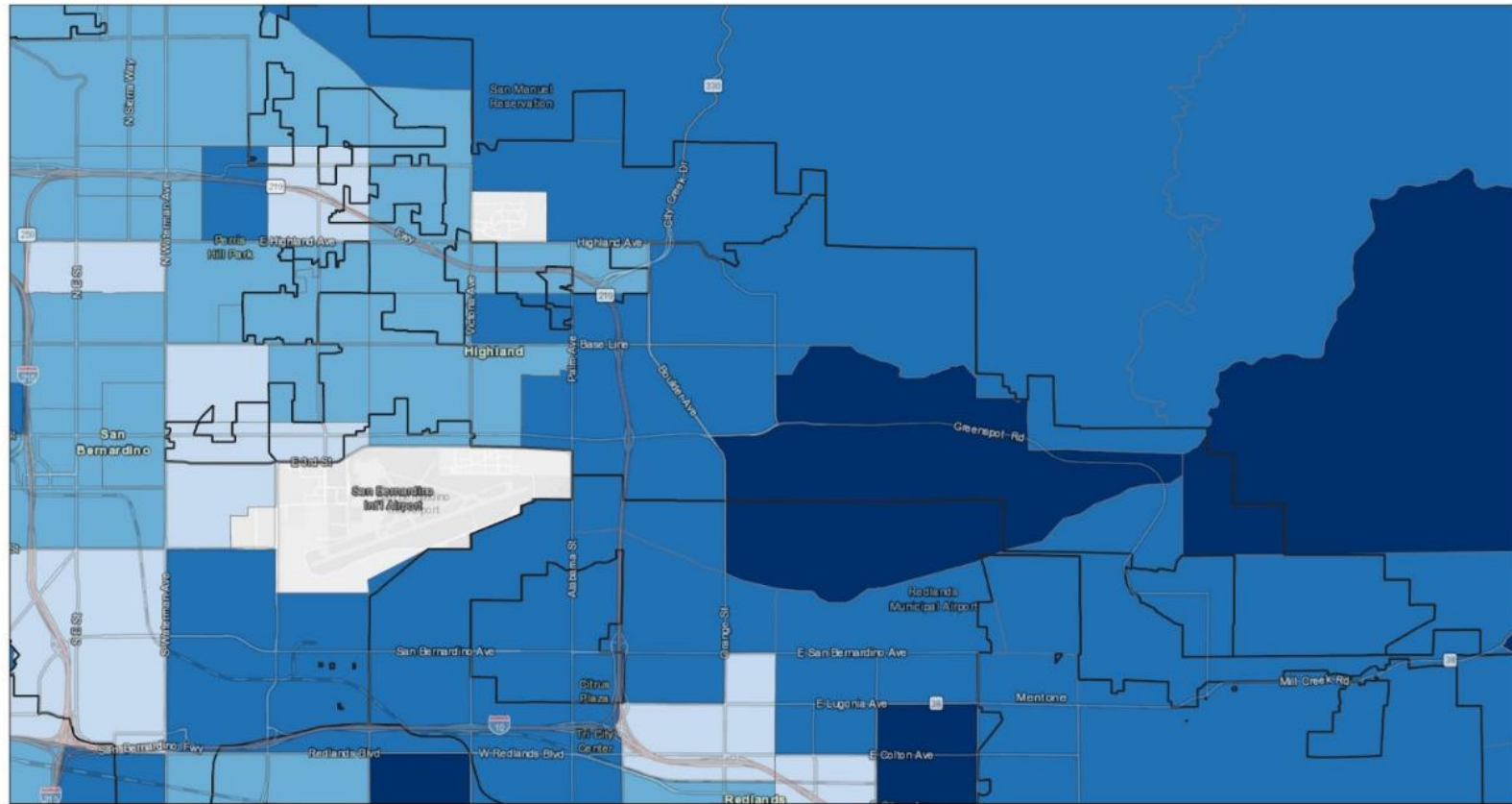


Figure 6B. Children in Single-Mother Headed Households in the Region¹⁸

¹⁸ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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City/Town Boundaries

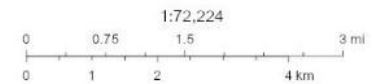
(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

20% - 40%

40% - 60%

60% - 80%

> 80%

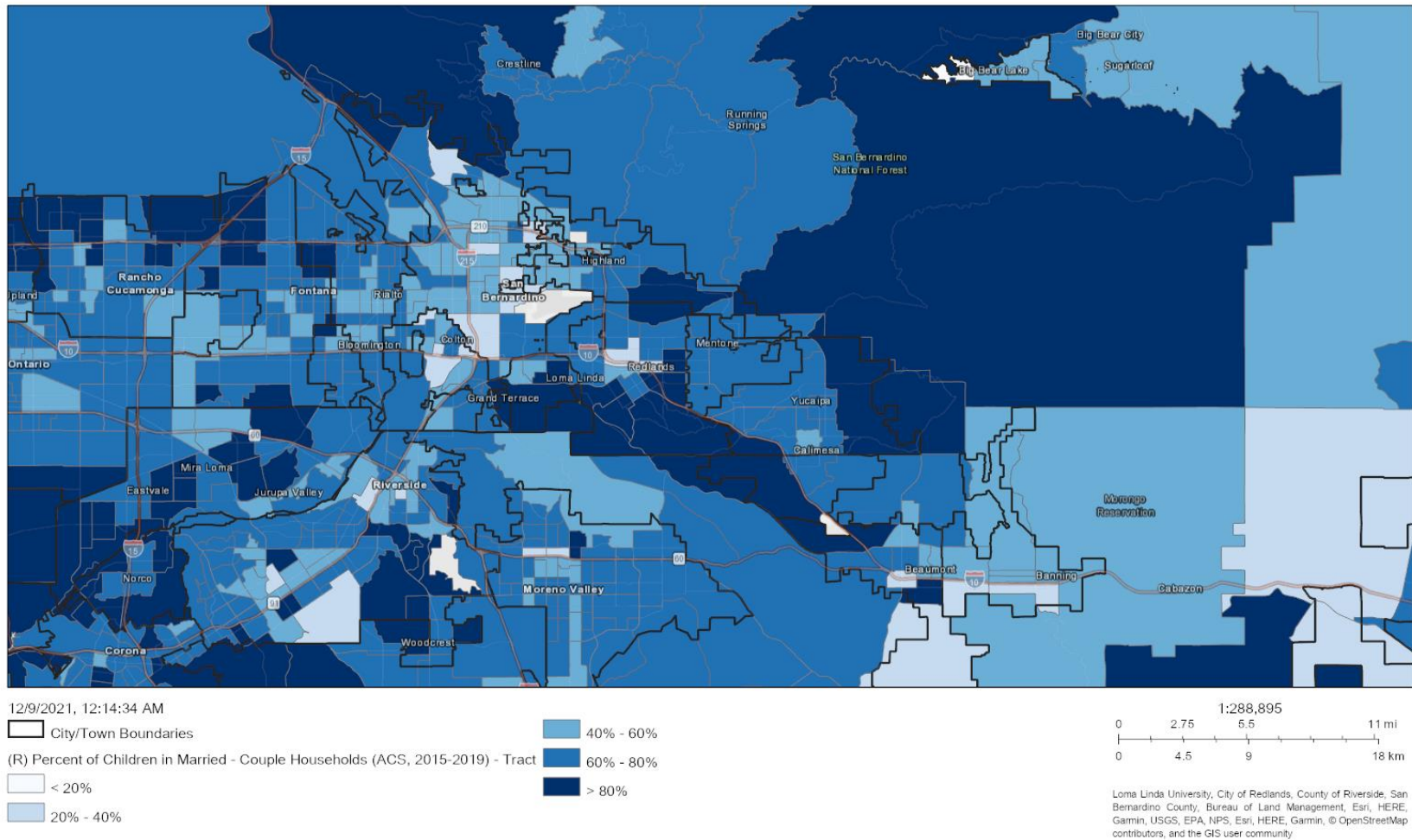


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Figure 7A. Children in Married Couple Households¹⁹

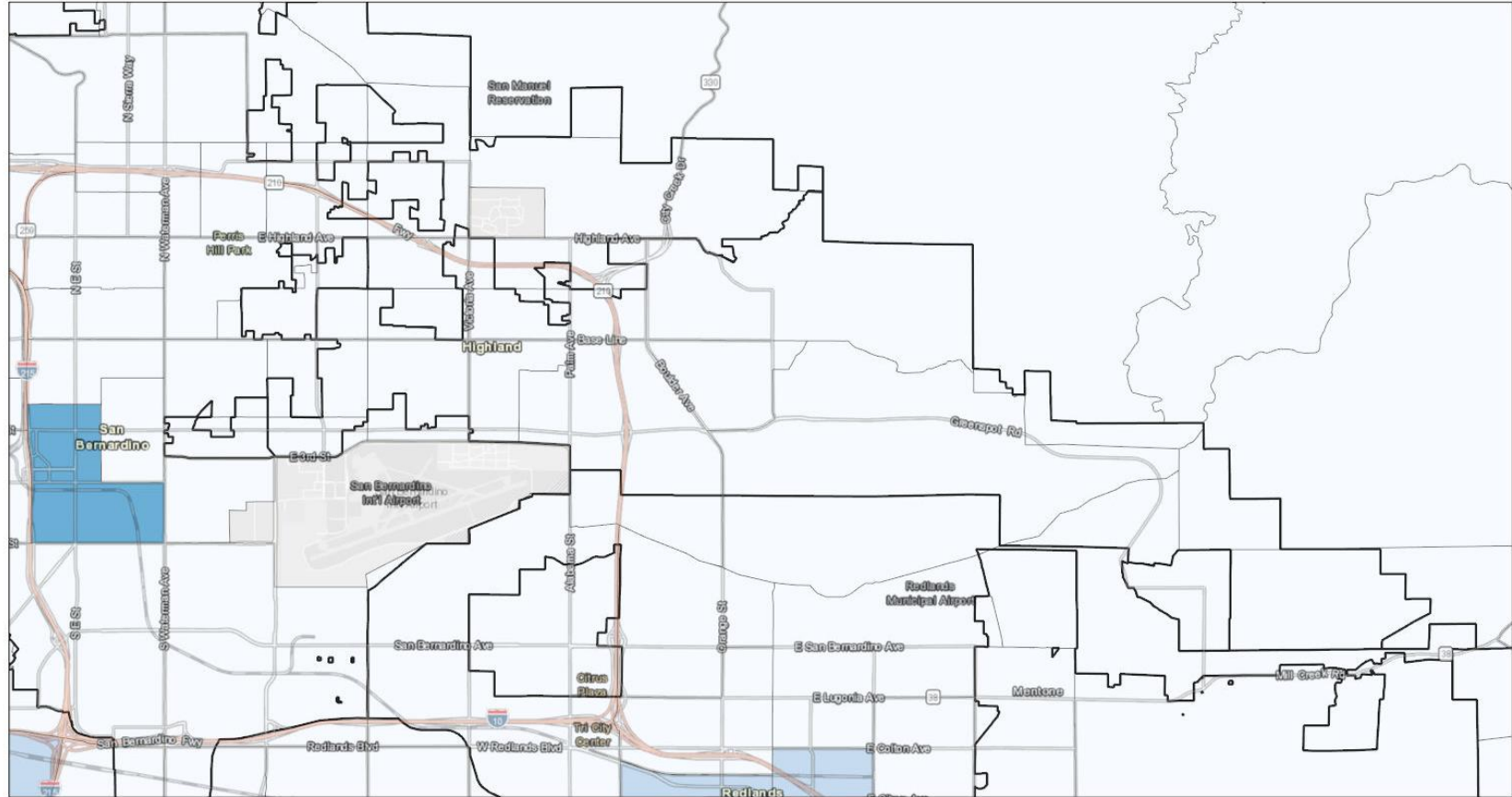
¹⁹ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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Figure 7B. Children in Married Couple Households in the Region²⁰

²⁰ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

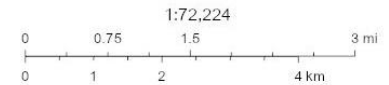


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City/Town Boundaries

(R) Percent of Population 18 Years and Over in Households Living Alone (ACS, 2015-2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%



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Figure 8A. Adults Living Alone²¹

²¹ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

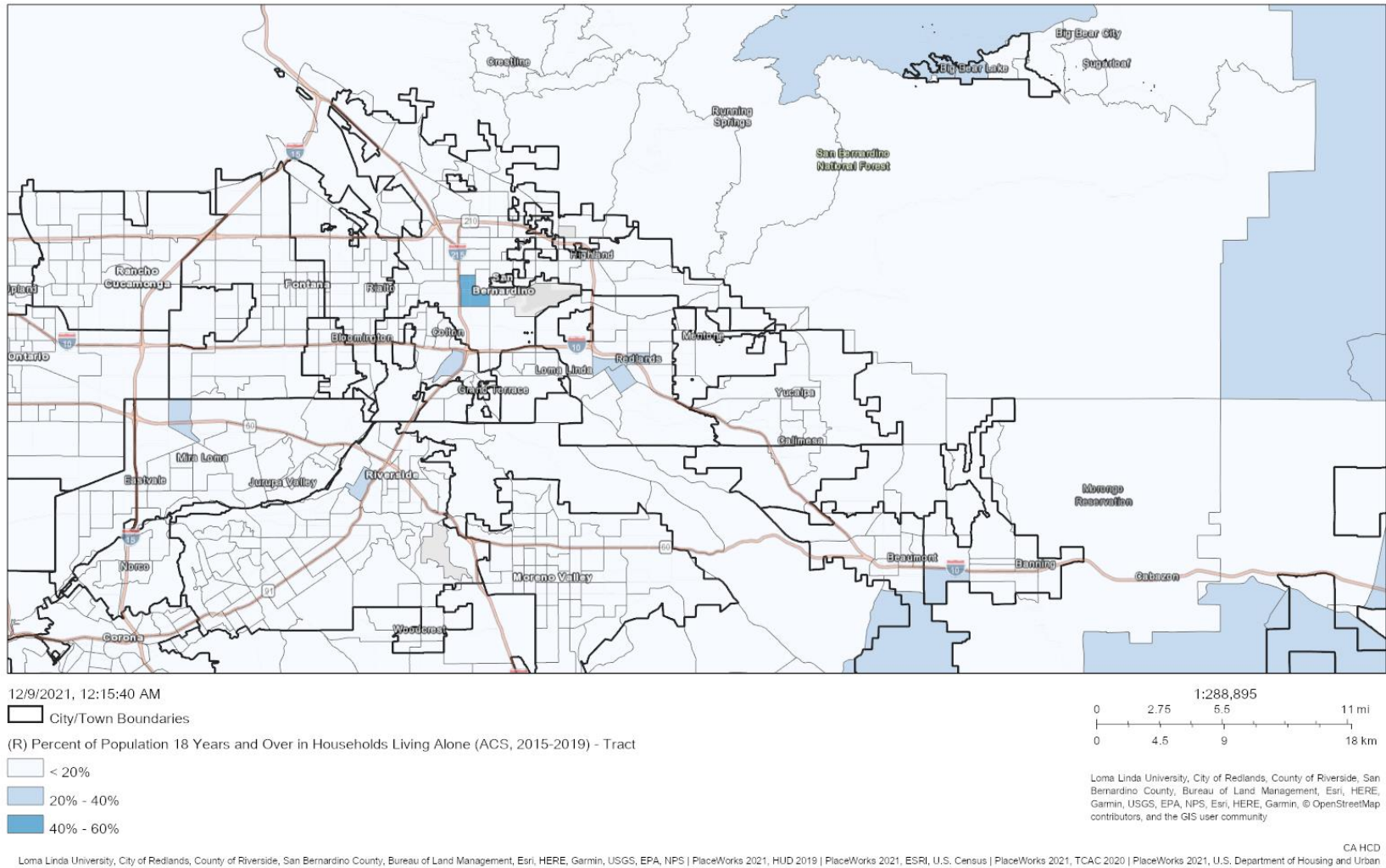
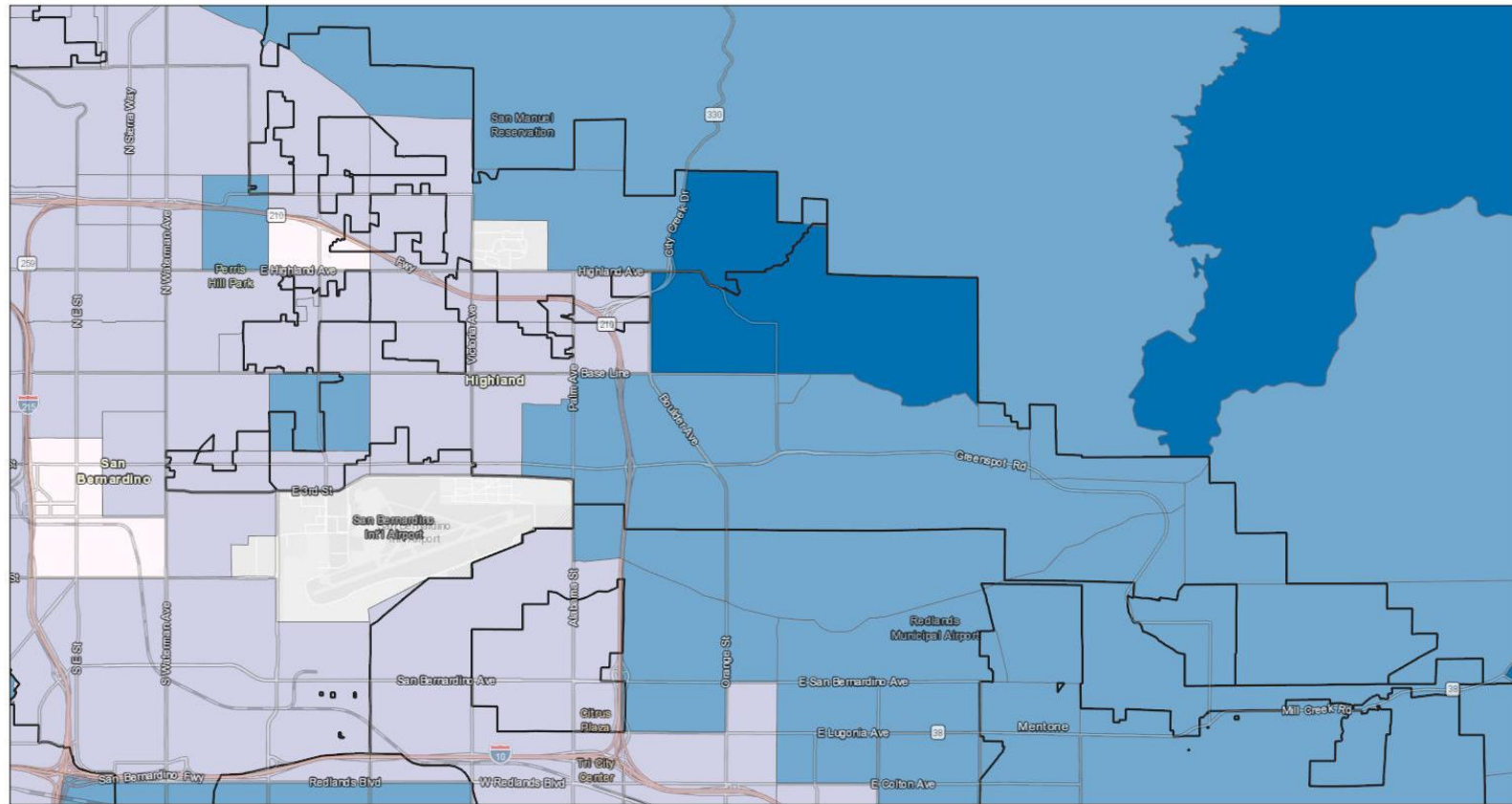


Figure 8B. Adults Living Alone in the Region²²

²² HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

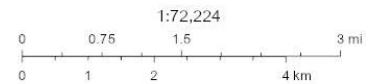


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City/Town Boundaries

(R) Percent of Population 18 Years and Over in Households Living with Spouse (ACS, 2015-2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%



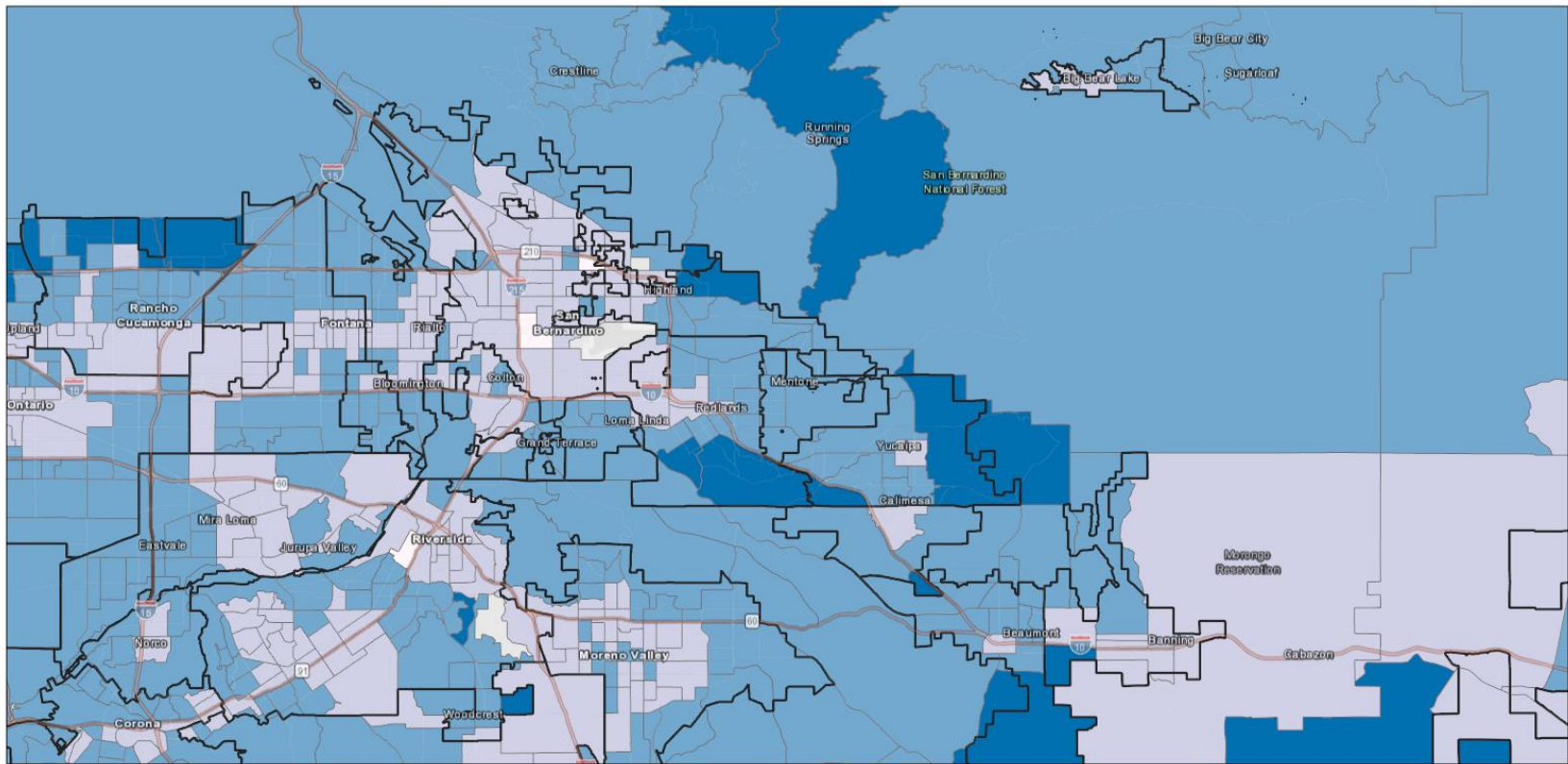
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Figure 9A. Adults Living with a Spouse²³

²³ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



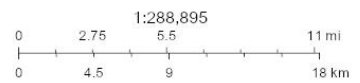
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City/Town Boundaries

(R) Percent of Population 18 Years and Over in Households Living with Spouse (ACS, 2015-2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%

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Figure 9B. Adults Living with a Spouse in the Region²⁴

²⁴ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

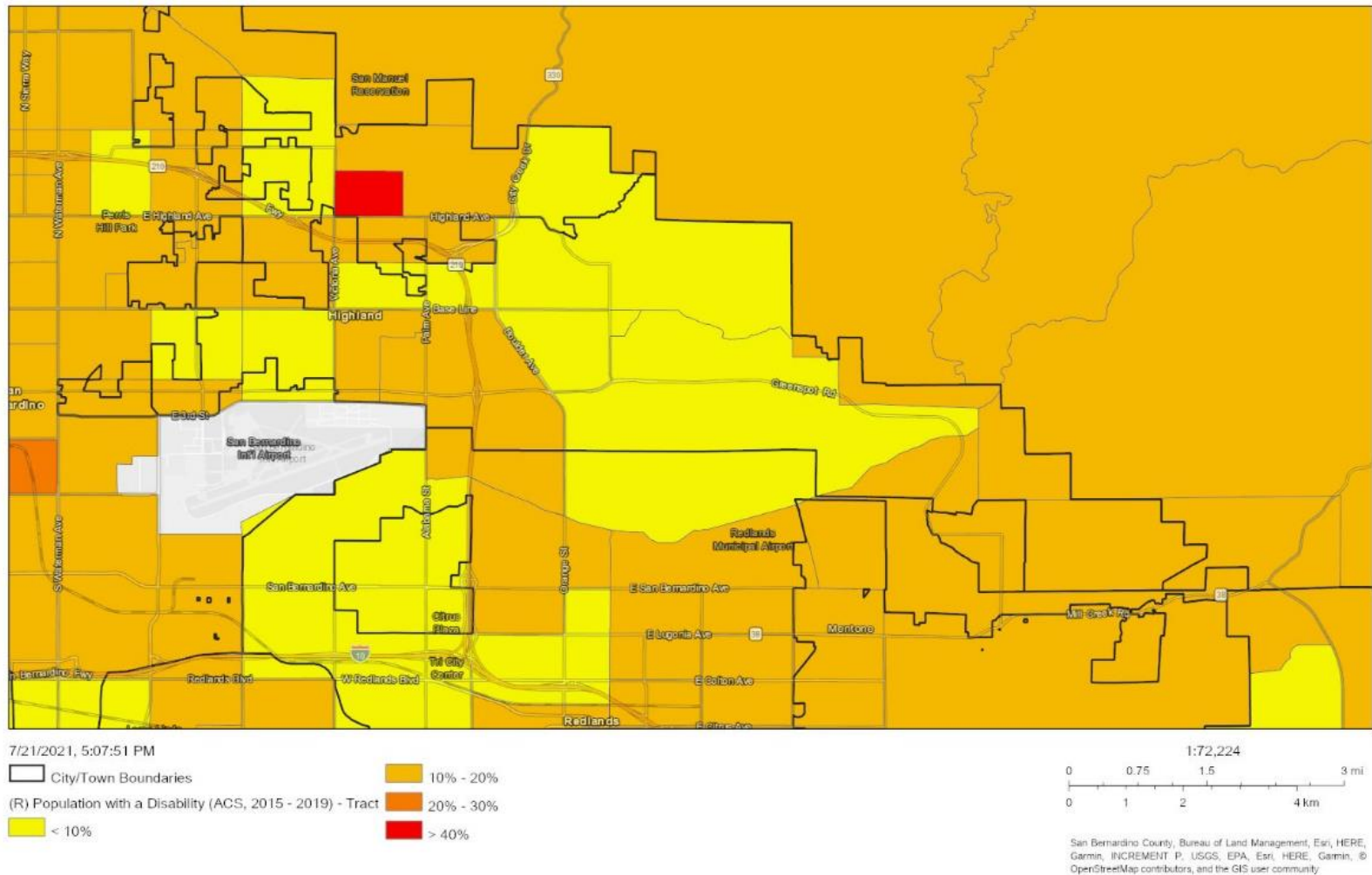
4.2.6. Persons with Disabilities

Fair housing choice for persons with disabilities can be compromised based on the nature of a person's disability. Persons with physical disabilities may face discrimination in the housing market because of the need for wheelchairs, home modifications to improve accessibility, or other forms of physical assistance. A major barrier to housing for people with mental disabilities is opposition based on the stigma of mental disability. Landlords or property owners might refuse to rent to tenants with a history of mental illness. Further, neighbors may object when a house becomes a group home for persons with mental disabilities.

According to population disability data available through ACS 2014–2019, 6.5 percent of the population in the City under 65 years of age have some type of disability. In general, many persons with disabilities have lower incomes since the disability often affects their ability to choose from a range of employment opportunities. The cost of housing may also be greater for persons with disabilities as there are additional costs when retrofitting for ADA improvements which can have a significant impact on a person's income, especially lower-income groups. Thus, persons with disabilities often have a greater need for affordable housing, as well as supportive services. Persons with disabilities are relatively evenly spread throughout the City, with higher concentrations falling within tracts outside of the central core, as seen in **Figure 10A**, Population with a Disability. Similarly, **Figure 10B**, Population with a Disability in the Region, shows that persons with disabilities is evenly spread throughout the region as well.

4.2.7. Neighborhood Segregation

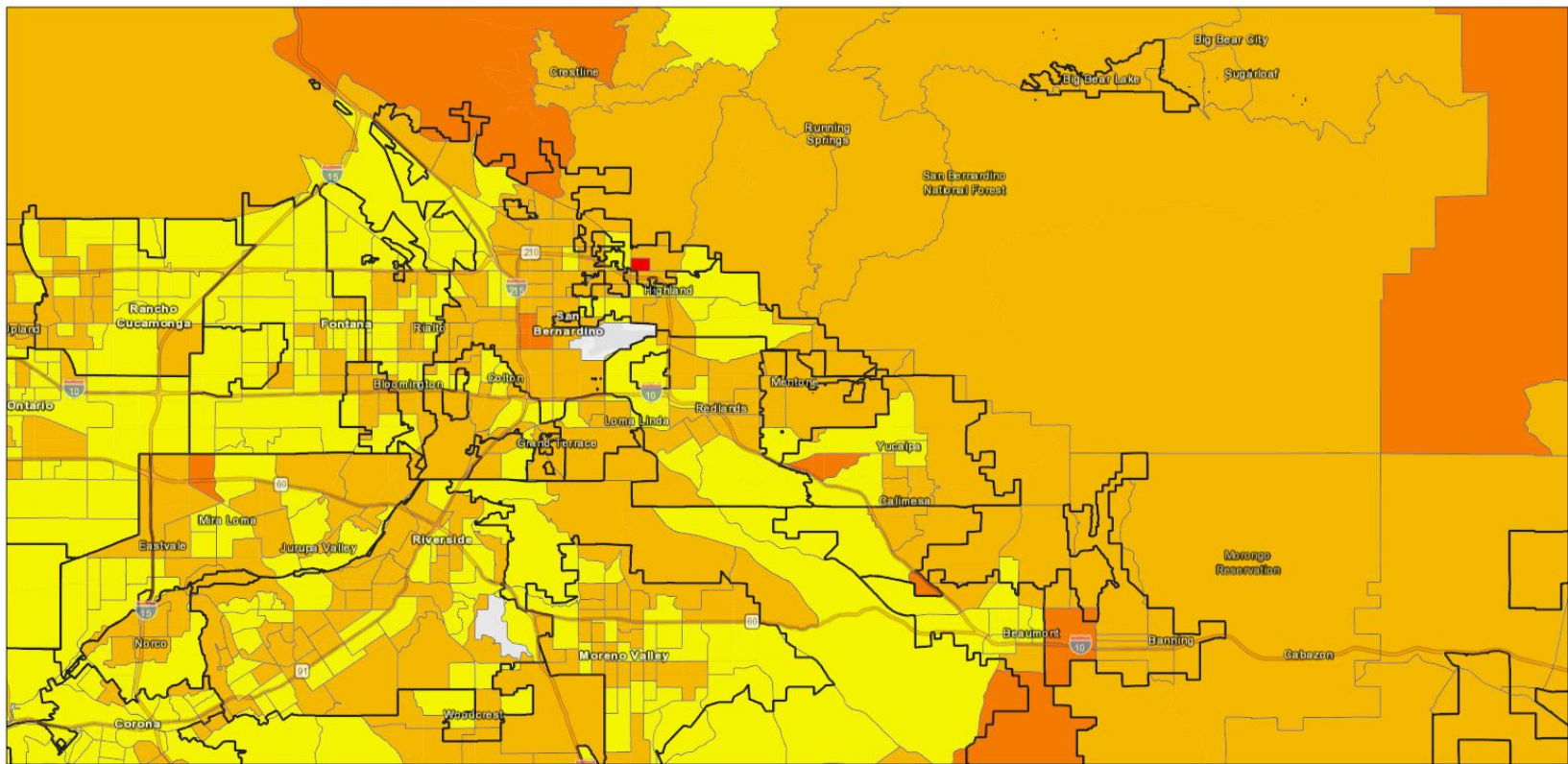
As previously mentioned, residents in highly segregated neighborhoods often experience poorer life outcomes. The typologies in **Figure 11A**, Neighborhood Segregation, identify which race/ethnicity populations have more than 10 percent representation within the given tract. **Figure 11A** demonstrates a relatively diverse mix of ethnic/racial groups within a given tract. The City is primarily "Latinx-White" in the east and "3 Group Mix" in the west. Both figures identify a concentration of non-White groups in the western portion of the City. The more diverse areas are also associated with a higher concentration of renters and poverty status. **Figure 11B**, Neighborhood Segregation in the Region, illustrates that much of the Inland Empire have tracts that are either predominantly Latinx-White or 3-4 Group Mix. As with eastern Highland, much of the eastern region is primarily Latinx-White. Highland is one of the few cities in the region with a tract that is primarily Black-Latinx, along with Moreno Valley, Rialto, and San Bernardino.



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Figure 10A. Population with a Disability²⁵

²⁵ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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City/Town Boundaries	10% - 20%
(R) Population with a Disability (ACS, 2015 - 2019) - Tract	20% - 30%
< 10%	> 40%

1:288,895

0 2.75 5.5 11 mi
0 4.5 9 18 km

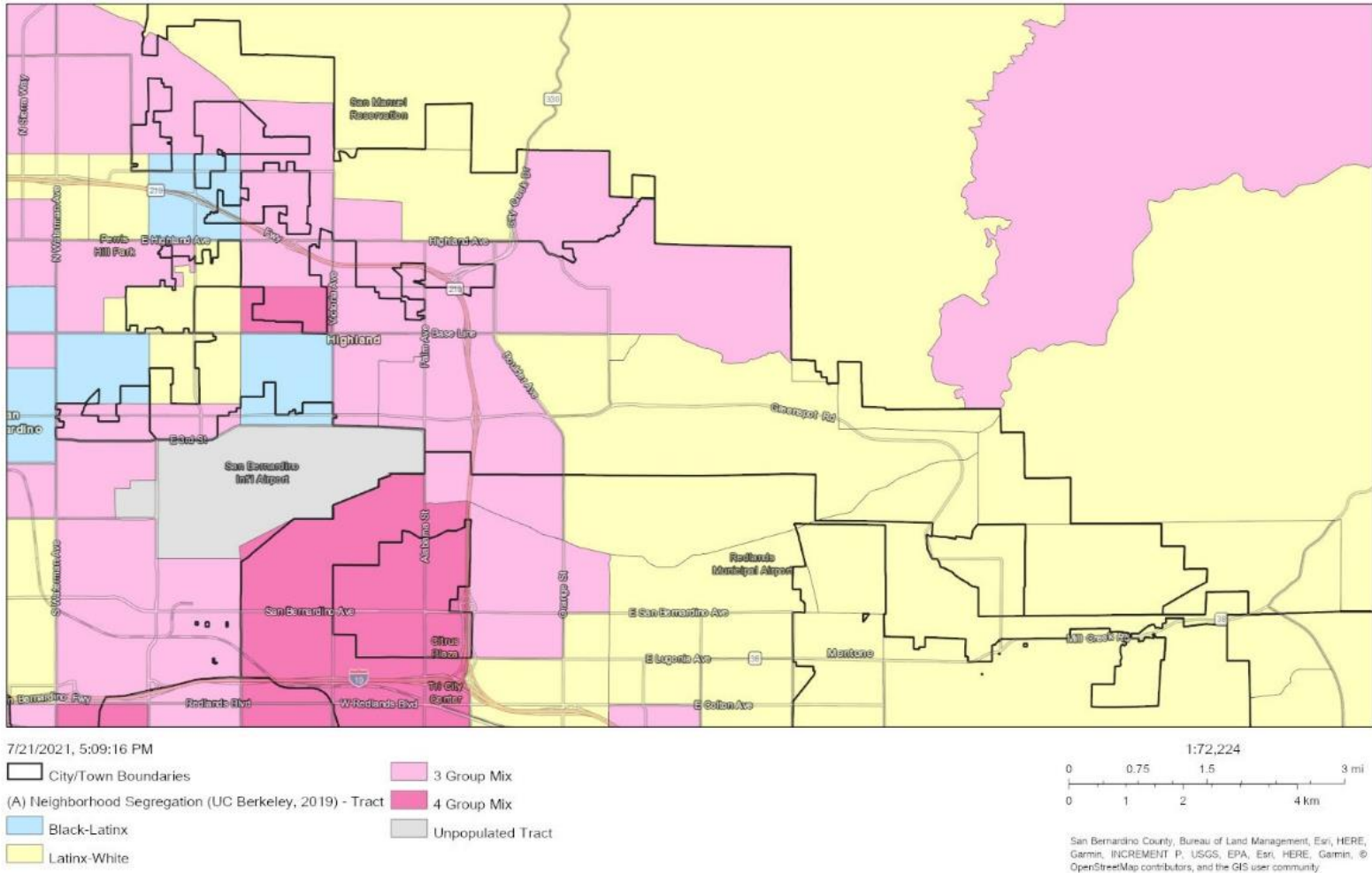
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Figure 10B. Population with a Disability in the Region²⁶

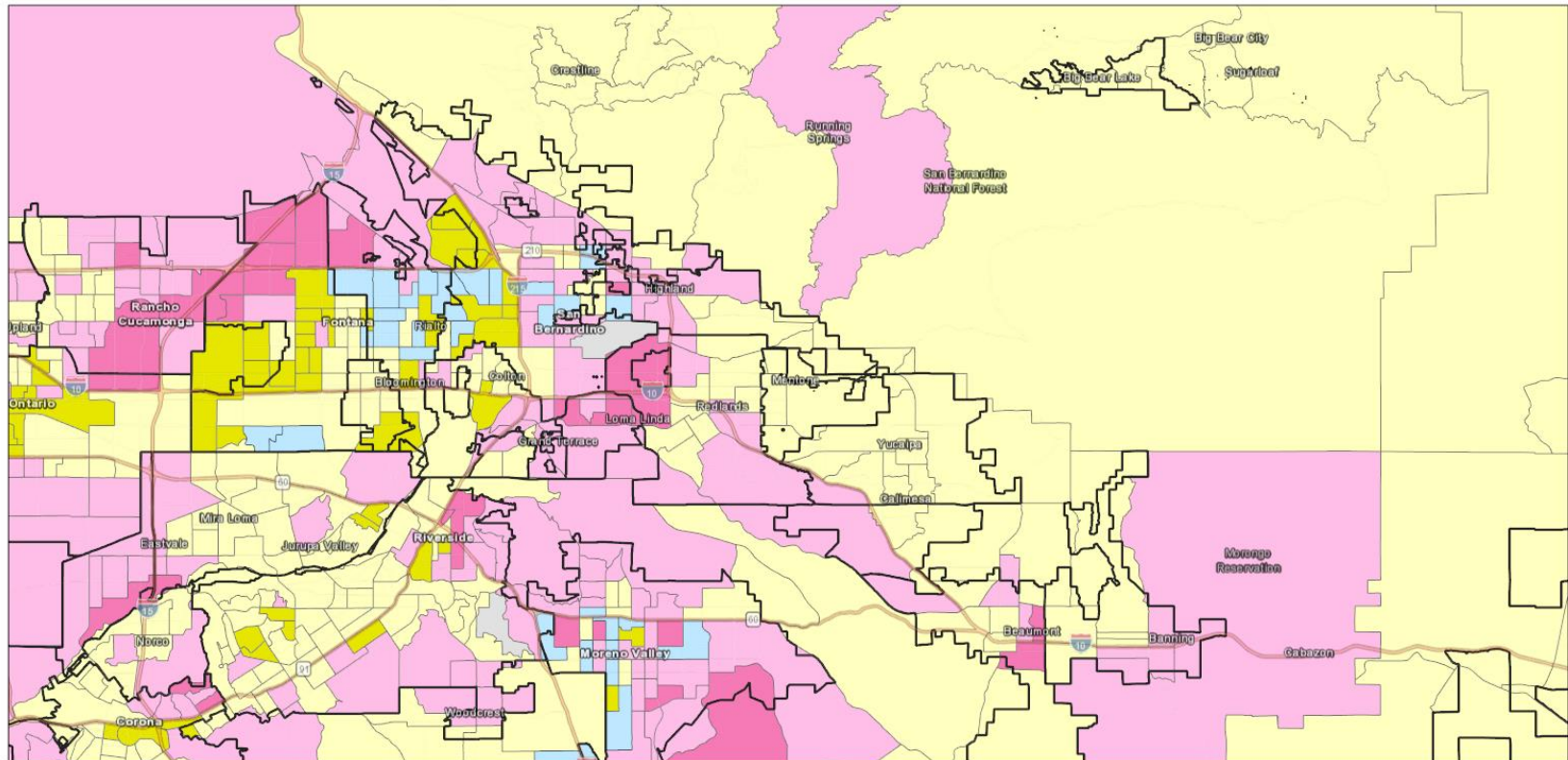
²⁶ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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Figure 11A. Neighborhood Segregation²⁷

²⁷ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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City/Town Boundaries

(A) Neighborhood Segregation (UC Berkeley, 2019) - Tract

Black-Latinx

Latinx-White

Mostly Latinx

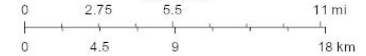
Mostly White

3 Group Mix

4 Group Mix

Unpopulated Tract

1:288,895



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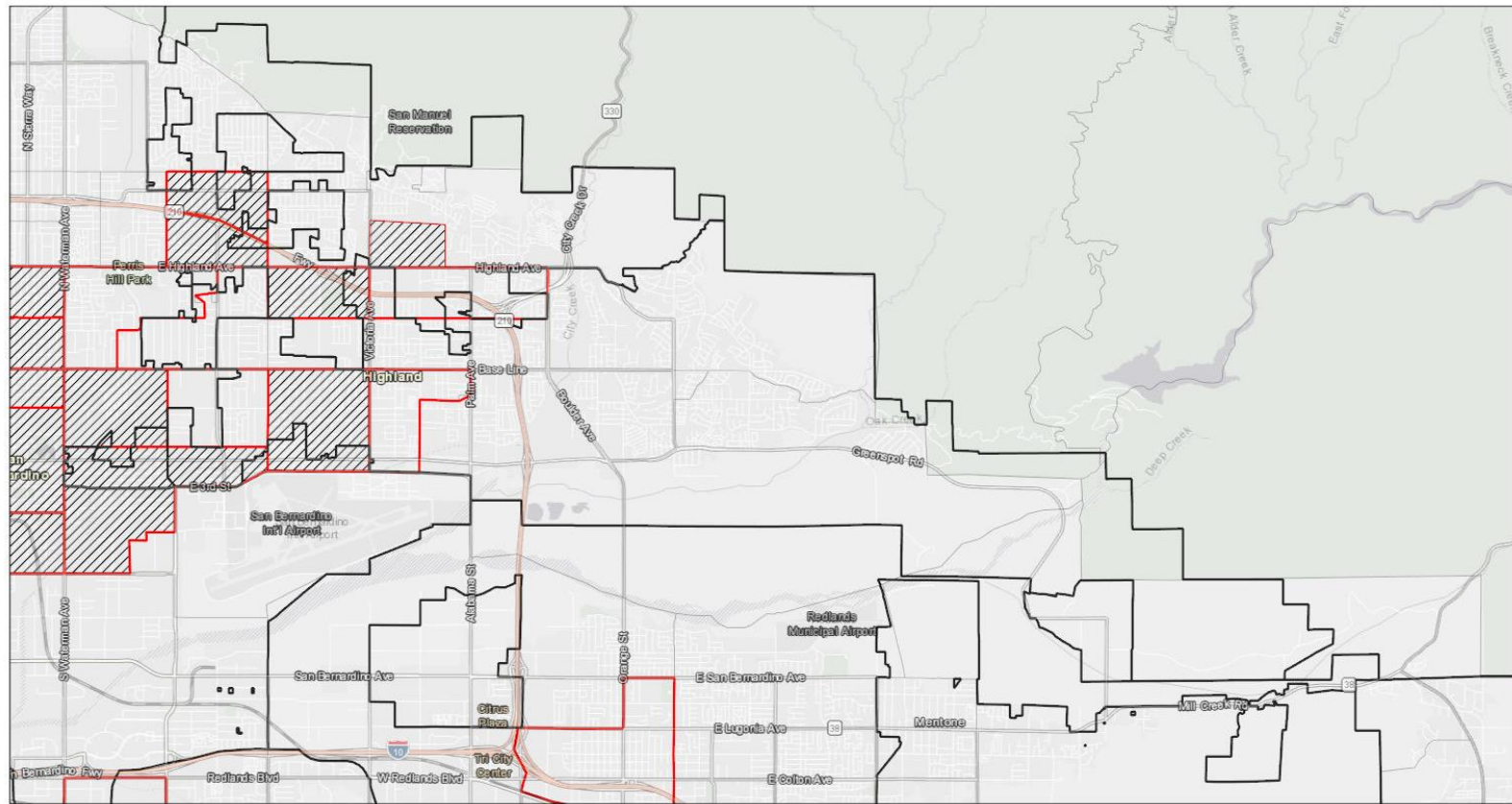
Figure 11B. Neighborhood Segregation in the Region²⁸

²⁸ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

4.3. Racially and Ethnically Concentrated Areas of Poverty

Racially or ethnically concentrated areas of poverty (R/ECAPs) are neighborhoods with concentrations of both poverty and singular races or ethnicities. These are generally Census tracts with a majority of non-White residents and a poverty rate of 40 percent and higher in the City, or three times the average tract poverty rate for San Bernardino County. In addition to highlighting historic discrimination, R/ECAPs also have lower economic opportunity in the present day. **Figure 12A**, R/ECAP and Segregation and Poverty, shows the three Census tracts considered R/ECAPs in the City are concentrated in areas near the City of San Bernardino to the west. The farthest west R/ECAP tract is Census Tract 65, the middle R/ECAP tract is Census Tract 74.07, and the upper R/ECAP tract is Census Tract 76.01. These are also near areas of high segregation and poverty identified by the California Tax Credit Allocation Committee (TCAC). This is consistent with the concentration of R/ECAP parcels in the City that are near the City of San Bernardino. R/ECAPs are uncommon throughout the region, as shown in **Figure 12B**, R/ECAP and Segregation and Poverty in the Region, and are mainly found in the cities of Ontario, Riverside, and San Bernardino.

These R/ECAPs contain approximately 17.4 percent of the City's population, which amounts to about 9,500 people. Two of the three R/ECAPs are primarily residential areas, while the farthest west of the three is more of a mix between commercial and residential. According to 2019 U.S. Census data, each of the three R/ECAPs contain more than 10 percent above the rate of the Hispanic population for the overall City. Additionally, the central R/ECAP tract has more than double the proportion of African American/Black residents than the City overall. All three R/ECAP tracts have significantly higher levels of poverty than the City's total, with the farthest west R/ECAP having the highest poverty rate at 48.7 percent of the population. The west and middle R/ECAPs have nearly three times as many renters as homeowners, and the northernmost R/ECAP is consists of approximately half renters and half homeowners.



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- City/Town Boundaries
- (R) TCAC Area of High Segregation and Poverty (2021) - Tract
- (R) Racially or Ethnically Concentrated Areas of Poverty "R/ECAP'S" (HUD, 2009 - 2013) - Tract
- 0 - Not a R/ECAP
- 1 - R/ECAP



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Figure 12A. R/ECAP and Segregation and Poverty²⁹

²⁹ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

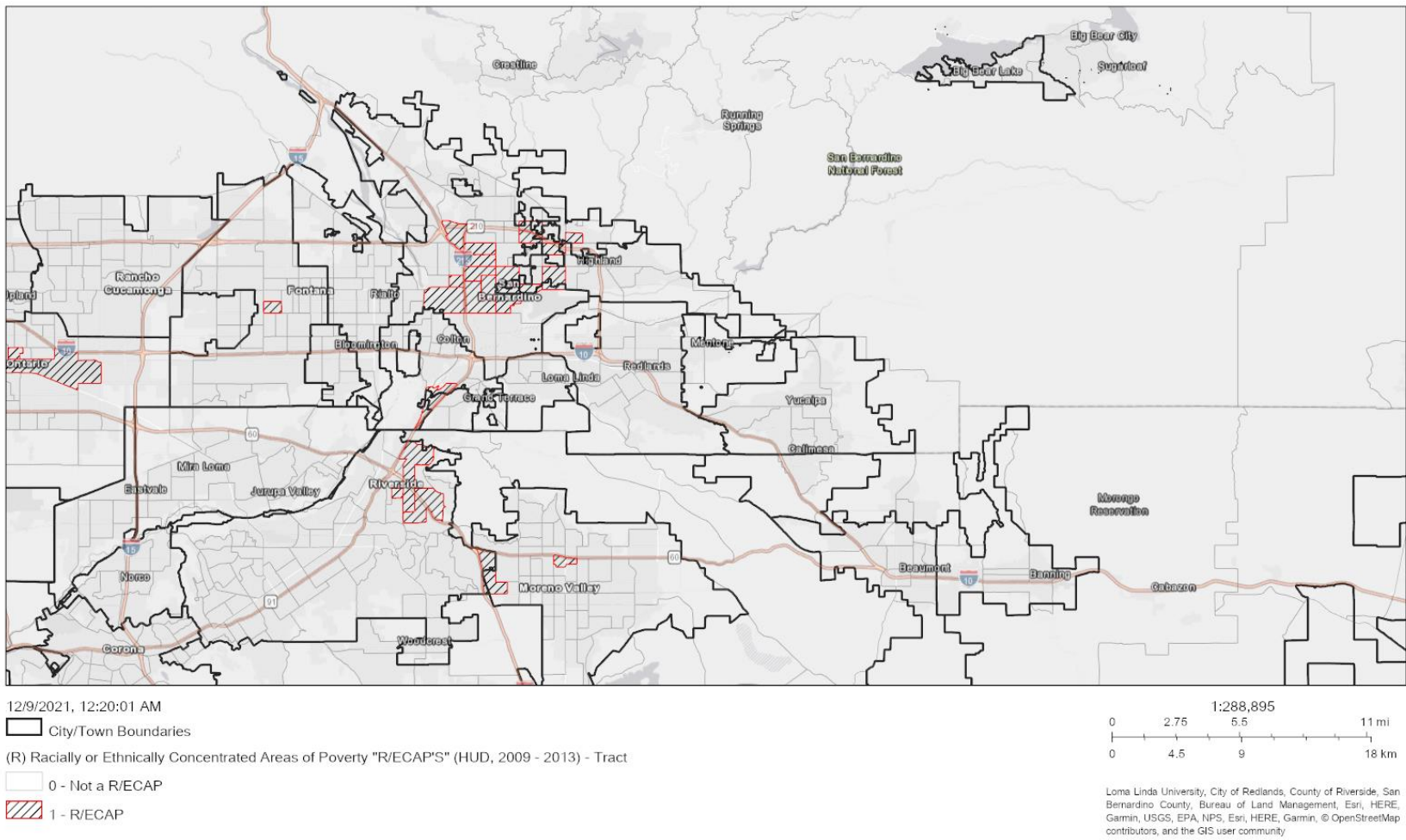


Figure 12B. R/ECAP and Segregation and Poverty in the Region³⁰

³⁰ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

4.3.1. Racial Concentrations in Areas of Affluence

In addition to an analysis of R/ECAPs, this Affirmatively Furthering Fair Housing analysis considers racially concentrated areas of affluence (RCAA). Scholars at the University of Minnesota Humphrey School of Public Affairs have created the RCAA metric to tell the story of segregation in the United States more fully. Based on their research, RCAAs are defined as Census tracts where:

- 80 percent or more of the population is White, and
- the median household income is \$125,000 or greater (slightly more than double the national the median household income in 2016).

While this is a useful measure nationwide, the California Department of Housing and Community Development (HCD) has adjusted the RCAA methodology to better reflect California’s relative diversity. HCD’s RCAA data is not yet available, but **Figures 1A** and **3A**, above, provide a preliminary analysis that displays the areas where the White population exceeds 50 percent of the population and where the median household income is \$125,000 or greater. The tracts with the highest proportion of the White population are Census Tracts 060710111.01 and 060710115.00, which overlap within Highland but are primarily located outside of the City’s boundary. The block groups where the median income exceeds \$125,000 are Block Group 2, Tract 79.01 and Block Group 3, Tract 79.04.

4.4. Patterns Over Time

Historically in the United States, housing discrimination (both explicit and covert) has occurred through land use policy and zoning, mortgage lending practices, landlord or property owner decisions on rental applications, and patterns of public and private investment and disinvestment. These trends have resulted in residential segregation based on race, ethnicity, income, disability, and other characteristics, and has limited housing choices and access to opportunities for many Americans, especially for communities of color.

Significant historical events in the City that influenced early land use patterns include the forced relocation of the San Manuel Band of Mission Indians to a reservation in 1891, followed by settlements along Base Line and Palm Avenue then Palm Avenue and Pacific Street during westward expansion. The growth of the citrus industry in the early and mid-1900s gave rise to large farms and packing houses throughout the City.

In 1942, Norton Air Force Base began operation, and the surrounding Highland neighborhoods experienced significant development of small and mid-sized tract homes with corresponding commercial development along Base Line and other east/west corridors.

In the 1980s, developer Mobile Oil purchased approximately 1,800 acres in the eastern portion of the City and received approval from the County of San Bernardino to construct a new community with multiple housing types, common areas, and amenities. The establishment of this “new community” is the defining event that led to the perceived split in the City between east/west, new/old, and more/less affluent. The construction of the 210 Foothill Freeway exacerbated this perception, along with the division of school districts along similar boundaries.

The City was incorporated in 1987 and derived its early land-use policy from the County of San Bernardino. In 1991, the City formed a Redevelopment Agency that identified a target area of lower-income

neighborhoods, vacant and underutilized land, and areas in need of basic infrastructure. The Redevelopment Agency adopted goals and policies to “increase, improve and preserve the quality of low/moderate income housing throughout the project areas and the City.” Housing needs goals included securing long-term affordability covenants, creating rehabilitation programs for rental units and single-family homes, providing a down payment assistance program, working with the County of San Bernardino Department of Housing, identifying funding programs and housing needs, and identifying inclusionary and replacement housing. The Redevelopment Agency was successful in many of its endeavors, including the construction of 184 low-income apartment units, rehabilitation of several hundred single-family homes, a new 17-acre park, a community center, a library, a police station, and miles of infrastructure almost wholly on the west side of the City. The Redevelopment Agency was dissolved by the State of California in 2012.

During the 4th and 5th Cycle Housing Elements, the City rezoned numerous properties to permit medium- and high-density housing by right, and rezoned properties mid-block along Base Line from commercial to residential. Properties in the vicinity of Interstate 210, with excellent access to bus lines, were rezoned Mixed Use to allow a variety of housing types in conjunction with a new pharmacy, grocery store, retail, and restaurant. The City has engaged several affordable housing developers to construct a lower-income senior housing project on Housing Authority property on Central Avenue, south of Base Line.

Public participation is of the utmost importance as the City continues to modify and improve its housing policy. The City follows all public noticing policies, has a newly updated website, social media accounts on several platforms, and easily accessible staff. Public outreach has occurred at the City’s Community Center, Library, City Hall, Chamber of Commerce events, and remotely via computer applications.

4.4.1. Mortgage Loan Access

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home. Lending policies and requirements related to credit history, current credit rating, employment history, and the general character of applicants permit lenders to use a great deal of discretion, and in the process, deny loans even though the prospective borrower would have been an acceptable risk. Despite the illegality of discriminatory practices in the housing credit system, patterns of inequality still exist.

Discriminatory practices in home mortgage lending have evolved in the past five to six decades. In the 1940s and 1950s, racial discrimination in mortgage lending was easy to spot. From government-sponsored racial covenants to the redlining practices of private mortgage lenders and financial institutions, ethnic minorities were denied access to home mortgages in ways that severely limited their ability to purchase a home. During the recent rise of the subprime loan market,³¹ discriminatory lending practices became more subtle. By employing high-pressure sales practices and deceptive tactics, some mortgage brokers pushed minority borrowers into high-cost subprime mortgages that were not well-suited to their needs and led to financial problems.

Conventional and Government-Backed Financing

According to the Federal Financial Institutions Examination Council (FFIEC) data for 2016, approximately 48,209 households (for a total of \$13,388,132) applied for conventional loans in the Metropolitan

³¹ TD Bank Corp. 2007. *A Primer on the U.S. Sub-Prime Market*. April 30, 2007. The subprime mortgage market ballooned in 2005 and 2006 to 20 percent–25 percent of all new mortgages, capturing more than twice the market share seen over the prior 10 years.

Statistical Area of (MSA) of Riverside–San Bernardino–Ontario, California. Among all applications received that year, 25,573 loans were originated and 3,469 were denied. The population of White persons participated at the highest level, submitting 27,278 conventional loan applications. The Hispanic population, the second highest participants, provided the market with 12,921 loan applications. Even though the Hispanic population make up 50 percent of the total population within the MSA, they only accounted for 27 percent of all loan applications submitted. The African American population submitted just 296 applications in 2016, which was the lowest participation rate amongst the four largest populations. There was no significant variance in rate of denial amongst racial/ethnic groups.

According to the FFIEC data, approximately 35,874 households (for a total of \$9,823,136,000) applied for government-backed loans in the MSA of Riverside–San Bernardino–Ontario, California. Among all applications received in 2016, the number of loans originated was 25,573, and the number of percentage of applications denied was approximately 10 percent. When broken down by race and ethnicity, participation in the market varied. The population of White persons once again had the highest participation levels, similar to conventional loans, submitting 27,278 government-backed loan applications, amounting to \$7,251,363,000. The population of African American persons were the lowest participants in government-backed loans, with only 296 applications submitted in 2016, for a total amounting to \$80,132,000. With all racial/ethnic groups denial rates being within 4 percent of each other as well as the MSA area as a whole, there was no significant variance in rate of denial.

Subprime Lending

According to the Federal Reserve, prime mortgages are offered to persons with excellent credit and employment history, and income adequate to support the loan amount. Subprime loans are loans to borrowers who have less-than-perfect credit history, poor employment history, or other factors, such as limited income. Subprime lenders generally have interest rates that are higher than those in the prime market and often lack the regulatory oversight required for prime lenders because they are not owned by regulated financial institutions. Although subprime lending cannot in and of itself be equated with predatory lending, studies have shown a high incidence of predatory lending in the subprime market. The FFIEC data does not provide information on which loans were subprime loans. As such, analysis on this topic is difficult. It will be important to monitor lending institutions with high loan approval rates in the City, should any be discovered.

4.4.2. Demographic Trends

Patterns developed over time in the City are apparent in the demographic, household, and housing characteristics. Between 2000 and 2019 the median age of the population has increased by 4.5 percent, the proportion of the Hispanic population increased by 16 percent. Overpayment of homeowners declined in nearly all tracts across the city between the 2010-2014 period and the 2015-2019 period and overpayment by renters saw similar declines in many tracts across the City during the same period. The Needs Assessment, provided in **Appendix B, Community Profile**, provides additional data and analysis of the demographic patterns within the City. The effects of the previously discussed historical patterns over time can be seen through the current demographic makeup of the City.

4.5. Disparities in Access to Opportunity

Neighborhoods with high access to opportunity are places that result in strong economic, environmental, health, and educational outcomes for residents. Lower-income households and racially segregated communities are more highly concentrated in distressed and disadvantaged areas with low access to opportunity where residents are disproportionately exposed to crime, environmental hazards, and a lack of investment, resulting in poorer physical and mental health outcomes. Disadvantaged areas tend to have less access to quality employment opportunities, leaving lower-income households at a greater risk of remaining financially insecure.

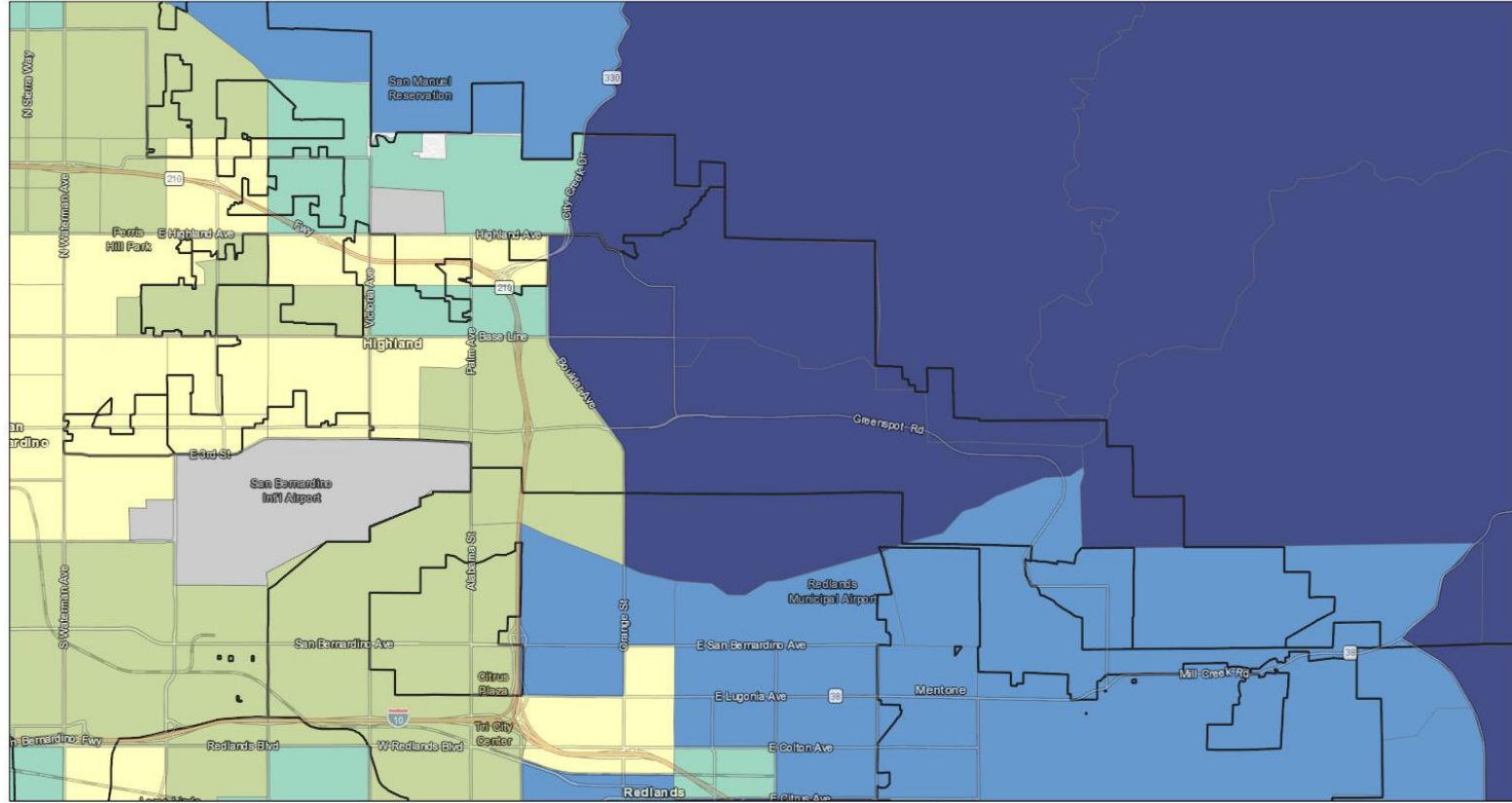
When affordable housing is located in high-opportunity/high-resource areas, this increases access to resources such as quality schools, employment, transportation, low poverty exposure, and environmentally healthy neighborhoods. Research indicates that among various economic and social factors, being in proximity to certain amenities can encourage positive critical life outcomes.³² When affordable housing is dispersed throughout new development in high-resource residential areas, as opposed to being concentrated in existing areas of poverty, research consistently shows that residents of such affordable housing developments have increased quality of life, better access to opportunity and prosperity, and higher school performance. For example, a study by the Urban Institute’s Metropolitan Housing and Communities Center found that lower-income residents who reside in mixed-income communities report an increased sense of neighborhood safety; improved employment prospects; improved job readiness and job promotions; better emotional, mental, and physical health; and significant improvements in children’s academic performance.

Federal and State agencies have shown an increased focus in promoting increased access in high-opportunity areas. This trend is evident in the States’ allocation of Low-Income Housing Credit dollars, the primary subsidy that is available for developing and preserving affordable housing. To allocate these credits, the California Housing Finance Agency (CalHFA) develops a competitive scoring system. In recent years, the scoring system has been adjusted to promote investment in affordable housing in areas with access to opportunity. Several agencies, including the Department of Housing and Urban Development and the HCD in coordination with TCAC, have developed methodologies to assess and measure geographic access to opportunity (including education, poverty, transportation, and employment) in areas throughout California. The Opportunity Map created by TCAC and HCD (using data from 2020) is used to identify areas in the region whose characteristics are shown by research to support positive economic, educational, and health outcomes for families—particularly long-term outcomes for children. Further, this section will review access to opportunity in relation to education, economic development, environment, transportation, and access to opportunities for persons with disabilities.

High-resource areas are those areas, according to research, that offer low-income children and adults the best chance at certain positive life outcomes: economic advancement, high educational attainment, and good physical and mental health. The Opportunity Map plays a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity. The 2021 TCAC/HCD Opportunity Map identifies the areas east of Boulder Avenue as high-resource areas (**Figure 13A**, Opportunity Map). To the areas west of Boulder Avenue, tracts are identified as high segregation and poverty, low resource,

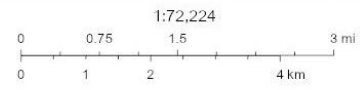
³² Freddie Mac and the National Housing Trust. 2020. Spotlight on Underserved Markets: *Opportunity Incentives in Low-Income Housing Credit Qualified Allocation Plans*.
https://www.sahfnet.org/sites/default/files/uploads/resources/opportunity_incentives_in_lihtc_qualified_allocation_plans.pdf.

and moderate resource. The high segregation and poverty area aligns with the R/ECAP zones identified in previous sections. Economic, educational, and environmental indexes show low scores in the identified R/ECAP areas. In contrast to the opportunity areas shown in the map, many of the City's resources related to commercial and governmental services, such as mental health facilities, mass transit access, parks and recreational facilities, food access, and other commercial services, are located in the eastern portions of the City. At a regional scale, **Figure 13B**, Regional Opportunity Map, illustrates a pattern of highest resources being concentrated in suburbs and foothill communities, which may explain why the City's highest resources are to the northeast part of the City.



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- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Composite Score - Tract
- Highest Resource
- High Resource
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data



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Figure 13A. Opportunity Map³³

³³ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

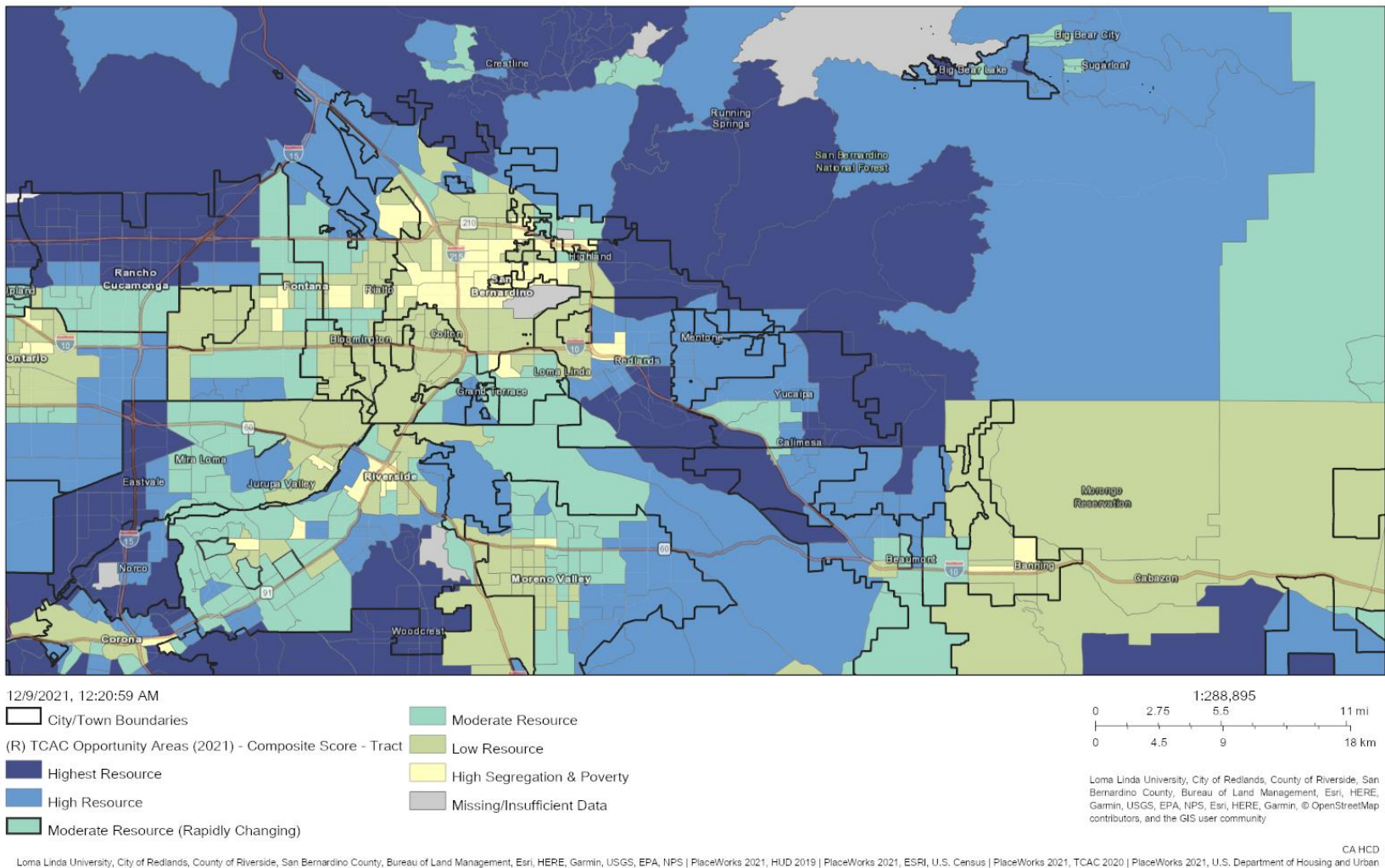


Figure 13B. Regional Opportunity Map³⁴

³⁴ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

4.5.1. Access to Education

Access to quality education is one aspect of opportunity. The City is served by the Redlands Unified School District and the San Bernardino City Unified School District.^{35 36} The boundaries for the Redlands Unified School District encompasses the eastern portion of the City until City Creek. The San Bernardino City Unified School District encompasses the western portion of the City.

Redlands Unified School District encompasses 147 square miles and serves the communities of Redlands, Loma Linda, Mentone, Forest Falls, and portions of San Bernardino and the City. The Redlands Unified School District consists of 15 elementary schools, 4 middle schools, and 4 high schools. Current enrollment in grades K–12 is 21,333 students. The ethnicity of the student population is consistent with the City’s population of various ethnic/racial backgrounds (31.6 percent White and 45 percent Hispanic). The district serves 1,965 English-language learners (9.2 percent). Thirty separate languages comprise the home languages of these students. The Redlands Unified School District reportedly ranks 8/10 in testing, ranking above the Statewide average in both math and reading proficiency, and spends \$11,364 per student each year.

The San Bernardino City Unified School District consists of 50 elementary schools, 11 middle schools, and 10 high schools. Enrollment in K–12 is 53,037 students. According to the 2019/2020 district summary, there are 20.8 percent English-language learners, and 89.4 percent of students are considered socioeconomically disadvantaged. The student population is predominately Hispanic (77.7 percent). The San Bernardino City Unified School District offers dual immersion programs at several elementary schools, spends \$12,604 annually per student, and provided 1,330 student-earned scholarship/grants in 2018/2019. The San Bernardino City Unified School District reportedly ranks 3/10 in testing and falls below the Statewide averages for both math and reading proficiency.

Table 1, California Assessment of Student Performance and Progress – Science (2018–2019), compares the standardized test scores for grades 5, 8, and high school in science by race/ethnicity for both districts.

Table 1: California Assessment of Student Performance and Progress – Science (2018–2019)

Student Group	Total Enrollment	Number Tested	Percent Tested	Percent Not Tested	Percent Met or Exceeded
<i>San Bernardino City Unified School District</i>					
All	11,725	11,405	97.27%	2.73%	19.32%
Black or African American	1,282	1,229	95.87%	4.13%	12.61%
American Indian or Alaska Native	45	44	97.78%	2.22%	13.64%
Asian	187	185	98.93%	1.07%	48.11%
Filipino	50	48	96.00%	4.00%	50.00%
Hispanic or Latino	9,180	8,947	97.46%	2.54%	18.18%

³⁵ Redlands Unified School District. n.d. Schools Boundary Map. <https://www.redlandsusd.net/Page/114>.

³⁶ San Bernardino City Unified School District. 2021. School Boundaries. <https://sbcusd.com/cms/One.aspx?portalId=59953&pageId=1341450>.

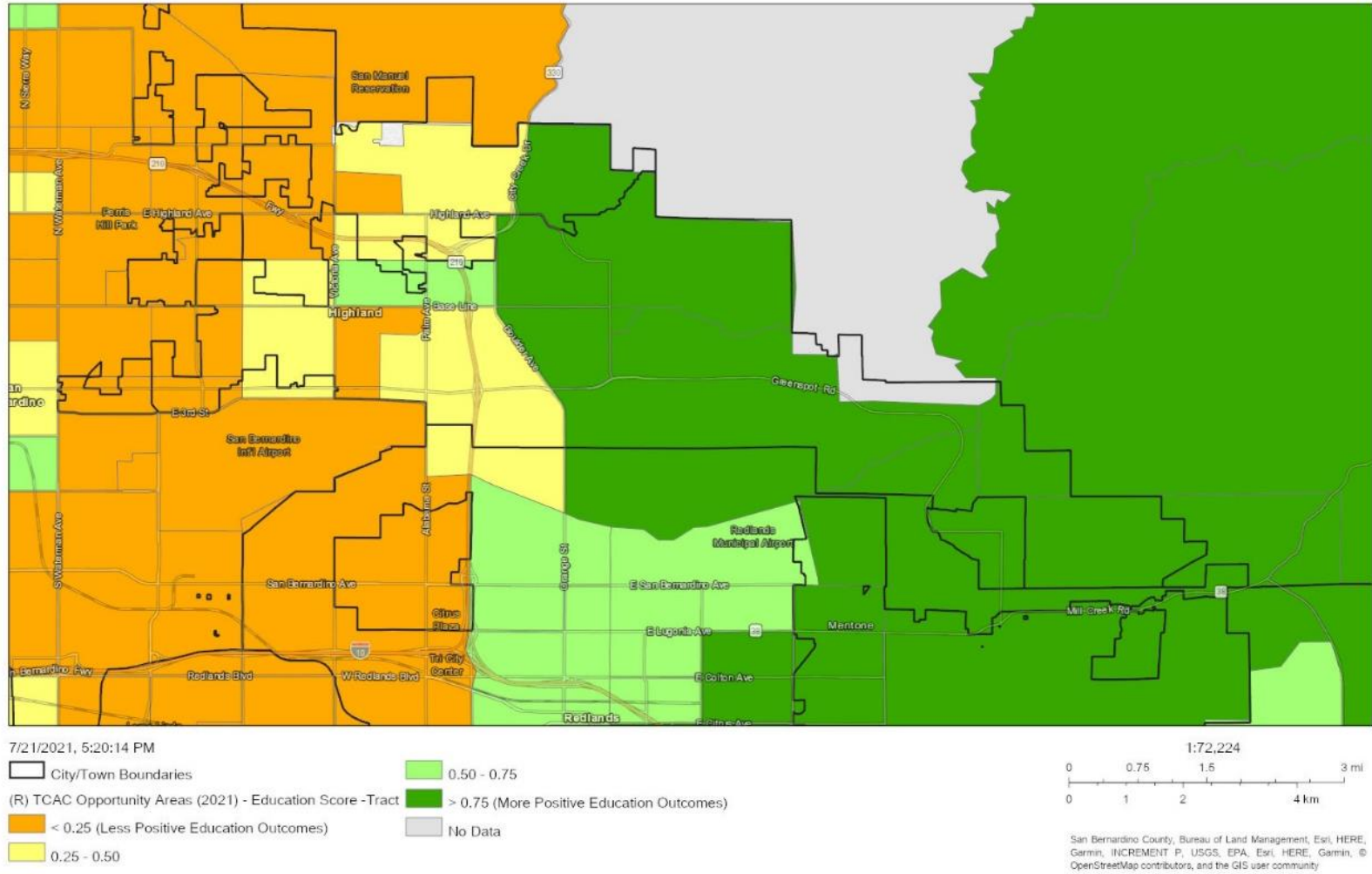
Table 1: California Assessment of Student Performance and Progress – Science (2018–2019)

Student Group	Total Enrollment	Number Tested	Percent Tested	Percent Not Tested	Percent Met or Exceeded
Native Hawaiian or Pacific Islander	48	48	100.00%	0.00%	18.75%
White	660	641	97.12%	2.88%	39.12%
Two or More Races	134	132	98.51%	1.49%	16.67%
<i>Redlands Unified School District</i>					
All	4,815	4,715	97.92%	2.08%	35.26%
Black or African American	302	292	96.69%	3.31%	19.18%
American Indian or Alaska Native	17	17	100.00%	0.00%	29.41%
Asian	450	443	98.44%	1.56%	64.11%
Filipino	117	117	100.00%	0.00%	47.86%
Hispanic or Latino	2,408	2,352	97.67%	2.33%	24.67%
Native Hawaiian or Pacific Islander	12	12	100.00%	0.00%	25.00%
White	1,270	1,245	98.03%	1.97%	46.14%
Two or More Races	230	228	99.13%	0.87%	43.86%
<i>Statewide</i>					
Statewide	1,563,993	1,477,006	94.44%	5.56%	29.93%
Black or African American	85,376	78,167	91.56%	8.44%	13.60%
American Indian or Alaska Native	8,234	7,486	90.92%	9.08%	21.16%
Asian	145,598	141,013	96.85%	3.15%	58.68%
Filipino	38,377	36,890	96.13%	3.87%	44.35%
Hispanic or Latino	845,305	802,572	94.94%	5.06%	18.80%
Native Hawaiian or Pacific Islander	7,338	6,870	93.62%	6.38%	21.01%
White	366,641	341,893	93.25%	6.75%	44.42%
Two or More Races	56,801	53,277	93.80%	6.20%	44.93%

Source: Department of Education. 2019. Local Educational Agency Accountability Report Card. <https://www.cde.ca.gov/ta/ac/le/>.

As shown in Table 1, the San Bernardino City Unified School District overall tested lower in science by about 15 percent compared to the Redlands Unified School District and 10 percent compared to the State. This trend was similar by race/ethnicity as well. Based on information published from the Department of Education, the graduation rate for Redlands Unified School District was 92.08 percent compared to 83.35 percent for San Bernardino City Unified School District.

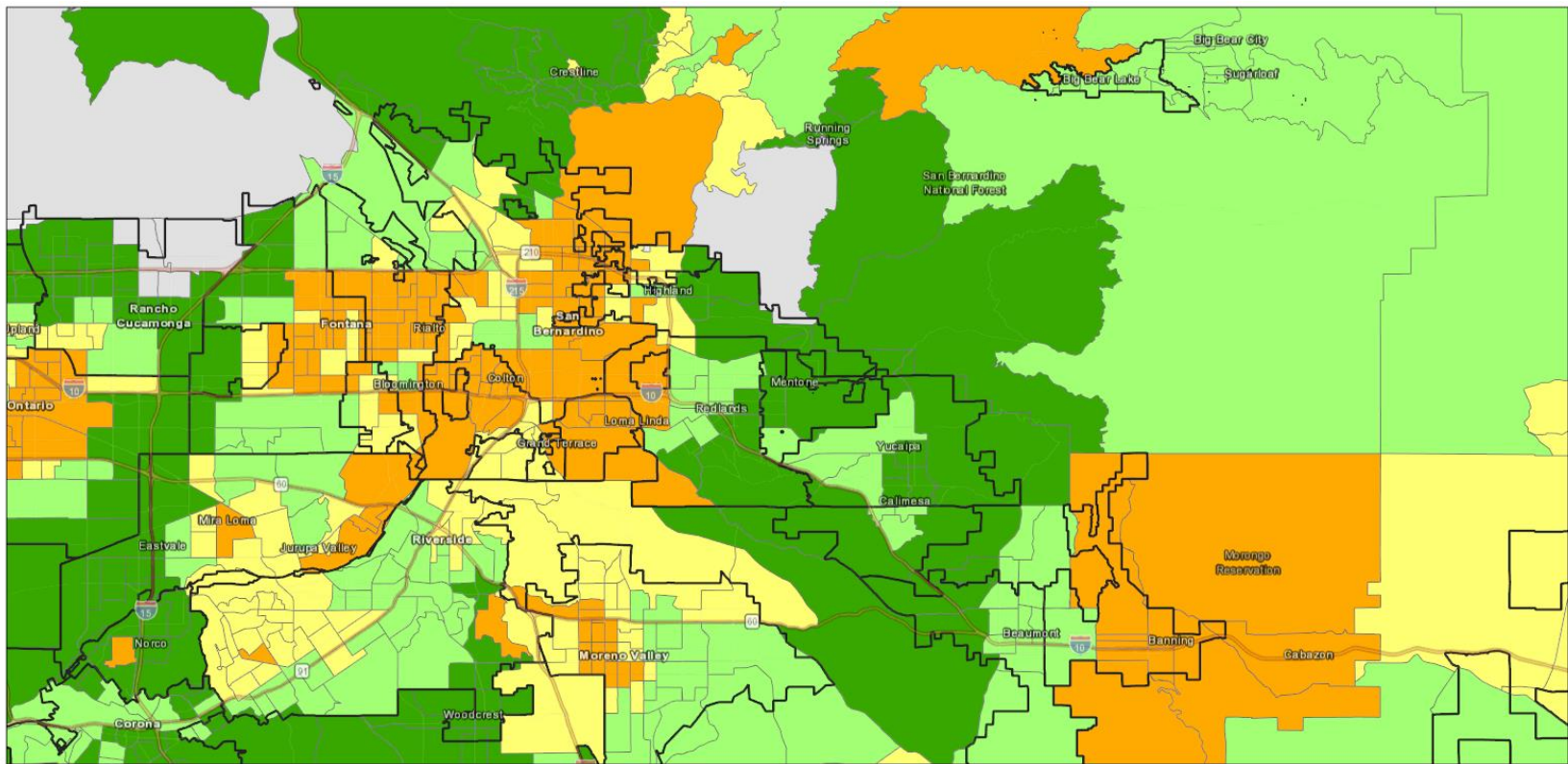
Figure 14A, Opportunity for Education, shows the access to opportunity for education, which displays high levels of opportunity in eastern Highland, and less positive outcomes in western Highland. These differences follow school district lines, with the Redlands Unified School District Census tracts scoring higher than the San Bernardino Unified School District tracts. Furthermore, **Figure 14B**, Opportunity for Education in the Region, displays a large area of Fontana to San Bernardino as having less positive education outcomes. More positive education outcomes correspond to higher White populations as identified in **Figure 1B**. The City recognizes the role and importance of technology for online school and education and intends to promote and support access to technology for all City residents.



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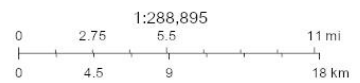
Figure 14A. Opportunity for Education³⁷

³⁷ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Education Score -Tract
 - < 0.25 (Less Positive Education Outcomes)
 - 0.25 - 0.50
 - 0.50 - 0.75
 - > 0.75 (More Positive Education Outcomes)
 - No Data



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Figure 14B. Opportunity for Education in the Region³⁸

³⁸ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

4.5.2. Access to Economic Opportunity

Figure 15A, Economic Outcomes, shows access to economic opportunity. Less positive economic outcomes are in western Highland. In fact, the least positive economic outcomes are centered in San Bernardino and adjacent communities when looking at the regional map of **Figure 15B**, Economic Outcomes in the Region. **Figure 16A**, Jobs Proximity Index, measures the physical distances between residents and jobs, by geography. As shown in **Figure 16A**, the portion of the City in closest proximity to the City of San Bernardino, to the west, had the highest jobs proximity index. The uses to the west and southwest of the City, near the San Bernardino International Airport, are predominately industrial. Due to the low job proximity in East Highland, the East Highland residents are more likely to commute via vehicle, traveling longer distances. The cost of owning a vehicle can be a financial burden for many lower-income households, and long commutes can be even more burdensome due to the expense of fuel consumption and vehicle repairs associated with increased use. **Figure 16B**, Regional Jobs Proximity Index shows that least positive economic outcomes do not correlate to low job proximity and that San Bernardino is the closest job hub for City residents. Like many outer suburbs in the region, most City residents do not work where they live.

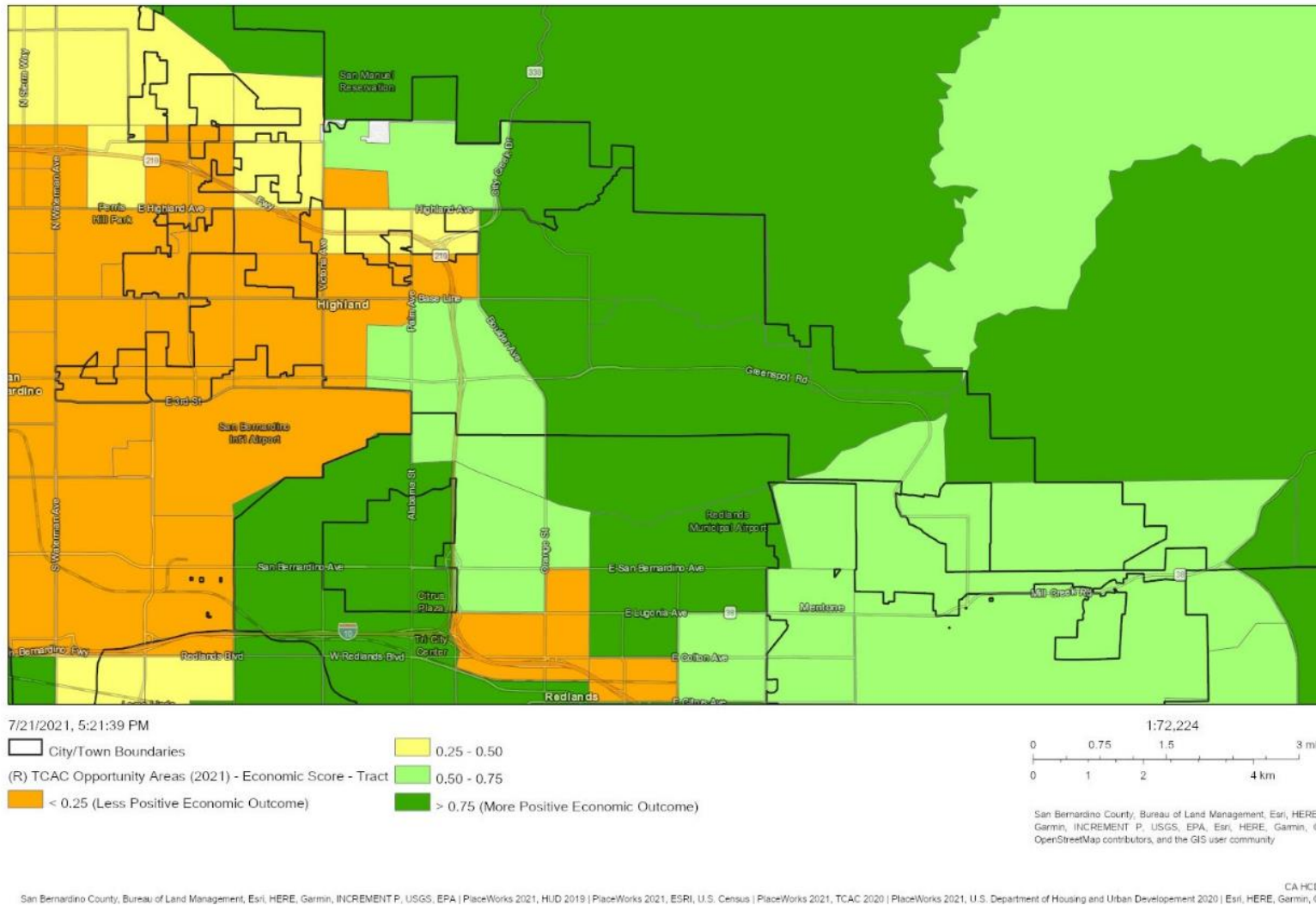
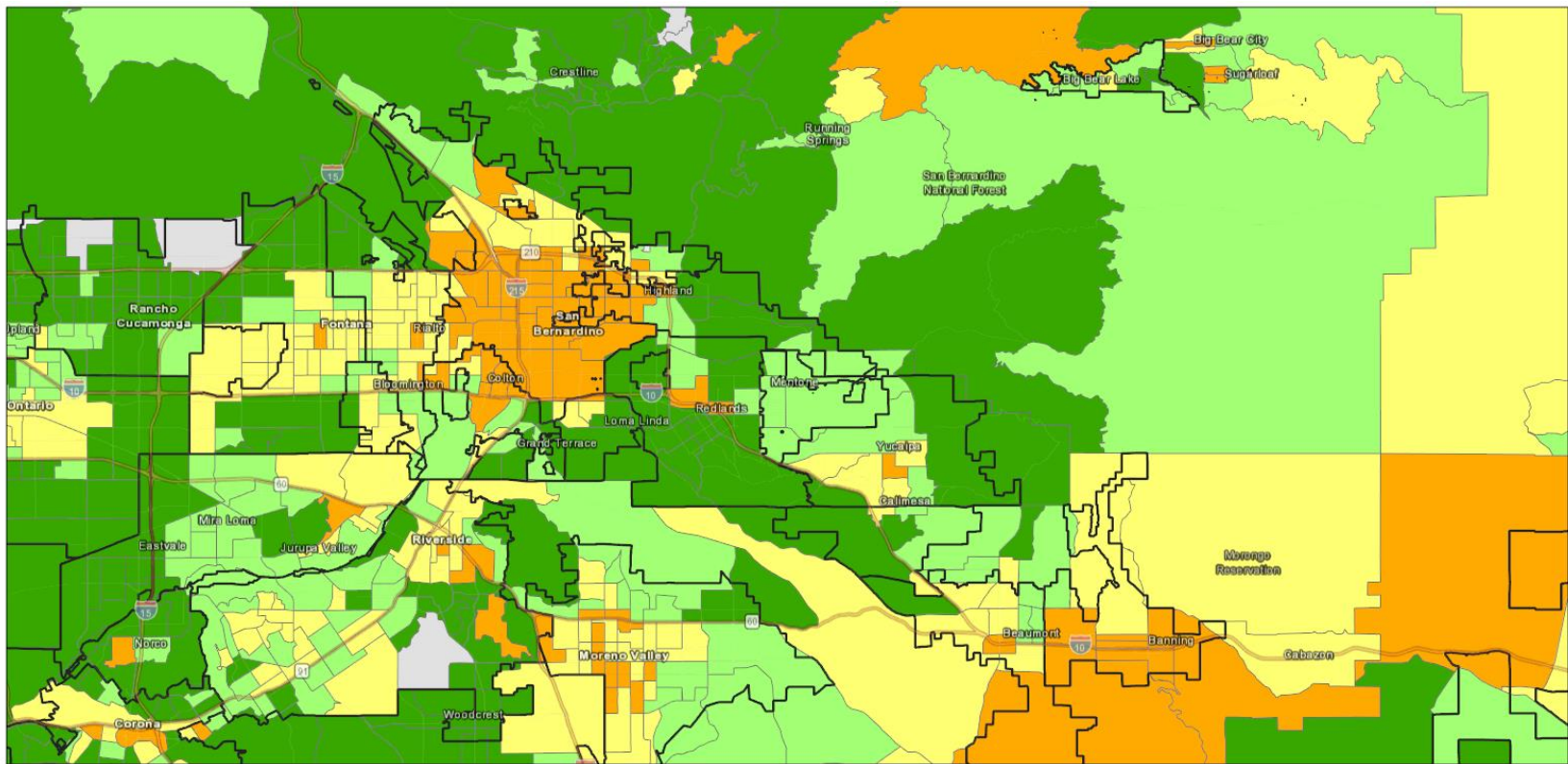


Figure 15A. Economic Outcomes³⁹

³⁹ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Economic Score - Tract
- < 0.25 (Less Positive Economic Outcome)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Economic Outcome)
- No Data

1:288,895
 0 2.75 5.5 11 mi
 0 4.5 9 18 km

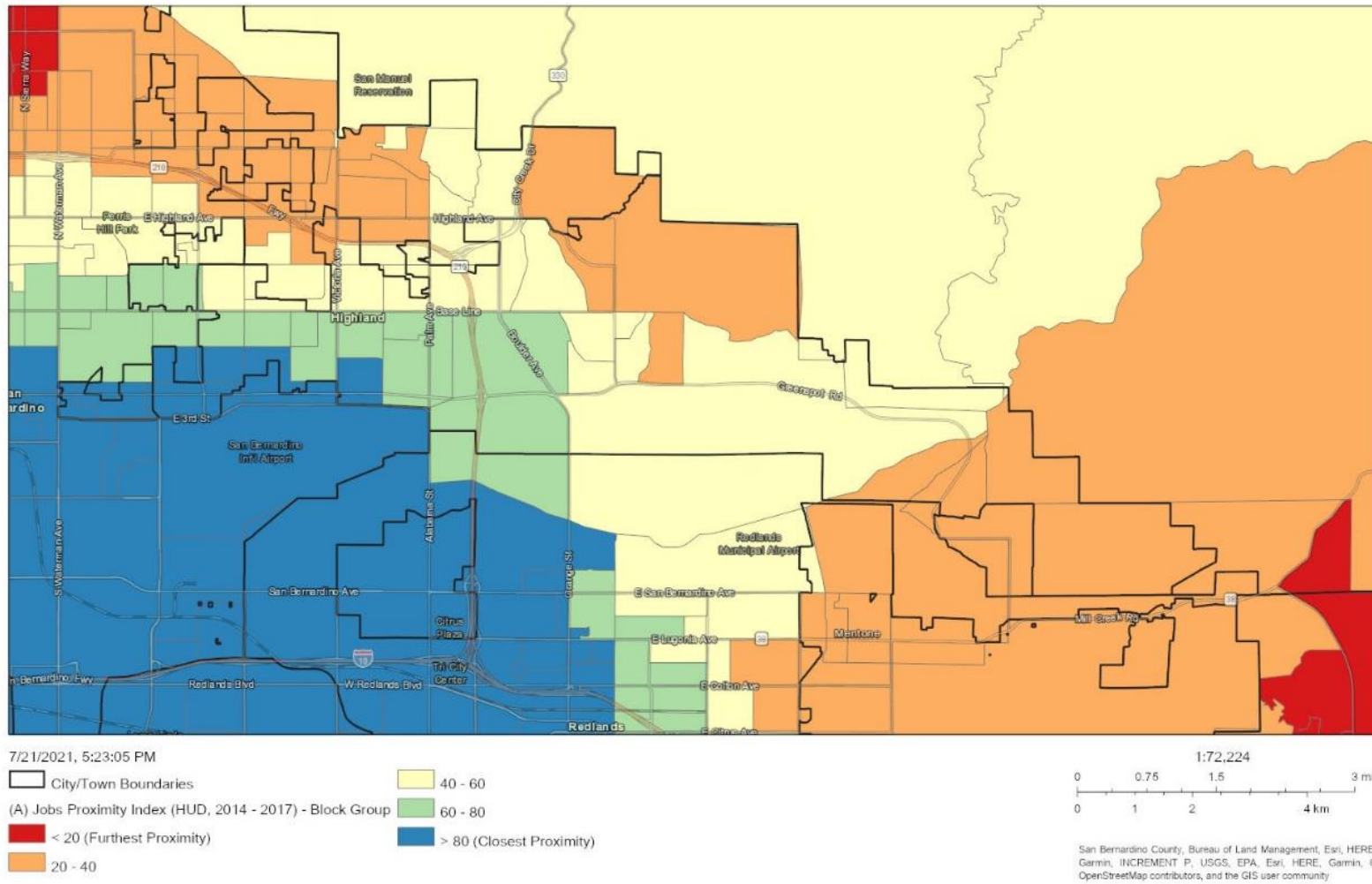
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Figure 15B. Economic Outcomes in the Region⁴⁰

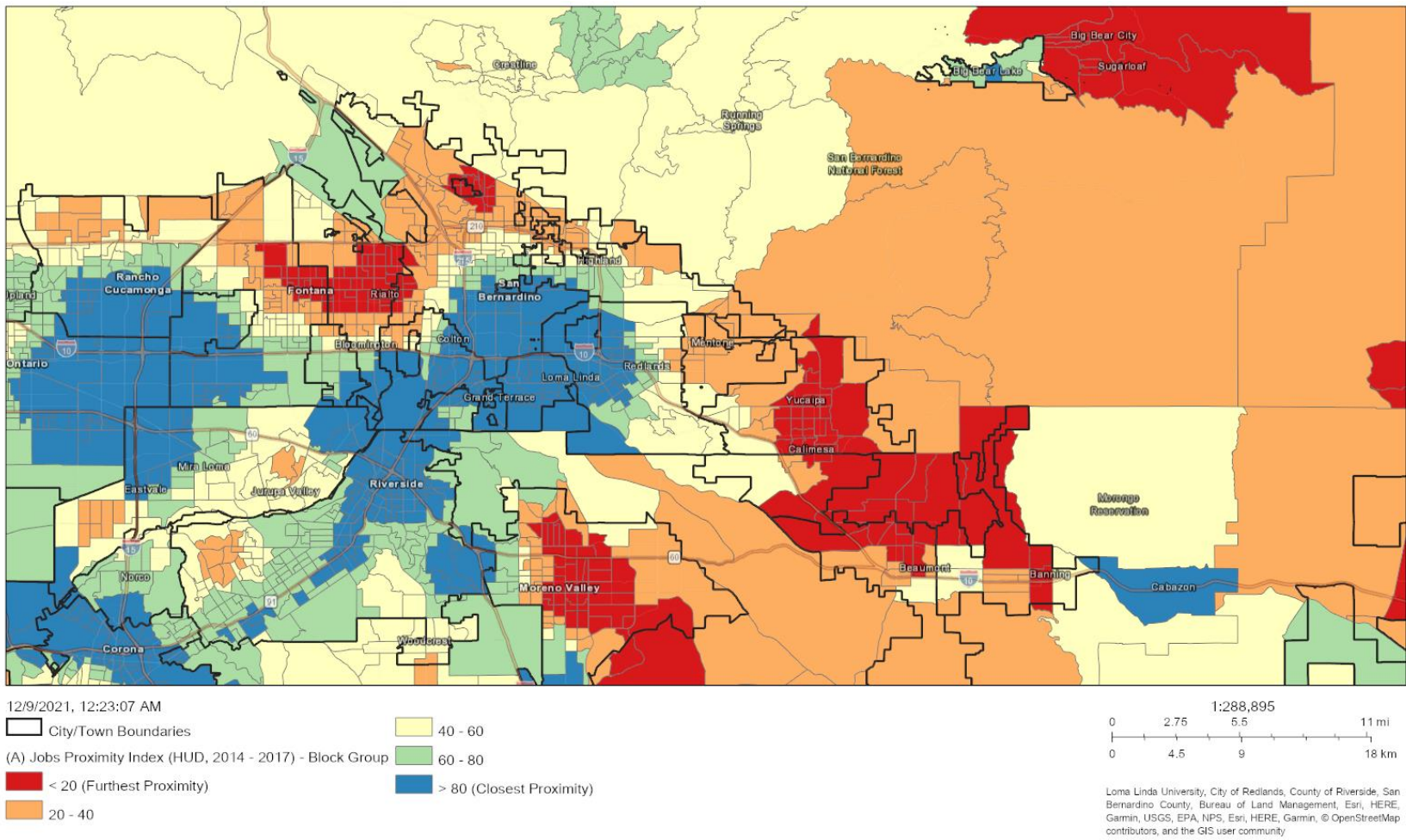
⁴⁰ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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Figure 16A. Jobs Proximity Index⁴¹

⁴¹ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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Figure 16B. Regional Job Proximity Index⁴²

⁴² HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

4.5.3. Access to Transportation

Access to transportation opportunities is important, especially for lower income earning households who may not be able to afford a car. In more rural, suburban, or isolated areas, access to a car may be higher due to necessity and lack of transit opportunities. The rates of automobile ownership can be seen in **Figure 17**, Automobile Ownership Rates. They are higher in eastern Highland, which consists of higher-income households, primarily White households, and farther proximity to employment. Western Highland has lower rates of automobile ownership, which makes sense given the higher concentrations of poverty and lower incomes. Communities with low automobile ownership rates can be benefitted by access to public transit and walkable communities. **Figure 18**, Access to Transit, shows that western Highland is well served by bus stops, with nearly the entire area within walking distance to a transit stop. Eastern Highland, with higher average household incomes and more a suburban setting, is not within walking or biking distance of transit stops. Major transit stops run along Baseline Street, East 9th Street, Palm Avenue, and Church Street. Although western Highland has increased job proximity and transit access as compared to eastern Highland, the specific quality and pay rates associated with the most accessible jobs is unclear.

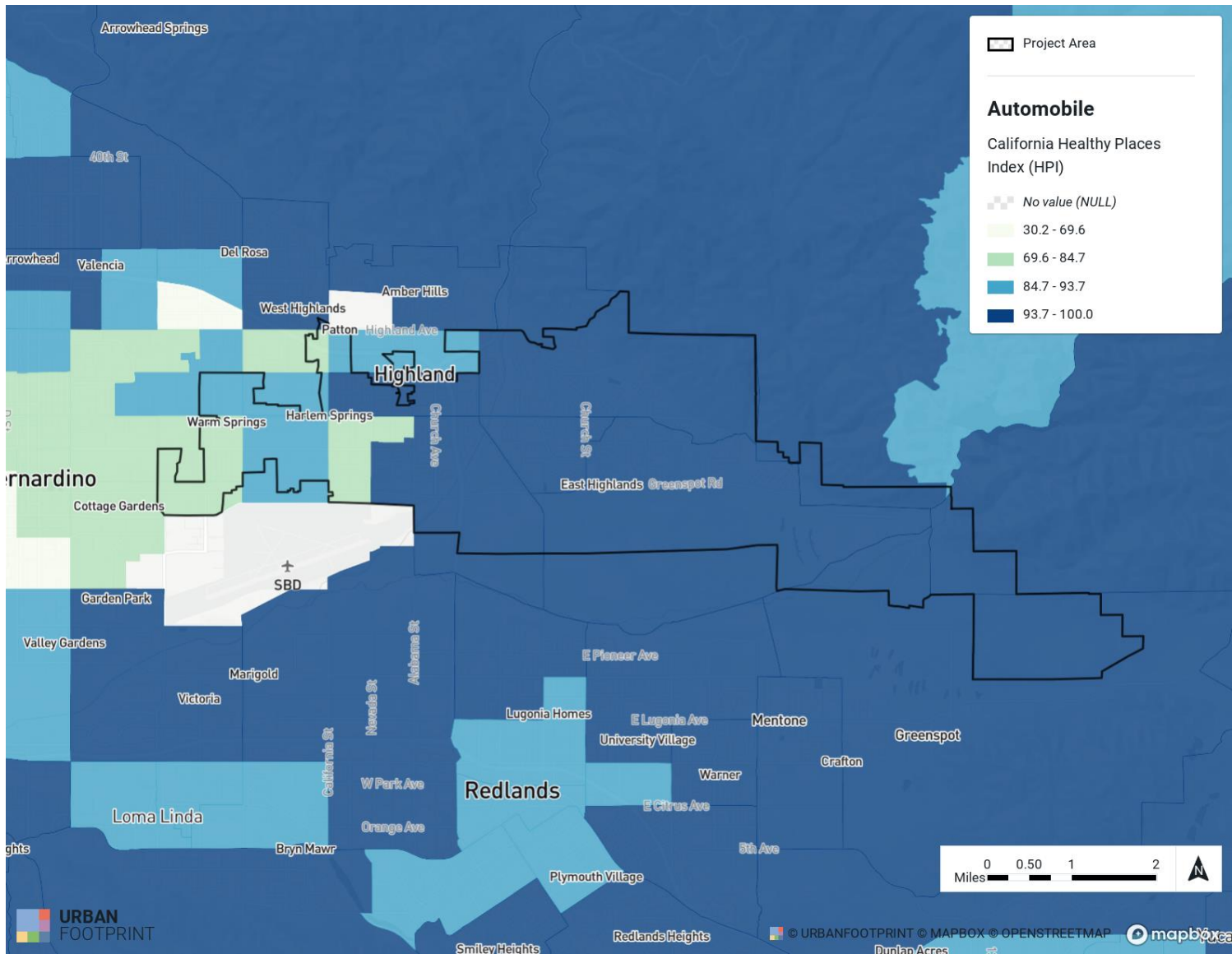


Figure 17. Automobile Ownership Rates

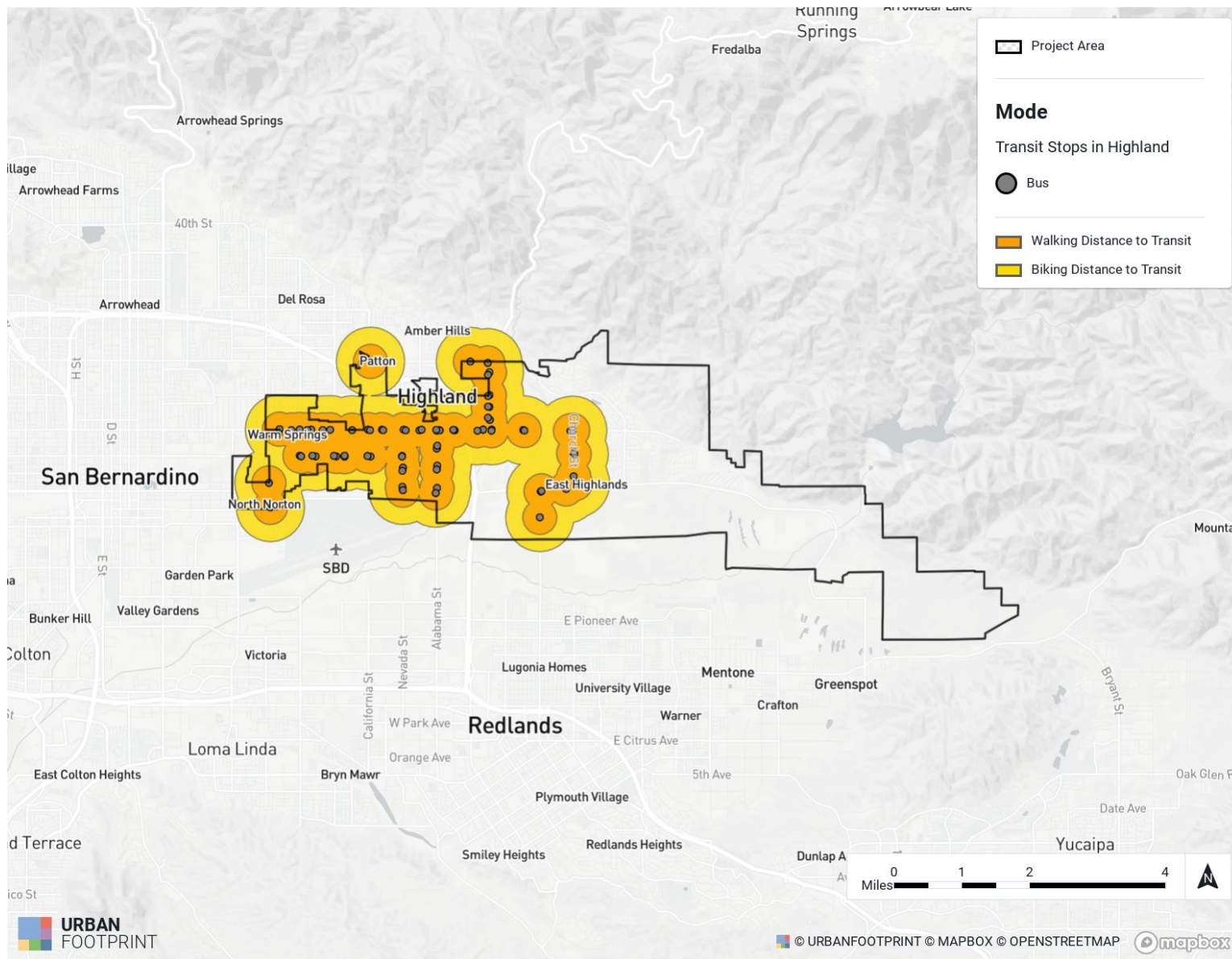
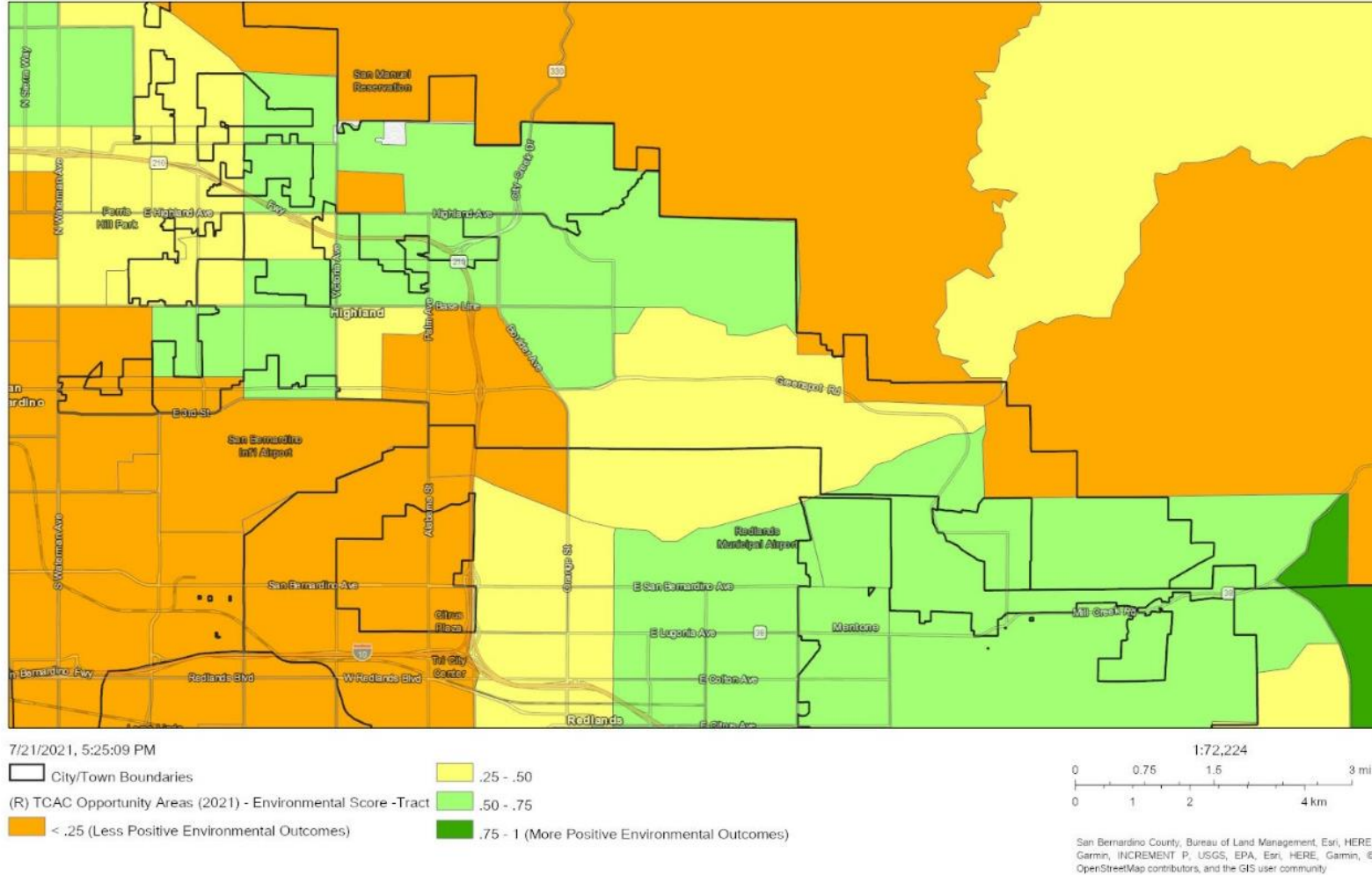


Figure 18. Access to Transit

4.5.4. Access to a Healthy Environment

Access to a clean and healthy environment is an important part of physical and mental health, as well as overall quality of life for residents. Levels of air pollution, water quality, access to open spaces, vegetation, and more contribute to environmental factors that go into different indexes that attempt to distinguish levels of environmental quality. **Figure 19A**, Opportunity for a Healthy Environment, shows environmental outcomes. This figure demonstrates that much of the City has relatively positive environmental outcomes, where the farthest southwestern portion of the City, the south-central portion of the City, and a sliver of the northeastern portion of the City have the lowest scores with less than positive environmental outcomes. Moderately positive outcomes are in the eastern and western most portions of the City. **Figure 19B**, Opportunity for a Healthy Environment in the Region shows that the City has more positive environmental outcomes when compared to the region, and that the City is actually flanked by areas of less positive environmental outcomes to the southwest and northeast.

Pollution burden is another aspect of environmental quality and can be visualized using CalEnviroScreen. Displayed in **Figure 20A**, CalEnviroScreen is a mapping tool that identifies the most affected areas by sources of pollution using environmental, health, and socioeconomic information to produce scores for every Census tract in the State. Areas with high scores experience a much higher pollution burden than areas with low scores. To the west of Boulder Avenue and south of Baseline Street, the pollution burden is in the 60th–90th percentile compared to the State of California. The highest pollution burden is the tract that is along the north/south portion of Interstate 210. Some specific pollution factors that are especially poor in some of the more pollution burdened areas in the City include ozone, particulate matter of 2.5 microns or less (PM_{2.5}), and hazardous waste exposure. **Figure 20B**, Regional CalEnviroScreen illustrates the City as being on the border of a concentration of high scores indicating pollution that is present in other major cities in the Inland Empire.



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Figure 19A. Opportunity for a Healthy Environment⁴³

⁴³ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

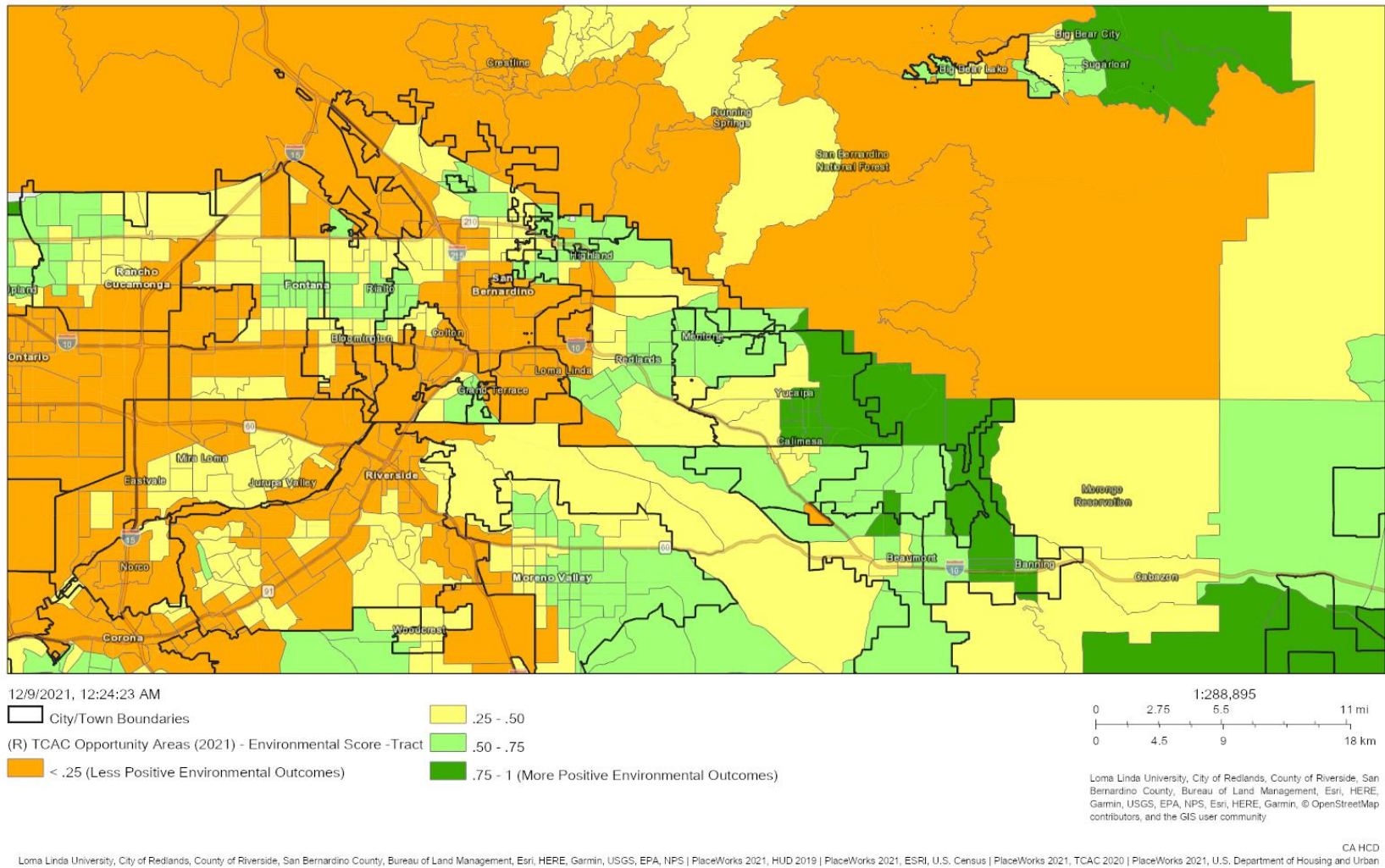


Figure 19B. Opportunity for a Healthy Environment in the Region⁴⁴

⁴⁴ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

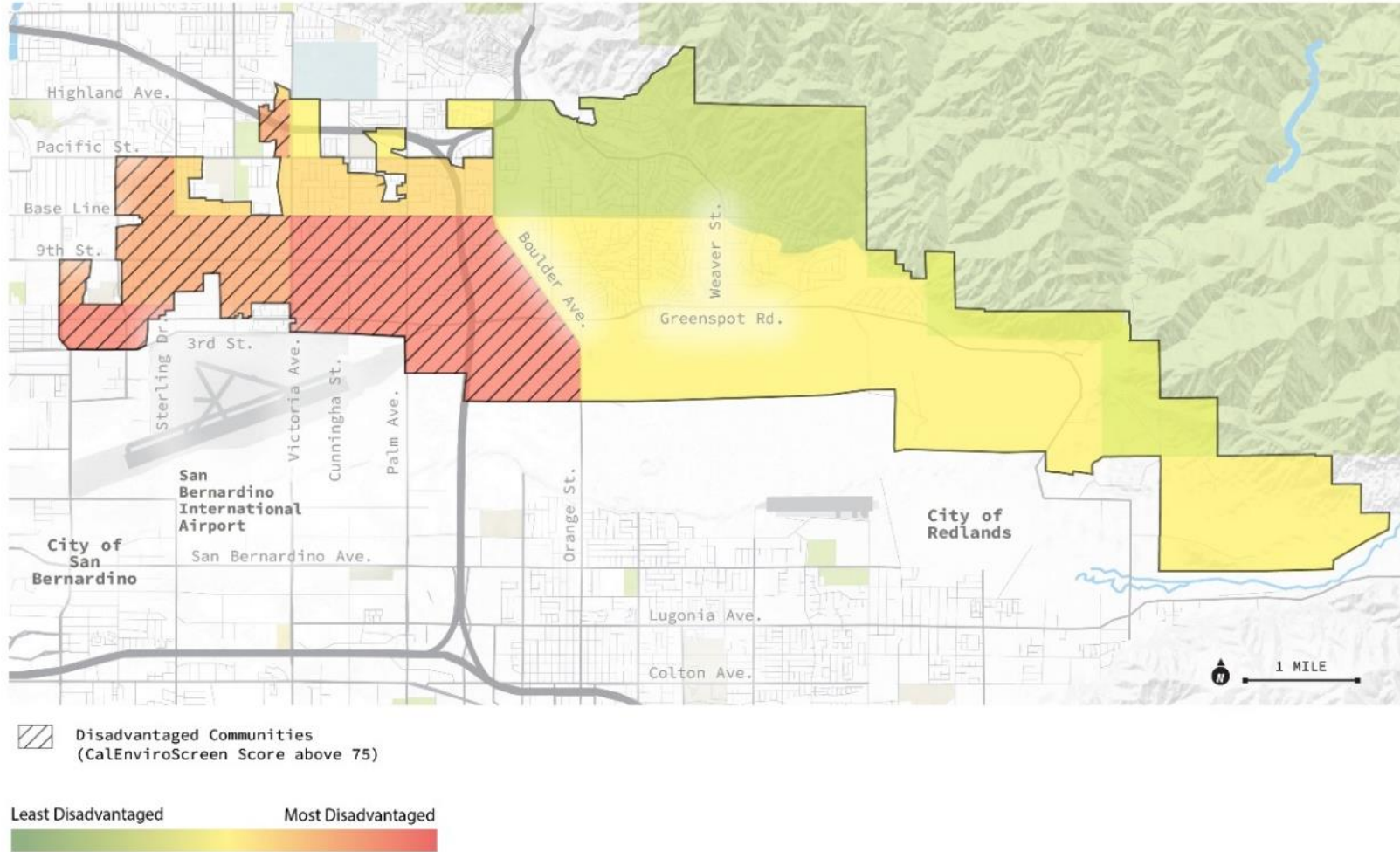
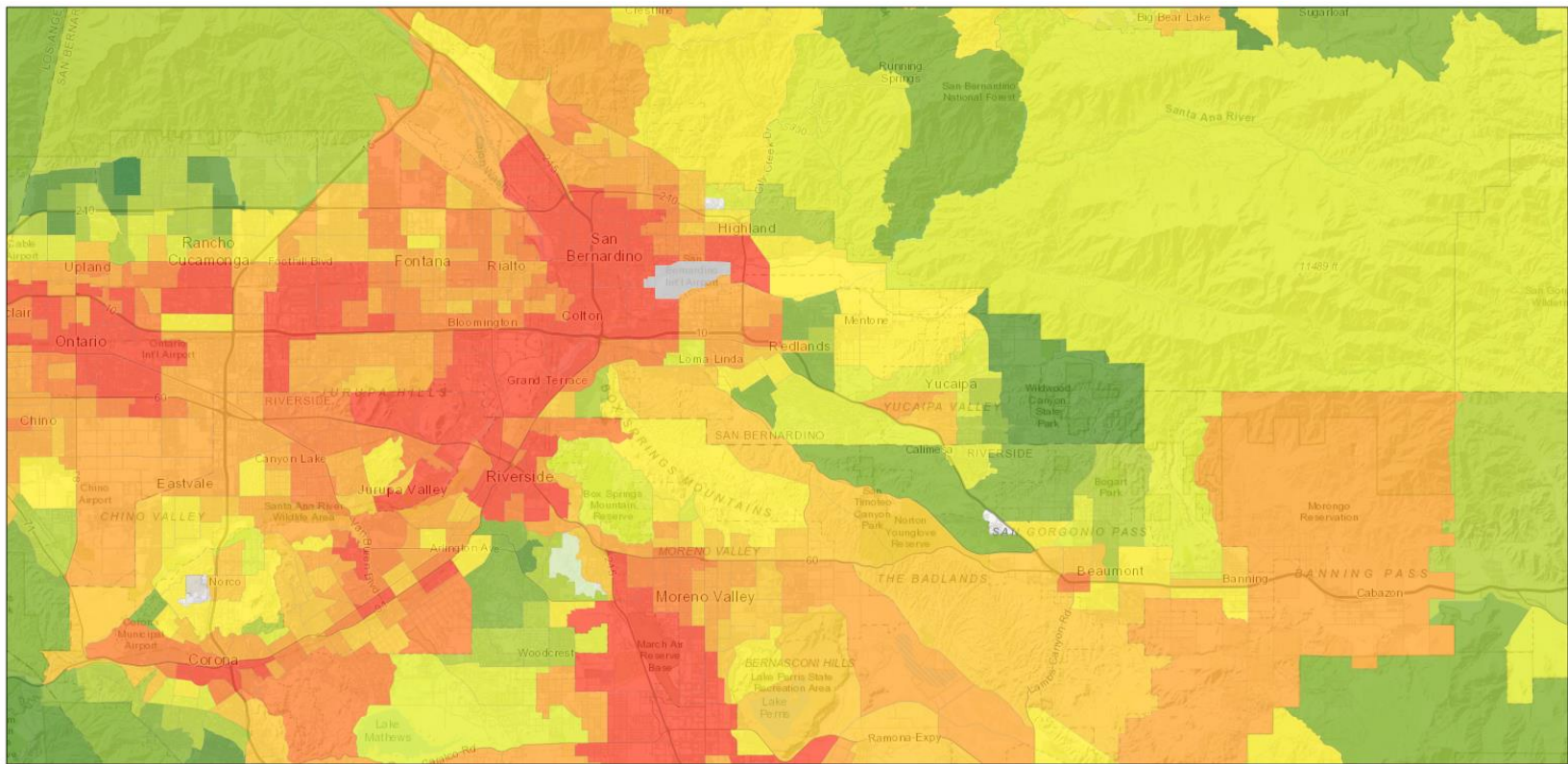
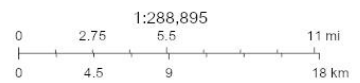
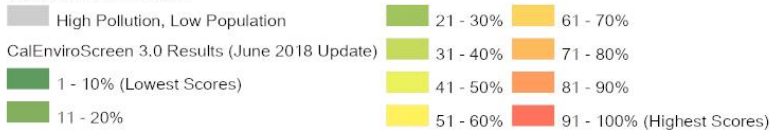


Figure 20A. CalEnviroScreen 3.0⁴⁵

⁴⁵ OEHHA (Office of Environmental Health Hazard Assessment). 2018. CalEnviroScreen 3.0. <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>.



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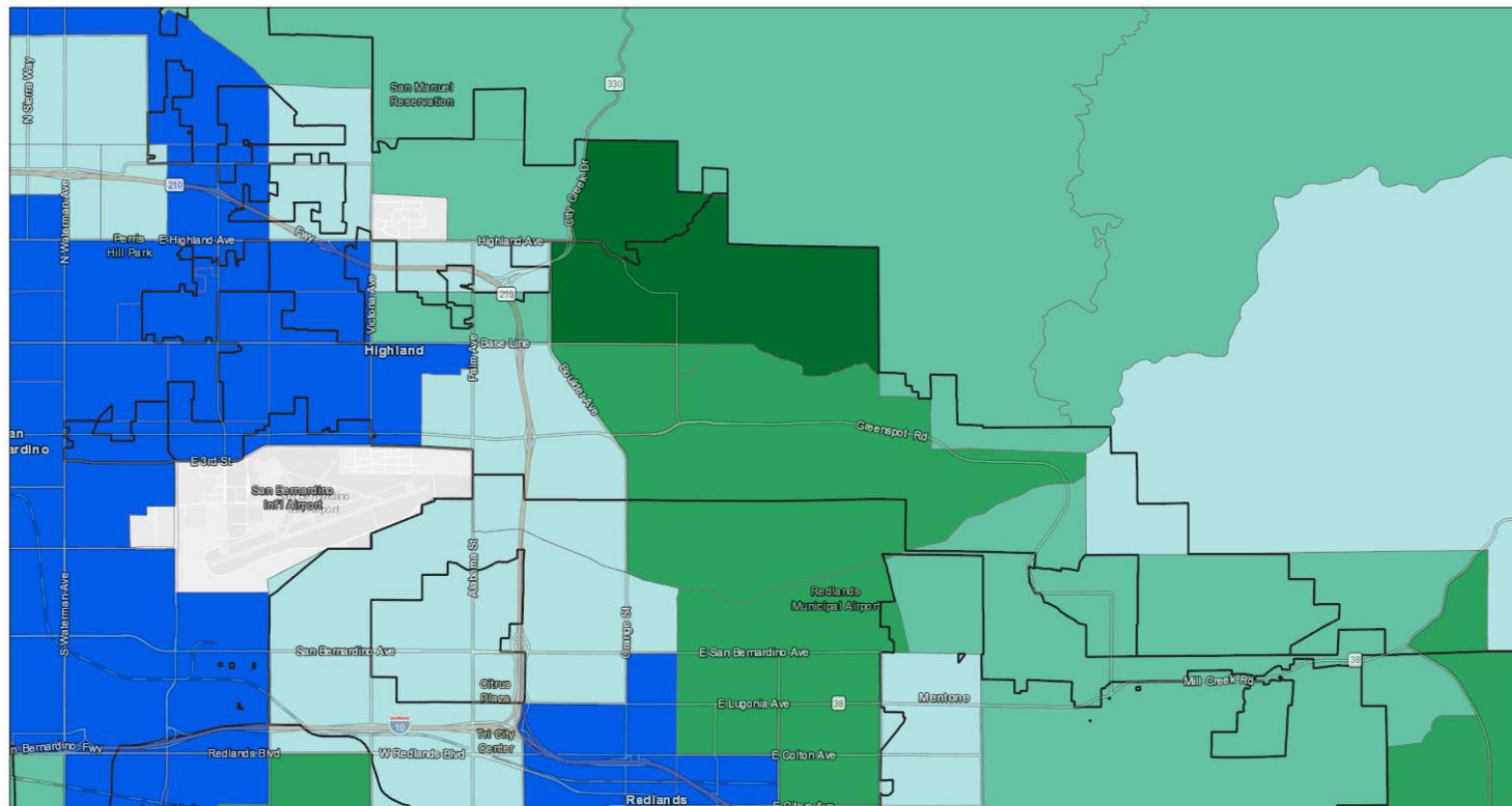
Figure 20B. Regional CalEnviroScreen 3.0⁴⁶

⁴⁶ OEHA (Office of Environmental Health Hazard Assessment). 2018. CalEnviroScreen 3.0. <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>.

The Healthy Places Index uses data that impacts personal health and compiles it to show where the healthiest and least healthy places are to live. In the City, the least healthy environment is again found in the western portion of town, for the most part to the west of Victoria Avenue. Some concerning health indicators include high levels of asthma, diabetes, poor mental health, and low infant birth weight. Life expectancy at birth is one of the easiest to understand and starkest indicators of quality of life and healthy living. All of Highland west of Boulder Avenue is in the bottom 25th percentile for the State of California for life expectancy at birth, at less than 77 years. **Figure 21A**, Healthy Places Index, shows the Healthy Places Index scores for the City. As with previous maps, **Figure 21B**, Regional Healthy Place Index shows San Bernardino as having the less favorable score, explaining why western Highland falls into the same category.

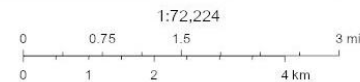
The presence and quality of parks and open spaces are other factors that are considered when determining if an environment is healthy or not. **Figure 22**, Parks, displays parks in the City and schools that have park areas that are opened for public use during hours that the school is not in operation. Parks are least prevalent in the eastern and northern portions of the City. While it may be farther from conventional City parks, the northeastern portion of the City has much closer access to open space just outside City limits. The City relies on the school parks to provide adequate park space for residents.

Further, improvement to the environmental health of neighborhoods requires multiple levels of efforts, including land use planning, transportation considerations, urban forest management, healthy food options, park investments, and more.



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- City/Town Boundaries
- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- 80% - 100%

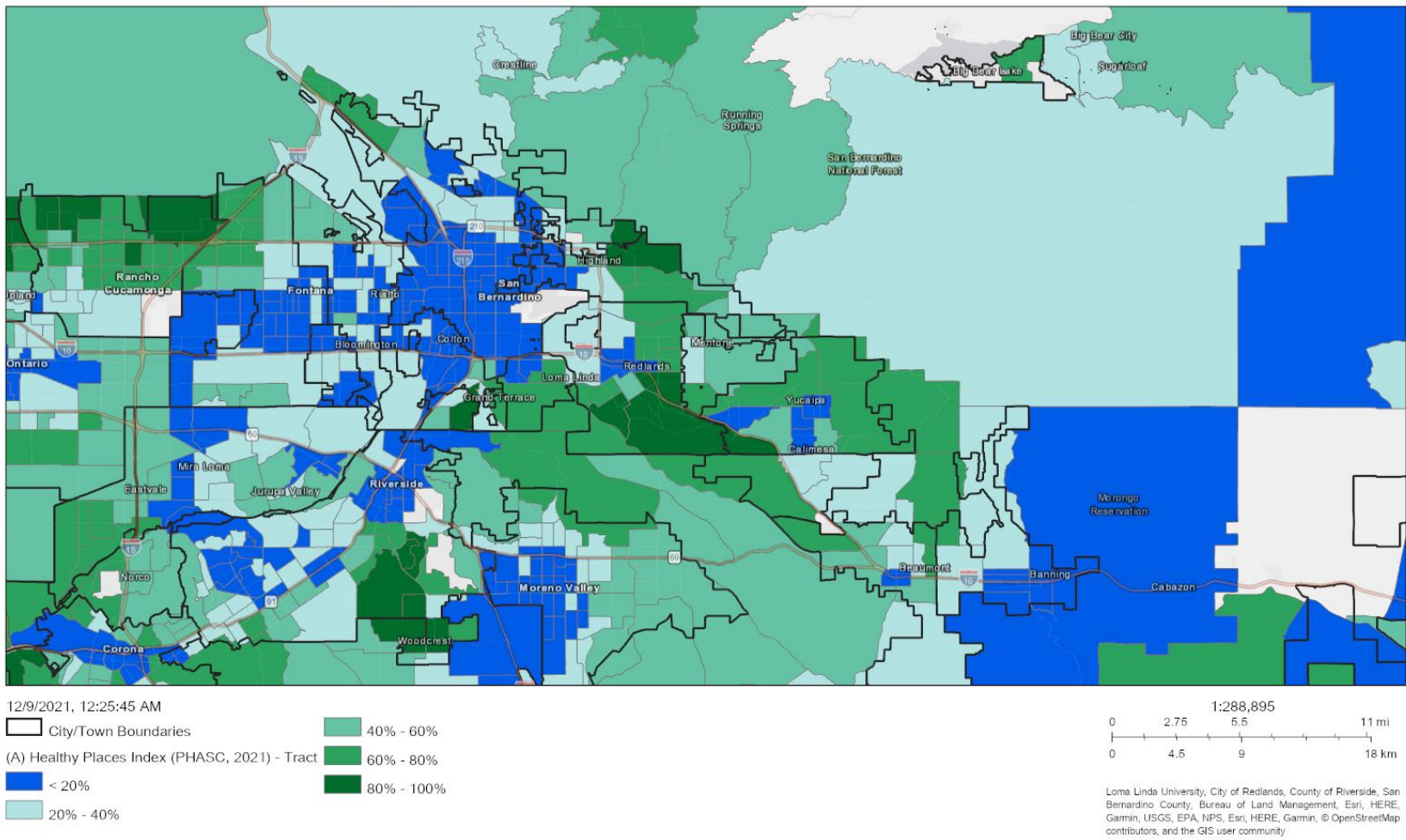


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Figure 21A. Healthy Places Index⁴⁷

⁴⁷ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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Figure 21B. Regional Healthy Places Index⁴⁸

⁴⁸ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

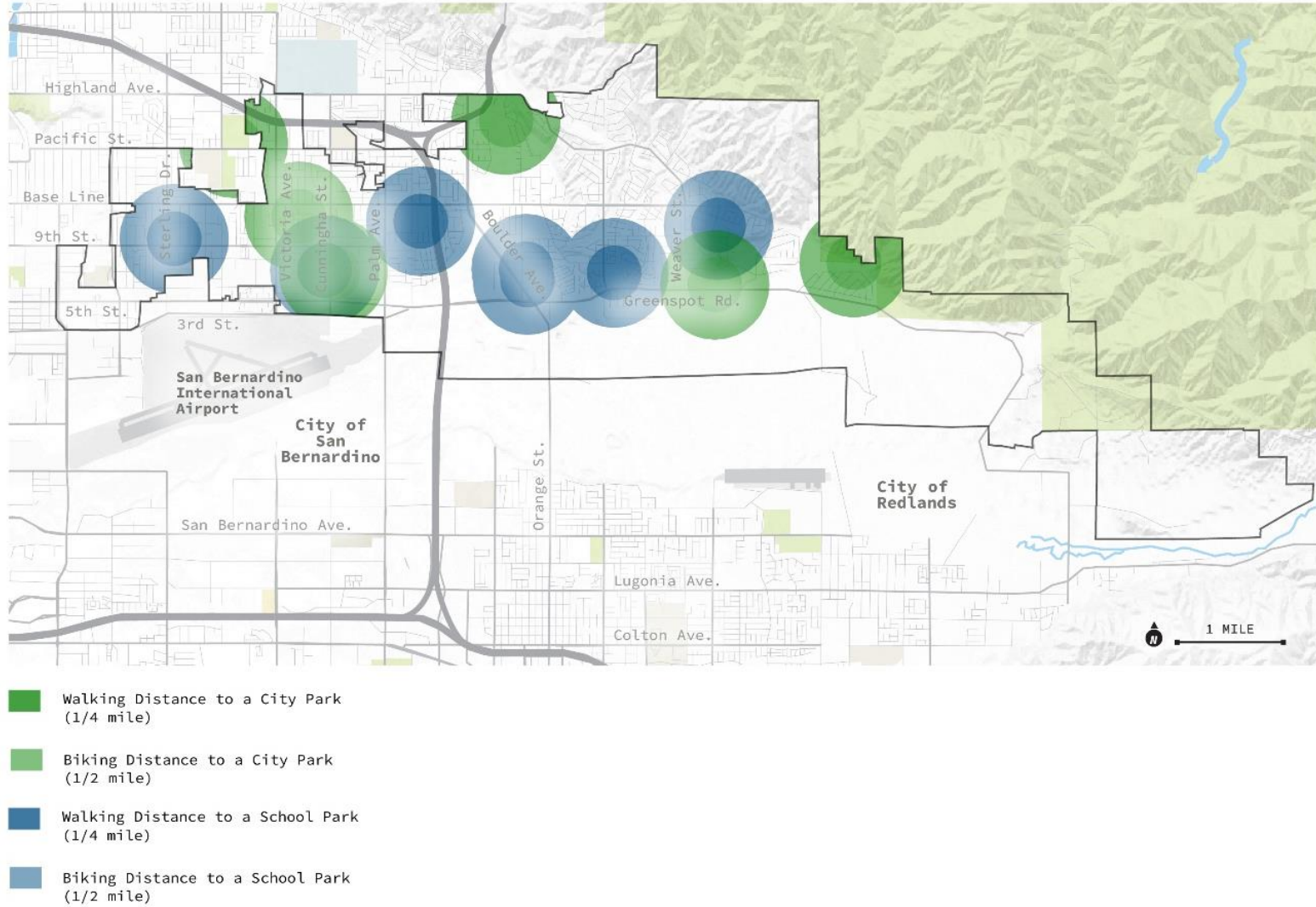


Figure 22. Parks⁴⁹

⁴⁹ City of Highland. 2020.

4.5.5. Access to Opportunity for Persons with Disabilities

Trends related to persons with disabilities, including local and State analysis of prevalence of disabilities by type and age group, are included in **Appendix B, Community Profile**. Some common regulatory barriers that can exist for persons with disabilities include the following:

- Reasonable Accommodation Procedure
 - Common issues with reasonable accommodation procedures include excessive findings of approval, burden on applicants to prove the need for exception, application costs, and discretionary approvals.
- Family Definition
 - Family definitions in zoning or other land use related documents can directly impact housing choices for persons with disabilities, particularly regarding group home situations, which are commonly used by persons with disabilities. Regulating the number of people or requiring occupants to be related can be common elements in family definitions that create barriers.
- Excluding Group Homes
 - Excluding group homes or subjecting these homes to a Conditional Use Permit in single-family zones acts as a barrier to housing choice for persons with disabilities.
- Spacing Requirements
 - Excessive spacing requirements between group homes or community or residential care facilities can directly impact the supply of housing choices for persons with disabilities.
- Unit Types and Sizes
 - The lack of multifamily housing or zoned capacity for multifamily and a variety of sizes, from efficiency to four or more bedrooms, can constrain the ability of persons with disabilities to live in a more integrated community setting.
- Lack of By-Right Zoning for Supportive Housing
 - By-right zoning for supportive housing can result in more objective processes that are less likely to discriminate or have the effect of discriminating against persons with disabilities.⁵⁰

Some of the overarching goals and specific policies within the Housing Element encourage equal access to housing and services to meet the needs of persons with disabilities, including the following:

- Policy 5.1, to provide the regulatory framework necessary to facilitate housing for those with special needs.
- Policy 5.2, to encourage development of accessible housing for levels of ability through regulatory relief.
- Policy 5.4, to support innovative public private, and nonprofit efforts in the development and financing of affordable, special needs housing.

The City has multiple transitional housing homes currently. Two are six-bed facilities, and one of them is reserved for adults ages 18 through 26, while the other is for any unhoused person. The City does not

⁵⁰ HCD. 2021. *Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements*. April 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

have permanent supportive housing stock within the City limits; however, permanent supportive housing is available in adjacent cities. The San Bernardino Department of Behavioral Health Homeless Program provides supportive housing and counseling services for mentally ill persons and are located in the City of San Bernardino. The City has within its Municipal Code definitions and regulations regarding emergency shelters, transitional housing, and permanent supportive housing.

In an effort to prevent and combat homelessness, the City and its partners are also currently participating in the following activities:

- The Community Development Department provides information and referrals to Housing Choice Vouchers for individuals and families experiencing homelessness.
- The Department of Public Works conducts cleanups for City-owned land and in the public right-of-way Citywide.
- Outreach and engagement through the Sheriff's Department, including the County San Bernardino's HOPE Team.
- The Code Enforcement Division responds to homelessness-related complaints regarding private property.
- The Highland Library, Community Center, YMCA, and Senior Center in Highland provide air-conditioned rest areas in dangerously hot weather.
- Saint Adelaide Catholic Church provides emergency food provisions, employment assistance, and marriage counseling.
- The Community Action Partnership of San Bernardino County conducts countywide housing needs assessment. This effort trains and uses homeless service providers, former persons experiencing homelessness, and current persons experiencing homelessness to collect data.
- Vista Guidance Centers of Highland offers psychiatric evaluations, counseling, and referral services.

Programs 19 and 28 of the Housing Element implement strategies to provide support for those experiencing homelessness through emergency shelters, transitional housing, permanent supportive housing, and Low-Barrier Navigation Centers.

4.6. Disproportionate Housing Needs and Displacement Risk

Homeownership is the largest asset of most households in the United States, and, for many households, provides increased opportunity for future generations through increased family wealth. With increased family wealth, younger generations are often afforded increased educational opportunities, higher employment attainment, and access to inheritance. One of the most prevalent consequences of residential segregation is the intergenerational inaccessibility of homeownership. According to the Census, a total of 10,796 occupied units (66.9 percent) in the City were owner-occupied in 2019, while 5,342 units (33.1 percent) were renter-occupied. The rate of owner-occupied units in the City increased by 3.6 percent from 2014 to 2019, while the rate of owner-occupied units in the County decreased by 1.1 percent.⁵¹ The area with the highest percentage of owner-occupied units coincides with the areas that predominantly consist of White residents, have a higher percentage of married-couple households, have

⁵¹ U.S. Census Bureau. 2019. Comparative Housing Characteristics. 2019 ACS 5-Year Estimates. Table CP04.

higher incomes, have increased access to vehicles, and have a lower percentage of persons with disabilities.

4.6.1. Housing Affordability

Housing affordability depends on a number of factors in the housing market, economy, and community. Affordability can be broken up into how affordable it is to rent and how affordable it is to be a homeowner. **Table 2**, Household Tenure, identifies the owner and renter rates within the City, showing that homeownership is more prevalent than renting. However, homeownership rates decreased from 2010 to 2019. During the 1990s, owner-occupancy rates in the City increased as more single-family homes were built. This development trend resulted in a relatively high percentage of owner-occupied units. Overall, the number of renter-occupied units in the City increased by almost 900 between 2010 and 2018; however, the share of renters in the City is lower than in the Southern California Association of Governments region overall, with 47.5 percent renters. As shown in **Figure 23A**, renters are primarily located in western Highland. Central and eastern Highland are primarily occupied by homeowners. As evident by the regional map, **Figure 23B**, suggests that renters are more common in city cores.

Table 2: Household Tenure

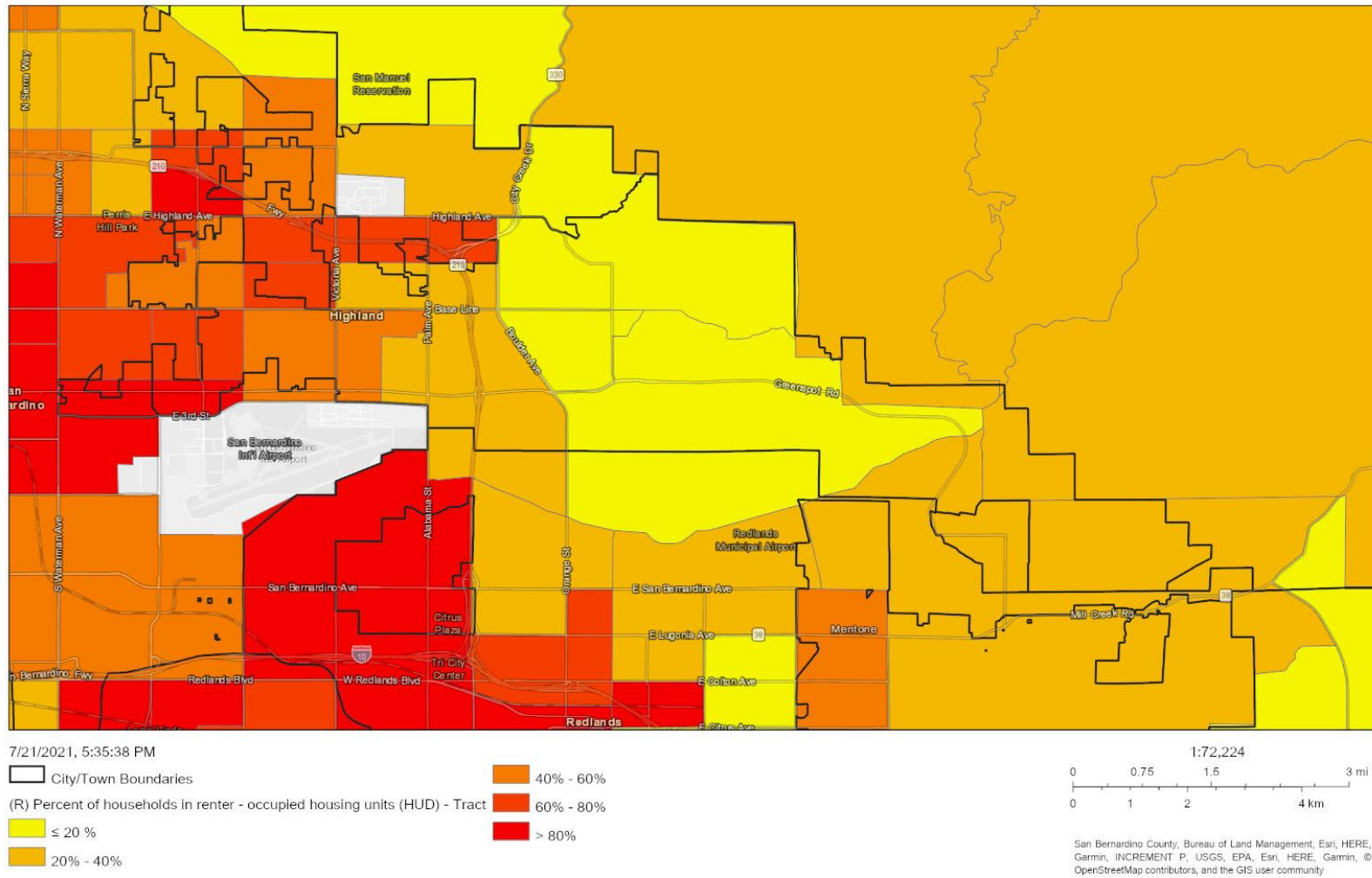
Tenure	2010*		2019**	
	Number	Percent	Number	Percent
Owner-Occupied	10,014	68.2	10,797	66.9
Renter-Occupied	4,675	31.8	5,341	33.1
Total	14,689	100	16,138	100

* US Census Bureau. 2010. Selected Housing Characteristics. 2010 ACS 5-Year Estimates Data Profiles. Table DP04.

** US Census Bureau. 2019. Selected Housing Characteristics. 2019 ACS 5-Year Estimates Data Profiles. Table DP04.

According to the Federal government, households are considered to be burdened by their housing costs when more than 30 percent of their income is spent on total housing costs, including utilities. In 2019, 62 percent of all renters were cost burdened by their housing. This renter cost burden can be seen in **Figure 24A**, Renter Cost Burden, with high levels in western Highland as well as south-central Highland, coinciding with the concentrations of renters and lower incomes. The City Community Development Department works with the Housing Authority to assist those residents with a rental cost burden by providing public assistance or Housing Choice Vouchers. In 2019, 35 percent of all homeowners were burdened by their housing costs. **Figure 24B**, Renter Cost Burden in the Region reveals that overpayment by renters is common at more than 40 percent throughout the region. **Figure 25A**, Homeowner Cost Burden, displays the homeowner cost burden, which is most dramatic in western Highland, although much of the City’s households are burdened by their housing costs.⁵² **Figure 25B**, Homeowner Cost Burden in the Region illustrates that homeowner cost burden is greater in urban and rural areas, while the suburban middle falls less than 40 percent.

⁵² U.S. Census Bureau. 2019. Selected Housing Characteristics. 2019 ACS 5-Year Estimates Data Profiles. Table DP04.



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Figure 23A. Percent of Renter-Occupied Housing Units⁵³

⁵³ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

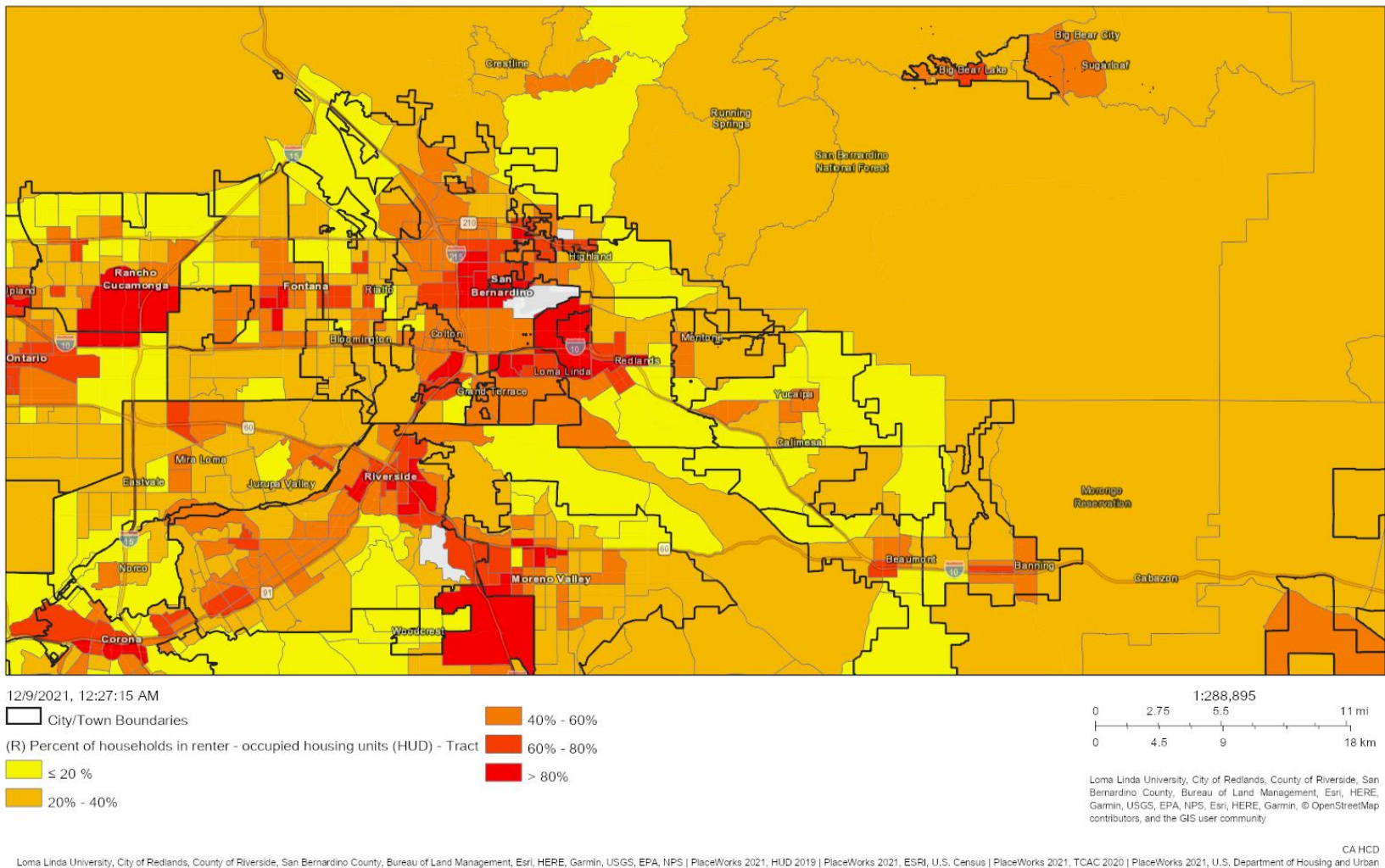
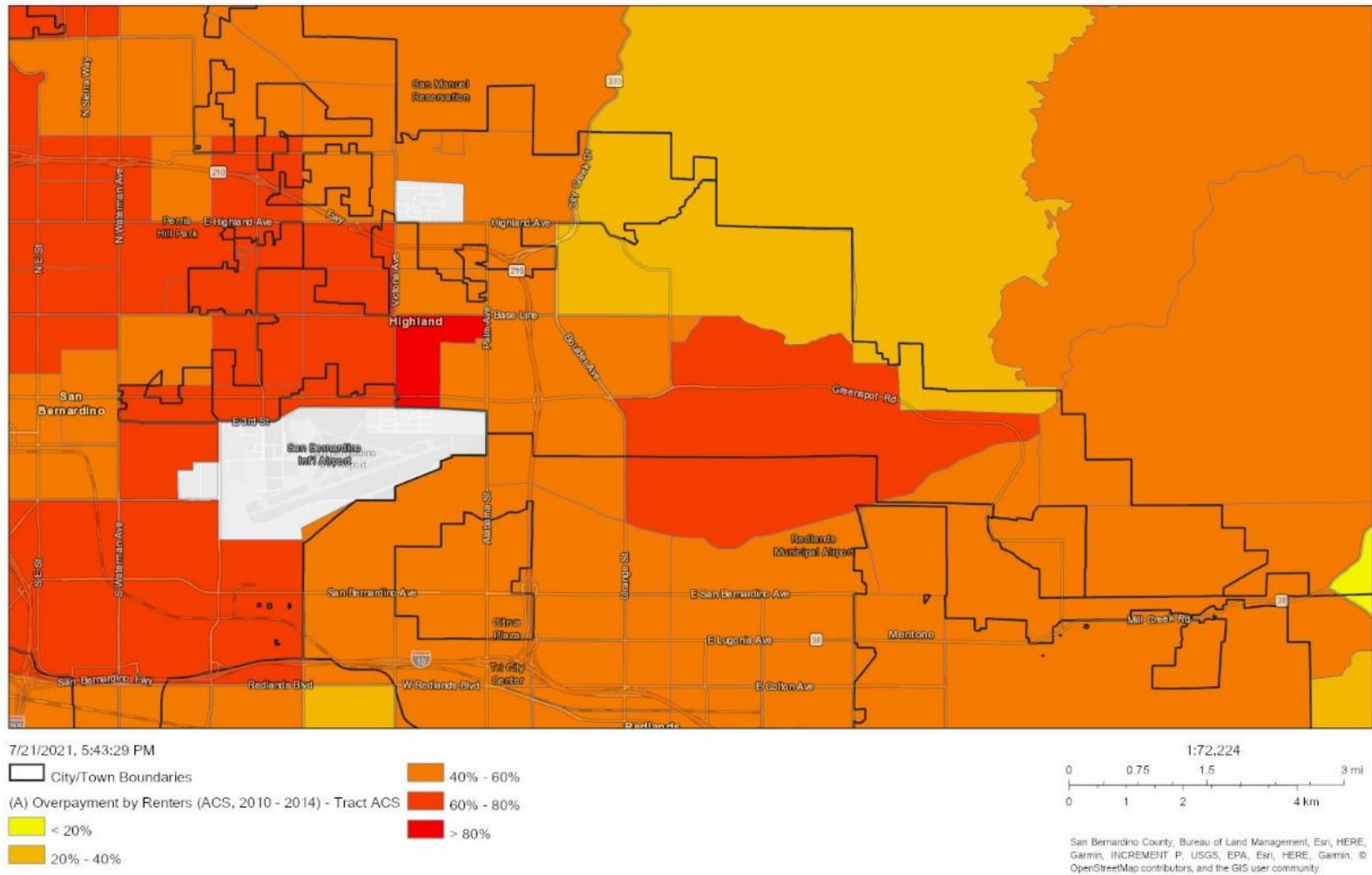


Figure 23B. Percent of Renter-Occupied Housing Units in the Region⁵⁴

⁵⁴ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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Figure 24A. Renter Cost Burden⁵⁵

⁵⁵ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

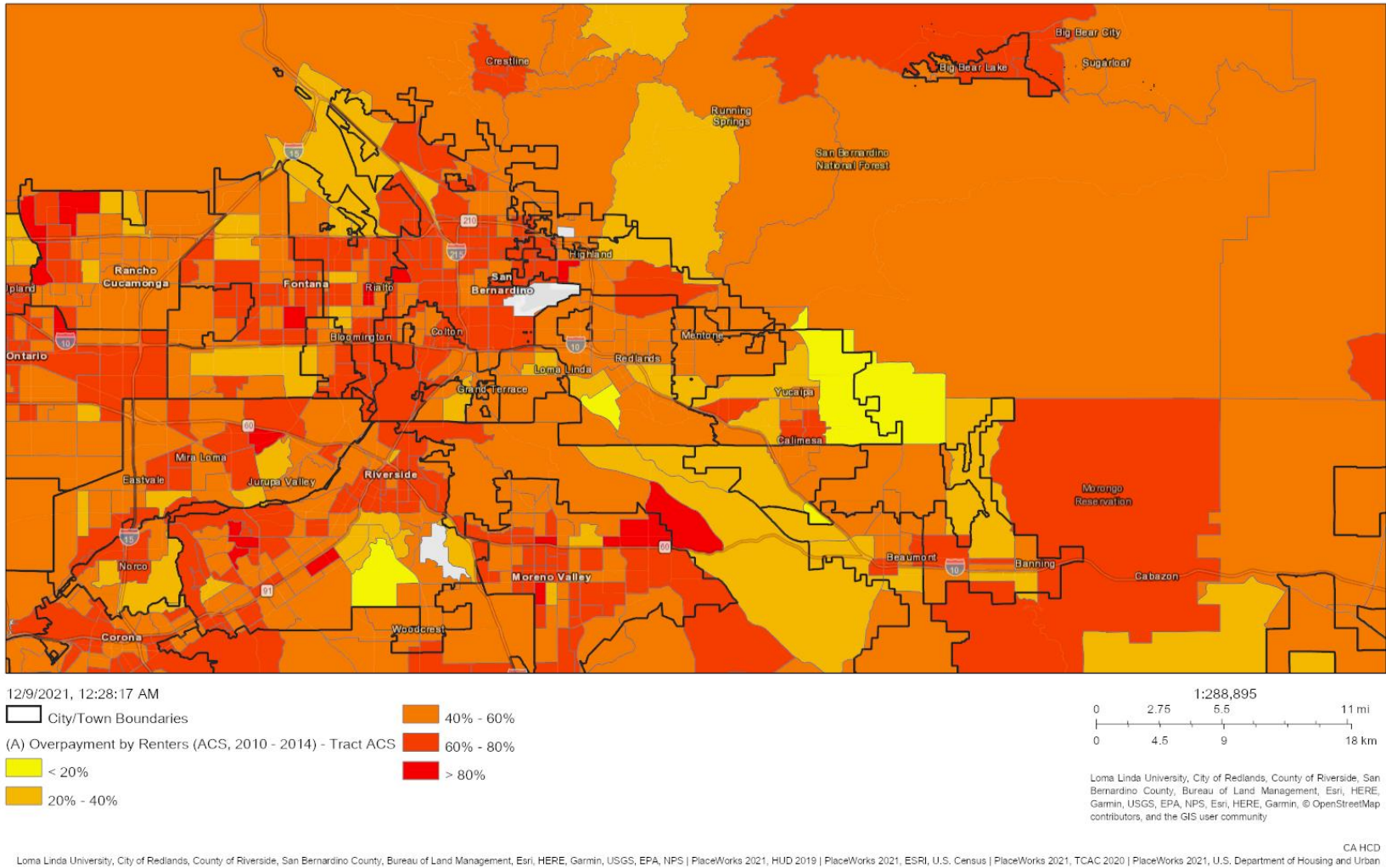
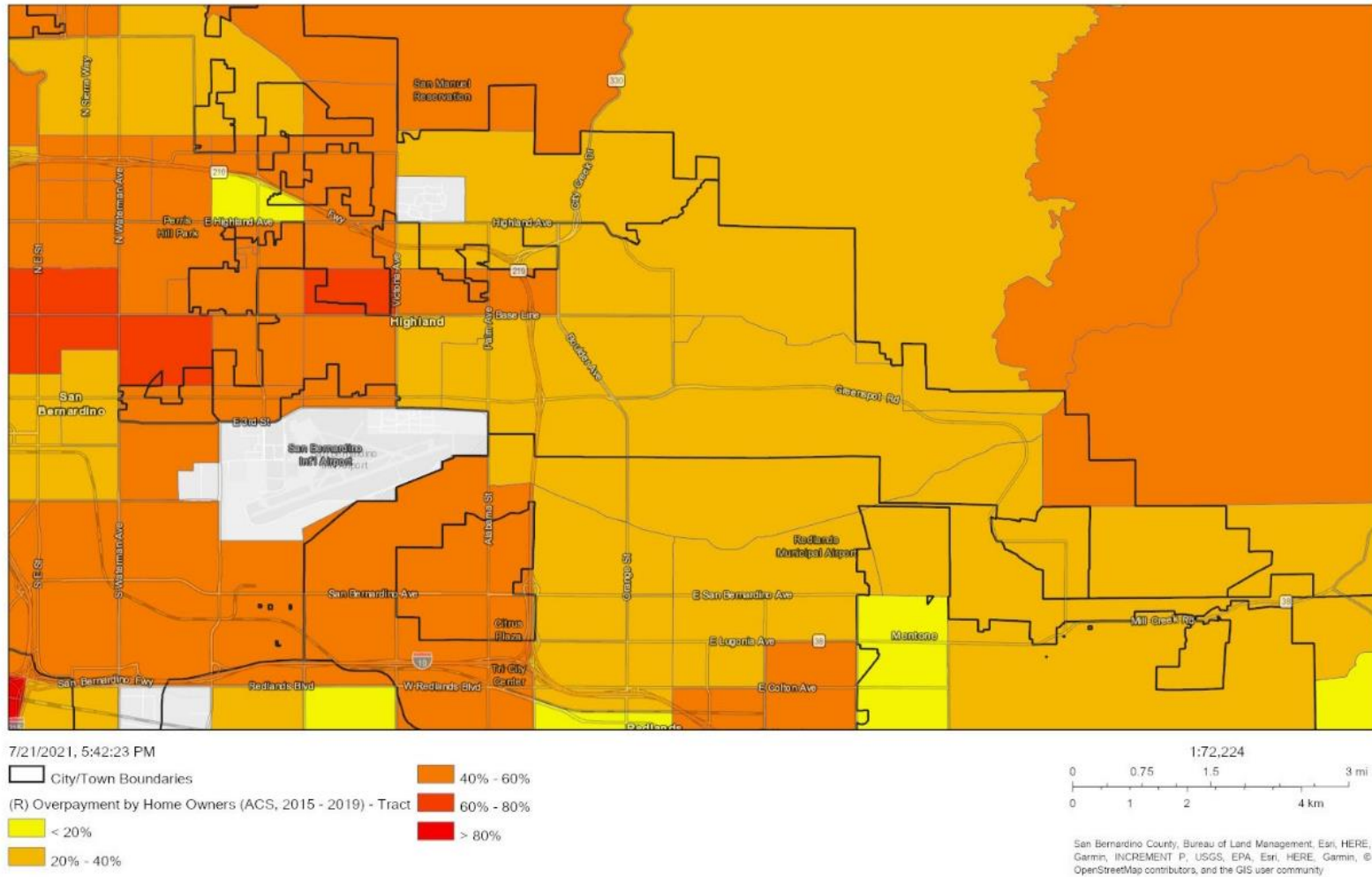


Figure 24B. Renter Cost Burden in the Region⁵⁶

⁵⁶ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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Figure 25A. Homeowner Cost Burden⁵⁷

⁵⁷ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

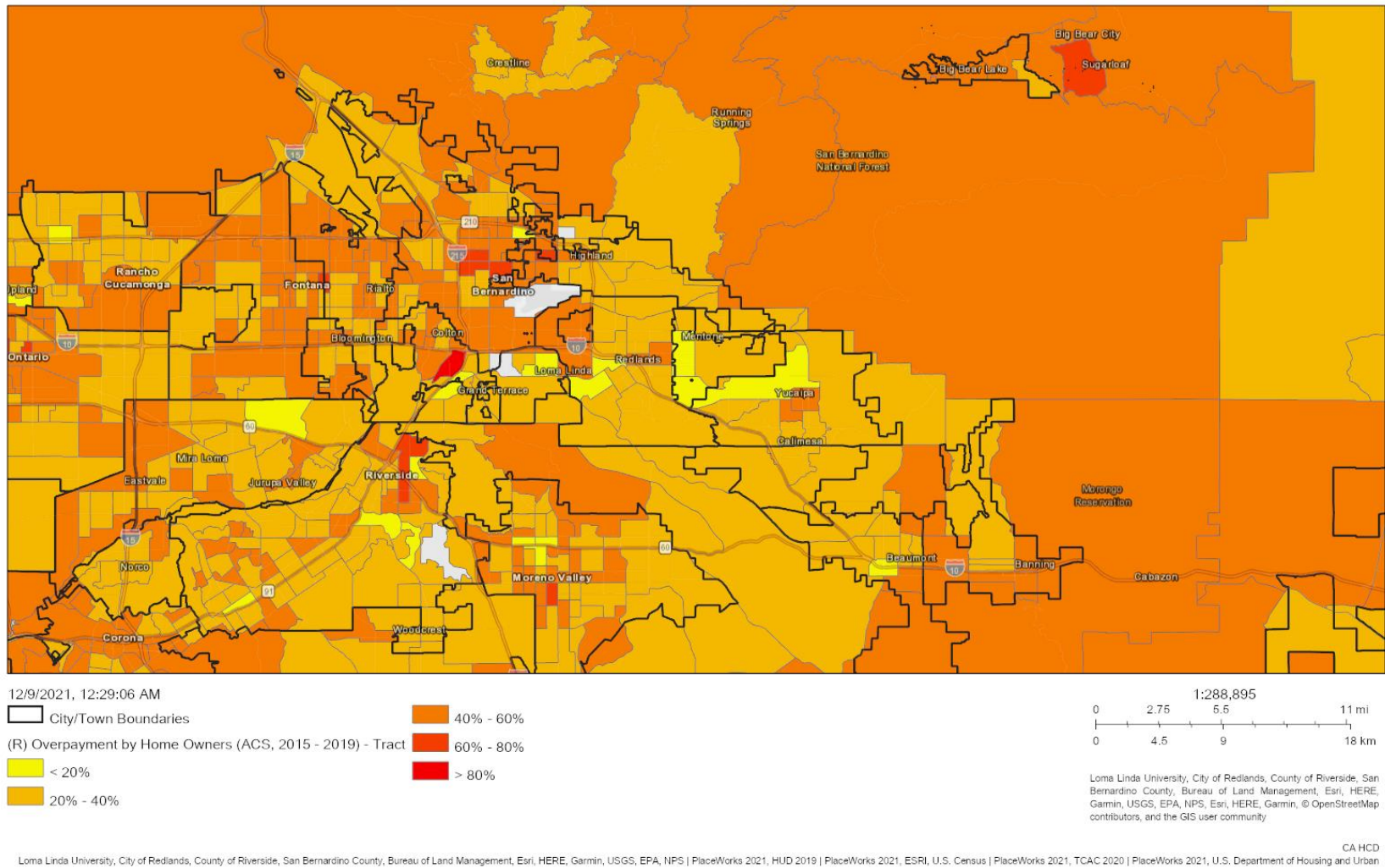


Figure 25B. Homeowner Cost Burden in the Region⁵⁸

⁵⁸ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

4.6.2. Housing Conditions

The quality of housing is dependent on more than just homeownership and requires residents and property owners to be diligent and able to fix or afford to fix issues as they come up. There are four housing problems that are considered severe: lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and monthly housing costs exceeding 30 percent of monthly income. **Table 3** shows an overview of households with any one of the four severe housing problems by housing tenure. This table shows that renters disproportionately have any one of the four severe housing problems compared to homeowners. **Figure 26A**, Any Four Housing Severe Problems, displays this data for the entirety of the City, where any one of the severe housing problems impacts 26 percent of all households. **Figure 26B**, Any Four Housing Severe Problems in the Region, shows that most cities fall within the 20 to 40 percent range of households.

Table 3: Households Experiencing Any One of the Four Severe Housing Problems

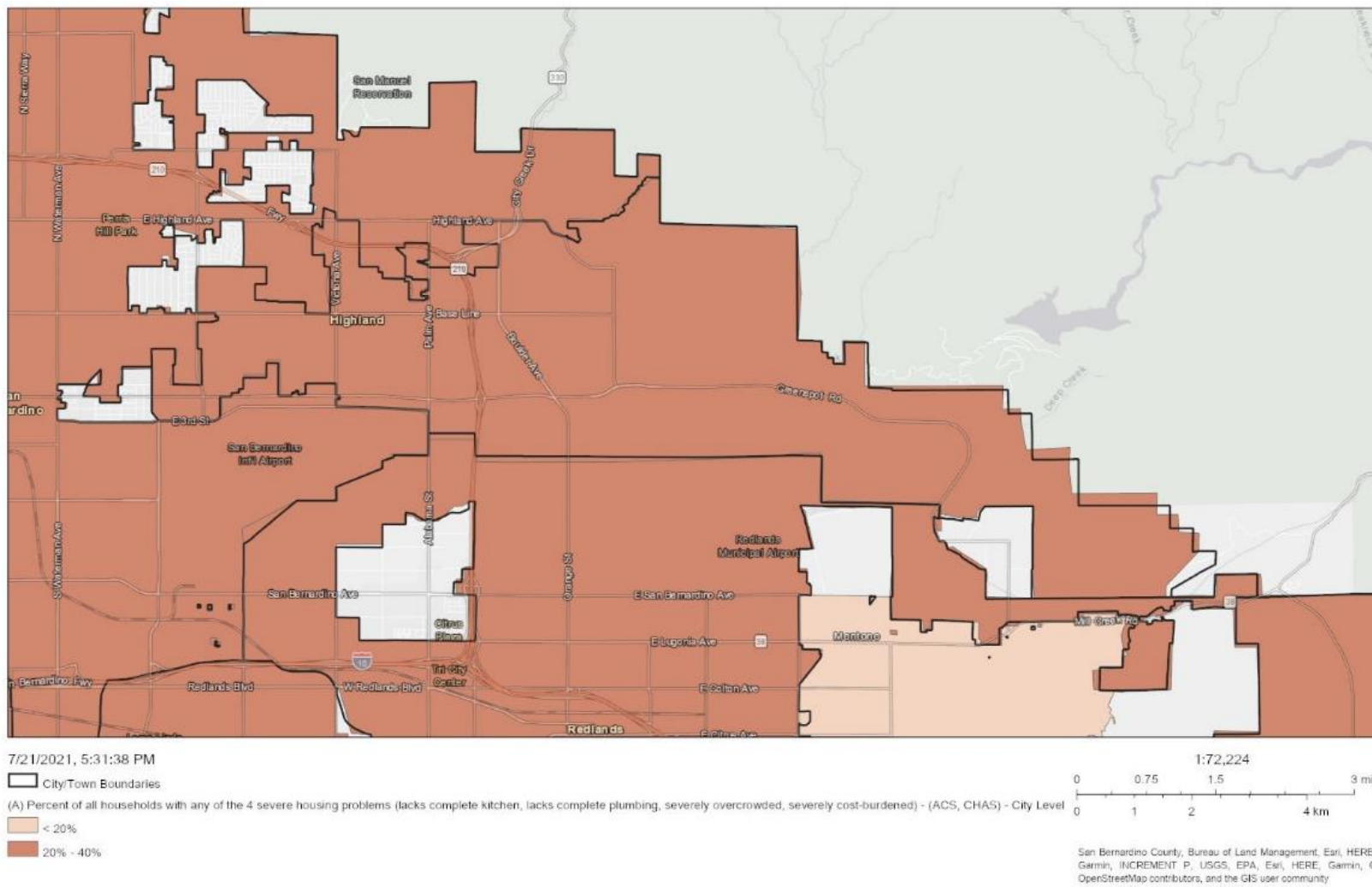
Renters vs. Owners	Number of Households with Problems	Number of Total Households	Percent of Households with Problems
Renters	2,420	5,540	43.68%
Homeowners	1,715	10,245	16.74%
Total	4,135	15,785	26.19%

Source: U.S. Department of Housing and Urban Development. 2017. Consolidated Planning/CHAS Data. <https://www.huduser.gov/portal/datasets/cp.html>.

4.6.3. Overcrowding

The condition of an area’s housing stock is not in itself an impediment to fair housing. However, for many low-income families, substandard housing is the only housing available at an affordable price. According to the 2019 ACS, 34 occupied units in the City lacked complete plumbing facilities. In addition, 136 occupied units in the City lacked complete kitchen facilities. There may be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities. Approximately 10 percent of the City’s total households are overcrowded.⁵⁹ Rates of overcrowding can be seen in **Figure 27A**, Overcrowding, with the highest rates being seen in the western core. **Figure 27B**, Overcrowding in the Region, shows a similar trend of overcrowded households being more prominent in urban areas as opposed to outer suburbs. This includes a large swath of the region immediately west of the City.

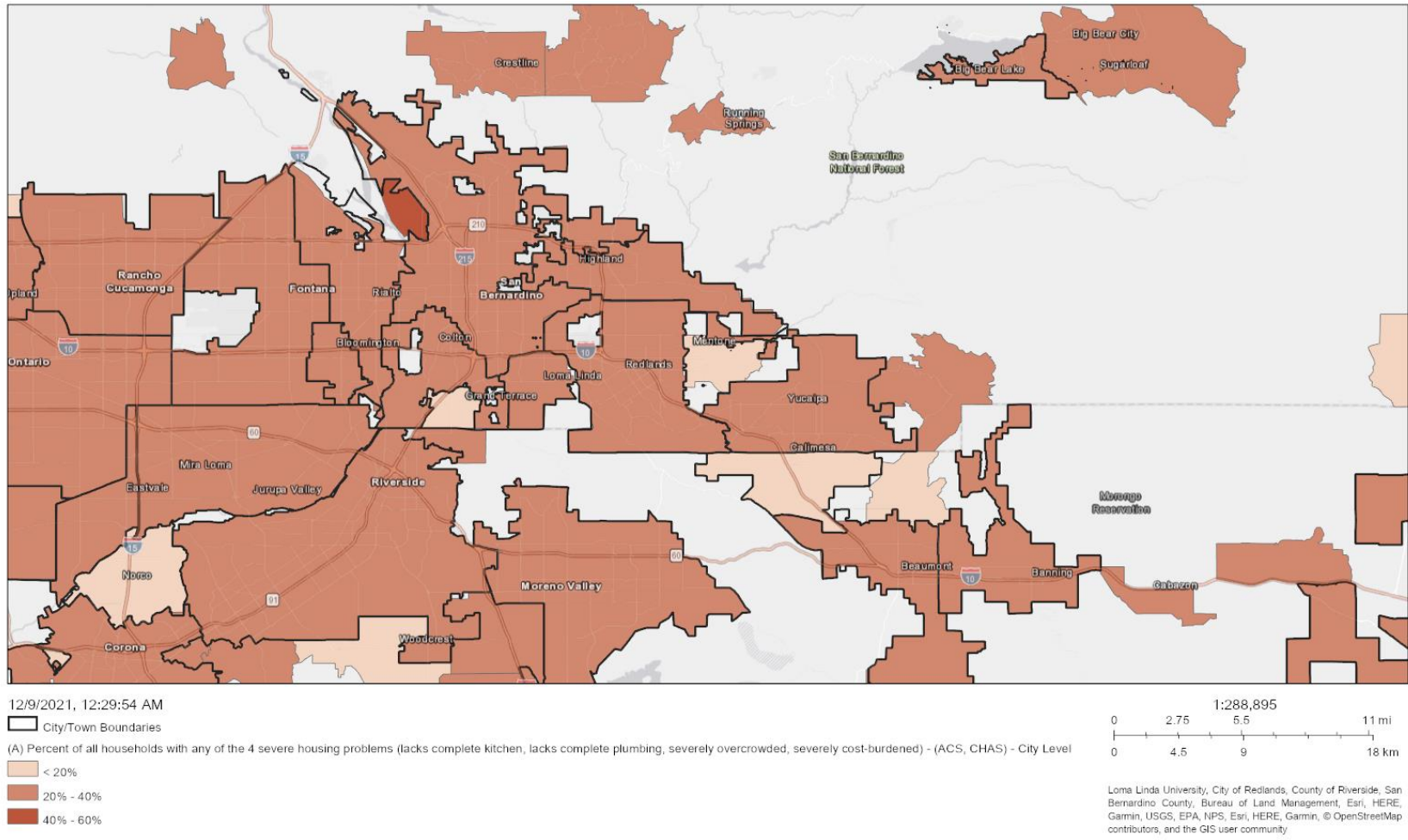
⁵⁹ U.S. Census Bureau. 2019. Selected Housing Characteristics. 2019 ACS 5-Year Estimates Data Profiles. Table DP04.



San Bernardino County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, © CA HCD

Figure 26A. Any Four Severe Housing Problems⁶⁰

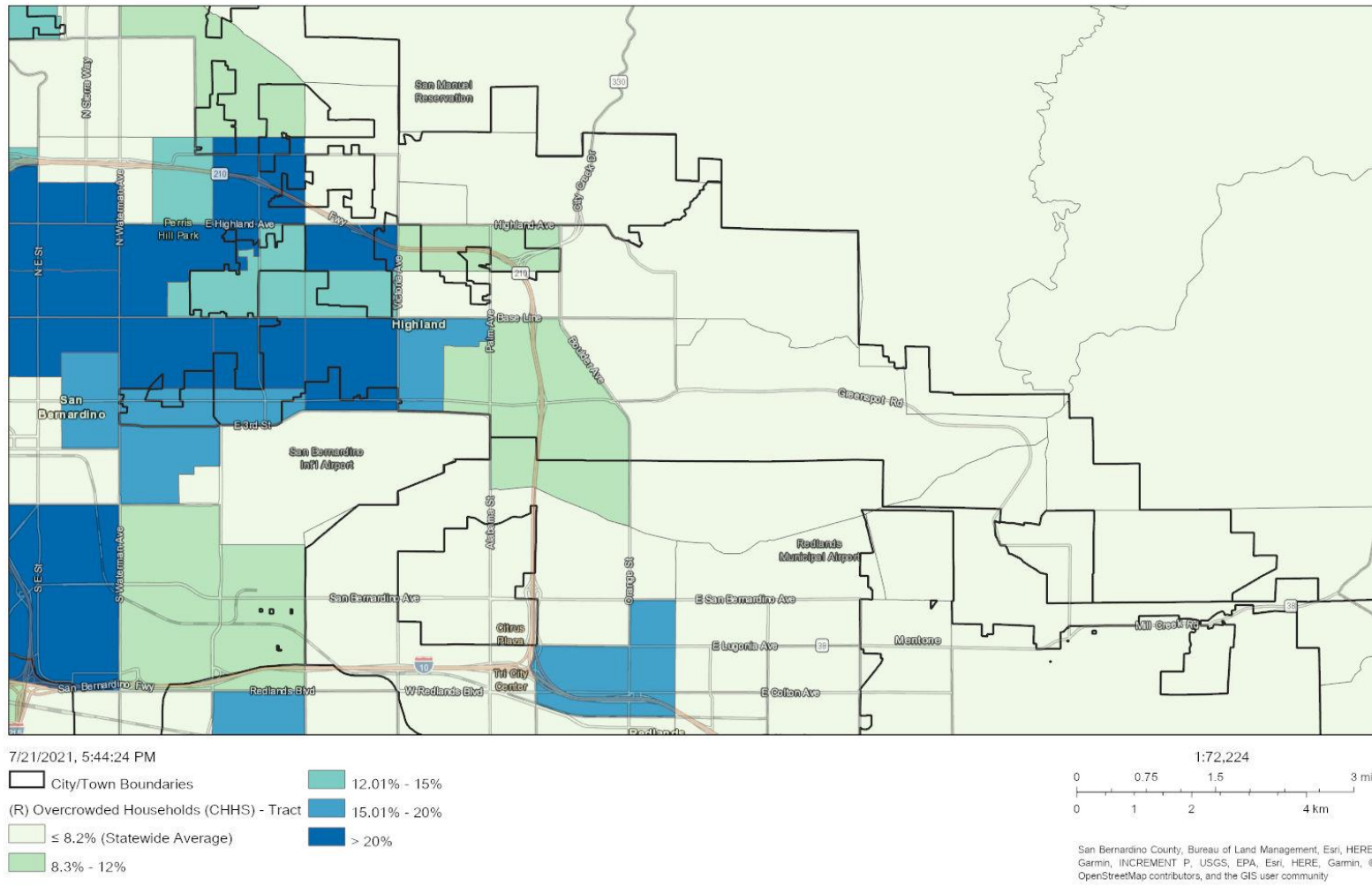
⁶⁰ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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Figure 26B. Any Four Severe Housing Problems in the Region⁶¹

⁶¹ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



San Bernardino County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, © CA HCD

Figure 27A. Overcrowding⁶²

⁶² HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

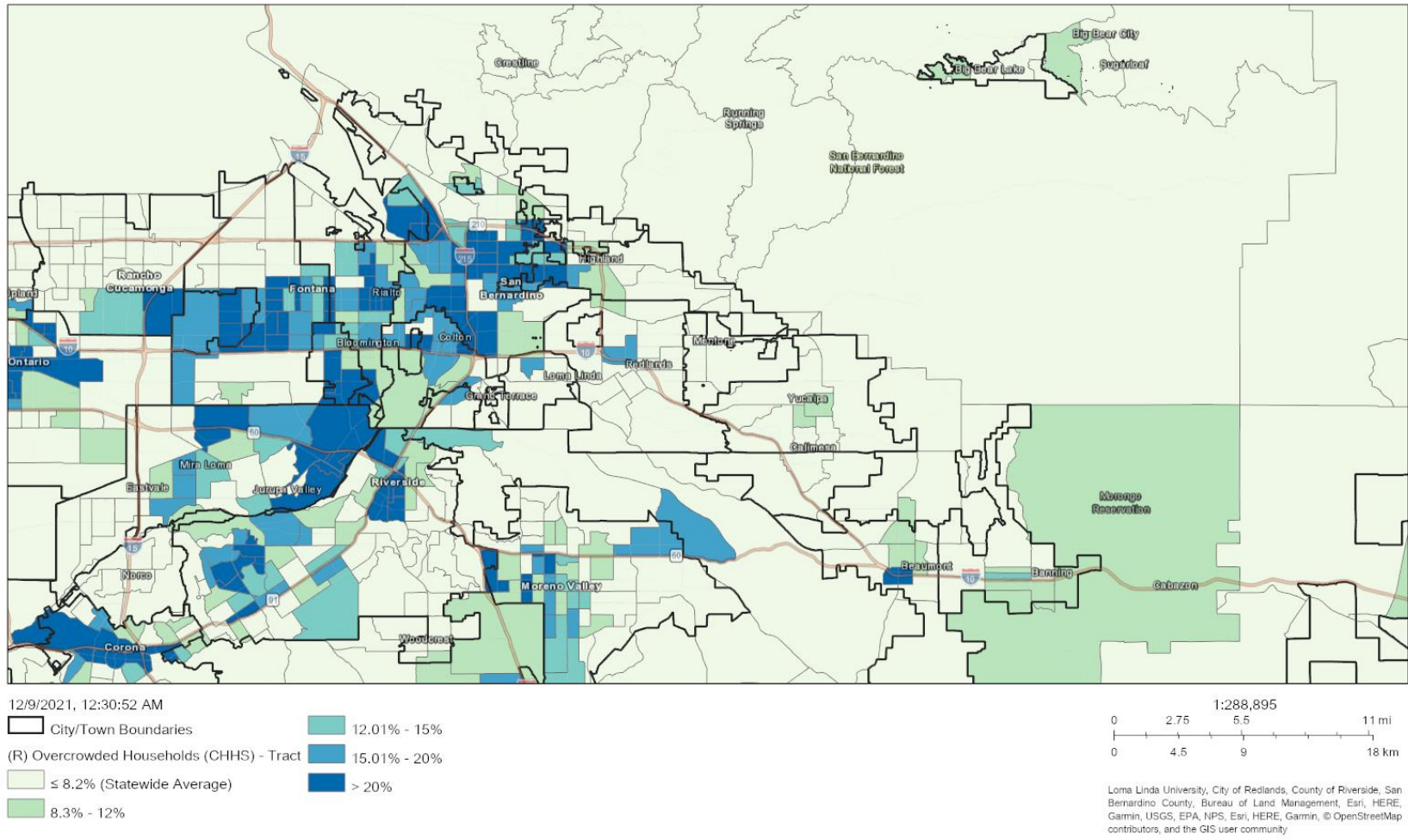


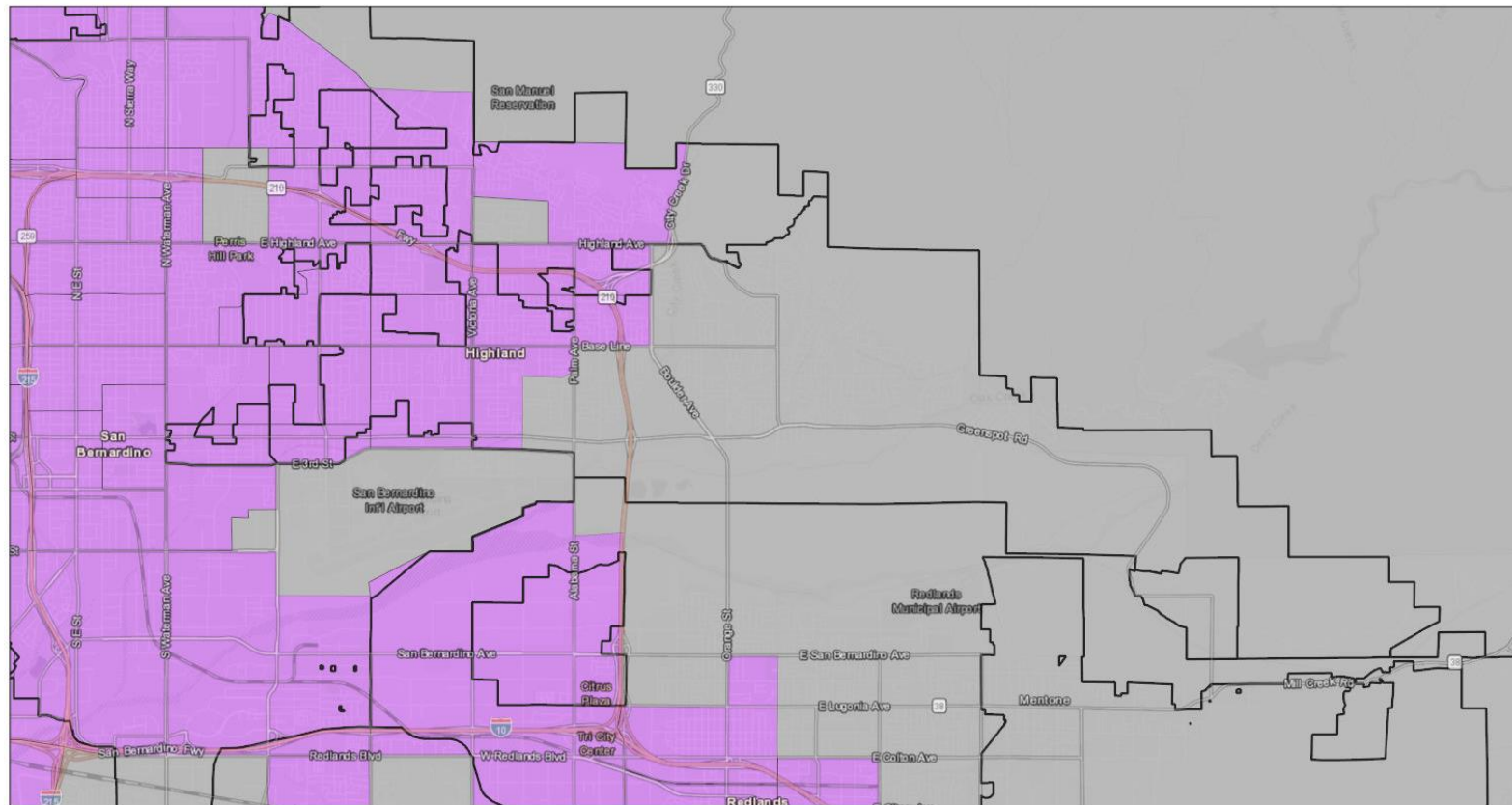
Figure 27B. Overcrowding in the Region⁶³

⁶³ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

4.6.4. Displacement

Displacement is an event that occurs for various reasons, including investment, disinvestment, or even disasters. Gentrification, or the influx of capital and higher-income residents into working-class neighborhoods, is often associated with displacement, which occurs when an increase in demand increase rents for both residential and commercial properties, and lower-income households and businesses are priced out of the community or excluded from entering into the community.

There are different stages of displacement, including at risk of displacement, early gentrification, and advanced gentrification. It is important to understand these stages in context of an area because certain policies to counteract displacement may be more or less effective depending on the stage of displacement. **Figure 28A**, Communities Sensitive to Displacement, shows western Highland to be vulnerable to displacement. This is not surprising because these communities have higher levels of poverty and therefore are more vulnerable to increases in rent. The bigger picture as shown in **Figure 28B**, Communities Sensitive to Displacement in the Region, reveals that these areas are situated along major freeway corridors such as SR-90, SR-210, I-10, and I-215, where development may be rapidly changing. Due to the seriousness of the public health crisis resulting from Coronavirus (COVID-19) pandemic, there is a lot of economic uncertainty which may result in displacement; however, there is no current data. The effects of COVID-19 on displacement in the City will be evaluated in the future as data becomes available.



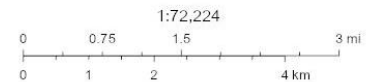
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City/Town Boundaries

(A) Sensitive Communities (UCB, Urban Displacement Project)

Vulnerable

Other

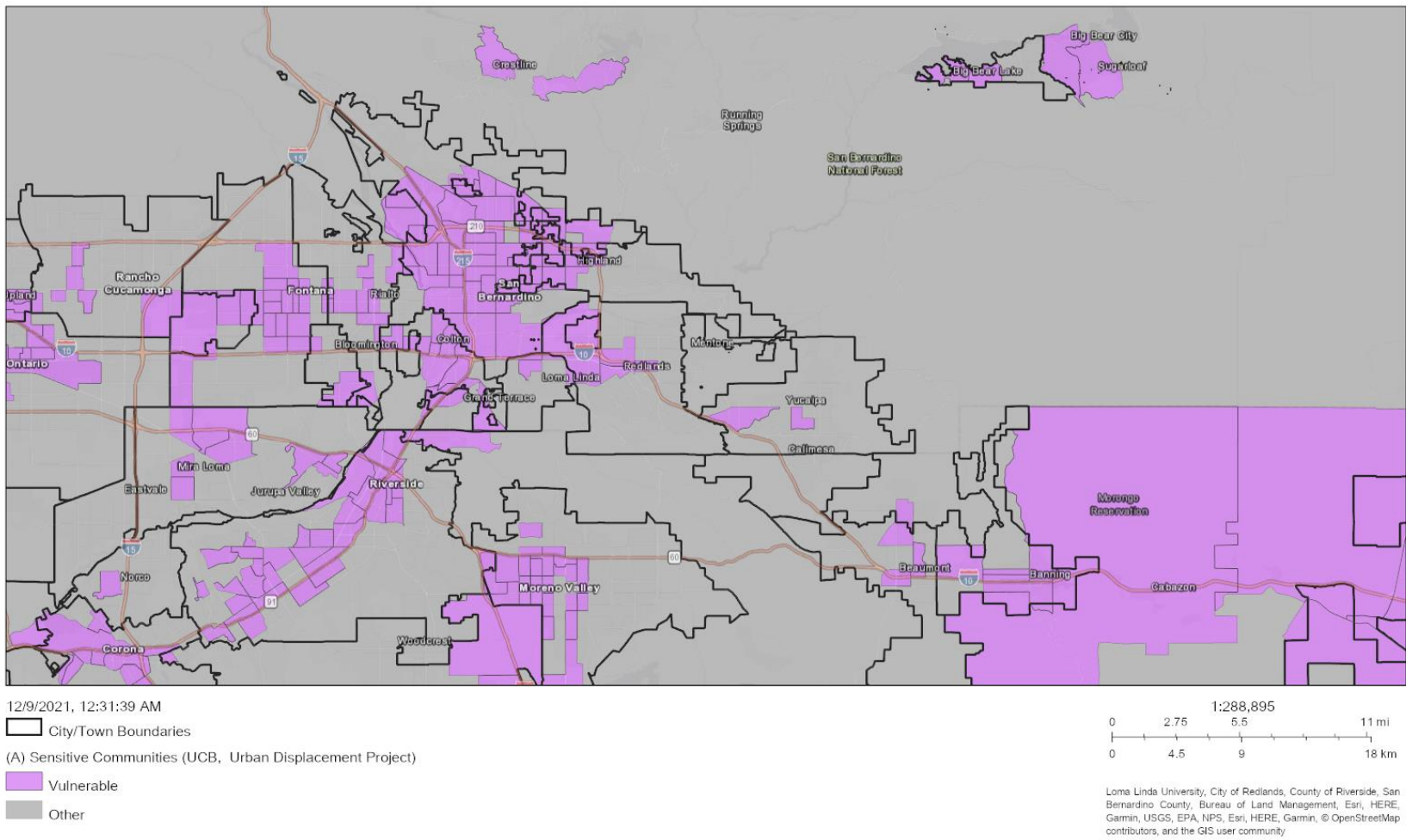


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Figure 28A. Communities Sensitive to Displacement⁶⁴

⁶⁴ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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 City/Town Boundaries
 (A) Sensitive Communities (UCB, Urban Displacement Project)
 Vulnerable
 Other

1:288,895
 0 2.75 5.5 11 mi
 0 4.5 9 18 km

Loma Linda University, City of Redlands, County of Riverside, San Bernardino County, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC.2020 | PlaceWorks 2021, U.S. Department of Housing and Urban

Figure 28B. Communities Sensitive to Displacement in the Region⁶⁵

⁶⁵ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

In regard to natural disasters, some areas may be more vulnerable to disaster-driven displacement due to different hazard risks by location. Fires are more likely to impact northern and eastern Highland in the Fire Hazard Severity Zones that can be seen in **Figure 29**, Fire Hazards. Flooding is more of a concern for south-central Highland, and a portion of western Highland along Warm Creek. The flood areas in southern Highland are less of a concern due to the lack of residential land uses there, but along Highland Creek there are some residential areas that could be at risk of flood-driven displacement or concerns with mold after a flood. **Figure 30**, Flood Hazards, displays where these flood zones are located in the City. Seismic hazard is another hazard event that has the potential to cause long- or short-term displacement. There are Alquist-Priolo fault zones that run diagonally across eastern Highland and can be seen in **Figure 31**, Seismic Hazards. While disasters in this area could cause displacement, higher average incomes provide more options for household recovery.

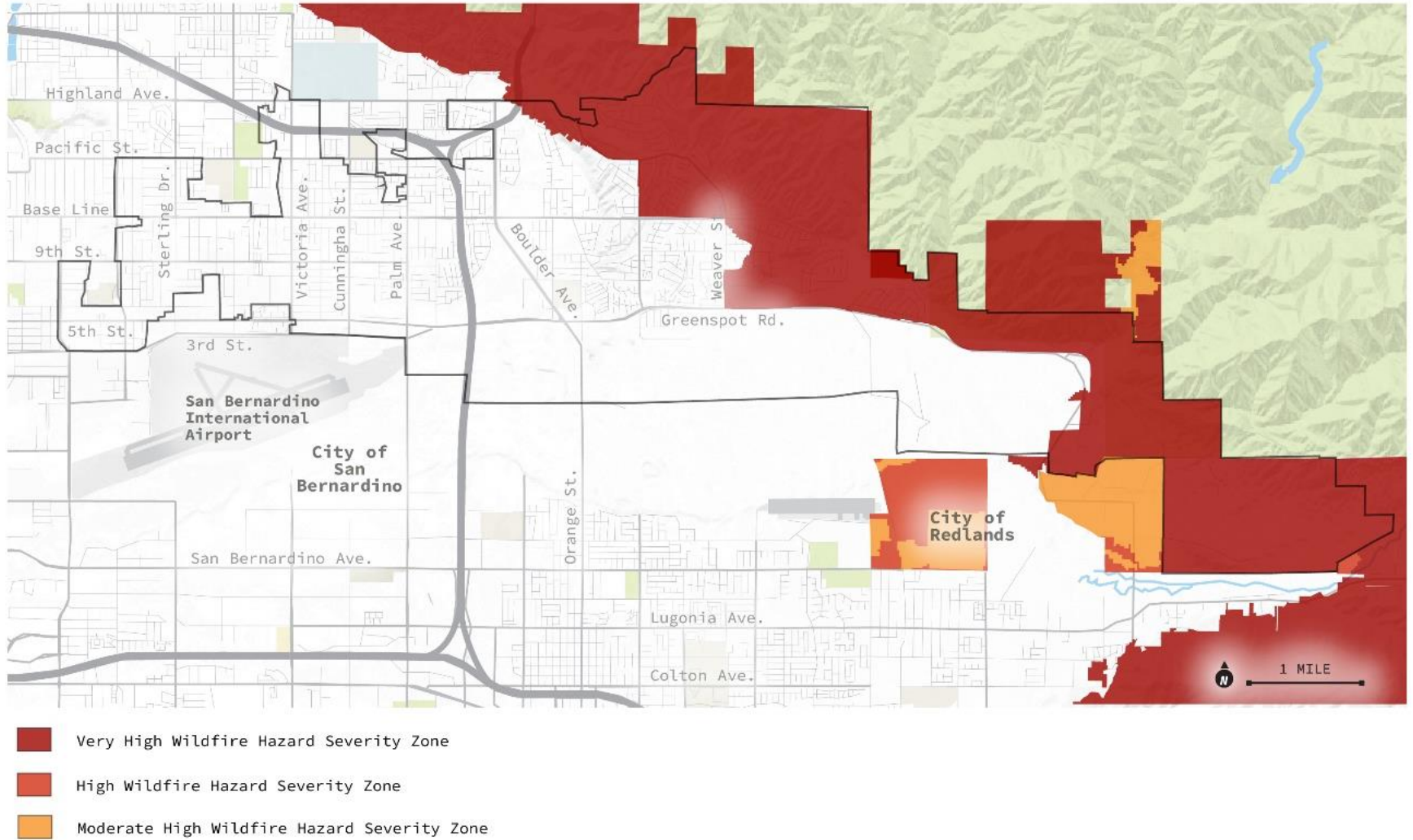


Figure 29. Fire Hazards⁶⁶

⁶⁶ CAL FIRE. 2020. California Fire Hazard Severity Zone Viewer. <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>.

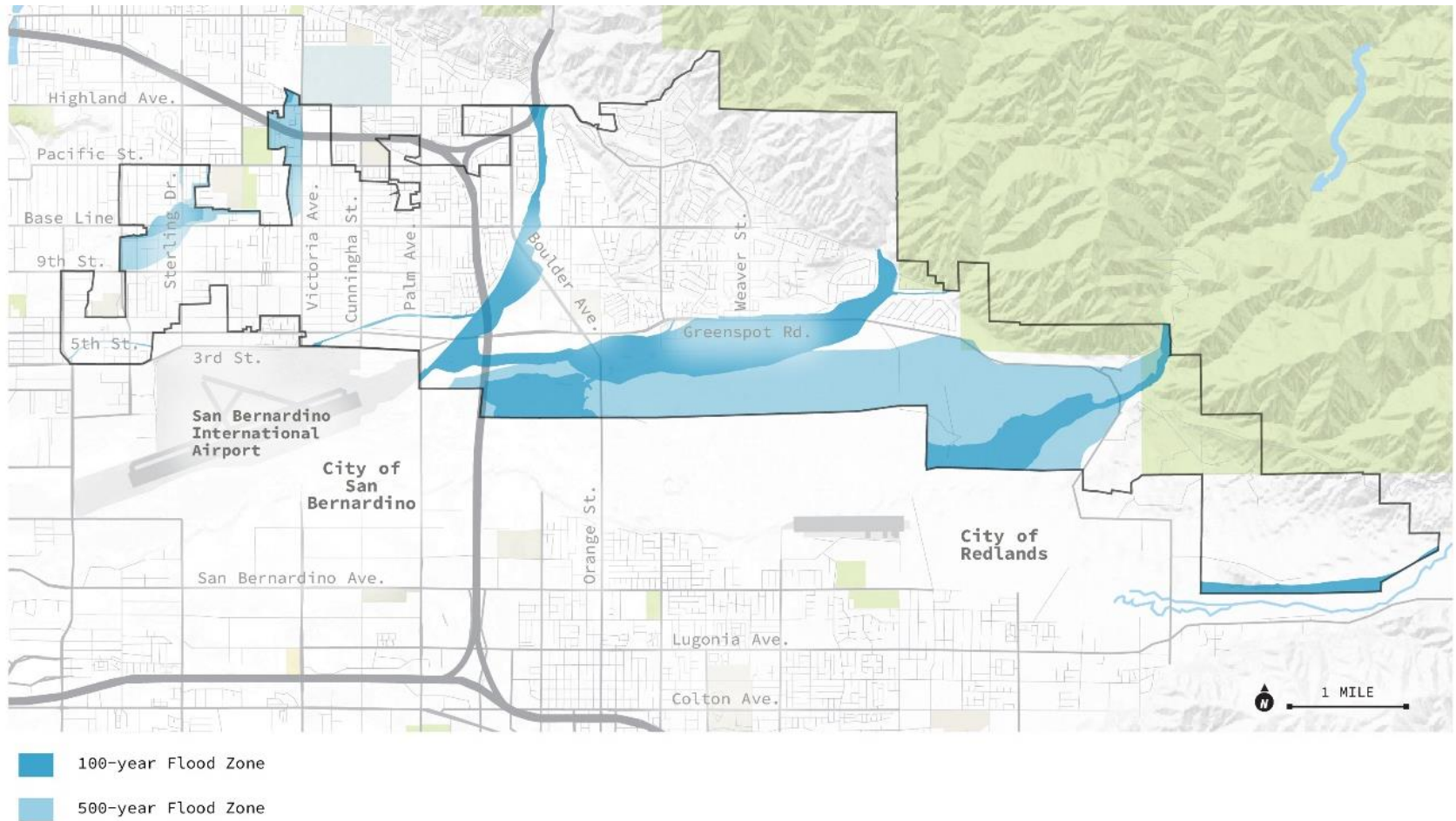


Figure 30. Flood Hazards⁶⁷

⁶⁷ FEMA (Federal Emergency Management Agency). 2020. Flood Hazard Layer Areas. <https://www.floodmaps.fema.gov/NFHL/status.shtml>.

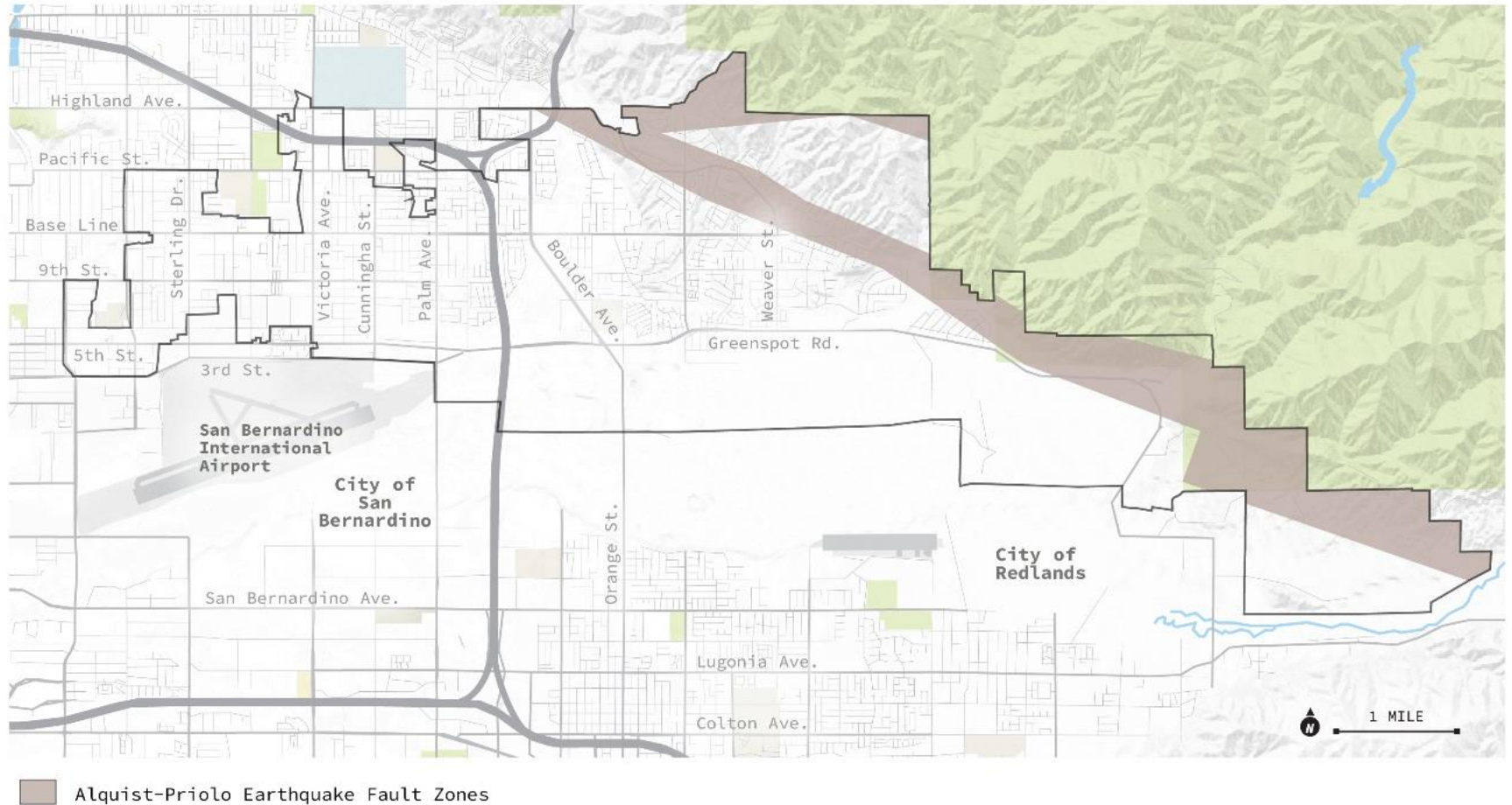


Figure 31. Seismic Hazards⁶⁸

⁶⁸ California Department of Conservation. 2015. Regulatory Maps.
<https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>.

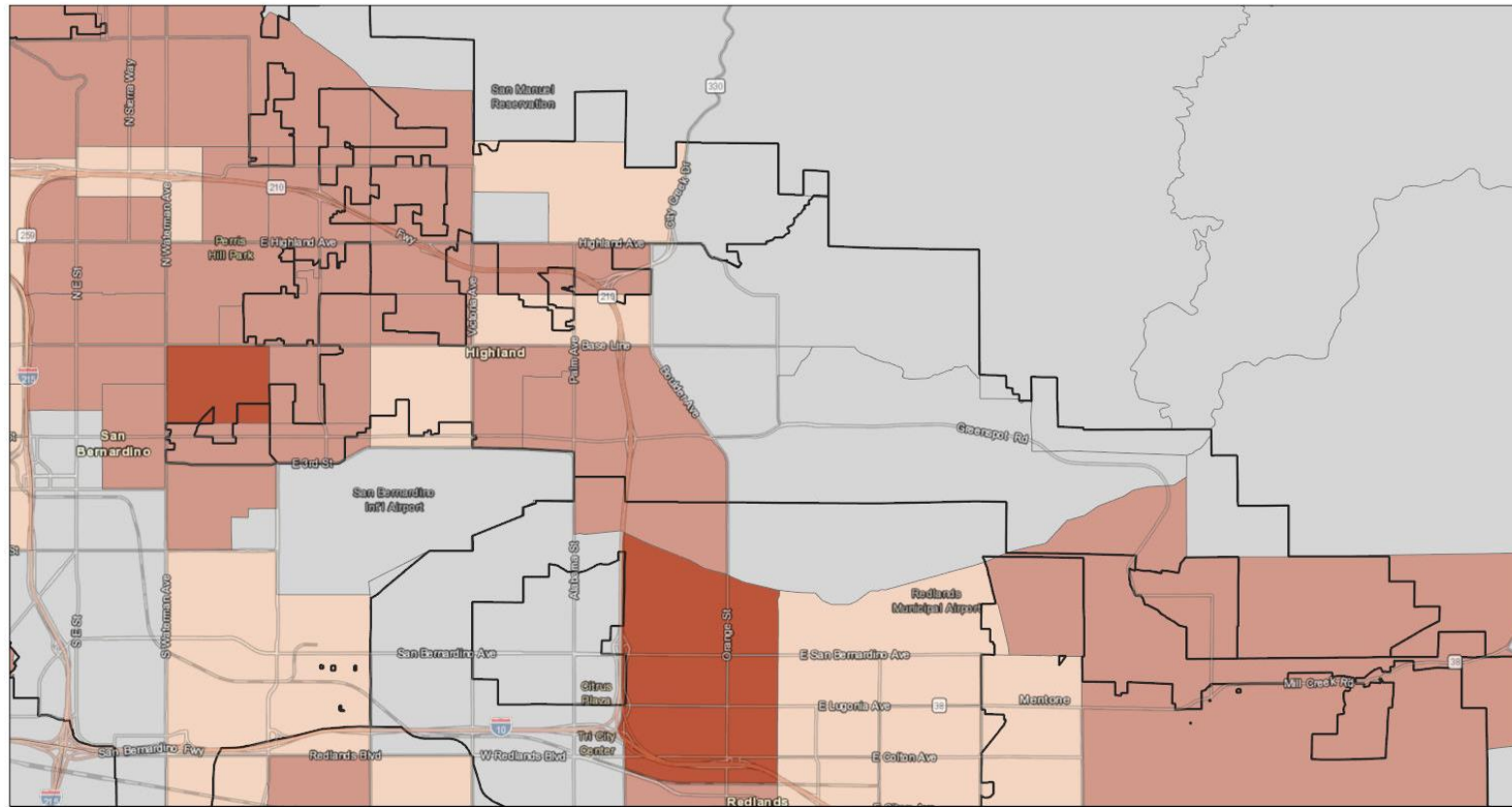
4.7. Other Relevant Components

4.7.1. Demographic Trends

In addition to the demographic trends discussed in this Fair Housing Assessment, further demographic trends regarding race, rates of homelessness, age, and population growth can be found in the Community Profile in **Appendix B, Community Profile**. Trends regarding construction, rent prices, and sale prices can be found in **Appendix C, Constraints and Zoning Analysis**.

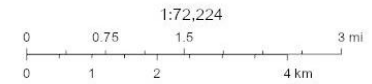
4.7.2. Public Assistance

Public housing and Housing Choice Vouchers are two ways that municipalities or housing authorities assist lower-income community members with obtaining affordable rents. As can be seen in **Figure 32A**, Housing Choice Vouchers, most Census tracts across Highland have renters receiving Housing Choice Vouchers. Multiple tracts have over 10 percent of renters receiving Housing Choice Vouchers. **Figure 32B**, Housing Choice Vouchers in the Region, shows that Census tracts with renters receiving Housing Choice Vouchers are in the same areas as where renters are vulnerable to displacement.



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- City/Town Boundaries
- (R) Housing Choice Vouchers - Tract
 - > 0 – 5%
 - > 5 – 15%
 - > 15% – 30%
- No Data

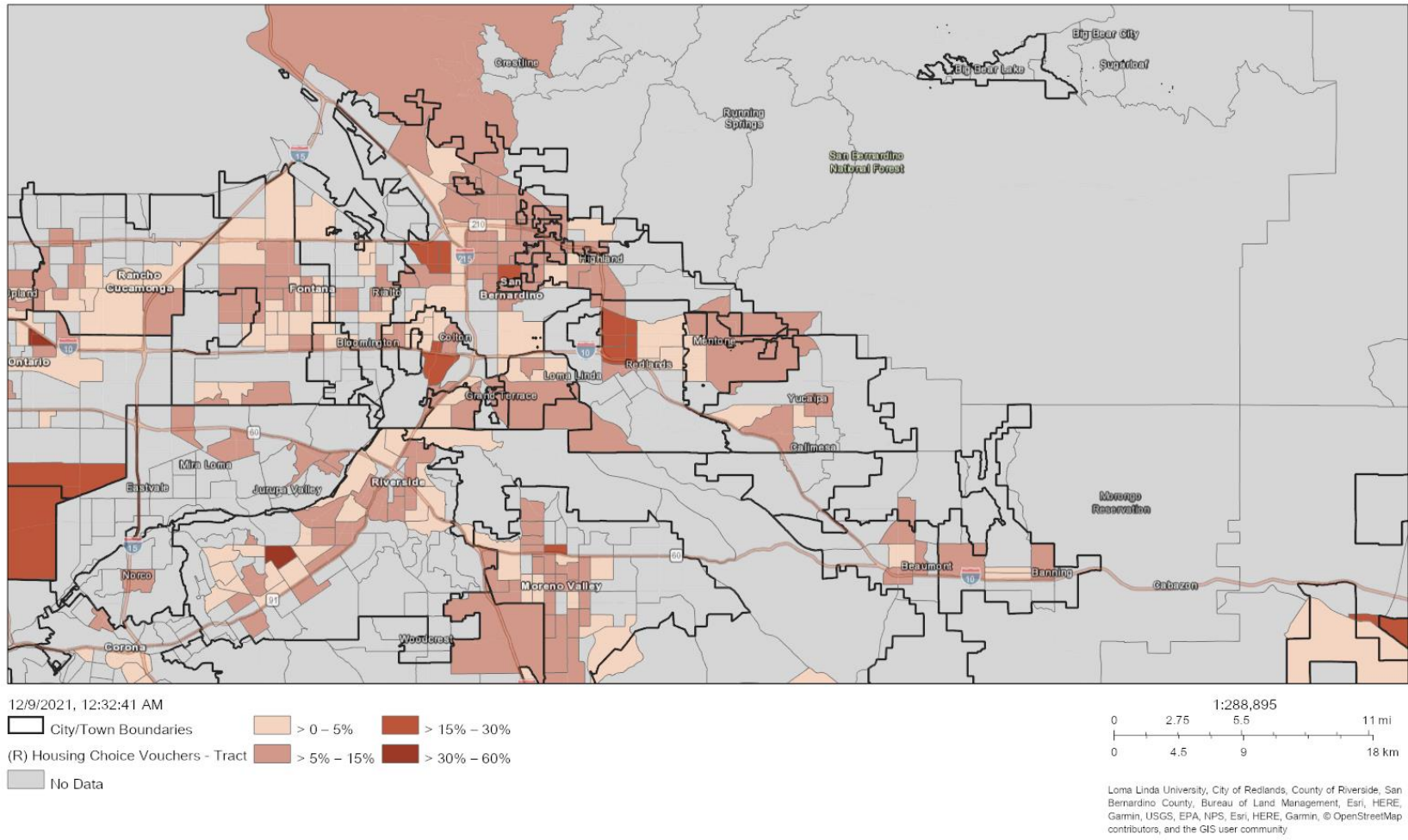


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Figure 32A. Housing Choice Vouchers⁶⁹

⁶⁹ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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Figure 32B. Housing Choice Vouchers in the Region⁷⁰

⁷⁰ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

5. Sites Inventory Analysis Consistency

State law, Government Code Section 65583.2(a), requires that the sites identified in the Sites Inventory be analyzed with respect to the Affirmatively Furthering Fair Housing analysis to determine if the designation of sites serve the purpose of replacing segregated living patterns with balanced living patterns and transforming R/ECAP into areas of opportunity. Through the various goals, policies, and programs present within the Housing Element, the Regional Housing Needs Allocation (RHNA) should adequately be accommodated in a manner that affirmatively furthers fair housing.

5.1. Improved and Exacerbated Conditions

Highland is a city that is primarily segregated, with non-White populations and lower-income households located largely in the western portions of the City, where Boulder Avenue acts as the dividing boundary. Today's segregated living patterns can be explained, in part, by the growth patterns of the past. Historically, the City began as an agricultural community, consisting primarily of citrus orchards. The area west of Boulder Avenue is where the City's earliest suburban development occurred. Initial suburbanization of the area began as early as 1943 with the establishment of the San Bernardino Army Air Depot (now San Bernardino International Airport). This early suburbanization moved east from the San Bernardino area, stopping at City Creek, which intersects Boundary Avenue. Suburban development east of City Creek did not occur until much later, primarily spurred by the development of East Highlands Ranch Planned Unit Development in the 1980s. Development east of City Creek and Boundary Avenue largely consist of single-family zones and planned developments on large swaths of land with few areas of commercial development. Large areas of open space are designated along the City's creeks and along the southern portion of the City, east of City Creek.

Sites identified to accommodate the RHNA consist of sites both east and west of Boulder Avenue and City Creek. Due to the low-density nature of the available sites east of Boulder Avenue, those sites identified in this area are only identified as appropriate to accommodate the moderate- and above moderate-income RHNA. Sites that qualify as meeting the criteria for the lower-income RHNA are located west of Boulder Avenue where there is the greatest access to public parks, public transportation, and commercial services. The sites identified in the Sites Inventory (**Appendix E - Sites Inventory and Analysis**) are shown in **Figure 33**.

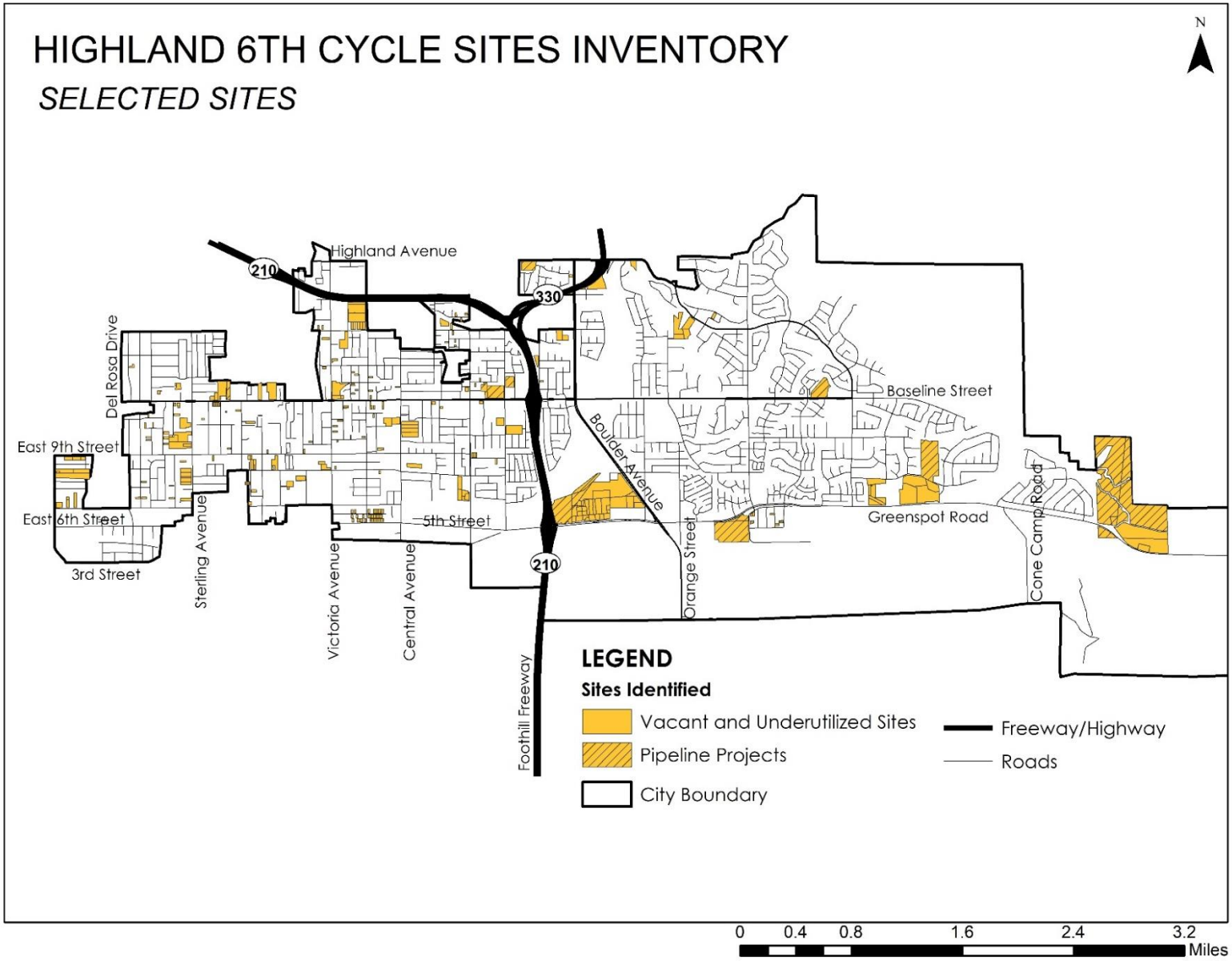


Figure 33. Sites Inventory Map

5.1.1. Segregation and Integration

Racial Demographics

The sites identified in the Sites Inventory to accommodate the lower-income RHNA are located in the areas of the City that are more racially and ethnically diverse, west of Boulder Avenue. As is detailed in **Appendix E**, the selection of lower-income sites is limited in the R-4 Multifamily Zoning District, as this zone is appropriate to accommodate lower-income housing units per State law [Government Code section 65583.2(c)(3)]. This area is also identified as having a predominant Hispanic population in several tracts. However, the Sites Inventory improves segregated living patterns in the City by identifying moderate- and above moderate-income sites near lower-income sites, in the western areas of the City, to promote housing opportunities at all income levels in a racially and ethnically diverse area of the City.

Household Income

The sites identified in the Sites Inventory improve segregated living patterns in the City as it relates to median household income. **Figure 3A**, in Section 4.2.4, indicates that households with lower median incomes are located in the western area of the City with block groups identified as having a median income at less than \$30,000, while the eastern side of the City indicated block groups with a median income greater than \$125,000. Since zoning adequate for lower-income sites is limited to the western area of the City, the Sites Inventory replaces existing segregation by household income by selecting moderate- and above-moderate sites in the western area of the City near low-income sites. The Sites Inventory also identifies capacity for 200 low-income units within the Greenspot Village and Marketplace Specific Plan which also identifies capacity for moderate-income sites, and 200 above moderate-income units credited toward RHNA as part of a multifamily development project expected to receive their certificate of occupancy within the planning period (see **Appendix E** for further details). Greenspot Village and Marketplace is located in a block group with a median income of greater than \$125,000. As such, the designation of sites at all income levels replaces segregated living patterns and improves conditions by promoting mixed-income neighborhoods.

Population with a Disability

There are no segregated living patterns of persons with disabilities in the City. Generally, there is an even distribution of the percentage of the population with a disability throughout the City. The sites identified, of all income levels, are located in tracts where there is less than 10 percent and 10 percent to 20 percent of the population has a disability.

5.1.2. R/ECAPs

There are several R/ECAPs identified in the City's western area, see **Figure 12A**; however, the Sites Inventory (**Appendix E**) improves conditions in the City by identifying above moderate-income sites within the R/ECAPs. All of the lower-income sites identified in **Appendix E** are located outside of the City's R/ECAPs. As such, the Sites Inventory replaces segregated living patterns by identifying housing opportunities for households with higher incomes to deconcentrate these areas of poverty.

5.1.3. Disparities in Access to Opportunity

While the areas of the City located west of Boundary Avenue have lower rates of positive educational outcomes and lower positive economic outcomes, positive environmental outcomes are relatively consistent throughout the City, with two areas identified as having less than positive outcomes, as

previously show in Section 4.5.4, Access to a Healthy Environment, of this analysis. Sites identified at all income levels fall within low-resource and high poverty and segregation tracts which are more predominant on the western side of the City. Many lower-income sites identified in **Appendix E** fall within low resource areas due to adequate lower-income unit zoning criteria which limits sites to the western area of the City. Therefore, the selection of lower-income sites has the potential to exacerbate conditions of concentrated housing in low resources areas based on TCAC's scoring. However, the Sites Inventory mitigates this potential by identifying 200 lower-income sites within the highest resource areas in the City as part of the Greenspot Village and Marketplace Specific Plan. This area has the highest access to public transportation which is ideal for lower-earning households that have lower rates of automobile ownership. Further, the selection of moderate- and above moderate-income sites within areas of low resources coupled with programs in the Housing Element (detailed below) will increase access to opportunities for residents, incentivize high-quality development projects for all income levels and improve overall conditions in the City.

5.1.4. Disproportionate Housing Needs, Including Displacement Risk

The sites identified to accommodate the lower-income RHNA are generally located in areas with higher rates of households that are financially burdened by their housing costs, higher rates of household overcrowding, and increased vulnerability to risk of displacement. The development of affordable housing in these areas could provide opportunities for increased housing security for existing residents. When lower-income residents have access to affordable housing, they are no longer at risk of sudden increases in rent. Residents with consistently affordable housing are at a lower risk of displacement due to rent increases in the area. Additionally, because affordable housing is made affordable based on household income and size, residents tend to be less burdened by the cost of housing, leaving money available for other needs. As such, the sites selected in **Appendix E**, improve conditions, and will mitigate displacement risk.

6. Summary of Fair Housing Issues

The following is a list of key conclusions from this Affirmatively Further Fair Housing Analysis:

- **Racial and Economic Segregation:** The City contains three Census tracts considered as R/ECAPs. All three R/ECAP tracts have significantly higher levels of poverty than the City as a whole, with the farthest west R/ECAP having the highest poverty rate at 48.7 percent of the population. The west and middle R/ECAPs have nearly three times the number of renter households as ownership households, and the upper R/ECAP has a nearly equal proportion of renters and homeowners.

The concentration of areas that are both racially and economically segregated lie in the westernmost tracts of Highland. These areas also have higher concentrations of housing cost burden and overcrowding, lower positive outcomes related to education and economics, and the highest concentrations of adults living alone or single female-headed households.

- **Renter Housing Needs:** According to the Census, a total of 10,796 occupied units (66.9 percent) in the City were owner-occupied in 2019, while 5,342 units (33.1 percent) were renter-occupied. The renter households in Highland are primarily located in western Highland, and have access to fewer educational, economic, and transportation opportunities. Over 80 percent of renter households experience one or more of the four severe housing problems, with higher rates of

overcrowding and housing cost burden. Ozone and PM_{2.5} levels are higher in western Highland, as are rates for health indicators such as asthma and diabetes. Additionally, access to opportunity for education is higher in eastern Highland and lower in western Highland. These differences follow school district lines, with the Redlands Unified School District Census tracts scoring higher than the San Bernardino Unified School District tracts.

- **Displacement Concerns:** Western Highland is most vulnerable to displacement due to the higher levels of poverty present and lower rates of homeownership, making these residents more vulnerable to increases in rent. Additionally, flooding of Highland Creek could cause hazard-driven displacement in western Highland, causing more strain on the incomes of lower-income residents.

7. Contributing Factors to Fair Housing Issues and Strategies for Affirmatively Furthering Fair Housing

An analysis of the contributing factors to fair housing issues is used to inform the strategies employed by the Housing Element for Affirmatively Furthering Fair Housing. The key fair housing issues identified through this analysis include racial and economic segregation, renter housing needs, and displacement concerns. Those factors that contribute to these issues are those that can most directly be tied to income and wealth. Factors that can contribute to a household's access to income and wealth can include poor access to upward mobility afforded by high educational outcomes; higher wage attainment; physical or developmental ability; access to affordable housing, transportation, and childcare; access to capital assets such as land ownership or homeownership; and other factors such as access to generational wealth. Many factors that can contribute to low access to income and wealth often disproportionately impact racial and ethnic minorities, creating income inequality. For example, the Federal Reserve reports that data from the 2019 Survey of Consumer Finances revealed that the typical White family has eight times the wealth of the typical Black/African American family and five times the wealth of the typical Hispanic/Latino family.

Historically in the United States, housing discrimination has occurred through land use policy and zoning, mortgage lending practices, landlord or property owner decisions on rental applications, and patterns of public and private investment and disinvestment. These trends have resulted in residential segregation based on race, ethnicity, income, disability, and other characteristics, and has limited housing choices and access to opportunities for many Americans, especially for communities of color.

Land use policies and planning can help or hinder people's access to fair housing. It is both possible and desirable to adopt and implement proactive policies that will help to reverse past negative trends and achieve balanced, integrated, and stable residential neighborhoods.

7.1. Prioritization of Contributing Factors and Actions Designed to Meaningfully Address Contributing Factors

The City's priorities for addressing impediments to fair housing issues are identified as follows:

1. **Affordable Housing.** Increased access to quality affordable housing opportunities can greatly improve opportunities for Highland's residents. The City's inclusionary housing ordinance (**Program 4**) will be used for the allocation of funding to support affordable housing for lower-income households. **Program 5** calls for an evaluation of existing development impact fees to

identify opportunities for reduced fees in exchange for affordable housing development. Other programs of the Housing Element increase coordination and collaboration with City partners to advocate for increased support in meeting the needs of lower-income households.

Additionally, the programs of the Housing Element that have been incorporated to assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households, as well as households with special needs include the following:

- **Program 4, Inclusionary Housing** implements affordable housing production and also collects in-lieu fees that go into the City’s affordable housing preservation fund. Through this program the city will identify affordable housing preservation, rehabilitation, and construction opportunities for the expenditure of acquired funds, especially for funding opportunities of housing for extremely low-income households and households with special needs.
- **Program 5, Impact Fees** will evaluate impact fees for affordable housing developments, especially those that serve extremely low-income households and households with special needs.
- **Program 6, Density Bonus** the City will update its ordinance, consistent with State requirements, including the provision of a bonus for student affordable housing, senior housing, and 100 percent affordable developments to further support extremely low-income households and households with special needs.
- **Program 16, Affordable Housing Preservation Program** is focused on assisting homeowners who may be at risk of foreclosure and providing technical assistance for publicly assisted affordable housing for extremely low-, very low-, low-, and moderate-income tenants.
- **Program 17, Housing for Persons with Disabilities** will increase housing opportunities for those with disabilities, widening the pool of available housing. Through this program the City will promote the availability of the reasonable accommodation procedures, refer individuals and families with developmental disabilities to the Inland Regional Center in San Bernardino, which is the largest nonprofit, State-funded social service facility in the State that focuses on persons with developmental disabilities. And to further opportunities for persons with disabilities and older adults with varying levels of ability, the City will explore opportunities to connect residents to resources on increasing in-home accessibility by posting materials on its website related to home retrofit guidance and accessibility in accessory dwelling units.
- **Program 18, Residential Care Facilities** is focused on providing an update to the Zoning Code to differentiate between residential care facilities serving six or fewer residents and those serving seven or more residents, permitting residential care facilities serving six or fewer persons by right in all residential zones in accordance with the Welfare and Institutions Code Section 5116.
- **Program 19, Emergency Shelters, Transitional Housing, and Permanent Supportive Housing** will update relevant sections of the Zoning Code to assist in the development of housing for those with special needs and extremely low-income households and to ensure consistency with State law as it relates to supportive housing, emergency shelters, and transitional housing.

- **Program 20, Affordable Housing Partnerships** will support creative models of affordable property ownership and affordable housing preservation through methods such as community land trusts. Informational resources will be provided on the City’s website to connect lower-income households, including extremely low-income households and those with special housing needs, to housing advocacy groups, public agencies, and nonprofit organizations in the event that opportunities for purchasing lower-income housing developments become available. The City will conduct outreach to housing advocacy groups to improve coordination and increase publication of how advocacy groups can assist residents.
 - **Program 21, Mobile Home Preservation** will provide additional protections for mobile home park tenants by ensuring that any approval for a proposed conversion of an existing mobile home park will first consider the findings of a report that details the impact upon the ability of the displaced residents of the mobile home park to be converted or closed to find adequate housing in a mobile home park.
 - **Program 22, Collaborative Partnerships** the City will contact and partner with local affordable housing service providers and will continue to seek financial assistance from other agencies.
 - **Program 23, Lot Consolidation Incentive** provides a permit expedite incentive for lot consolidation for multifamily development on sites identified in the Housing Element as having the potential to accommodate lower- or moderate-income units, including those sites with potential for extremely low-income development and development to meet the needs of those with special needs.
 - **Program 31, Surplus Lands** will ensure that any lands that are declared as surplus by the City will first be offered for the development of affordable housing, including housing for extremely low-income households and households with special needs.
 - **Program 33, Reduced Parking Requirements** will provide a process by which parking reductions can be granted in exchange for affordable housing.
2. **Accessible Housing.** According to the 2019 ACS Census data, about 9 percent (4,946) of the City’s population have a disability. Approximately 33 percent (1,746) of the population age 65 and older have a disability. As the population ages, the need for housing to meet varying levels of ability will increase. Accessible housing also ensures safe and quality of housing not only to disabled persons, but all residents as well. **Program 1, Homeowner Rehabilitation Program**, offers homeowners with funds to finance home improvement projects, including health and safety repairs, that may increase the overall accessibility of a dwelling. **Program 3, Code Enforcement**, ensures that buildings are maintained and are ADA compliant where necessary. **Program 6, Density Bonus**, will provide provision of a bonus that may increase the availability and quality of senior housing. **Program 12, Accessory Dwelling Units**, can provide opportunities for those with special needs and older adults who may wish to live independently, but with near proximity to caregivers. **Programs 17, 18, and 19** can accommodate special needs individuals and older adults by providing access to housing services and care facilities that are temporary or long-term.
 3. **Land Use and Planning Decisions.** Land use and planning decisions can influence and restrict needed housing opportunities. Those sites identified in **Appendix E, Sites Inventory and Analysis**, have been identified in those areas with close proximity to employment, education, services, and other resources. While some of the lower-income sites identified in Appendix E were previously

identified in past Housing Element cycles, these areas have been determined to be the most ideal for future housing and the most realistic to be developed. **Program 8** of the Housing Element creates a process by which development may be permitted by right where 20 percent or more of the units are affordable on specified sites. This program will further incentivize the production of affordable housing in areas where it is needed most. **Program 11** will support efforts in creating multimodal mixed-use and transportation corridors that will provide residents of all demographics access to mobility and amenities near their homes.

4. **Land Use and Zoning Laws.** With the City being less than 50 years old, more than half of the land consists of single-family residential uses with vacant sites scattered throughout. This number increases to the west of the City where much of the land is still largely undeveloped. The City is relatively isolated, being located on the outskirts of the metropolitan Inland Empire. Therefore, it is necessary for the City to plan its resources carefully and avoid haphazard growth. It is important that future and existing developments in the city meet local and State laws, are well maintained, and are deemed affordable for future generations. The following programs may assist affordable housing developers in producing fair housing for lower income households:
 - **Program 3, Code Enforcement,** will ensure that no buildings in the City are violating Building and Zoning codes and are up to date with State legislation. This will help to minimize substandard qualities of housing that is often afforded to lower income households.
 - **Program 4, Inclusionary Housing Ordinance,** will continue to seek opportunities for funding of housing for extremely low-income households in the form of preservation, rehabilitation, or constructions.
 - **Program 12, Accessory Dwelling Units,** will provide a program that may incentive the construction and permitting of affordable ADUs.
 - **Program 23, Lot Consolidation Incentives,** will amend the code to provide lot consolidation incentives that may increase multifamily developments and can accommodate lower- or moderate-income units.
 - **Program 25, No Net Loss,** will monitor the housing capacity identified in **Appendix E, Sites Inventory and Analysis,** and develop methodology to maintain capacity for remaining RHNA in all income levels.
 - **Program 28, Low Barrier Navigation Centers,** will amend the Zoning Code to permit the development of Low-Barrier Navigation Centers as a use by-right in mixed-use and non-residential zones that permit residential uses.
 - **Program 29, Affordable Housing Streamlining,** provides a process of streamlining for qualifying affordable and mixed-income housing developments.
 - **Program 30, Objective Design Standards,** will help increase the transparency and certainty in the development process by providing verifiable and measurable design standards for future developments.
5. **Fair Housing Outreach.** The Inland Fair Housing and Mediation Board conducts fair housing outreach and other services on behalf of the City. The City is committed to furthering fair housing outreach through the programs of the Housing Element. Through **Program 2, Residential Rental Enhancement and Rehabilitation Program,** the City will continue to provide health and safety hazard checks for landlords, ensuring that tenants are not subject to substandard housing and the City will also continue to provide landlord trainings to ensure property safety measures are taken.

Program 2 further enhances upon this existing program to incorporate fair housing training for landlords. This will expand upon the City's Crime-Free Multiple-Family Rental Housing Program, to ensure that this program is implemented through the lens of fair housing, providing fair housing services for residents and landlords.

Another relevant factor in contributing to fair housing issues is available housing on the market. Although the lack of affordable and accessible housing are impediments to fair housing, the availability of reasonably priced units on the market is yet another contributing factor to fair housing as insufficient supply and increased demand become commonplace for lower income families. As provided under **Section 3.5, Housing Price and Affordability of Appendix B, Community Profile**, local data shows that with the prices of housing lower income households can afford, there are very few opportunities for rent or for sale for extremely low- and lower-income households. Between 2018 and 2019, property values increased in the City by 6 percent. The City's 2019 median property value was \$330,200 which is 1.37 times larger than the national average of \$240,500 during the same year. In the case where they do become available, there is likely to be an increase in competition. This occurs commonly in higher density areas that are closer to amenities and resources and finding a home in these locations come at a premium. Such example is shown in **Figures 3A, 11A, 16A, and 27A**, where west Highland is home to a significant non-White population and is close to job opportunities but is also overcrowded and the median income is among the lowest categories. Additionally, Section 8 Housing Vouchers pose a similar issue in which the waiting list for applicants in need of housing is often prolonged due to a lack of availability or incentives.

Additionally, Housing Element **Programs 16, 27, and 28** were developed to further demonstrate the City's commitment to Affirmatively Further Fair Housing through increasing fair housing awareness in the landlord/tenant screening training and through resources on the City's website, continued partnership with the Inland Fair Housing and Mediation Board, and continued participation and engagement in the Regional Analysis of Impediments to Fair Housing Choice. Additional programs are focused on increasing housing access for residents.

Appendix E: Sites Analysis and Inventory

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1 Introduction

As provided under California State law (Government Code Section 65583 [a][3]), a Housing Element must include an inventory of land suitable for residential development, including vacant sites that can be developed for housing within the planning period and nonvacant sites that have realistic and demonstrated potential for redevelopment during the planning period to meet the local housing need at all income levels. As further detailed in the Regional Housing Needs Allocation (RHNA) discussion in Section 2, every local jurisdiction is assigned a number of housing units representing its share of the State's housing needs for an 8-year period. The housing need of the City of Highland (City) for the 6th Cycle 8-year planning period [October 15, 2021– October 15, 2029] (6th Cycle) consists of 2,513 total units, including housing at all income levels.

This appendix (sites analysis) of the Housing Element contains an analysis and inventory of sites within City limits that are suitable for residential development during the 6th Cycle. As presented in this sites analysis, the City has an adequate supply of land to fully accommodate the City's housing allocation of 1,028 lower-income units (including very low- and low-income¹), 471 moderate-income units, and 1,014 above moderate-income units.

This sites analysis describes the City's housing target for the 6th Cycle RHNA projection period [June 30, 2021, to October 15, 2029] (planning period), known as the RHNA; the methodology by which realistic development capacity was determined; and the approach used for the identification of sites. An overview of the existing capacity in the City is also provided, including residential projects in the pipeline with remaining entitlements or pending residential units that are anticipated in the planning period, and the corresponding approved or anticipated affordability for the units in each project, an analysis of vacant and underutilized sites where housing is currently an allowed use, and the projection of accessory dwelling units anticipated for the planning period.

2 Regional Housing Needs Allocation

Pursuant to State law, each jurisdiction in the State has a responsibility to accommodate a share of the projected housing needs in its region. The California Department of Housing and Community Development (HCD) assesses each region's housing needs and allocates a unit count (the RHNA) to each region in the state. The RHNA is mandated by State housing law as part of the periodic process of updating local Housing Elements of General Plans. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods.

As part of the assessment and allocation process, each Councils of Governments develops a methodology to determine each jurisdiction's RHNA as a share of the regional housing need provided by HCD. Each jurisdiction's RHNA is broken down by income category, ensuring that all economic groups are accommodated. The methodology generally distributes more housing, particularly lower-income housing, near jobs, transit, and resources linked to long-term improvements of life outcomes, and must further State objectives, including affirmatively furthering fair housing.

¹ For sites that are identified in the Sites Inventory to meet the lower-income RHNA, it is assumed that 50% of the realistic capacity of a site counts toward the low-income RHNA, and 50% of realistic capacity counts toward the very-low income RHNA.

The City’s share of regional housing need was determined by a methodology prepared by the Southern California Association of Governments (SCAG) as part of its Final Regional Housing Needs Assessment Allocation Plan adopted in March 2021 and updated June 2021. In accordance with the Final RHNA Allocation Plan, the City must plan to accommodate 2,513 total housing units for the projection period beginning June 30, 2021, and ending October 15, 2029. This is equal to a yearly average of approximately 303 housing units. The 2,513 total units are split into four RHNA income categories (very low-, low-, moderate-, and above moderate-income). **Table 1** provides the City’s RHNA by income category. Of the 2,513 total units, the City must plan to accommodate 619 units for very low-income households, 409 units for low-income households, 471 units for moderate-income households, and 1,014 units for above moderate-income households from 2021 to 2029.

Table 1. City of Highland RHNA 2021–2029		
Income Category	Units	Percent of Total
Very Low-Income ¹	619	24.6%
Low-Income	409	16.3%
Moderate-Income	471	18.7%
Above Moderate-Income	1,014	40.4%
Total	2,513	100%
<p>1. The City has a RHNA of 619 very low-income units. Pursuant to State law (AB 2634), 50% of the very low-income units are assumed to be extremely low-income. Therefore, the City’s RHNA of 619 very low-income units may be divided into 309 extremely low-income units and 310 very low-income units. However, for the purposes of identifying adequate sites for the RHNA, the State law does not mandate the separate accounting of units for extremely low-income households.</p>		

To ensure that adequate capacity is maintained in the City throughout the 6th Cycle, additional capacity above and beyond the RHNA assigned to the City has been identified. In accordance with State requirements, the City will monitor the housing capacity identified in this sites analysis throughout the planning period to maintain sufficient capacity for the remaining RHNA at all income levels.

3 Vacant and Underutilized Sites Methodology and Assumptions

State law requires each jurisdiction to include a land inventory to identify specific sites that are suitable for residential development and to demonstrate that sufficient land is available to provide adequate housing capacity to meet the RHNA for each income level. This section of the sites analysis describes the methodology used to calculate the housing capacity on all vacant and nonvacant developable land within the City limits that is zoned to allow for housing and available to develop within the Housing Element planning period.

3.1 Process Overview

As part of the sites analysis, the City and consulting team had to identify specific sites that are suitable for residential development to determine whether there are sufficient sites to accommodate the City’s

regional housing need in total and by income category. This analysis helped the City determine the programs that the City will adopt to make sites available with appropriate zoning, development standards, and infrastructure capacity to accommodate the new construction needed during the 6th Cycle (see complete infrastructure capacity discussion in the Housing Element's **Appendix C, Constraints and Zoning Analysis**).

The sites analysis was completed using geographic information system (GIS) mapping software using multiple data sets to identify potentially available housing sites, largely depending on SCAG's annual land use parcel-level dataset (ALU v.2019.2) available from SCAG's open GIS data portal (last updated in June 2021). SCAG's land use dataset provides extensive parcel-level data, including existing land uses principally based on 2019 tax assessor records.² In addition, online mapping tools, including Google Earth and Google Maps, as well as City knowledge of the current projects in the pipeline and development interest in certain areas of the City, were used to verify vacant and underutilized status and existing uses.

With the large quantities of vacant land that exist in the City, the sites analysis largely depends on those vacant sites within City limits that permit for residential development under their existing Municipal Code zoning district (zoning district). Additionally, a small number of sites identified in the sites inventory include nonvacant, underutilized parcels. Under State law, if a housing element relies on nonvacant sites to accommodate 50 percent or more of its RHNA for lower-income households, the nonvacant site's existing use is presumed to impede additional residential development, unless the housing element describes findings based on substantial evidence that the use will likely be discontinued during the planning period. However, only 11 total parcels identified to accommodate lower-income households have existing uses, while 27 total parcels identified to accommodate lower-income households are vacant. Meaning that the housing element relies on nonvacant sites to accommodate less than a third of its RHNA for lower-income households. Nonetheless, the nonvacant sites were thoughtfully selected based on clear evidence that the existing uses on the sites identified to be underutilized are not considered an impediment to future development. Determining which nonvacant sites are underutilized and have the strongest potential for redevelopment can help identify ideal areas for accommodating new housing through redevelopment and capitalizing on existing infrastructure. Underutilized sites are identified through thorough and selective criteria to determine which existing uses are most likely to redevelop when paired with the right land use designation, regulations, and policies. As part of this identification process, an analysis of underutilized sites was conducted to determine where to prioritize Housing Element programs that aim to increase opportunities for housing development.

In addition to analyzing the existing uses and proximity to resources and existing infrastructure on each parcel, the methodology for identifying and prioritizing underutilized sites was largely based on the following factors:

- **Existing Use** – No known existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development. Existing Use is

² Sources of 2019 existing land use: SCAG_REF – SCAG's regional geospatial datasets; ASSESSOR – Assessor's 2019 tax roll records; CPAD- California Protected Areas Database (version 2020a; accessed September 2020); CSCD – California School Campus Database (version 2018; accessed September 2020); FMMP – Farmland Mapping and Monitoring Program's Important Farmland GIS data (accessed September 2020); MIRTA – U.S. Department of Defense's Military Installations, Ranges, and Training Areas GIS data (accessed September 2020).

reasonably expected to be discontinued within the planning period and is not considered an impediment to development in conjunction with all, or some, of the factors listed below.

- **Building Age** – Buildings that are 50 years or older (all but two residential buildings identified on underutilized parcels were built prior to 1971). The age of housing is often an indicator of housing conditions. In general, housing that is 30 years or older may need minor repair. Housing over 50 years old is considered aged and more likely to generate major repairs.
- **Floor Area Ratio** – Buildings with a floor area ratio (FAR) less than 0.15. FAR is the ratio of a building's total floor area to the size of the piece of land upon which it is built. The average FAR of nonvacant sites identified to accommodate the RHNA for lower-income households is 0.03.
- **Site Size** – Parcels greater than 0.5 acres or less than 10 acres, or smaller parcels with the potential for lot consolidation resulting in a site greater than 0.5 acres. Development of housing affordable to lower-income households on individual parcels that are smaller than 0.5 acres or larger than 10 acres is not typically considered realistic or feasible. However, parcels less than 0.5 acres may be included if there is the potential for combining small lots into larger sites to accommodate higher-density development through lot consolidation (see additional details in **Section 3.2.1, Lower-Income Sites**), which the City will incentivize through **Program 23, Lot Consolidation Incentive**, of the Housing Element.

While a few nonvacant sites identified to be underutilized have existing residential uses, none of the underutilized sites are known to have been occupied in the past 5 years with housing occupied by lower-income residents. In addition, the existing units on the sites were subtracted from the realistic capacity to calculate the net-new units, and only net-new units were ultimately accounted for toward accommodating the City's RHNA.

All parcels included in the sites inventory were reviewed for any known environmental constraints; the sites included in the inventory have all been designated for residential development and are not constrained by known site-specific constraints that would limit development. Parcels that were identified as having absolute constraints³ were removed from the site inventory.

Land suitable for residential development must be appropriate and available for residential use in the planning period. As such, the sites were also reviewed according to their development standards and regulations, and compared to recently approved or built residential projects in the same designations where housing is an allowed use.

3.2 Density and Affordability Assumptions

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate that the projected residential development capacity of the sites identified in the Housing Element can realistically be achieved. This realistic capacity may use established minimum densities to calculate the housing unit capacity. The sites analysis estimated realistic capacity as shown in **Table 2, Density Assumptions by Zone**. As a conservative estimate of capacity calculations, the sites analysis estimated realistic capacity based on the minimum permitted density of 20 dwelling units per acre in the City's R-4 zone and Greenspot Village & Marketplace Specific Plan for sites identified to accommodate the City's lower-income RHNA. This does not limit the ability of a project to

³ Per Connect SoCal's Sustainable Communities Strategy Technical Report's (adopted 3, 2020) areas identified to avoid placement of future growth, including absolute constraints such as preserved land where growth has been reduced and redirected, as well as variable constraints where growth could be avoided if possible.

be built at the higher densities allowed under either the zoning or the General Plan. Furthermore, it is expected that property owners will strive for densities above the minimums, assuming developers can earn greater profits for construction on the same parcel of land. Sites identified to accommodate the City’s RHNA with pending projects have been calculated based on their approved or expected densities and affordability (see Section 4.1, Planned, Approved, and Prospective Projects, for a detailed overview of residential development in the pipeline).

Table 2. Density Assumptions by Zone

Zoning District	Maximum Density (dwelling units per acre)	Realistic Density (units per acre)	Income Level
R-4 (Multifamily District)	30	20	Lower
R-3 (Multifamily District)	18	12	Moderate
MU (Mixed Use District)	18	12	Moderate/ Above Moderate
R-2 (Two-Family District)	12	8	Moderate
R-2C (Corridor Residential District)	9	6	Moderate
R-1 (Single-Family District)	6	4	Above Moderate
VR (Village Residential District)	6	4	Above Moderate
EHV (East Highland Village District)	6	4	Above Moderate
A/EQ (Agricultural Equestrian District)	2	2	Above Moderate
PD (Planned Development District) ¹	Varies ²	Varies	Moderate/ Above Moderate
Greenspot Village & Marketplace (SPR-006-001)	Planning Area 2: 30 Planning Area 3: 40 ³	Varies ³	Lower/ Moderate / Above Moderate
Mediterra Planned Development (PD 13-001)	Varies ⁴	Varies ⁴	Moderate/ Above Moderate

Source: City of Highland Municipal Code, Title 16 Land Use and Development, 2021.

1. The maximum overall intensity of areas designated Planned Development shall be consistent with the provisions of the Highland General Plan or determined through the development review process. Development within areas designated Planned Development are processed using a Specific Plan pursuant to Government Code Section 65450, a planned unit development, a Conditional Use Permit or a similar device.

2. Per the City of Highlands General Plan Land Use Element, Densities for Planned Development areas vary and typically range from 4.6 to 12.0 dwelling units per acre.

3. See Section 4.1.1, Greenspot Village & Marketplace Specific Plan, and Sections 4.2, Lower-Income Sites, and 4.3, Moderate-Income Sites.

4. See Section 4.1.2, Vista Verde at Mediterra, and Sections 4.3, Moderate-Income Sites, and 4.4, Above Moderate-Income Sites.

3.2.1 Lower-Income Sites

In accordance with Housing Element law (Government Code Section 65583.2[c][3]), the City’s default density for lower-income sites must permit at least 30 dwelling units per acre. Further, it is detailed under State guidance that sites that are too small or too large (less than 0.5 acres or greater than 10 acres) may not facilitate developments affordable to lower-income households. As such, sites included in the lower-income sites inventory with only one parcel have been limited to parcels between 0.5 and 10 acres. However, parcels less than 0.5 acres may be included if there is the potential for combining

small lots into larger lots/sites to accommodate higher-density development through lot consolidation. In total, only two sites identified as appropriate to accommodate lower-income units (Sites 9A and 18B as identified in **Table 11**, Sites Inventory Table) include more than 1 parcel and have been identified as having the potential to be reasonably consolidate into one site based on evidence discussed in **Section 4.2, Lower-Income Sites**. The City will incentivize lot consolidation through **Program 23, Lot Consolidation Incentive**, of the Housing Element by amending the Highland Municipal Code to incentivize lot consolidation through an expedited development permit review process on sites identified in the Sites Inventory as having the potential to accommodate lower- or moderate-income units. All parcels identified as having the potential to be consolidated as a single site, have been clearly marked by a letter following the site number in **Table 11**.

The City has one zoning district that permits densities of 30 dwelling units per acre, the R-4, Multifamily District. As such, sites identified in this zoning district were included in the inventory as lower-income sites. In addition, the City currently has a Residential High Density Special Overlay (HDS) that permits densities of at least 20 but not greater than 30 units per acre. However, the 52-acre HDS Overlay is now located entirely within the 104-acre Greenspot Village & Marketplace Specific Plan (Specific Plan) area which allows for a greater density range. The Specific Plan, which was adopted in 2013 (SPR-006-001 Greenspot Village & Marketplace), allows a density range of 18 to 40 dwelling units per acre. As such, the sites analysis relied on the development standards of the Specific Plan in lieu of the HDS Overlay, and sites identified in the Specific Plan zoning designation were included in the inventory for all three income categories: lower-, moderate-, and above moderate-income. Specifically, vacant sites in the Specific Plan area were identified as appropriate to accommodate lower- and moderate-income housing, further detailed in **Sections 4.2, Lower-Income Sites**, and **4.3, Moderate-Income Sites**, while units in the project pipeline in the Specific Plan area have been credited toward the above moderate-income RHNA based on their approved affordability (see discussion related to TREH Partners development detailed in **Section 4.1.1**, Greenspot Village & Marketplace Specific Plan).

3.2.2 Moderate-Income Sites

Primarily vacant sites in the R-3 (Multifamily District), MU (Mixed Use District), R-2 (Two-Family District), and R-2C (Corridor Residential District) districts were inventoried at the moderate-income level based on each zoning district's permitted uses and maximum densities ranging from 9 to 18 dwelling units per acre. All four zoning districts provide opportunities for a range of housing choices at medium densities. As such, all sites identified within the designations were inventoried at the moderate-income level. In addition, select sites in the PD (Planned Development District), Mediterra Planned Development (PD 13-001) and Greenspot Village & Marketplace (SPR-006-001) zoning districts were identified as having the capacity to accommodate moderate-income sites.

3.2.3 Above Moderate-Income Sites

Primarily vacant sites in the Single-Family (R-1), Village Residential (VR), East Highland Village (EHV), and Agricultural Equestrian (A/EQ) districts were inventoried at the above moderate-income level based on each zoning district's permitted uses and maximum densities ranging from 2 to 6 dwelling units per acre. All four zoning districts provide opportunities for a range of housing choices at low densities. As such, all sites identified within the designations were inventoried at the above moderate-income level. In addition, based on the unit count and affordability expected for projects in the pipeline, one site in the Mixed Use (MU) zoning district, and select sites in the Planned Development (PD), Mediterra Planned

Development (PD 13-001), and Greenspot Village & Marketplace (SPR-006-001) zoning districts were identified as having the capacity to accommodate above moderate-income sites.

3.3 Sites Identified in Previous Housing Elements

Per the statute (Government Code Section 65583.2[c]), a nonvacant parcel identified in a previous planning period and a vacant parcel that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the parcel is subject to a program in the Housing Element to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households.

A total of 30 of the parcels identified in the 2021 Housing Element for lower-income housing were included in a previous Housing Element (see below for individual site and parcel details). Housing Element **Program 8** commits the City to permit the development of housing by right on these parcels where 20 percent of the total units in the development will be affordable to lower-income households, consistent with Assembly Bill 1397 (2017). All parcels included in previous cycle(s) in accordance with the criteria of State law, are called out in the first column of **Table 11, Sites Inventory Table**.

4 Existing Capacity

The following is a description of planned, approved, or prospective projects expected to be completed within the planning period, and the residential capacity on vacant and underutilized sites within each zoning district permitting residential uses. **Figure 1, City Overview of Sites Inventory**, provides an overview of the existing capacity identified in the sites inventory. The vacant and underutilized sites identified in Figure 1 are the vacant and nonvacant sites that have been included in the sites inventory. It is not a comprehensive inventory of all vacant and underutilized sites in the City.

HIGHLAND 6TH CYCLE SITES INVENTORY

SELECTED SITES

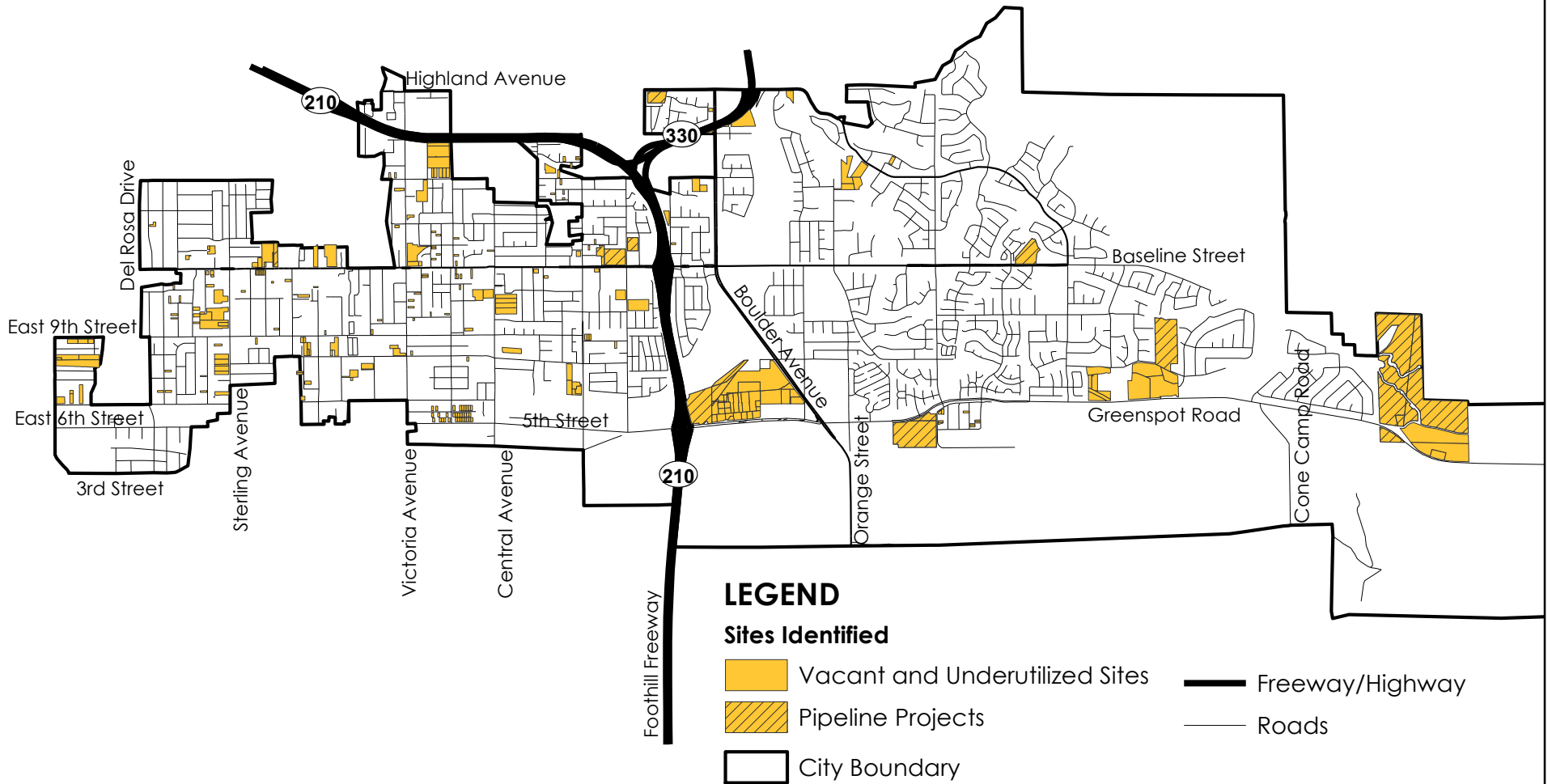
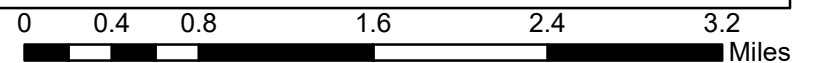


Figure 1. City Overview of Sites Inventory



4.1 Planned, Approved, and Prospective Projects

Several development projects in the pipeline are seeking entitlements or actively pursuing construction, or have prospective development expected to be built within the planning period. **Table 3**, Summary of Pipeline Residential Development, summarizes the current inventory of nine residential projects included in the sites inventory with active entitlements or under review, or with prospective development and expected to be built within the planning period. **Figure 2**, Pipeline Residential Projects, provides an overview of the nine residential projects in the pipeline included in the sites inventory. As of August 2021, there were an estimated 752 housing units in the pipeline that are counted toward meeting the 6th Cycle RHNA. There are a number of other projects in the City with residential units, such as single-unit developments, that have not been included in this analysis but are expected to be completed during the planning period.

Table 3. Summary of Pipeline Residential Development				
Project	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
Total Pipeline Residential Development Credited Toward RHNA	—	—	752	752
Source: City of Highland RHNA = Regional Housing Needs Allocation See Sites 232-240 in Table 11 for individual site and parcel details.				

4.1.1 Greenspot Village & Marketplace Specific Plan

The Greenspot Village & Marketplace Specific Plan is a master-planned, mixed-use development located west of Interstate 210 within the area identified in the City’s General Plan Land Use Element as the “Golden Triangle Community Policy Area,” and the City’s zoning designation SPR-006-001. The Specific Plan includes three planning areas Planning Area 1 allows for commercial uses; Planning Area 2 allows for residential uses; and Planning Area 3 permits a mix of residential, commercial, governmental, and professional office uses. The total number of dwelling units between Planning Areas 2 and 3 may not exceed 800. Planning Areas 2 and 3 allow development at density ranges of 20 to 30 and 18 to 40 dwelling units per acre and permit 500 to 700 units and 100 to 300 units, respectively; within that limit, dwelling units may be transferred between Planning Areas 2 and 3.

As detailed in the section below, a total of 200 multifamily units in Planning Area 2 expected to be completed during the planning period have been credited toward the above moderate-income RHNA (see **Section 4.1.1.1**, Planning Area 2/ TREH Partners Project, for details). In addition, a 200-unit residential project in Planning Area 3 will be completed during the planning period; however, construction is already underway and the units were previously included in the City’s 2020 annual progress report during the 5th Cycle planning period, so they have not been credited towards the 6th Cycle RHNA (see **Section 4.1.1.2**, Planning Area 3, for details). Based on the total number of residential units permitted by the Specific Plan, a remaining capacity of 400 total units exists in the Specific Plan area. As a residential project has not been proposed and approved by the City for the remaining capacity of 400 units, they are not credited as pipeline projects, but they have been identified as existing capacity

and included in the Sites Inventory (see **Sections 4.2**, Lower-Income Sites, and **4.3**, Moderate-Income Sites).

4.1.1.1 Planning Area 2/ TREH Partners Project

Planning Area 2 is envisioned for high-density residential villages and open space and permits a minimum of 20 and up to 30 dwelling units per acre and allows single-family detached and attached housing, including townhomes, duplexes, and small to large multiple-family attached structures. The planning area permits 500 to 700 dwelling units so long as the total dwelling unit count for the overall Specific Plan area does not exceed 800 dwelling units. A 200-unit, rental multifamily project is expected to be developed by TREH Partners as part of the Greenspot Crossings/Marketplace project, an approximately 19.8-acre mixed-use project (Parcels 1201-331-01, 1201-341-01, 1201-341-08, and 1201-341-09). As of August 2021, City Council approved a Design Review Application (DRA No. 20-012) for the construction of approximately 85,316 square feet of commercial uses (Greenspot Crossings) within Planning Area 1, a 200 attached residential unit complex with a 6,214-square-foot clubhouse in Planning Area 2, and a Tentative Parcel Map (TPM No. 20-002) to increase the number of parcels from four parcels to eight parcels. The 200 units will be built on an 8.79-acre pad for an average density of approximately 22.75 dwelling units per acre. They are expected to be built in the planning period, and they have been credited toward the above moderate-income RHNA.

4.1.1.2 Planning Area 3

Planning Area 3 is envisioned for a mix of residential, retail, office, and commercial uses and permits a minimum 18 and up to 40 dwelling units per acre. The planning area permits 100 to 300 dwelling units so long as the total dwelling unit count for the overall Specific Plan area does not exceed 800 dwelling units. There is currently one active project in Planning Area 3, the San Carlo Townhome Apartments. The San Carlo Townhome Apartments project is a 200-unit development on Greenspot Road, being developed by Rexco Development at an approximate density of 20 dwelling units per acre. The residential project, entitled in 2020, is located on 10.85 acres on the southern portion of Planning Area 3 and was finishing the construction plan check and process for the grading permits in March 2021. As such, the 200 units have been excluded from the sites inventory, leaving a remaining capacity of 100 units permitted in Planning Area 3.

Based on the total number of 800 residential units permitted under the Specific Plan, a remainder of 400 units can be built between Planning Areas 2 and 3. The Sites Inventory assumes housing will be developed at a mix of lower-and moderate-income levels in Planning Areas 2 and 3, including 200 lower-income units and 200 moderate-income units. See **Sections 4.2**, Lower-Income Sites, and **4.3**, Moderate-Income Sites, for details on existing capacity.

4.1.2 Vista Verde at Mediterra

Mediterra is a planned development community (PD 13-001) off Greenspot Road on the far eastern side of the City. Mediterra includes eight planning areas that allow for a low-density residential development of 200 residential lots (2.1 to 6 dwelling units per acre); a medium-density development of 110 residential units (4 to 12 dwelling units per acre); six estate lots (0 to 2 dwelling units per acre); and several lettered lots containing two parks, landscaping, and a water quality management basin on approximately 178 gross acres. A Design Review Application (DRA-21-007) was approved by Planning Commission (Resolution No. 2021-014) in August 2021 for Vista Verde at Mediterra by D.R. Horton for

the construction of a 149 single-family home community, a public park, public trails, a private common area, a private community pool, and recreation center within Phases 1 and 2 of the Mediterra Planned Development (Parcels 0297-021-25, 0297-021-26, 0297-021-27, and 0297-021-28). The 149 single-family units in Vista Verde at Mediterra are expected to be built in the planning period, and they have been credited toward the above moderate-income RHNA (see **Table 4**).

The remaining 167 dwelling units that are permitted in the Mediterra Planned Development expected to be completed as part of Phase III and IV of the Mediterra development have not been credited towards the RHNA, however they have been identified as existing capacity and have been included in the sites inventory as moderate- and above moderate-income units based on the range of medium and low densities permitted (see **Sections 4.3**, Moderate-Income Sites, and **4.4**, Above Moderate-Income Sites).

4.1.3 Blossom Trails

Blossom Trails is a residential housing development in East Highlands Ranch on the southwest corner of Church Street and Greenspot Road that will include 137 single-family units on approximately 25.5 acres (Parcels 1201-401-02 and 1201-431-61) at an approximate density of 5.4 dwelling units per acre. The City adopted the development's Tentative Tract Map (TTM 17-001, No. 20090) and Tentative Parcel Map (TPM 17-002, No. 19958) in March 2018. The 137 units are expected to be completed during the planning period and have been included in the sites inventory as above moderate-income units.

4.1.4 Highland Park

Highland Park is a planned development community on the north side of Base Line Street in the eastern side of the City. The project has received a Tentative Tact Map (TTM 19915), which received an extension of 18 months under Assembly Bill 1561 but has not received building permits as of June 2021. The site is approximately 7.9 acres and will include 46 single-family market-rate residential units and a neighborhood park, at an approximate density of 6 dwelling units per acre. The 46 units are expected to be completed during the planning period and have been included in the sites inventory as above moderate-income units.

4.1.5 Crestwood Communities

The Crestwood Communities development is planned to accommodate 50 market-rate, attached condominiums within 12 two-story buildings, associated landscaping, active and passive recreation amenities, and parking. The City approved a Tentative Tract Map (TTM 18-002, No. 20190) for a planned development on approximately 4.2 acres (Parcel 1200-041-02) in 2018 at an approximate density of 12 dwelling units per acre. The 50 units are expected to be completed during the planning period and have been included in the sites inventory as above moderate-income units.

4.1.6 Other Pending Projects

Other pending projects that have been included in the sites inventory are as follows:

Kiel 54 at 29996 Santa Ana Canyon Road (Parcel 1210-371-51)

- 54 single-family homes on approximately 21.6 acres at a density of approximately 2.5 dwelling units per acre. A Tentative Tract Map was approved by the City (TTM 018-001, No. 20142) in 2018. The 54 units are expected to be completed during the planning period and have been included in the sites inventory as above moderate-income units.

Senior Assisted Living Facility (Parcels 1191-181-01 and 1191-191-06)

- 60 units entitled by the City in 2018 (Resolution 2018-008). The site is located on Base Line Street east of Sterling Avenue next to the Mountain Breeze Villas, a 168-unit affordable housing apartment complex. The 60 units are expected to be completed during the planning period on approximately 2 acres at a density of approximately 30 dwelling units per acre, and have been included in the sites inventory as above moderate-income units.

Tractor Supply Co. Project (Parcels 1200-381-43 and 1200-381-05)

- A mixed-use project planned to include 20 market-rate multifamily units and 1 single-family home, a Tractor Supply Site store, retail space, and a fast-food drive-through restaurant on approximately 9.1 acres. The proposed project is being developed by Woodcrest Real Estate Ventures and is located at the intersection of Base Line Street and Church Avenue. As of August 2021, the City had received the project's Design Review Application (DRA-21-004). Construction is expected to begin in 2022 and be completed 1 year later. The 21 units have been included in the sites inventory as above moderate-income units.

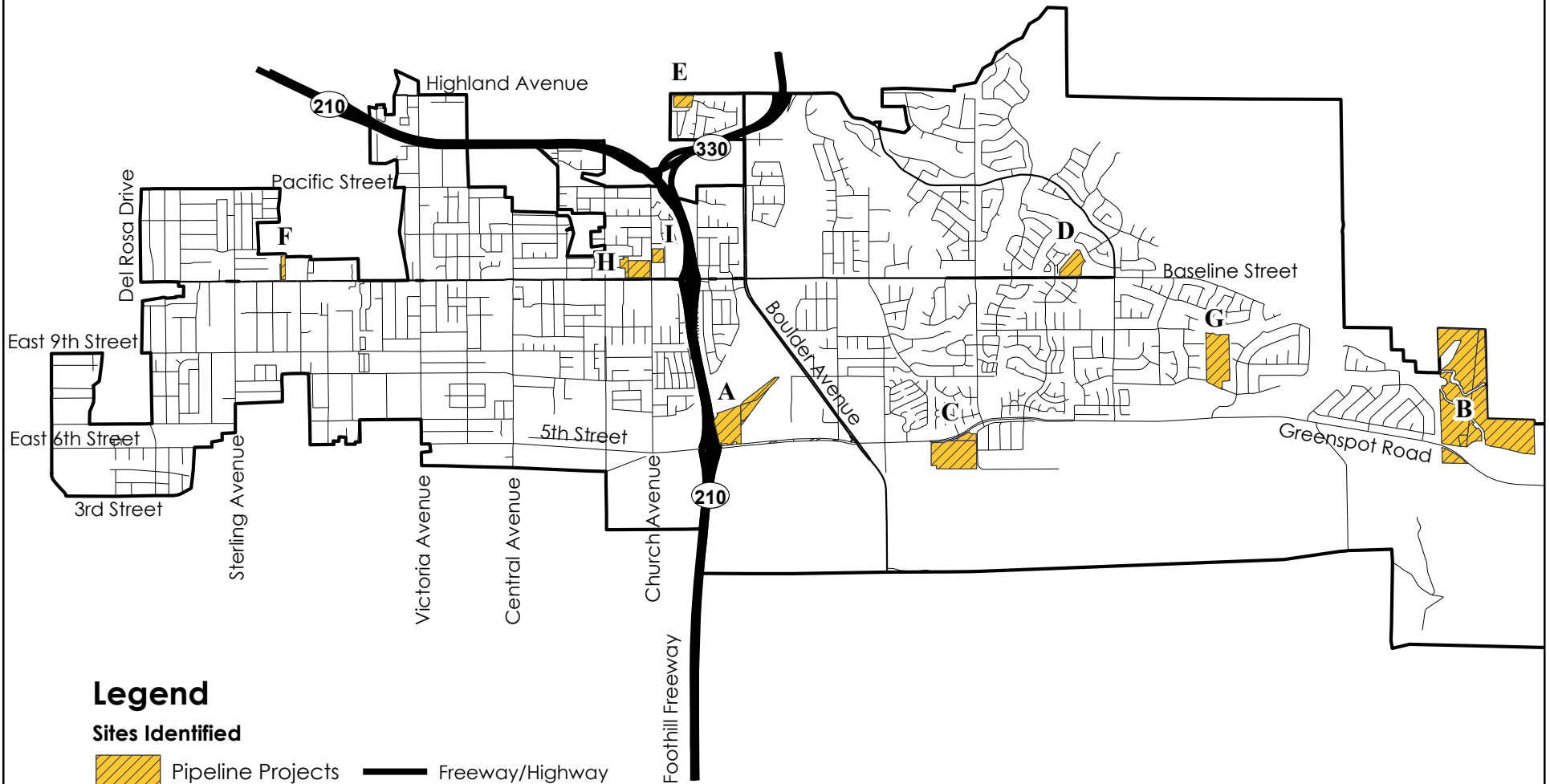
Highland Heights (Parcel 1200-421-34)

- 35 small-lot single-family homes being developed by KZ Companies on approximately 2.9 acres at a density of approximately 12 dwelling units per acre. As of August 2021, the project has been entitled by the City, but has not received permits. The project is located across from the Tractor Supply Co. project on Base Line Street and Church Avenue. The 35 units are expected to be completed during the planning period and have been included in the sites inventory as above moderate-income units.

Table 4, Pipeline Residential Development Credited Toward RHNA, provides a detailed overview of the current inventory of nine residential projects included in the sites inventory with active entitlements, under review, or with prospective development and expected to be built within the planning period.





Table 4. Pipeline Residential Development Credited Toward RHNA					
Corresponding Map ID (See Figure 2)	Project	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units Credited Toward RHNA
A	TREH Partners Project in Greenspot Village & Marketplace Specific Plan	—	—	200	200
B	Vista Verde at Mediterra	—	—	149	149
C	Blossom Trails	—	—	137	137
D	Highland Park	—	—	46	46
E	Crestwood Communities	—	—	50	50
F	Senior Assisted Living Facility	—	—	60	60
G	Kiel 54	—	—	54	54
H	Tractor Supply Co.	—	—	21	21
I	Highland Heights	—	—	35	35
Total Units		—	—	752	752
Source: City of Highland RHNA = Regional Housing Needs Allocation					

PIPELINE RESIDENTIAL DEVELOPMENT SITES



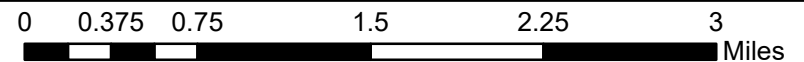
Legend

Sites Identified

-  Pipeline Projects
-  Freeway/Highway
-  Roads
-  City Boundary

Note: Please refer to Table 4, Pipeline Residential Development Credited Toward RHNA in Appendix E, for corresponding Map ID and project details.

Figure 2. Pipeline Residential Projects



4.2 Lower-Income Sites

The City has identified capacity for 1,261 lower-income units on vacant and underutilized sites. With a total of 1,280 lower-income units, including projections for accessory dwelling units discussed in **Section 4.5**, the City has identified an adequate supply of land to accommodate the City's housing allocation of 1,028 lower-income units (including 619 very low- and 409 low-income units), as well as a buffer, as required to accommodate the RHNA throughout the planning period.

All 1,261 units on vacant and underutilized sites identified as having the capacity to accommodate lower-income units are located on sites in the Multifamily (R-4) and Greenspot Village & Marketplace Specific Plan (Greenspot Specific Plan) zoning districts. The R-4 zoning district provides for the development of multifamily attached residential dwelling units with enhanced amenities (common open space and recreation areas) at a minimum density of 20 dwelling units per gross acre and a maximum density of 30 dwelling units per gross acre. As previously discussed in **Section 4.1.1**, Greenspot Village & Marketplace Specific Plan, the Specific Plan includes three planning areas. Planning Area 1 is purely commercial, Planning Area 2 permits residential uses, and Planning Area 3 permits a mix of commercial and residential uses. The total number of dwelling units may not exceed 800; within that limit, dwelling units may be transferred between Planning Areas 2 and 3. Planning Areas 2 and 3 include the following density ranges and maximum dwelling units permitted:

- Planning Area 2 has an allowed density range of 20 to 30 dwelling units per acre and permits a maximum of 500 to 700 dwelling units.
- Planning Area 3 has an allowed density range of 18 to 40 dwelling units per acre and permits a maximum of 100 to 300 dwelling units.

Based on the total number of residential units permitted by the Specific Plan and the two projects currently in the pipeline, there is a remaining capacity of 400 total units in the Specific Plan area. 100 of those units may be built in Planning Area 3, and the remaining 300 to 400 dwelling units may be built in Planning Area 2 unless dwelling units are transferred between Planning Areas 2 and 3. Considering permitted densities, purely residential uses, range in housing types permitted, and vacant land available, the Sites Inventory assumes housing will be developed at a mix of lower- and moderate-income levels in Planning Areas 2 and 3. As such, 100 lower-income units in Planning Area 2 and 100 lower-income units in Planning Area 3 have been included in the Sites Inventory. The remaining 200-unit capacity has been identified as appropriate to accommodate moderate-income units (see **Section 4.3**, Moderate-Income Sites). It should be noted that the parcels in Planning Areas 2 and 3 have been grouped together as Sites 27C and 27D, respectively, in **Table 11**; however, unlike the other sites identified to be consolidated and denoted by a letter following their site number in **Table 11**, all of the parcels included in Sites 27C and 27D are not expected to all be consolidated and developed as a single site. Instead, the developers have the flexibility to develop the sites in accordance with the unit cap set for each Planning Area.

Approximately 69 acres of the City are in the R-4 designation, and 104 acres are in the Greenspot Specific Plan. However, as discussed in **Section 3.2.1**, only parcels or consolidated sites (sites can be made up of single parcels, or two or more parcels that are anticipated to be consolidated and developed into a single site) greater than 0.5 acres or less than 10 acres have been included in the sites inventory. Based on the permitted density and range of permitted multifamily residential uses and neighborhood-serving amenities, the sites have been identified as appropriate to accommodate lower-income housing.

The two lower-income sites that were identified as having the potential for combining two small lots into larger lots through lot consolidation are sites 9A and 18B as identified in **Table 11**, Sites Inventory Table. Both sites include a total of two parcels that have been identified as having the potential to be reasonably consolidated into one site. Each site contains a parcel that is individually larger than the minimum 0.5-acre requirement, and as such, those parcels would still be appropriate to accommodate the lower-income RHNA without assuming they will be consolidated. However, both parcels in Site 9A and 18B are owned by the same property owners. Under each site's common ownership and adjacent geographical locations, it is reasonable to assume that the parcels could be consolidated as one site. To facilitate this opportunity, the City will incentivize lot consolidation through an expedited development permit review process. See **Program 23, Lot Consolidation Incentive**, of the Housing Element for program details.

Both parcels in Site 9A are owned by the same property owner. The larger parcel (Assessor's Parcel Number 1191-181-07) is a 4.56-acre vacant lot. The second parcel (Assessor's Parcel Number 1191-181-06) is a 0.16-acre vacant lot. As shown on the image (**i. Site 9A**), it would be extremely reasonable to assume that the parcels could be consolidated into one site to maximize the lot size and development opportunity.

Both parcels in Site 18B are also owned by the same property owner. The larger parcel (Assessor's Parcel Number 1191-241-17) on the right is a 0.66-acre vacant lot and was identified as underutilized based on the existing use and structure built in 1965 with a floor area ratio of 0.06. The second parcel (Assessor's Parcel Number 1191-241-18) on the left is a 0.41-acre vacant lot. As shown on the image (**ii. Site 18B**), it would be reasonable to assume that the parcels could be consolidated into one site to capitalize on the adjacent vacant lot and maximize the lot size and development opportunity.



Image i. Site 9A



Image ii. Site 18B

Based on a realistic residential development potential of 20 dwelling units per acre in the R-4 zone and Greenspot Specific Plan, a total of 28 sites with 1,261 units on approximately 94 total acres have been included in the sites inventory. **Table 5** provides a summary of all vacant and underutilized lower-income sites in the R-4 and Greenspot Specific Plan zoning districts identified in the sites inventory, including 27 vacant parcels and 11 underutilized parcels making up a total of 28 sites.

4.2.1 Nonvacant Sites

All but two of the underutilized parcels identified have structures built over 55 years ago, and the average year of construction for all underutilized parcels is 1949. While many of the underutilized sites have existing residential uses, the majority are single-family homes with one residential unit on large parcels, and the average floor-area-ratio for all underutilized parcels included is 0.04. The majority of the land in the underutilized parcels remain largely undeveloped without any existing structures that may constitute an impediment to additional residential development. A site by site description and explanation for the methodology used to determine the additional development potential of the parcels identified as underutilized within the planning period is provided below. It is expected that the programs of the Housing Element that aim to streamline and facilitate affordable housing, as outlined in Section 4 of **Appendix C**, coupled with market conditions related to housing market trends, are strong incentives to encourage additional residential development on the sites identified as underutilized.

4.2.1.1 Site 2 (APN 0278-131-48)



Image iii. Site 2

Site 2 was determined to have additional development potential within the planning period. As can be clearly seen on **Image iii. Site 2**, the majority of the site remains completely undeveloped and is currently underutilized as a large, open dirt field. On the northern portion of the site, there appear to be three nonresidential structures. Assessor's land use data recognizes two structures on the property built in 1980 and classifies the structures as facilities. The overall floor area ratio is 0.04 and the parcel has an unbuilt acreage of approximately 3.4 acres. There is opportunity for redevelopment of the parcel, or development of the southern undeveloped portion of the lot, by the current owner or a potential developer through a lot split or lot line adjustment. While they are not part of Site 2, two large, vacant parcels south and west of Site 2 are owned by the same owner, and, they have been identified as Sites 3 and 5 in the Sites Inventory. Market conditions related to housing market trends and record-prices,

could be a strong incentive to encourage additional residential development on Site 2. Based on the realistic development potential and minimum density permitted in the R-4 zone, Site 2 could accommodate approximately 76 lower-income dwelling units.

4.2.1.2 Site 6 (0278-201-26)

Site 6 was identified as underutilized largely based on the clearly abandoned existing use and underutilized parcel as a large portion of the lot remains undeveloped. The existing structure is a vacant and extremely dilapidated building with a floor area ratio of 0.08 and a for sale sign as shown on **Image iv, Site 6**. While they are not part of Site 6, the two large, vacant parcels east and west of Site 6 share common ownership with Site 6 and are included as Sites 7 and 8 in the Sites Inventory. Based on the realistic development potential and minimum density permitted in the R-4 zone, Site 6 could accommodate approximately 19 lower-income dwelling units.



Image iv. Site 6



Image v. Site 6 Aerial View

4.2.1.3 Sites 12 through 14

Sites 12 through 14 are located on the north side of the City. They are each adjacent to each other and share common ownership. As is clearly shown on **Image vi. Sites 12 through 14 Aerial View**, the majority of each parcel remains largely undeveloped as open dirt or grass fields. The sites are within a half mile to many resources including a grocery store, public park, senior center, two high schools and an elementary school. They are also near several commercial and residential projects in the City's development pipeline, signaling developer interest in the area.

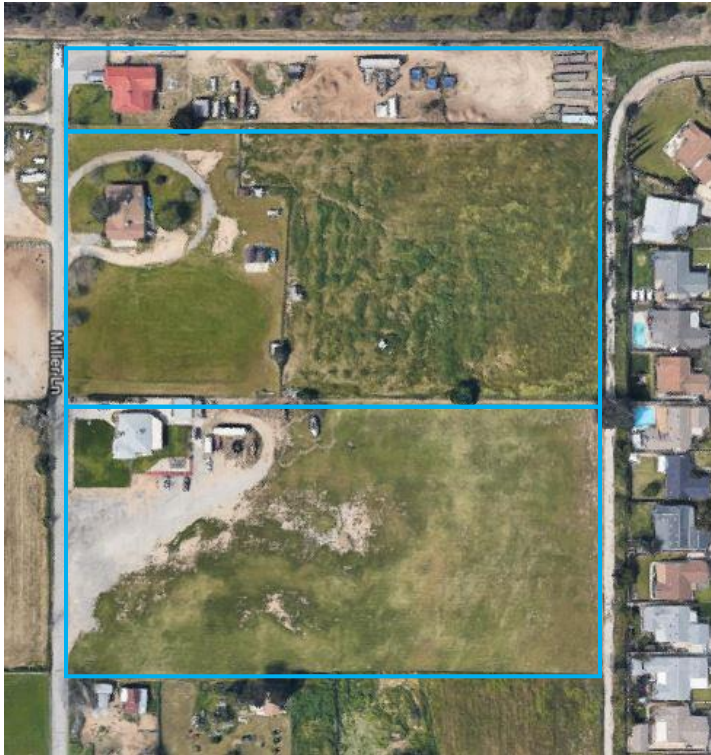


Image vi. Sites 12 through 14 Aerial View

Site 12 (1191-241-09)

The northern parcel shown on **Image vi. Sites 12 through 14 Aerial View**, Site 12, has one existing residential unit built in 1979 with a floor area ratio of 0.033. The 1.46-acre site remains largely undeveloped and has an unbuilt acreage of approximately 1.25 acres, as shown on **Image vii. Site 12**. Based on the realistic development potential and minimum density permitted in the R-4 zone, the site could accommodate approximately 29 lower-income dwelling units (28 net new units).



Image vii. Site 12

Site 13 (1191-241-10)

The middle parcel shown on **Image vi. Sites 12 through 14 Aerial View**, Site 13, has one, 66-year-old existing residential unit built in 1955 with a floor area ratio of 0.0099. The approximately 4.91-acre site remains largely undeveloped and has an unbuilt acreage of approximately 4.77 acres, as shown on **Image viii. Site 13**. Based on the realistic development potential and minimum density permitted in the R-4 zone, the site could accommodate approximately 98 lower-income dwelling units (97 net new units).



Image viii. Site 13

Site 14 (1191-241-12)

The bottom parcel shown on **Image vi. Sites 12 through 14 Aerial View**, Site 14, has one, 58-year-old existing residential unit built in 1963 with a floor area ratio of 0.0099. The 4.92-acre site remains largely undeveloped and has an unbuilt acreage of approximately 4.77 acres, as shown on **Image ix. Site 14**.

Based on the realistic development potential and minimum density permitted in the R-4 zone, the site could accommodate approximately 98 lower-income dwelling units (97 net new units).



Image ix. Site 14

4.2.1.4 Site 17 (1191-241-15)

Site 17 is identified as underutilized, largely based on the existing structure, including the age of the structure, and building condition, and the floor area ratio and development potential remaining on the unbuilt portion of the site. Site 17 is adjacent to two other sites identified in the Sites Inventory, including the vacant parcel directly to the east, shown on **Image x. Site 17 Aerial View**. Site 17 is within a half mile to many resources including a grocery store, public park, senior center, two high schools, and an elementary school. The site is also near several commercial and residential projects in the City's development pipeline, signaling developer interest in the area.

The site has one existing structure on the southern boundary of the parcel and the remainder of the parcel remains largely undeveloped with an overall site floor area ratio of 0.0075. The existing structure is a 70-year-old residential unit built in 1951 that appears to be in need of rehabilitation, as shown on **Image xi, Site 17**. The 0.71-acre site remains largely undeveloped and has an unbuilt acreage of approximately 0.65 acres. Based on the realistic development potential and minimum density permitted in the R-4 zone, the site could accommodate approximately 14 lower-income dwelling units (13 net new units).



Image x. Site 17 Aerial View



Image xi. Site 17

4.2.1.5 Site 18B (1191-241-17)

One of the parcels in Site 18B (see pervious **Image ii. Site 18B**, for an aerial image of the site) is identified as underutilized, largely based on the existing structure, including the age of the structure and building condition, and the floor area ratio and development potential remaining on the unbuilt portion of the Site. The Site is within a half mile to many resources including a grocery store, public park, senior center, two high schools and an elementary school. They are also near several commercial and residential projects in the City's development pipeline, signaling developer interest in the area.

The 0.66-acre parcel has one existing structure on the south east corner of the parcel and the remainder of the parcel remains largely undeveloped with an unbuilt acreage of approximately 0.6 acres. The parcel has a floor area ratio of 0.046. The existing structure is a 56-year-old residential unit built in 1956 that appears to be in need of rehabilitation with a for sale sign, as shown on **Image xii, Site 18B**. In combination with the vacant parcel identified as part of Site 18B (1191-241-17), the site could accommodate approximately 21 lower-income dwelling units (20 net-new units) based on the realistic development potential and minimum density permitted in the R-4 zone.

See **Image ii. Site 18B Aerial View**, for an arial image of the Site.

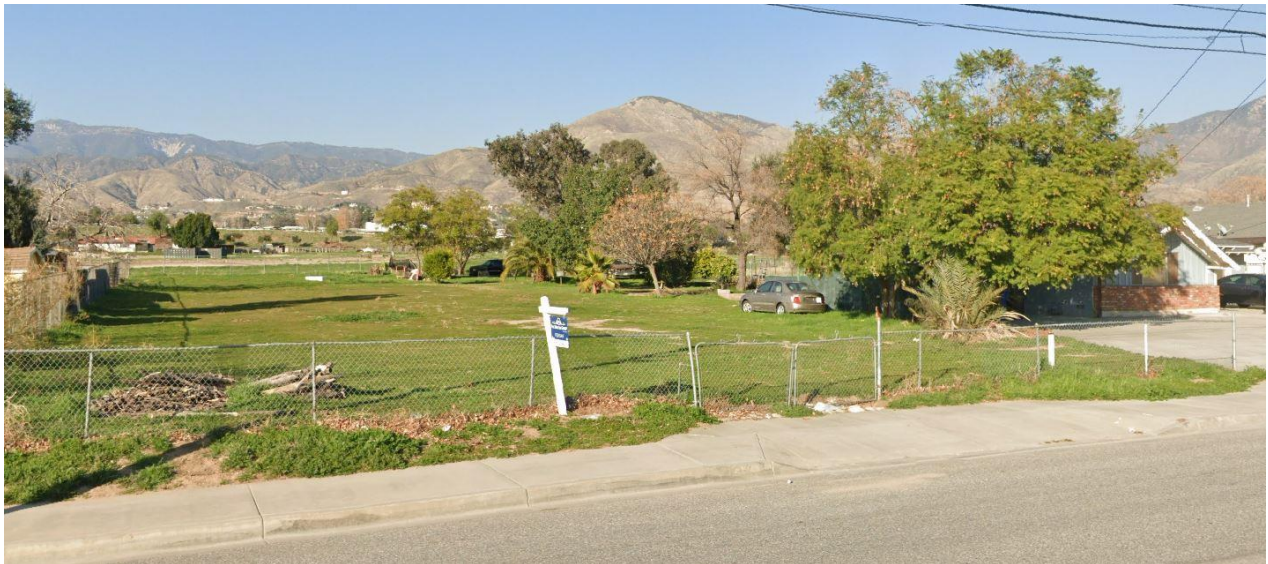


Image xii. Site 18B

4.2.1.6 Site 20 (1192-431-04)

Site 20, shown on **Image xiii. Site 20 Aerial View**, is identified as underutilized, based on the clearly dilapidated, vacant residential unit and extremely low floor area ratio. The parcel has one vacant, dilapidated residential unit that appears to be uninhabitable, as shown on **Image xiv., Site 20**. The structure was built in 1945 and has a floor area ratio of 0.014.

The 1.74-acre parcel has an unbuilt acreage of 1.7 acres. The property is owned by the Housing Authority. The City's Housing Authority is currently in the process of declaring the properties as surplus consistent with the provisions of Government Code Section 54221. The City's Housing Authority anticipates development of an affordable senior housing project through a ground lease with an affordable housing developer. The City anticipates the redevelopment of the parcel to generate 90 to 110 affordable senior housing units in combination with vacant Site 21 during the planning period. Site 20 has been included in the Sites Inventory with a realistic capacity to accommodate approximately 40 lower-income units.



Image xiii. Site 20 Aerial View



Image xiv. Site 20

4.2.1.7 Site 22 (1192-581-03)

Site 22 is identified as underutilized, largely based on the existing structure, including the age of the structure, and building condition, and large portion of the lot that remains undeveloped, as shown on **Image xv. Site 22 Aerial View**. The site has one existing structure on the northern boundary of the parcel and the remainder of the parcel remains largely undeveloped with an overall site floor area ratio of 0.017. The parcel has one small residential unit with a for sale sign as shown on **Image xvi, Site 22**. The existing structure is a 73-year-old residential unit built in 1948.

The 1.88-acre site remains largely undeveloped and has an unbuilt acreage of approximately 1.78 acres. Based on the realistic development potential and minimum density permitted in the R-4 zone, the site could accommodate approximately 38 lower-income dwelling units (37net new units).



Image xv. Site 22 Aerial View



Image xvi. Site 22

4.2.1.8 Sites 28 and 29

Sites 28 and 29 are located directly south of the Housing Authority property (Sites 20 and 21). Like the majority of sites identified as underutilized, both sites have older, residential units that appear to be in need of substantial rehabilitation on the front end of the lot, and as clearly shown on **Image xvii. Sites 28 and 29 Aerial View**, the majority of each parcel remains largely undeveloped as open dirt or grass fields.



Image xvii. Sites 28 and 29 Aerial View

Site 28 (1192-431-06)

The northern parcel on **Image xvii. Sites 28 and 29 Aerial View**, Site 28, has one existing 100-year-old residential unit built in 1920 with a floor area ratio of 0.016 that appears in need of rehabilitation as shown on **Image xviii. Site 28**. The approximately 2.14-acre site remains largely undeveloped and has an unbuilt acreage of approximately 2.08 acres. Based on the realistic development potential and minimum density permitted in the R-4 zone, the site could accommodate approximately 43 lower-income dwelling units (42 net new units).



Image xviii. Site 28

Site 29 (1192-431-07)

The southern parcel on **Image xvii. Sites 28 and 29 Aerial View**, Site 28, has two small, existing residential units built in 1920. One of the units has 1 bedroom and the other has 2 bedrooms, and appear in need of repairs, as shown on **Image xix. Site 29**. Site 29 has a floor area ratio of 0.01. The approximately 2.7-acre site remains largely undeveloped and has an unbuilt acreage of approximately 2.6 acres. Based on the realistic development potential and minimum density permitted in the R-4 zone, the site could accommodate approximately 54 lower-income dwelling units (52 net new units).



Image xix. Site 29

See **Figure 3**, Lower-Income Sites, for an overview of lower-income sites. The vacant and underutilized sites identified in **Figure 3** are vacant and nonvacant sites that have been included in the sites inventory. It is not a comprehensive inventory of all vacant and nonvacant sites in the R-4 or Greenspot Specific Plan zoning designation.

Table 5. Lower-Income Sites Summary							
Vacant Parcels	Underutilized Parcels	Total Sites	Total Acreage	Maximum Units Permitted	Realistic Capacity (Total Units)	Total Net- New Units	Income Level
11	27	28	93.6	2,098	1,261	1,252	Lower- Income
See Sites 1–29 in Table 11 for individual site and parcel details.							

LOWER-INCOME SITES

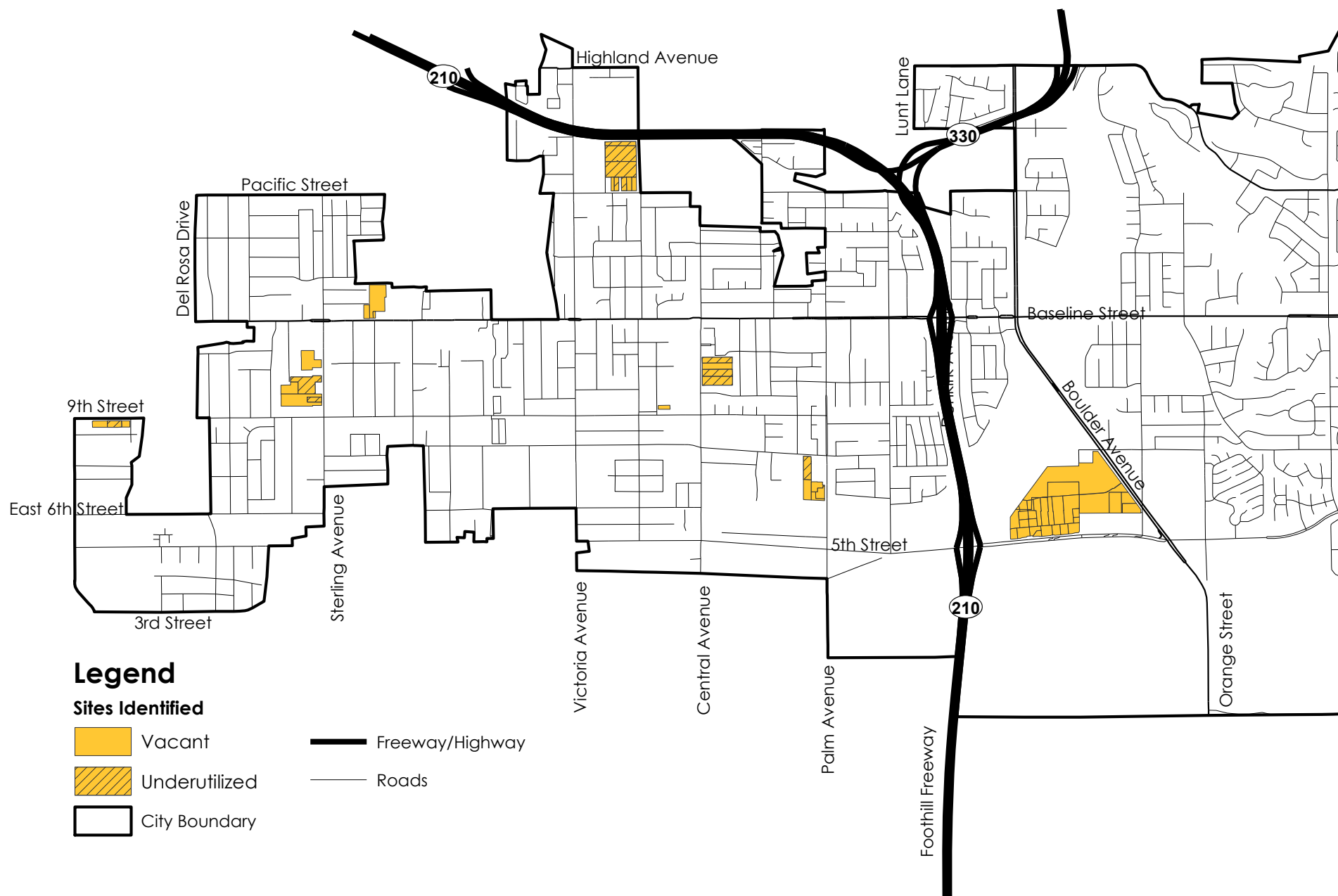
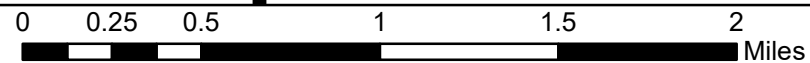


Figure 3. Lower-Income Sites



4.3 Moderate-Income Sites

The City has identified capacity for a total of 507 moderate-income units on vacant and underutilized sites. As such, the City has identified an adequate supply of land to accommodate the City's housing allocation of 471 moderate-income units.

The 507 units on vacant and underutilized sites identified as having the capacity to accommodate moderate-income units are located on sites in the Multifamily (R-3), Mixed Use (MU), Two-Family (R-2), Corridor Residential (R-2C), Planned Development (PD), Greenspot Village & Marketplace (SPR-006-001), and Mediterra Planned Development (PD 13-001) zoning districts. The R-3 zoning district provides for the development of multifamily attached residential dwelling units with enhanced amenities (common open space and recreation areas) at a maximum allowable density of 18 dwelling units per acre. The MU zoning district provides opportunities for an integrated mix of residential, retail, service, civic, entertainment, and office opportunities in attached or detached structures, developed as a single project or multiple related projects at a maximum allowable residential density of 18 dwelling units per acre. The R-2 District provides for residential development, including small-lot single-family detached, single-family attached, and multifamily residential uses and mobile homes, at a maximum allowable density of 12 dwelling units per acre. The R-2C District provides for small-lot single-family detached, single-family attached, and multifamily residential uses at a maximum allowable density of nine dwelling units per acre. Based on the permitted densities and range of permitted residential uses and neighborhood-serving amenities, the sites have been identified as appropriate to accommodate moderate-income housing.

As previously discussed in **Section 4.1.1**, Greenspot Village & Marketplace Specific Plan, and **Section 4.2**, Lower-Income Sites, the Greenspot Specific Plan includes three planning areas. Planning Area 2 permits residential uses, and Planning Area 3 permits a mix of commercial and residential uses. Based on the total number of residential units permitted by the Specific Plan and the two projects currently in the pipeline, there is a remaining capacity of 400 total units identified in Planning Areas 2 and 3. Due to the permitted densities, purely residential uses, range in housing types permitted, and vacant land available, the Sites Inventory assumes housing will be developed at a mix of lower- and moderate-income levels in Planning Areas 2 and 3. As such, 200 moderate-income units in the Greenspot Specific Plan have been identified in the Sites Inventory (see **Site 27D** in **Table 11**, Sites Inventory Table). The remaining 200-unit capacity has been identified as appropriate to accommodate lower-income units (see **Section 4.2**, Lower-Income Sites).

Mediterra is a planned development community (PD 13-001) off Greenspot Road. As discussed in **Section 4.1.2**, Vista Verde at Mediterra, Mediterra primarily allows for low-density residential development between 2.1 to 6 dwelling units per acre and medium-density development between 4 to 12 dwelling units per acre. Considering the total number of residential units permitted in the Mediterra plan area and the Vista Verde at Mediterra project currently in the pipeline, there is a remaining capacity of 167 units identified in the Mediterra Planned Development. Based on the range of medium and low densities permitted and the range in housing types permitted, the Sites Inventory assumes housing will be developed at a mix of moderate- and above moderate-income levels. As such, 50 moderate-income units in the Mediterra Planned Development have been included in the Sites Inventory (see **Site 231E** in **Table 11**, Sites Inventory Table). The remaining 117-unit capacity has been identified as appropriate to accommodate above moderate-income units (see **Section 4.4**, Above Moderate-Income Sites).

Approximately 172 acres of the City are in the R-3, MU, R-2, or R-2C zoning designations. However, approximately 130 acres have existing, multifamily residential uses. As such, the sites analysis largely focuses on the remaining vacant parcels. Five moderate-income sites were also identified on parcels in the PD zoning designation. In addition to the combined 250 moderate-income units identified in the Greenspot Specific Plan and Mediterra Planned Development, 35 sites in the in the R-3, MU, R-2, R-2C, and PD zones with 257 units on approximately 28.5 total acres have been included in the sites inventory. The unit calculations are based on the realistic residential development potentials included in **Table 2**, Density Assumptions by Zone. **Table 6** provides a summary of all vacant and underutilized moderate-income sites in the R-3, MU, R-2, R-2C, PD, and Greenspot Specific Plan and Mediterra Planned Development zoning designations identified in the sites inventory, including 38 vacant parcels and 5 underutilized parcels making up a total 37 sites. All of the underutilized parcels identified have structures built over 70 years ago, and the average year of construction for all underutilized parcels is 1936. Although four of the underutilized sites have existing residential uses, only one of the sites has two dwelling units and the other three have single-family homes with single dwelling units on large parcels, and the average floor-area-ratio for all underutilized parcels included is 0.03.

See **Figure 4**, Moderate-Income Sites, for an overview of moderate-income sites. The vacant and underutilized sites identified in **Figure 4** are vacant and nonvacant sites that have been included in the sites inventory. It is not a comprehensive inventory of all vacant and nonvacant sites in the R-3, MU, R-2, R-2C, PD, and Greenspot Specific Plan and Mediterra Planned Development zoning designations.

Table 6. Moderate-Income Sites Summary							
Vacant Parcels	Underutilized Parcels	Total Sites	Total Acreage	Maximum Units Permitted	Realistic Capacity (Total Units)	Total Net- New-Units	Income Level
38	5	37	82.9	923	507	502	Moderate- Income
See Sites 27D, 30–64, and 231E in Table 11 for individual site and parcel details.							

MODERATE-INCOME SITES

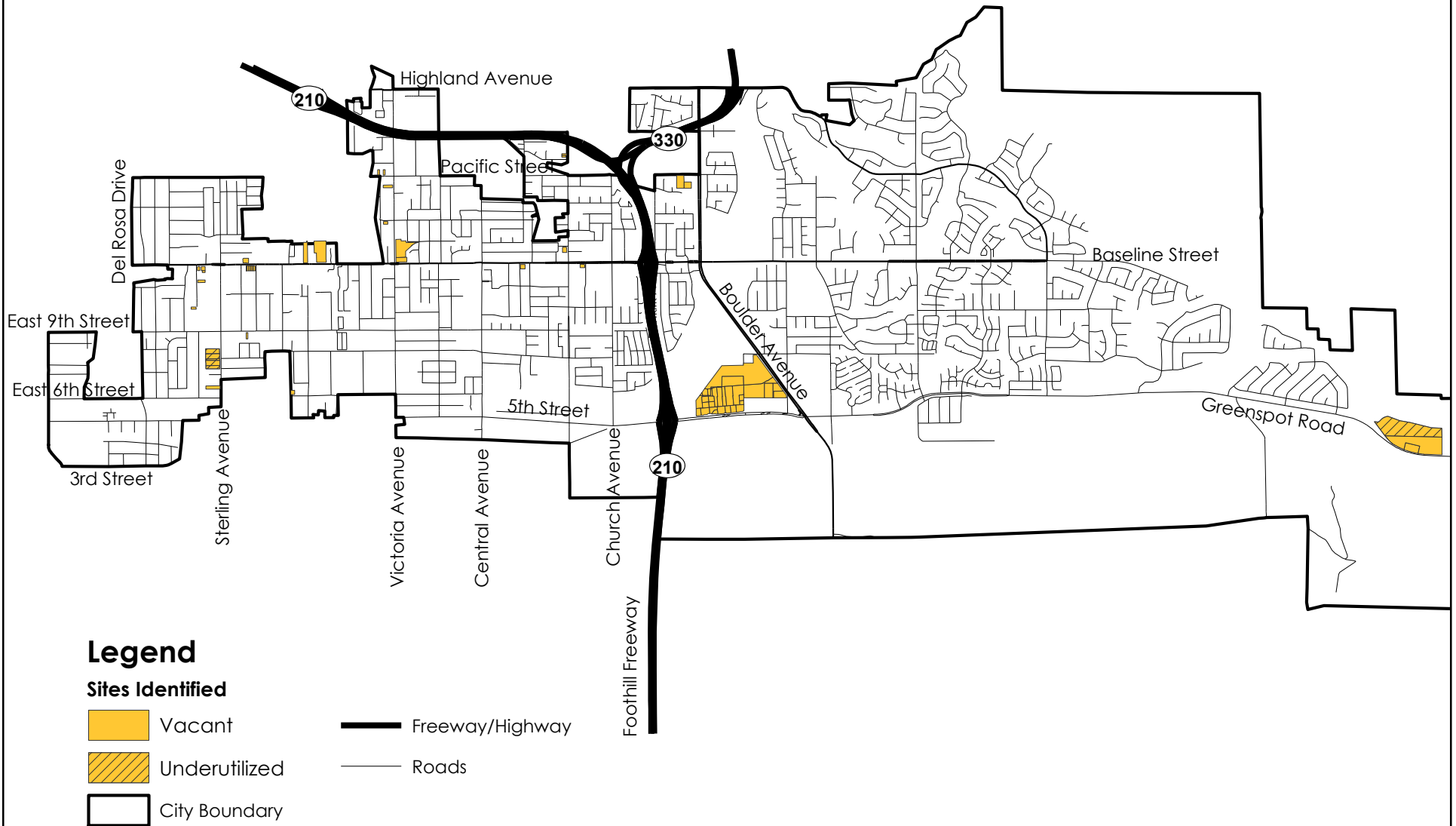
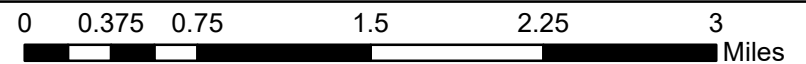


Figure 4. Moderate-Income Sites



4.4 Above Moderate-Income Sites

In addition to the 752 above moderate-income units identified in **Section 4.1**, the City has identified capacity for 635 above moderate-income units on vacant and underutilized sites. With a total of 1,387 above moderate-income units, the City has identified an adequate supply of land to accommodate the City's housing allocation of 1,014 above moderate-income units.

The 635 units on vacant and underutilized sites identified as having the capacity to accommodate above moderate-income units are located on sites in the Single-Family (R-1), Village Residential (VR), East Highland Village District (EHV), Agricultural Equestrian District (A/EQ), and Mediterra Planned Development (PD 13-001) zoning districts.

The R-1 zoning district provides for the development of single-family residential, small lot single-family detached, and mobile homes at a maximum allowable density of six dwelling units per acre. The VR zoning districts is intended to preserve and enhance the character of the historic townsite while permitting new development and the rehabilitation and reuse of existing structures at a maximum allowable density of six dwelling units per acre. The EHV zoning district provides for small-lot single-family residential detached housing with a maximum allowable density of six dwelling units per acre. The A/EQ zoning district provides for development of low-density, large-lot, single-family detached residential dwelling units at a maximum allowable density of two dwelling units per acre. Based on the lower densities and residential uses permitted, the sites have been identified as appropriate to accommodate above moderate-income housing.

As previously detailed in **Section 4.1.2**, Vista Verde at Mediterra, and **Section 4.3**, Moderate-Income Sites, Mediterra primarily allows for low- and medium-density residential development. Taking into account the total number of residential units permitted in the Mediterra plan area and the project currently in the pipeline, there is a remaining capacity of 167 units identified in the Mediterra Planned Development. Based on the range of medium and low densities permitted and the range in housing types permitted, the Sites Inventory assumes housing will be developed at a mix of moderate- and above moderate-income levels. As such, 117 above moderate-income units in the Mediterra Planned Development have been included in the Sites Inventory (see **Site 231E** in **Table 11**, Sites Inventory Table). The remaining 50-unit capacity has been identified as appropriate to accommodate moderate-income units (see **Section 4.3**, Moderate-Income Sites).

The sites analysis largely focuses on vacant parcels in the R-1, VR, EHV, and A/EQ zoning designations. One above moderate-income site was also identified on a parcel in the PD zoning designation. In addition to the 117 above moderate-income units identified in the Mediterra Planned Development, 164 sites with 518 units on approximately 126 total acres have been included in the Sites Inventory based on the realistic residential development potentials included in **Table 2**, Density Assumptions by Zone. **Table 7** provides a summary of all vacant and underutilized above moderate-income sites in the R-1, VR, EHV, A/EQ, PD, and Mediterra Planned Development zoning designations identified in the Sites Inventory, including 163 vacant parcels and 4 underutilized parcels making up a total 165 sites. The existing uses on the underutilized parcels include one old, nonresidential structure in need of rehabilitation, one old shed, and one older commercial building built in 1964 with a FAR of 0.0066. In addition, the three underutilized parcels with existing structures are being considered by the City for a rezone. While the rezone is not part of the Housing Element, the City is separately considering rezoning

Sites 149, 150 and 218–228 identified in the Sites Inventory from their current R-1 zoning designation to a PD zoning designation to provide a greater degree of design and land use flexibility for future development opportunities.

See **Figure 5**, Above Moderate-Income Sites, for an overview of above moderate-income sites. The vacant and underutilized sites identified in **Figure 5** are vacant and nonvacant sites that have been included in the sites inventory. It is not a comprehensive inventory of all vacant and nonvacant sites in the R-1, VR, EHV, A/EQ, PD, and Mediterra Planned Development zoning designations.

Table 7. Above Moderate-Income Sites Summary							
Vacant Parcels	Underutilized Parcels	Total Sites	Total Acreage	Maximum Units Permitted	Realistic Capacity (Total Units)	Total Net- New-Units	Income Level
163	4	165	157.8	873	635	635	Above Moderate- Income
See Sites 65–231E in Table 11 for individual site and parcel details.							

ABOVE MODERATE-INCOME SITES

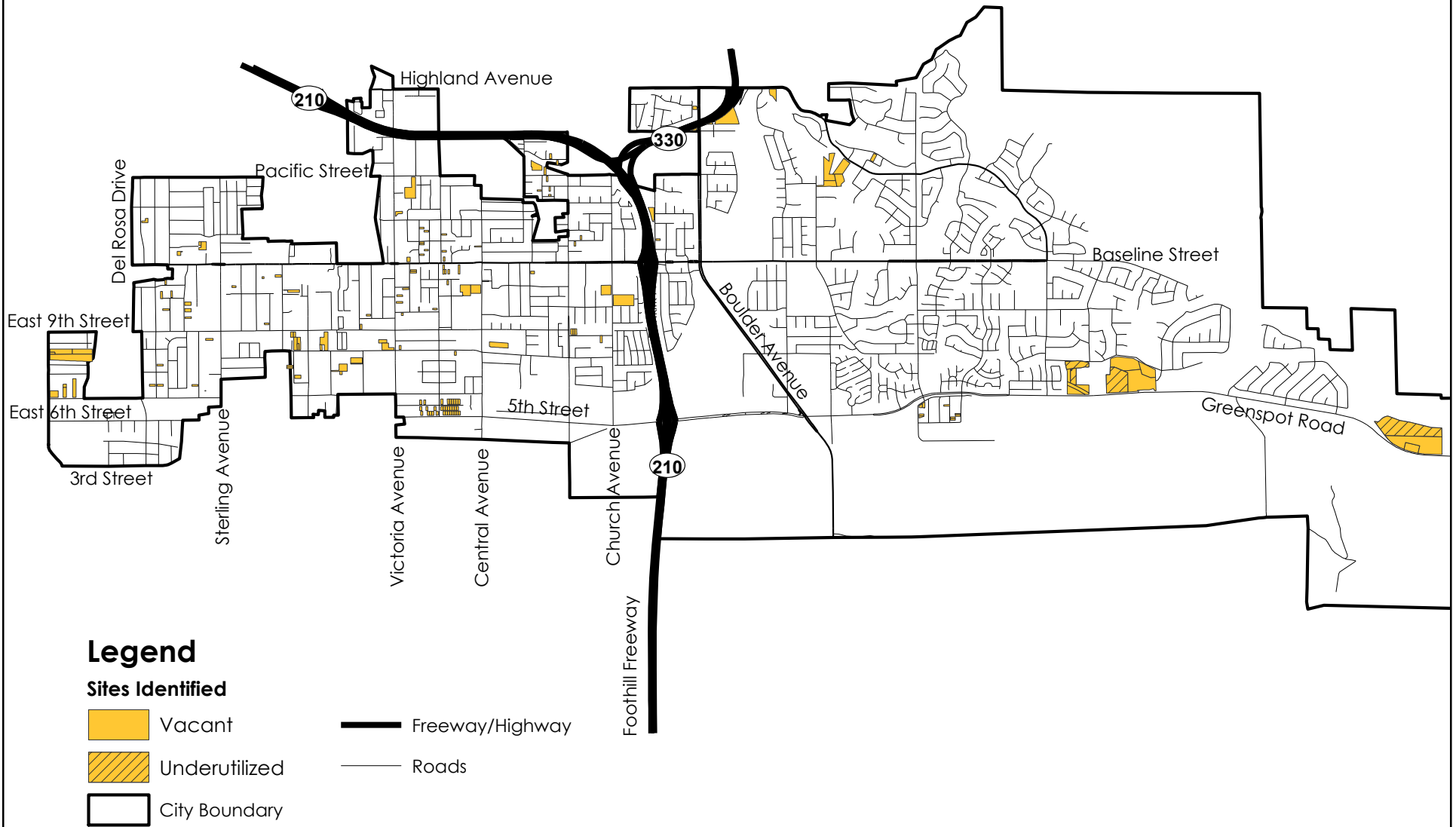
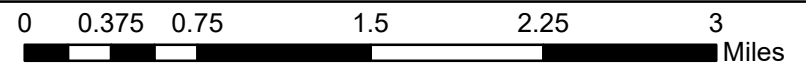


Figure 5. Above Moderate-Income Sites



4.5 Accessory Dwelling Unit Projection

The Housing Element may satisfy its RHNA requirement through methods alternative to the identification of sites. One such methodology is through an analysis of the expected number of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) to be developed within the planning period. The number of ADUs and JADUs that can be credited toward potential development must be based on the following factors:

- ADU and JADU development trends since January 2018
- Community need and demand for ADUs and JADUs
- Resources and incentives available to encourage their development
- The availability of ADUs and JADUs for occupancy
- The anticipated affordability of ADUs and JADUs

Recent changes to legislation governing the development and provision of ADUs and JADUs have sparked growth in these units in cities across California. ADU and JADU production is an ideal strategy for producing needed housing while capitalizing on existing infrastructure, such as water and sewer. Additionally, this is often a strategy that is more easily accepted by stakeholders who may be resistant to change because these units provide a form of “unseen” density that is palatable to many.

From 2018 through 2020, eight ADUs were permitted in the City. **Table 8** details recent ADU and JADU development in the City.

Year	Permitted Units
2018	3
2019	2
2020	5

Source: City of Highland, 2021. Permit Listing Activity Report, 2018–2020.

Because ADU and JADU legislation has been revised several times since 2017, providing increased opportunities for the development of housing, it is expected that development trends will continue upward. To account for this increased potential, this sites analysis used the trends in ADU construction since January 2018 to estimate new production, which averages 2.66 ADUs per year. Based on the local incentives and ADU and JADU trends since January 2018, a conservative estimate of the number of units to be produced under this approach is 4 units each year during the planning period (June 30, 2021, to October 15, 2029), for a total of 33 units.

In addition to calculating the expected number of ADUs and JADUs to be developed within the planning period, the sites analysis must calculate the anticipated affordability of ADUs and JADUs to determine which RHNA income categories they should be counted toward. To facilitate the ADU affordability assumptions for jurisdictions, SCAG conducted the SCAG Regional Accessory Dwelling Unit Affordability Analysis.⁴ As part of the analysis, SCAG conducted a survey of rents of 150 existing ADUs from April

⁴ SCAG (Southern California Association of Governments). 2020. “SCAG Regional Accessory Dwelling Unit Affordability Analysis.” https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527.

through June 2020. Efforts were made to reflect the geographic distribution, size, and other characteristics of ADUs across counties and subregions.

SCAG concluded that 22.7 percent of ADUs were affordable to very low-income households. Based on these assumptions, of the total 33 ADUs that are projected to be built during the planning period, 8 are estimated to be affordable to very low-income households, 11 to low-income households, 11 to moderate-income households, and 3 to above moderate-income households. **Table 9** shows the assumptions for ADU affordability based on the SCAG survey for San Bernardino/Riverside Counties.

Table 9. Estimated Affordability of Projected ADUs 2021–2029		
Income Level	Percent of ADUs	Projected Number of ADUs
Very Low-Income	22.7%	8
Low-Income	34.8%	11
Moderate-Income	34.8%	11
Above Moderate-Income	7.7%	3
Total	100%	33

Source: SCAG (Southern California Association of Governments). 2020. "SCAG Regional Accessory Dwelling Unit Affordability Analysis." https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527.
ADU = accessory dwelling unit

In coordination with the updated policies and programs in the Housing Element and the City’s ongoing efforts to promote the development of ADUs and JADUs, it is likely that these units will be produced at a higher rate.

5 Summary of Capacity to Accommodate the RHNA

The City of Highland is a growing community San Bernardino County. Although the western portion of the City (west of Interstate 210) is largely built-out, large amounts of vacant land remain in the eastern portions of the City with the possibility of providing new housing opportunities. There are also opportunities for ADUs and for the redevelopment of underutilized sites that meet density requirements, have an aging structure, and have a low floor to area ratio (i.e., low ratio of a building’s total floor area to the size of the piece of land upon which it is built). The identification of these sites paired with the programs of the Housing Element will ensure that the City can realistically meet the RHNA targets at all income levels for the 6th Cycle.

Table 10 provides a summary of total residential capacity included in the final sites inventory compared to the City’s 6th Cycle RHNA. As shown in **Table 10**, the City has a total capacity for 1,280 lower-income units, 518 moderate-income units, and 1,390 above moderate-income units within the residential pipeline of projects, vacant and underutilized sites, and through the expected number of ADUs and JADUs, which is sufficient capacity to accommodate the RHNA of 2,513 units.

A site-by-site overview for all sites identified in this sites inventory is included in **Table 11**. The overview includes each parcel’s Assessor’s Parcel Number; acres; potential number of units under the realistic capacity assumptions; income level; and, if applicable, existing use, age of building, and floor area ratio.

**Table 10. Summary of Residential Capacity Compared to 6th Cycle RHNA by Income,
City of Highland, June 30, 2021 through October 15, 2029**

Category	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
RHNA	2,513	1,028	471	1,014
Pipeline Residential Development Credited Toward RHNA	752	—	—	752
Vacant and Underutilized Site Capacity	2,403	1,261	507	635
Potential Accessory Dwelling Units	33	19	11	3
Total Capacity	3,188	1,280	518	1,390
Total Net-New-Units	3,174	1,271	513	1,390
Total Capacity Surplus (+)/ Deficit (-)	—	+243	+42	+376

RHNA = Regional Housing Needs Allocation

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
Lower-Income Sites									
Yes	1	0278-121-42	3.06	R-4	61	0	0	61	Vacant
Yes	2	0278-131-48	3.8	R-4	76	0	0	76	Underutilized, 2 nonresidential buildings built 1980, FAR 0.04, large dirt lot
Yes	3	0278-131-45	4.24	R-4	85	0	0	85	Vacant
Yes	4	0278-131-46	0.71	R-4	14	0	0	14	Vacant
Yes	5	0278-131-47	1.76	R-4	35	0	0	35	Vacant
Yes	6	0278-201-26	0.93	R-4	19	0	0	19	Underutilized, vacant and extremely dilapidated building, FAR 0.08
Yes	7	0278-201-27	0.53	R-4	11	0	0	11	Vacant
Yes	8	0278-201-28	0.97	R-4	19	0	0	19	Vacant
No	9A	1191-181-06	0.16	R-4	3	0	0	3	Vacant
Yes	9A	1191-181-07	4.56	R-4	91	0	0	91	Vacant
Yes	11	1191-181-08	0.81	R-4	16	0	0	16	Vacant
Yes	12	1191-241-09	1.46	R-4	29	0	0	29	Underutilized, 1 older residential unit, built 1979, FAR 0.03
Yes	13	1191-241-10	4.91	R-4	98	0	0	98	Underutilized, 1 older residential unit, built 1955, FAR 0.01
Yes	14	1191-241-12	4.92	R-4	98	0	0	98	Underutilized, 1 older residential unit, built 1963, FAR 0.007
Yes	15	1191-241-13	0.67	R-4	13	0	0	13	Vacant
Yes	16	1191-241-14	0.71	R-4	14	0	0	14	Vacant
Yes	17	1191-241-15	0.71	R-4	14	0	0	14	Underutilized, 1 older residential unit, built 1951, FAR 0.05

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
Yes	18B	1191-241-17	0.66	R-4	13	0	0	13	Underutilized, 1 older residential unit, built 1965, FAR 0.06
Yes	18B	1191-241-18	0.41	R-4	8	0	0	8	Vacant
Yes	19	1192-381-38	1.82	R-4	36	0	0	36	Vacant
Yes	20	1192-431-04	1.74	R-4	40	0	0	40	Underutilized, 1 vacant and dilapidated residential unit, built 1945, FAR 0.01. Owned by the Housing Authority. The Housing Authority anticipates generating 90 to 110 affordable senior housing units during the Planning Period between Sites 20 and 21.
Yes	21	1192-431-05	1.98	R-4	50	0	0	50	Vacant. Owned by the Housing Authority. The Housing Authority anticipates generating 90 to 110 affordable senior housing units during the Planning Period on Sites 20 and 21.
Yes	22	1192-581-03	1.88	R-4	38	0	0	38	Underutilized, 1 older residential unit, built 1948, FAR 0.02
Yes	23	1192-601-02	1.77	R-4	35	0	0	35	Vacant
No	24	1192-601-38	0.99	R-4	20	0	0	20	Vacant
Yes	25	1192-601-39	0.52	R-4	10	0	0	10	Vacant
No	26	1192-601-40	0.92	R-4	18	0	0	18	Vacant
No	27C	1201-351-14	2.35	PD	100	0	0	100	Vacant, Greenspot Specific Plan (SP) (PA 3)
No	27C	1201-351-15	1.5	PD	see above	0	0	see above	Vacant, Greenspot SP (PA 3)

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
No	27C	1201-351-16	1.92	PD	see above	0	0	see above	Vacant, Greenspot SP (PA 3)
No	27C	1201-351-28	6.9	PD	see above	0	0	see above	Vacant, Greenspot SP (PA 3)
No	27D	1201-341-29	4.4	PD	100	200	0	300	Vacant, Greenspot SP (PA 2)
No	27D	1201-341-30	0.1	PD	see above	see above	0	see above	Vacant, Greenspot SP (PA 2)
No	27D	1201-341-33	20.65	PD	see above	see above	0	see above	Vacant, Greenspot SP (PA 2)
No	27D	1201-341-59	0.02	PD	see above	see above	0	see above	Vacant, Greenspot SP (PA 2)
No	27D	1201-341-60	0.001	PD	see above	see above	0	see above	Vacant, Greenspot SP (PA 2)
Yes	28	1192-431-06	2.14	R-4	43	0	0	43	Underutilized, 1 older residential unit, built 1920, FAR 0.02
Yes	29	1192-431-07	2.7	R-4	54	0	0	54	Underutilized, 2 older residential units, built 1920, FAR 0.01
Moderate-Income Sites									
Yes	30	0278-121-08	0.4	R-2	0	3	0	3	Vacant
Yes	31	0278-121-12	0.13	R-2	0	1	0	1	Vacant
Yes	32	0278-121-14	0.21	R-2C	0	1	0	1	Vacant
Yes	33	0278-121-16	0.33	R-2C	0	2	0	2	Vacant
Yes	34	0278-131-22	0.21	R-2	0	2	0	2	Vacant
Yes	35	0278-262-26	1	R-2	0	8	0	8	Vacant
No	36	0278-252-33	1.50	R-2	0	12	0	12	Underutilized, older residential unit, built 1900, FAR 0.07

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
No	37	0278-252-34	1.46	R-2	0	12	0	12	Underutilized, 2 older residential units, built 1946, FAR 0.02
No	38	0278-252-35	0.49	R-2	0	4	0	4	Underutilized, commercial building built 1948, FAR 0.03
No	39	0278-262-20	0.98	R-2	0	8	0	8	Underutilized, older residential unit, built 1946, FAR 0.02
No	40	0278-262-38	1.52	R-2	0	12	0	12	Underutilized, older residential unit, built 1944
Yes	41	1191-141-28	0.21	PD	0	3	0	3	Vacant
Yes	42	1191-141-31	0.21	PD	0	3	0	3	Vacant
Yes	43	1191-181-49	0.56	PD	0	7	0	7	Vacant
Yes	44	1191-191-11	1.9	R-2C	0	11	0	11	Vacant
Yes	45	1191-201-12	4.94	R-2C	0	30	0	30	Vacant
Yes	46	1191-231-02	0.55	R-2	0	4	0	4	Vacant
Yes	47	1191-231-14	0.23	R-2	0	2	0	2	Vacant
Yes	48	1191-341-32	0.17	R-3	0	2	0	2	Vacant
No	49	1191-341-33	0.14	R-3	0	2	0	2	Vacant
No	50	1191-381-01	4.56	MU	0	55	0	55	Vacant
No	51	1191-381-02	1.06	MU	0	13	0	13	Vacant
No	52	1191-501-77	0.47	MU	0	6	0	6	Vacant
Yes	53	1192-011-09	0.19	R-2C	0	1	0	1	Vacant
Yes	54	1192-011-10	0.18	R-2C	0	1	0	1	Vacant
Yes	55	1192-011-11	0.18	R-2C	0	1	0	1	Vacant

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
Yes	56	1192-011-12	0.18	R-2C	0	1	0	1	Vacant
Yes	57	1192-011-33	0.09	R-2C	0	1	0	1	Vacant
Yes	58	1192-011-34	0.18	R-2C	0	1	0	1	Vacant
No	59	1192-071-08	0.22	R-2	0	2	0	2	Vacant
Yes	60	1192-201-23	0.35	R-2	0	3	0	3	Vacant
Yes	61	1192-411-06	0.42	R-2C	0	3	0	3	Vacant
Yes	62	1200-431-02	2	PD	0	24	0	24	Vacant
Yes	63	1200-431-04	1	PD	0	12	0	12	Vacant
No	64	1201-011-08	0.32	MU	0	4	0	4	Vacant
Above Moderate-Income Units									
No	65	0273-152-07	0.24	R-1	0	0	1	1	Vacant
Yes	66	0273-253-17	0.33	R-1	0	0	1	1	Vacant
Yes	67	0273-261-26	0.17	R-1	0	0	1	1	Vacant
Yes	68	0273-261-27	1.04	R-1	0	0	4	4	Vacant
Yes	69	0278-085-09	0.3	R-1	0	0	1	1	Vacant
Yes	70	0278-101-27	0.16	R-1	0	0	1	1	Vacant
Yes	71	0278-102-20	0.23	R-1	0	0	1	1	Vacant
Yes	72	0278-111-16	0.11	R-1	0	0	0	0	Vacant
Yes	73	0278-111-21	0.23	R-1	0	0	1	1	Vacant
Yes	74	0278-113-02	0.45	R-1	0	0	2	2	Vacant
Yes	75	0278-113-05	0.45	R-1	0	0	2	2	Vacant

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
Yes	76	0278-113-14	0.23	R-1	0	0	1	1	Vacant
Yes	77	0278-201-01	5.86	R-1	0	0	23	23	Vacant
Yes	78	0278-201-09	0.24	R-1	0	0	1	1	Vacant
Yes	79	0278-201-11	2.21	R-1	0	0	9	9	Vacant
Yes	80	0278-201-12	2.27	R-1	0	0	9	9	Vacant
Yes	81	0278-221-01	1.14	R-1	0	0	5	5	Vacant
Yes	82	0278-221-05	0.23	R-1	0	0	1	1	Vacant
Yes	83	0278-221-08	1.33	R-1	0	0	5	5	Vacant
Yes	84	0278-221-22	0.69	R-1	0	0	3	3	Vacant
Yes	85	0278-242-23	0.24	R-1	0	0	1	1	Vacant
Yes	86	0278-243-04	0.23	R-1	0	0	1	1	Vacant
Yes	87	0278-244-07	0.25	R-1	0	0	1	1	Vacant
Yes	88	0278-252-29	0.32	R-1	0	0	1	1	Vacant
Yes	89	0278-261-07	0.22	R-1	0	0	1	1	Vacant
Yes	90	0278-261-15	0.11	R-1	0	0	0	0	Vacant
Yes	91	0278-262-31	0.01	R-1	0	0	1	1	Vacant
Yes	92	1191-341-16	1.51	R-1	0	0	6	6	Vacant
Yes	93	1191-341-18	0.36	VR	0	0	1	1	Vacant
No	94	1191-341-48	0.19	VR	0	0	1	1	Vacant
Yes	95	1191-341-69	0.17	VR	0	0	1	1	Vacant
Yes	96	1191-361-07	0.4	R-1	0	0	2	2	Vacant
Yes	97	1191-371-29	0.16	R-1	0	0	1	1	Vacant

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
Yes	98	1191-371-42	0.16	R-1	0	0	1	1	Vacant
Yes	99	1191-381-03	0.18	R-1	0	0	1	1	Vacant
Yes	100	1191-381-35	0.15	R-1	0	0	1	1	Vacant
Yes	101	1191-381-36	0.15	R-1	0	0	1	1	Vacant
Yes	102	1191-381-43	0.15	R-1	0	0	1	1	Vacant
Yes	103	1191-381-55	0.15	R-1	0	0	1	1	Vacant
Yes	104	1191-411-08	0.18	R-1	0	0	1	1	Vacant
Yes	105	1191-421-03	0.17	R-1	0	0	1	1	Vacant
Yes	106	1191-421-19	0.17	R-1	0	0	1	1	Vacant
Yes	107	1191-421-24	0.15	R-1	0	0	1	1	Vacant
Yes	108	1191-471-03	0.19	VR	0	0	1	1	Vacant
Yes	109	1191-471-34	0.09	VR	0	0	1	1	Vacant
Yes	110	1191-471-55	0.14	VR	0	0	1	1	Vacant
Yes	111	1191-472-07	0.12	VR	0	0	1	1	Vacant
Yes	112	1192-011-28	0.07	R-1	0	0	1	1	Vacant
Yes	113	1192-011-41	0.15	R-1	0	0	1	1	Vacant
Yes	114	1192-021-04	0.1	R-1	0	0	0	0	Vacant
Yes	115	1192-021-09	0.32	R-1	0	0	1	1	Vacant
Yes	116	1192-041-33	0.69	R-1	0	0	3	3	Vacant
Yes	117	1192-061-44	0.18	R-1	0	0	1	1	Vacant
Yes	118	1192-081-10	0.25	R-1	0	0	1	1	Vacant
No	119	1192-081-11	0.28	R-1	0	0	1	1	Vacant

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
No	120	1192-081-29	0.94	R-1	0	0	4	4	Vacant
Yes	121	1192-081-30	0.71	R-1	0	0	3	3	Vacant
No	122	1192-081-31	0.25	R-1	0	0	1	1	Vacant
Yes	123	1192-131-13	0.12	R-1	0	0	0	0	Vacant
Yes	124	1192-141-51	0.21	R-1	0	0	1	1	Vacant
Yes	125	1192-141-62	0.16	R-1	0	0	1	1	Vacant
Yes	126	1192-151-14	2.16	R-1	0	0	9	9	Vacant
Yes	127	1192-151-24	0.25	R-1	0	0	1	1	Vacant
Yes	128	1192-161-06	0.57	R-1	0	0	2	2	Vacant
Yes	129	1192-161-09	1.27	R-1	0	0	5	5	Vacant
Yes	130	1192-181-04	0.22	R-1	0	0	1	1	Vacant
Yes	131	1192-181-05	0.22	R-1	0	0	1	1	Vacant
Yes	132	1192-201-12	0.44	R-1	0	0	2	2	Vacant
Yes	133	1192-251-13	1.42	R-1	0	0	6	6	Vacant
Yes	134	1192-251-18	0.17	R-1	0	0	1	1	Vacant
Yes	135	1192-261-07	1.38	R-1	0	0	6	6	Vacant
Yes	136	1192-261-08	0.16	R-1	0	0	1	1	Vacant
Yes	137	1192-331-28	0.21	R-1	0	0	1	1	Vacant
Yes	138	1192-331-29	0.23	R-1	0	0	1	1	Vacant
Yes	139	1192-341-17	0.16	R-1	0	0	1	1	Vacant
Yes	140	1192-341-18	0.16	R-1	0	0	1	1	Vacant
Yes	141	1192-341-20	0.16	R-1	0	0	1	1	Vacant

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
Yes	142	1192-341-23	0.16	R-1	0	0	1	1	Vacant
Yes	143	1192-341-29	0.32	R-1	0	0	1	1	Vacant
Yes	144	1192-341-49	0.16	R-1	0	0	1	1	Vacant
Yes	145	1192-351-07	0.22	R-1	0	0	1	1	Vacant
Yes	146	1192-351-10	0.23	R-1	0	0	1	1	Vacant
Yes	147	1192-351-21	0.23	R-1	0	0	1	1	Vacant
No	149	1192-361-45	1.8	R-1	0	0	9	9	Vacant
No	150	1192-361-47	2.18	R-1	0	0	11	11	Vacant
Yes	151	1192-371-12	0.09	R-1	0	0	1	1	Vacant
Yes	152	1192-371-21	0.14	R-1	0	0	1	1	Vacant
Yes	153	1192-371-26	0.09	R-1	0	0	1	1	Vacant
Yes	154	1192-391-76	0.17	R-1	0	0	1	1	Vacant
Yes	155	1192-421-25	0.21	R-1	0	0	1	1	Vacant
Yes	156	1192-471-21	1.95	R-1	0	0	8	8	Vacant
No	157	1192-501-04	0.17	R-1	0	0	1	1	Vacant
No	158	1192-531-48	0.2	R-1	0	0	1	1	Vacant
No	159	1192-531-50	0.2	R-1	0	0	1	1	Vacant
No	160	1192-531-53	0.18	R-1	0	0	1	1	Vacant
No	161	1192-531-56	0.18	R-1	0	0	1	1	Vacant
No	162	1192-531-59	0.18	R-1	0	0	1	1	Vacant
No	163	1192-531-61	0.19	R-1	0	0	1	1	Vacant
No	164	1192-531-63	0.19	R-1	0	0	1	1	Vacant

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
No	165	1192-531-64	0.19	R-1	0	0	1	1	Vacant
No	166	1192-531-65	0.19	R-1	0	0	1	1	Vacant
No	167	1192-531-68	0.19	R-1	0	0	1	1	Vacant
No	168	1192-542-09	0.24	R-1	0	0	1	1	Vacant
No	169	1192-542-10	0.24	R-1	0	0	1	1	Vacant
No	170	1192-542-11	0.24	R-1	0	0	1	1	Vacant
No	171	1192-542-12	0.24	R-1	0	0	1	1	Vacant
No	172	1192-542-13	0.24	R-1	0	0	1	1	Vacant
No	173	1192-542-14	0.24	R-1	0	0	1	1	Vacant
No	174	1192-542-17	0.25	R-1	0	0	1	1	Vacant
No	175	1192-542-18	0.2	R-1	0	0	1	1	Vacant
No	176	1192-542-19	0.19	R-1	0	0	1	1	Vacant
No	177	1192-542-20	0.19	R-1	0	0	1	1	Vacant
No	178	1192-542-21	0.19	R-1	0	0	1	1	Vacant
No	179	1192-542-22	0.19	R-1	0	0	1	1	Vacant
No	180	1192-542-23	0.19	R-1	0	0	1	1	Vacant
No	181	1192-542-24	0.19	R-1	0	0	1	1	Vacant
No	182	1192-542-25	0.19	R-1	0	0	1	1	Vacant
No	183	1192-542-30	0.19	R-1	0	0	1	1	Vacant
No	184	1192-542-31	0.19	R-1	0	0	1	1	Vacant
No	185	1192-542-32	0.19	R-1	0	0	1	1	Vacant
No	186	1192-542-33	0.19	R-1	0	0	1	1	Vacant

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
No	187	1192-542-34	0.19	R-1	0	0	1	1	Vacant
No	188	1192-542-35	0.19	R-1	0	0	1	1	Vacant
No	189	1192-542-36	0.19	R-1	0	0	1	1	Vacant
No	190	1192-542-37	0.19	R-1	0	0	1	1	Vacant
Yes	191	1200-071-02	0.3	R-1	0	0	1	1	Vacant
Yes	192	1200-071-20	0.16	R-1	0	0	1	1	Vacant
No	193	1200-091-16	4.97	R-1	0	0	20	20	Vacant
No	194	1200-102-34	1.18	R-1	0	0	5	5	Vacant
Yes	195	1200-291-39	4.58	A/EQ	0	0	9	9	Vacant
Yes	196	1200-311-02	2.75	A/EQ	0	0	6	6	Vacant
No	197	1200-341-09	0.59	R-1	0	0	2	2	Vacant
Yes	198	1200-371-08	0.15	R-1	0	0	1	1	Vacant
Yes	199	1200-381-30	0.15	R-1	0	0	1	1	Vacant
Yes	200	1200-451-04	0.15	R-1	0	0	1	1	Vacant
Yes	201	1200-551-41	1.66	A/EQ	0	0	3	3	Vacant
No	202	1200-591-01	1.87	A/EQ	0	0	4	4	Vacant
No	203	1201-021-09	1.97	R-1	0	0	8	8	Vacant
Yes	204	1201-041-23	0.33	R-1	0	0	1	1	Vacant
Yes	205	1201-041-57	0.27	R-1	0	0	1	1	Vacant
Yes	206	1201-041-58	0.26	R-1	0	0	1	1	Vacant
Yes	207	1201-041-59	0.26	R-1	0	0	1	1	Vacant
Yes	208	1201-061-02	4.75	R-1	0	0	19	19	Vacant

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
No	209	1210-201-02	0.21	R-1	0	0	1	1	Vacant
No	210	1210-201-03	0.27	R-1	0	0	1	1	Vacant
No	211	1210-201-12	0.2	R-1	0	0	1	1	Vacant
No	212	1210-201-13	0.15	R-1	0	0	1	1	Vacant
No	213	1210-202-14	0.21	R-1	0	0	1	1	Vacant
No	214	1210-202-46	0.17	R-1	0	0	1	1	Vacant
No	215	1210-202-47	0.17	R-1	0	0	1	1	Vacant
No	216	1210-202-52	0.15	EHV	0	0	1	1	Vacant
No	217	1210-202-53	0.18	EHV	0	0	1	1	Vacant
Yes	218	1210-271-01	3.35	R-1	0	0	13	13	Underutilized, older nonresidential structure
No	219	1210-271-02	0.88	R-1	0	0	4	4	Vacant
Yes	220	1210-271-03	1.96	R-1	0	0	8	8	Underutilized, older shed
No	222	1210-271-08	1.21	R-1	0	0	5	5	Vacant
No	223	1210-271-09	1.62	R-1	0	0	6	6	Vacant
No	224	1210-271-11	1.78	R-1	0	0	7	7	Vacant
No	225	1210-371-13	6.97	R-1	0	0	28	28	Vacant
No	226	1210-371-14	3.04	R-1	0	0	12	12	Vacant
Yes	227	1210-371-15	10.29	R-1	0	0	41	41	Underutilized vacant commercial structure, built 1964, FAR 0.0066
No	228	1210-371-16	10.2	R-1	0	0	41	41	Vacant
Yes	229	1200-401-80	1.04	R-1	0	0	4	4	Vacant, pending project (La Prais)

Table 11. Sites Inventory Table									
Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
No	230	1191-351-04	3.37	PD	0	0	15	15	Vacant, pending project for 15 single-family homes from Hispano Investors.
No	231E	0297-021-18	179 total	PD	0	50	117	167	Mediterra Specific Plan (See Vista Verde at Mediterra for Phases 1 & 2 of development)
No	231E	0297-051-12	See above	PD	0	0	0	0	Mediterra Specific Plan (See Vista Verde at Mediterra for Phases 1 & 2 of development)
No	231E	0297-051-16	See above	PD	0	0	0	0	Mediterra Specific Plan (See Vista Verde at Mediterra for Phases 1 & 2 of development)
Planned, Approved, and Prospective Projects									
No	232	1210-371-51	21.6	R-1	0	0	54	54	Underutilized, pending project (Kiel 54)
No	233	0288-562-03	7.9	PD	0	0	46	46	Vacant, pending project (Highland Park)
No	234F	0297-021-25	See above	PD	0	0	149	149	Vacant, pending project (Vista Verde at Mediterra)
No	234F	0297-021-26	See above	PD	0	0	0	0	Vacant, pending project (Vista Verde at Mediterra)
No	234F	0297-021-27	See above	PD	0	0	0	0	Vacant, pending project (Vista Verde at Mediterra)
No	234F	0297-021-28	See above	PD	0	0	0	0	Vacant, pending project (Vista Verde at Mediterra)
Yes	235G	1201-401-02	22.97	PD	0	0	137	137	Vacant, pending project (Blossom Trails)
Yes	235G	1201-431-61	2.41	PD	0	0	0	0	Vacant, pending project (Blossom Trails)
No	236H	1201-331-01	—	PD	0	0	200	200	Vacant, pending project (TREG Partners project in Greenspot SP)

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
No	236H	1201-341-01	—	PD	0	0	0	0	Vacant, pending project (TREH Partners project in Greenspot SP)
No	236H	1201-341-08	—	PD	0	0	0	0	Vacant, Pending project (TREH Partners project in Greenspot SP)
No	236H	1201-341-09	—	PD	0	0	0	0	Vacant, pending project (TREH Partners project in Greenspot SP)
No	237I	1191-191-06	1.95	R-4	0	0	60	60	Vacant, pending project (senior assisted living)
No	237I	1191-181-01	0.30	R-4	0	0	see above	see above	Vacant, pending project (senior assisted living)
No	238J	1200-381-43	2.08	MU	0	0	21	21	Vacant, pending project (Tractor Supply Company)
No	238J	1200-381-05	6.96	MU	0	0	see above	see above	Vacant, pending project (Tractor Supply Company)
Yes	239	1200-041-02	4.19	PD	0	0	50	50	Vacant, pending project (Crestwood Communities)
Yes	240	1200-421-34	2.9	MU	0	0	35	35	Vacant, pending project (Highland Heights)
Total Units					1,261	507	1,387	3,167	—

* Generally, a site is a parcel or a group of parcels that can accommodate a portion of the jurisdiction's Regional Housing Needs Allocation. All multi-parcel sites are denoted by a number and letter in their Site ID. All parcels belonging to one site have the same Site ID listed in this table.

Appendix F: Community Engagement Summary

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1 Stakeholder Engagement

The City of Highland (City) conducted a robust public outreach program that engaged a broad spectrum of the community and stakeholders. Stay-at-home orders of 2020 and 2021 resulting from the Coronavirus (COVID-19) pandemic provided the City with opportunities to explore new avenues for public engagement. Virtual meetings increased access for those who are not traditionally involved in the planning process and provided new opportunities for community members to take an active role in updating their City’s General Plan Housing Element. Early outreach and formal engagement activities were held virtually, with bilingual services in English and Spanish, and the City took additional informal opportunities to engage the public. The following outreach activities were conducted to engage stakeholders and inform development of the Housing Element.

1.1 Online Survey

The online survey engaged a total of 139 participants to better inform local housing needs and concerns. The survey was made available beginning in late 2020 through the summer of 2021 on the City’s website, including through a pop-up notification on the City website’s homepage with the survey link to ensure ease of access. The online survey link was also emailed to the City’s interested parties list, including a comprehensive list of stakeholders. In addition, the link was advertised during virtual public meetings and advertised on the City’s social media accounts (Facebook and NextDoor). This comprehensive publication effort ensured all income groups were represented in the data and throughout the development of the Housing Element. Survey participants identified a need for single-family housing development, followed by condominiums with multifamily ownership, and accessory dwelling units. Similarly, for those who wish to own a home in the City but do not, respondents acknowledged a lack of available homes within their price range and inability to pay an appropriate down payment as the leading reasons for not owning a home. The vast majority of survey respondents, 94 percent, responded that they currently live in a single-family home, as opposed to only 3 percent who live in a multifamily home. Of the remaining survey participants, 2 percent responded that they currently live in a duplex or attached home, 1 percent in an accessory dwelling unit, and 1 percent in another type of housing. Participants also acknowledged a diversity of reasons for choosing to live in the City, including affordability; proximity to family, friends, and work; safety of neighborhoods; and quality of schools. Identifying strategies for lower-income households to more easily access homeownership opportunities to a variety of housing types is the desired pathway to address obstacles and meet the City’s housing priorities.

1.2 Community Outreach Workshops

A virtual community outreach workshop was held in English and Spanish on November 12, 2020, which allowed interested parties to be engaged in a more formal setting where they learned about the planning process, the components of the Housing Element, and the importance of their role in the development of the Housing Element, and were given the opportunity to take part in an open Q&A session. Bilingual (English/Spanish) services were provided during the virtual public workshop to engage a broad spectrum of community members. The workshop was held on a Thursday evening, outside of regular working hours, to facilitate participation and optimize attendance. The workshop was streamed live via Zoom and onto Facebook, and all comments and questions from the workshop and Facebook were read aloud and responded to live as they were available. This workshop was also noticed in the City’s newspaper, website, and Facebook page; on NextDoor; and on flyers that were mailed to a list of potentially interested parties

and stakeholders to ensure all income groups are represented in the Housing Element. The following is a summary of this virtual workshop.

The virtual workshop, held on November 12, 2020, provided participants an overview and history of the Housing Element components, update process, and explanation of the Regional Housing Needs Allocation. Further, the workshop provided an overview of the Public Health, Safety, and Environmental Justice Element as it relates to disadvantaged communities and disproportionate impacts from pollution and fewer community resources. Participants were provided with polling questions relating to their local communities and how they might best be improved through updates to both the Housing Element and the Public Health, Safety, and Environmental Justice Element. A second section of the workshop included an explanation of how residents can best get involved in the planning process such as, attending virtual meetings and stakeholder interviews; responding to online surveys; using the City's website, Facebook, and NextDoor as informational resources; and by contacting the City Project Manager with comments, questions, or concerns. The final section of the workshop was an open discussion with participants to hear opinions about the most pervasive issues in the City related to the Housing Element. Participants identified overcrowding, affordability, lack of accessible amenities, homelessness, illegal dumping, and lack of green spaces in urban areas as their largest concerns in the City.

1.3 Planning Commission and City Council Joint Session Public Meeting

A public joint session of the Planning Commission and the City Council occurred on June 8, 2021. City Council and Planning Commission members were provided an overview of the Housing, Public Health and Safety, and Circulation Elements, as well as associated requirements, components, and needs assessment findings. Bilingual services in English and Spanish were available upon request. This was a publicly noticed meeting under the Brown Act, where members of the public were invited to comment on the information being presented. The presentation highlighted the main issues relating to housing supply and affordability in California, including overcrowding, lack of affordability, and lack of supply, as well as explaining the Regional Housing Needs Allocation in the context of the City and its goals for the next 6th Cycle Housing Period from 2021 to 2029. During the discussion portion of the meeting, City Council and Planning Commission members expressed their concern for increasing density and the difficulty associated with maintaining the character of the community; environmental issues associated with greater waste production; circulation issues relating to increased traffic from housing production; and safety issues, including the potential for increased crime. City Council and Planning Commission members also spoke in support of infill projects and incorporating density bonuses and creative design to revitalize communities with higher-density projects.

1.4 Stakeholder Interviews

As a follow up to the November public workshop, all participants were contacted and invited to participate in individual stakeholder interviews, including individuals and non-profit organizations that provide affordable housing resources to low-income families to ensure persons of all income groups were represented in the Housing Element update. Of those contacted, four participated. Stakeholder interviews were conducted for the Housing, Safety, and Environmental Justice Element updates. Of the organizations and individuals that were contacted, four interviews took place which were conducted in English; however, Spanish services were available and offered. General feedback included information on what people like about living in Highland, such as proximity to parks and libraries; concerns about traffic caused

by construction; concerns about crime; comments related to the number of people experiencing homelessness; and a calling to address the needs of older adults, especially as it relates to access to medical facilities and public transportation. There were discrepancies among respondents on the availability of accessible neighborhood amenities, although there was also some mention acknowledging that the eastern side of the City has more amenities for residents than the western side. While the feedback received was preliminary, all participants were invited to engage in future public workshops and to follow the ongoing update process.

1.5 Housing Element Update City Website

The City developed a webpage on their website dedicated to the Housing Element update. The website provided general information about the Housing Element update, including the purpose of the update, Regional Housing Needs Allocation (RHNA) summary, and a link to the Public Health, Safety and Environmental Justice Element update occurring concurrently with the Housing Element update. Upcoming events, City contact information, and the online survey were also advertised on this webpage. Additionally, pertinent links to documents such as the Public Review Draft, upcoming and past meeting recordings were available on this dedicated webpage. The webpage was available in various languages through the translation tool feature which includes Spanish translation.

1.6 Public Comments

The Housing Element 6th Cycle Public Review Draft was posted to the City's website on September 30, 2021 and ended on October 30, 2021. The City encouraged public participation during the workshop and joint session meeting. Once the Public Review Draft was posted on the City's website, the City made a diligent effort to engage the community including all income groups by advertising the Public Review Draft through various forms of media in English and in Spanish. In addition to posting the Public Review Draft on the City's website, the Public Review Draft was also advertised on the City's social media accounts, such as Facebook and NextDoor, an email announcement was sent to the interested parties list, which includes non-profit organizations that provide assistance to low-income households to ensure all income groups were included in the development of the Housing Element. In addition to online media advertising, the City also advertised the Public Review Draft on a Public Notice display board at City Hall, the Sam Racadio + Environmental Library, and in front the City's Fire Station No.1.

No public comments were received during the public review period. However, one public comment letter was received outside of the public review period. The public comment letter provided input regarding the City's assigned RHNA, stating that California residents are moving to different states. The comment letter also cited U.S. Census data, and commented that the data does not accurately reflect the actual income levels on the west side of the City, west of Boulder Avenue. The comment letter also noted the general locations of sites identified to accommodate multifamily development in the draft Sites Inventory on the west side of the City. The letter then states the following regarding the west side of the City and the neighboring City of San Bernardino: "The West side of Highland already has an abundance of apartments and multiple housing (mobile homes). Many that are bleeding our paramedic and law enforcement dry with calls for services and crime... numerous apartments on Baseline – some of which are in the City of San Bernardino."

The City acknowledges the public comments, but the City must prepare and accommodate the projected housing needs and increased population for the next 8 years. As such, **Appendix E – Sites Analysis and**

Inventory, of the Housing Element identifies sites to ensure there is sufficient capacity, including a buffer, to meet the assigned RHNA. The selected sites identified in Appendix E consider proximity to resources, transit, and in a manner which affirmatively further fair housing such as promoting mixed-income neighborhoods. A copy of the letter is provided as an attachment to this Appendix (see **Attachment 1**).

2 Presentation Material

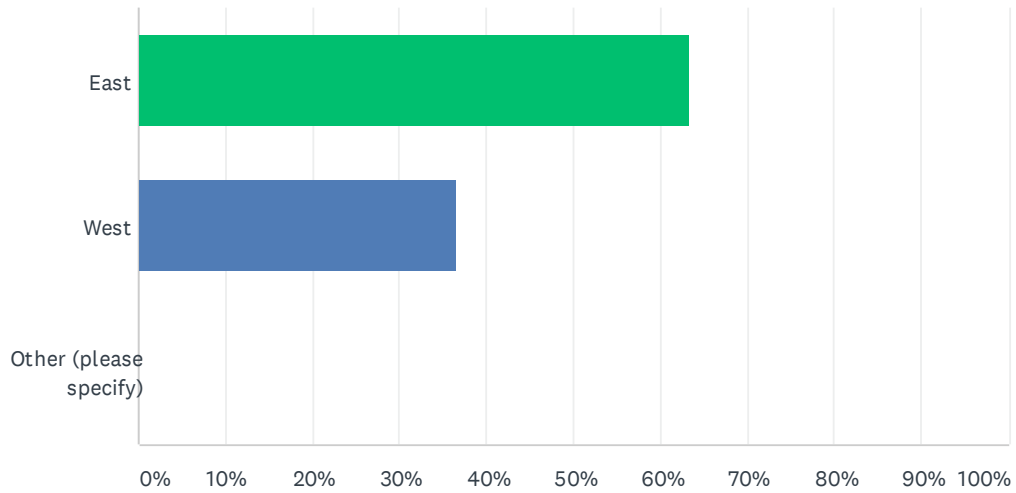
The following sections provide an overview, and copies of the presentation materials used during the Planning Commission and City Council Joint Session Public Meeting, Community Outreach Workshop, and results from the online survey can be found at the end of this section.

2.1 Online Survey Results

A summary and count of the responses and results from the online survey are provided below [**Exhibit A**].

Q1 Do you live east or west of Interstate 210?

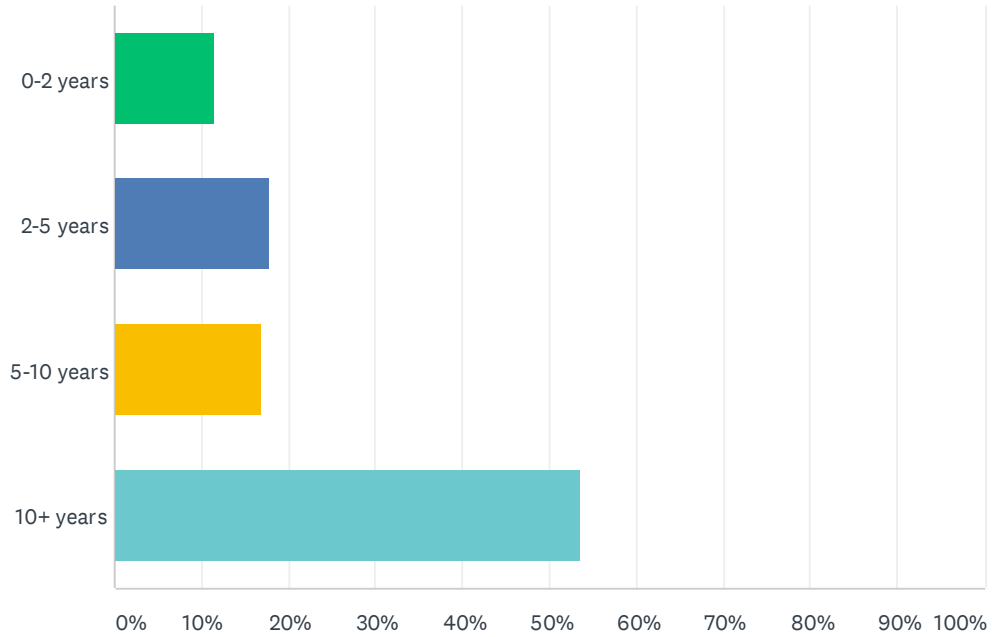
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
East	63.39%	71
West	36.61%	41
Other (please specify)	0.00%	0
TOTAL		112

Q2 How long have you lived in Highland?

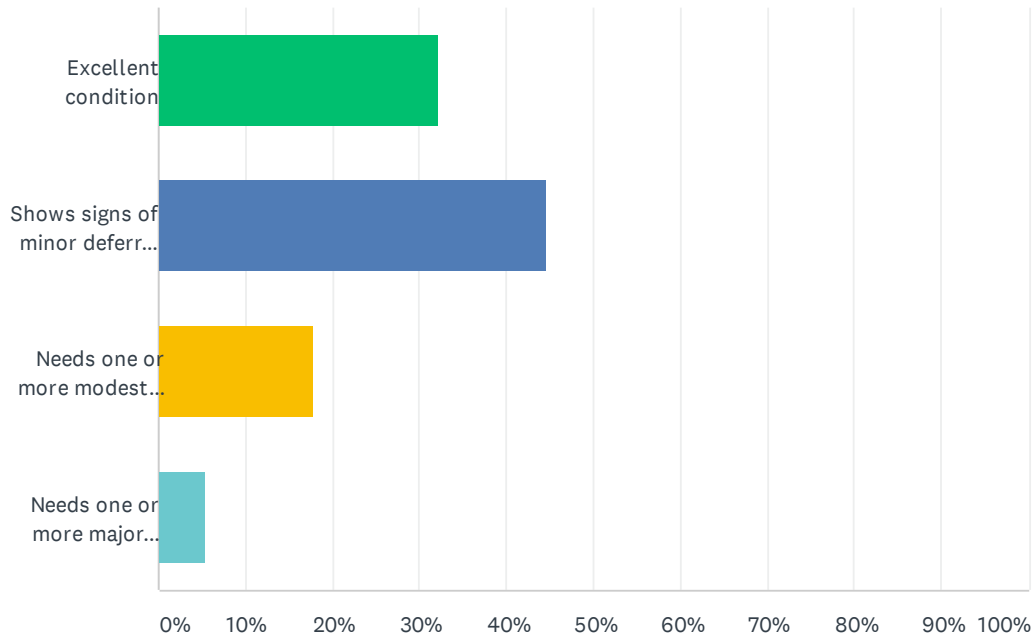
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
0-2 years	11.61%	13
2-5 years	17.86%	20
5-10 years	16.96%	19
10+ years	53.57%	60
TOTAL		112

Q3 How would you rate the physical condition of the residence you live in?

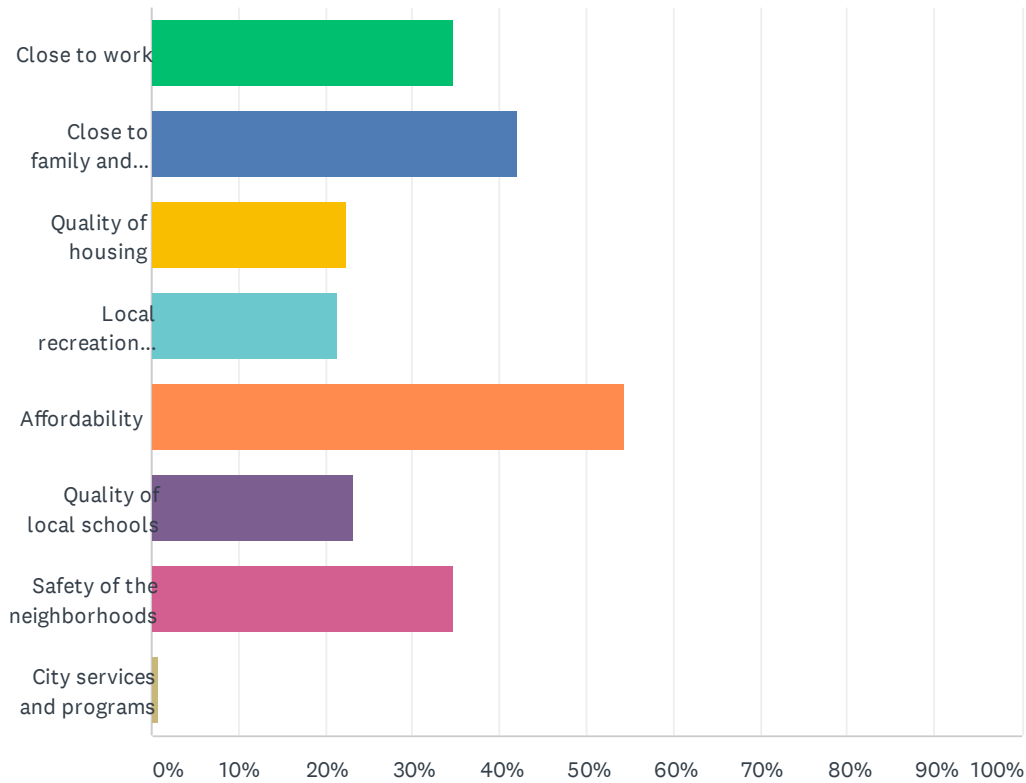
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Excellent condition	32.14%	36
Shows signs of minor deferred maintenance (i.e. peeling paint, chipped stucco, etc.)	44.64%	50
Needs one or more modest rehabilitation improvements (i.e. new roof, new siding, etc.)	17.86%	20
Needs one or more major upgrade (i.e. new foundation, new plumbing, new electrical, etc.)	5.36%	6
TOTAL		112

Q4 Why have you chosen to live in Highland? Select all that apply.

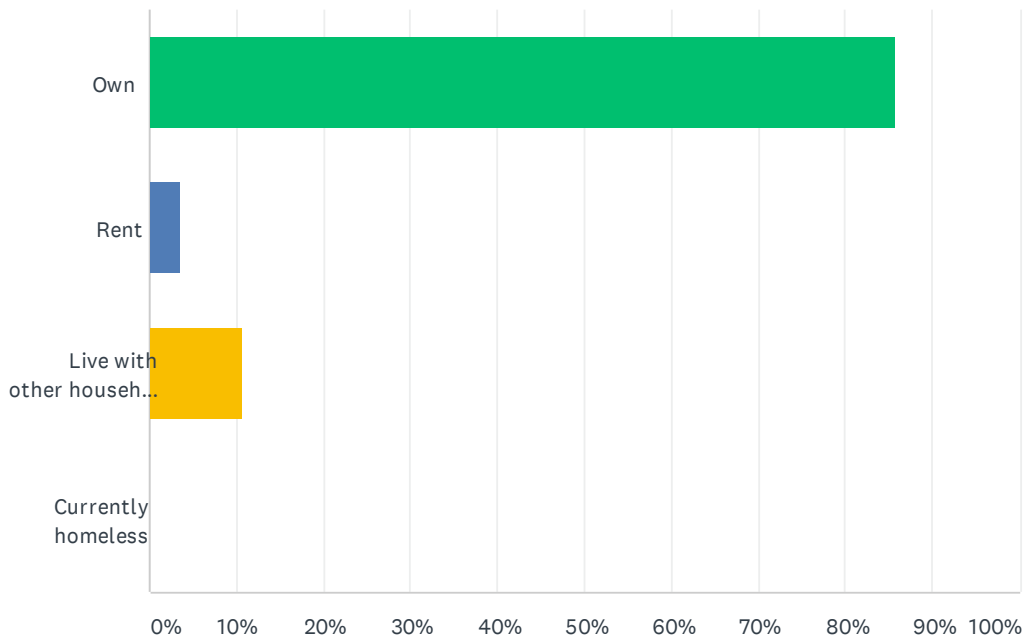
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Close to work	34.82%	39
Close to family and friends	41.96%	47
Quality of housing	22.32%	25
Local recreation amenities and scenery	21.43%	24
Affordability	54.46%	61
Quality of local schools	23.21%	26
Safety of the neighborhoods	34.82%	39
City services and programs	0.89%	1
Total Respondents: 112		

Q5 Do you own or rent your home?

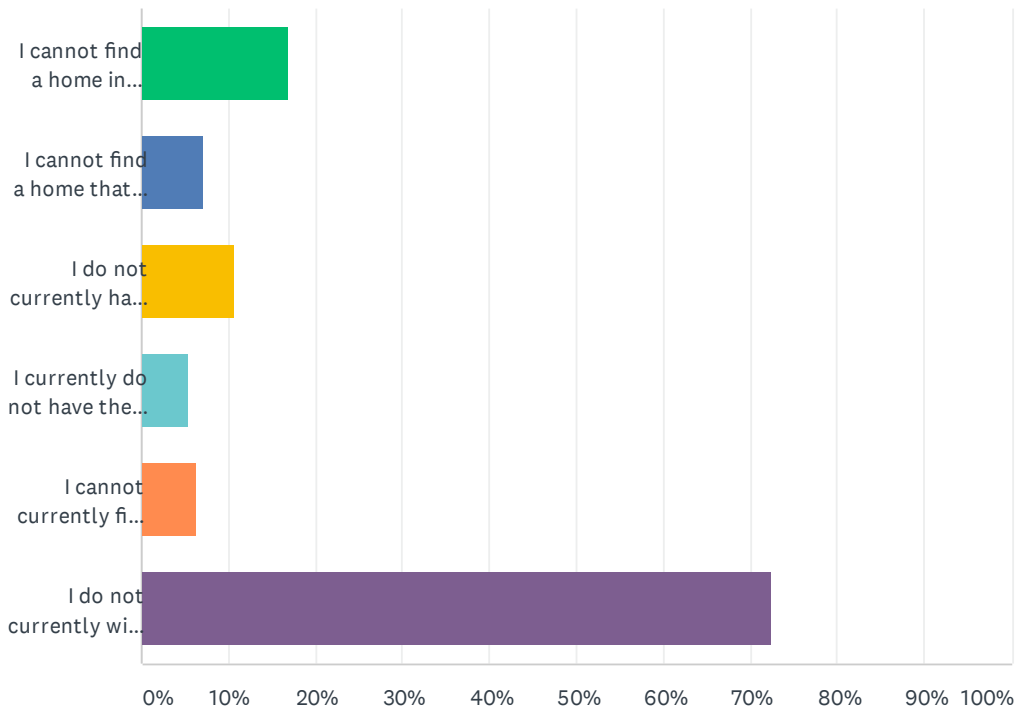
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Own	85.71%	96
Rent	3.57%	4
Live with other household (neither own or rent)	10.71%	12
Currently homeless	0.00%	0
TOTAL		112

Q6 If you wish to own a home in Highland, but do not, what issues are preventing you at this time? Mark all that apply.

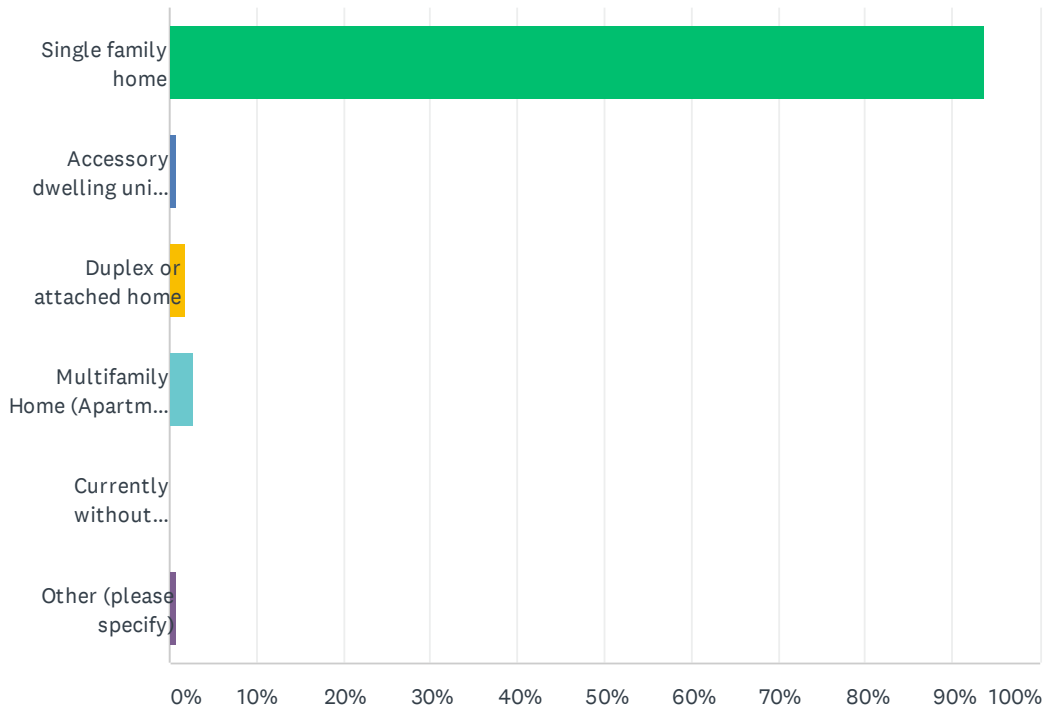
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
I cannot find a home in Highland within my target price range	16.96%	19
I cannot find a home that suits my needs (i.e. size, disability accommodations, etc.)	7.14%	8
I do not currently have the financial resources for an appropriate down payment	10.71%	12
I currently do not have the financial resources for an adequate monthly mortgage payment	5.36%	6
I cannot currently find a home that suits my quality standards in Highland	6.25%	7
I do not currently wish to own a home in Highland, or already own my home.	72.32%	81
Total Respondents: 112		

Q7 Select the type of housing that best describes your current home

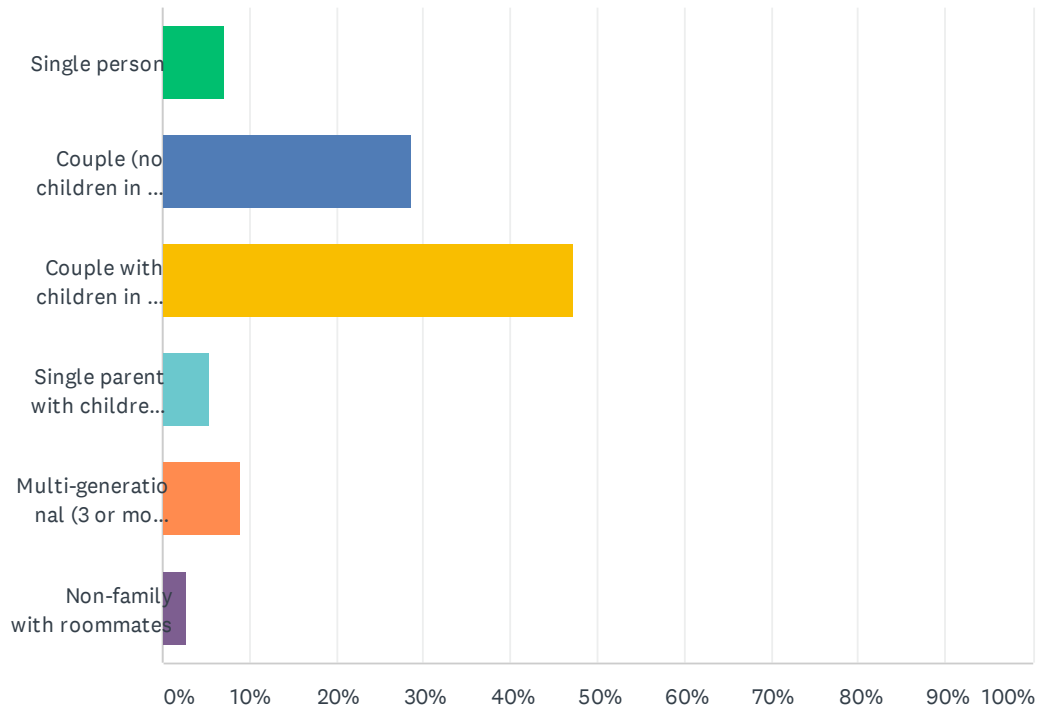
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single family home	93.75%	105
Accessory dwelling unit (granny flat or guest house)	0.89%	1
Duplex or attached home	1.79%	2
Multifamily Home (Apartment or Condo)	2.68%	3
Currently without permanent shelter	0.00%	0
Other (please specify)	0.89%	1
TOTAL		112

Q8 Which best describes your household type?

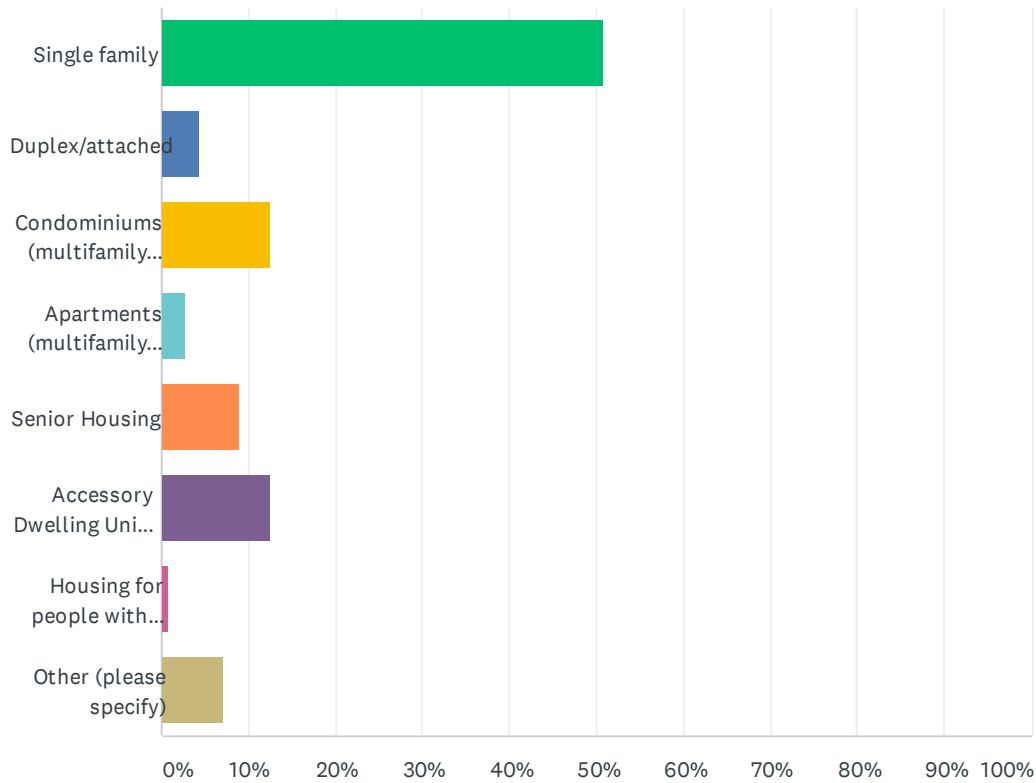
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single person	7.14%	8
Couple (no children in the home)	28.57%	32
Couple with children in the home	47.32%	53
Single parent with children in home	5.36%	6
Multi-generational (3 or more generations in the same home)	8.93%	10
Non-family with roommates	2.68%	3
TOTAL		112

Q9 What type of housing is most needed in Highland?

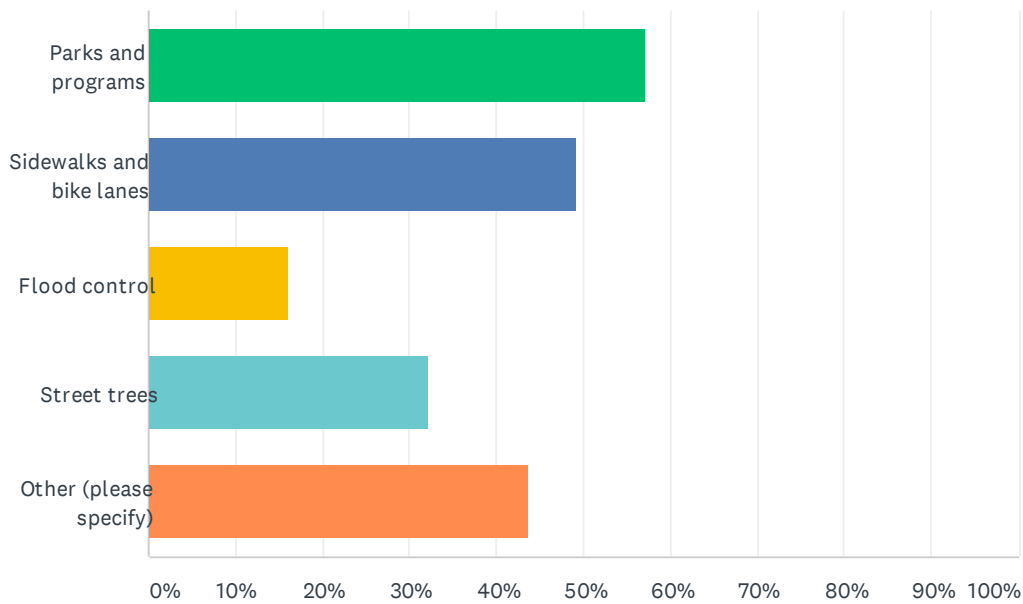
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single family	50.89%	57
Duplex/attached	4.46%	5
Condominiums (multifamily ownership)	12.50%	14
Apartments (multifamily rentals)	2.68%	3
Senior Housing	8.93%	10
Accessory Dwelling Units (granny flat or guest house)	12.50%	14
Housing for people with disabilities	0.89%	1
Other (please specify)	7.14%	8
TOTAL		112

Q10 What public facilities, improvements or programs are needed in your neighborhood? (Select all that apply).

Answered: 112 Skipped: 0



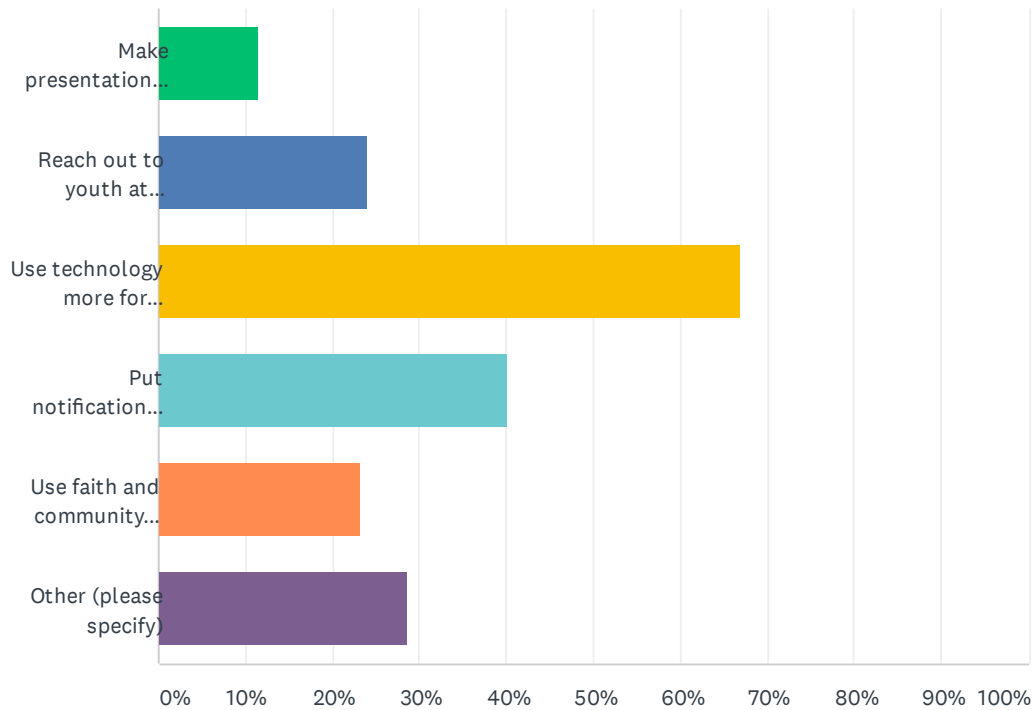
ANSWER CHOICES	RESPONSES	
Parks and programs	57.14%	64
Sidewalks and bike lanes	49.11%	55
Flood control	16.07%	18
Street trees	32.14%	36
Other (please specify)	43.75%	49
Total Respondents: 112		

Q11 What areas of the City have pollution, such as air pollution, and how could this be improved?

Answered: 87 Skipped: 25

Q12 What would help you get involved in Highland get engaged in the public decision making process? (Select all that apply).

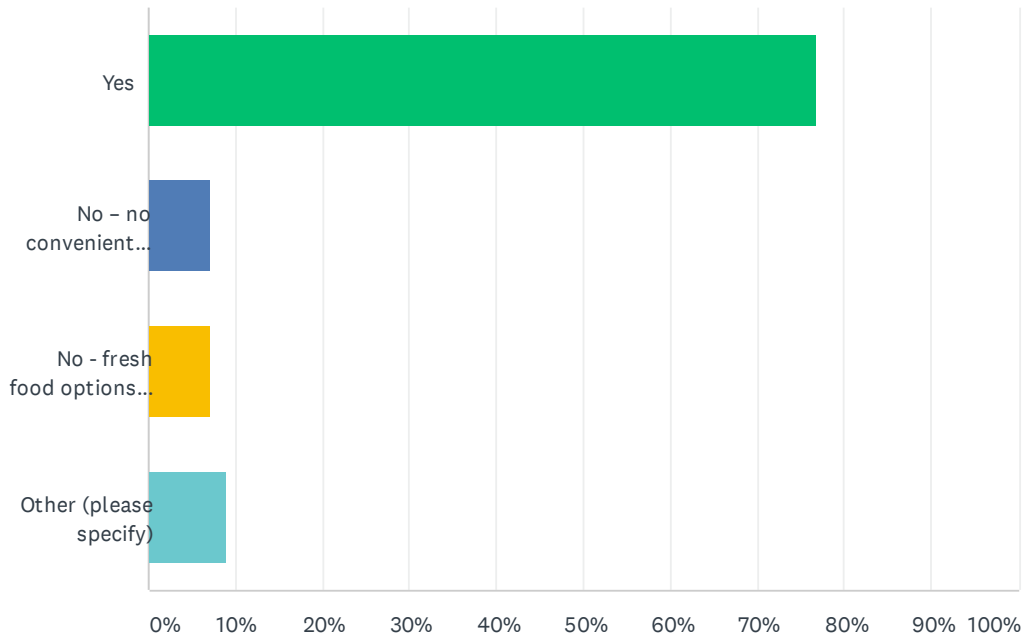
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Make presentations at Senior Centers.	11.61%	13
Reach out to youth at schools and libraries.	24.11%	27
Use technology more for communications (i.e. Facebook live or virtual town halls)	66.96%	75
Put notifications in grocery stores, schools, and other public places.	40.18%	45
Use faith and community leaders	23.21%	26
Other (please specify)	28.57%	32
Total Respondents: 112		

Q13 Is it easy for you to access affordable healthy food? If not, why not?

Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	76.79%	86
No – no convenient shops near my house.	7.14%	8
No - fresh food options are not affordable.	7.14%	8
Other (please specify)	8.93%	10
TOTAL		112

Q14 Is there anything else you would like to share about the future of Highland? Questions to consider: - Are you satisfied with your current housing situation? Why or Why Not. - Do you feel prepared for a natural disaster (examples: heat waves, earthquakes, wildfires, etc.)? Why or Why not?

Answered: 91 Skipped: 21

2.2 Community Outreach Workshop

A virtual community outreach workshop was held on November 12, 2020, which allowed interested parties to be engaged in a more formal setting where they learned about the planning process, the components of the Housing Element, and the importance of their role in the development of the Housing Element. Although the presentation below is in English, during the meeting, the information was presented both in English and Spanish [**Exhibit B**].



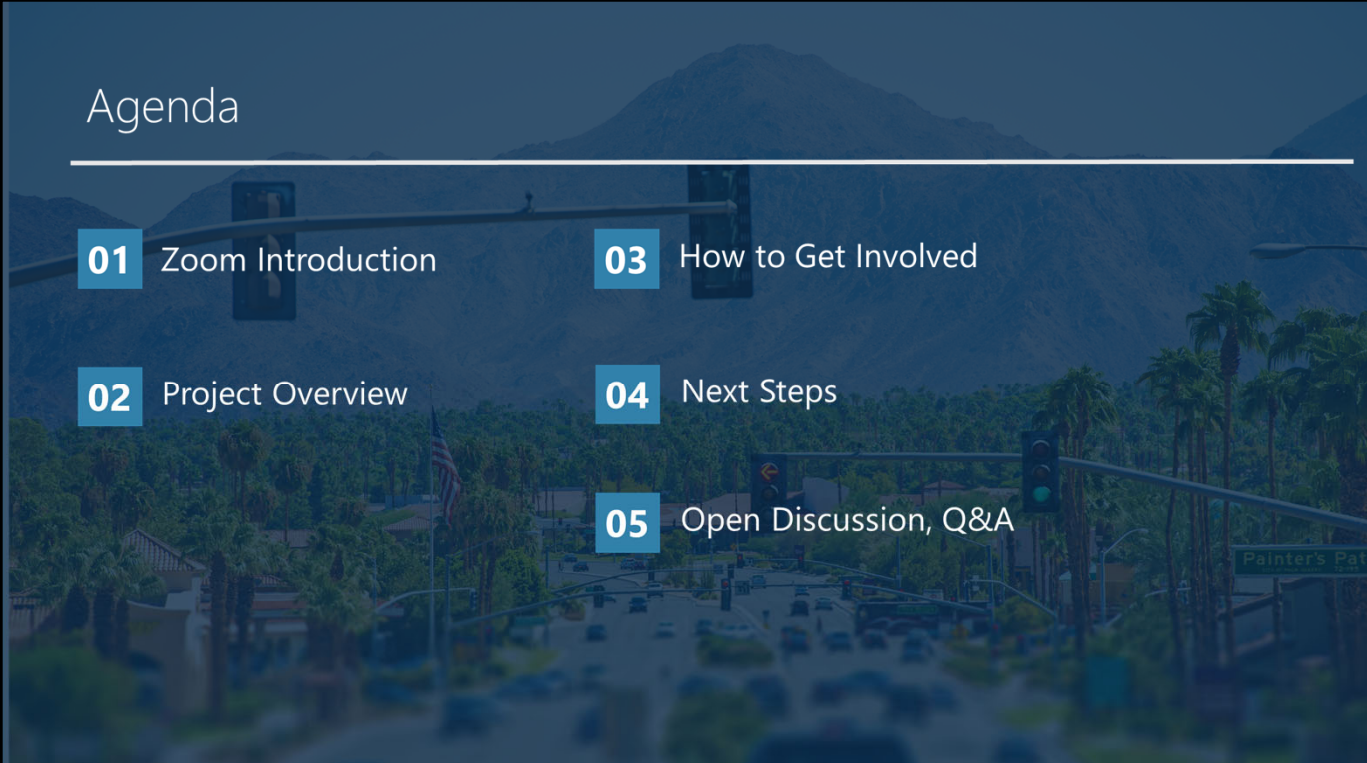
City of Highland's Housing, Safety & Environmental Justice Elements Update

COMMUNITY OUTREACH MEETING NO. 1 NOVEMBER 12, 2020

1

Agenda

- 01** Zoom Introduction
- 02** Project Overview
- 03** How to Get Involved
- 04** Next Steps
- 05** Open Discussion, Q&A



2

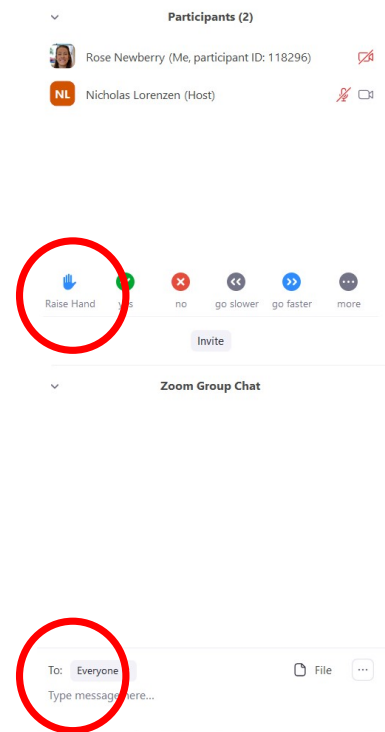
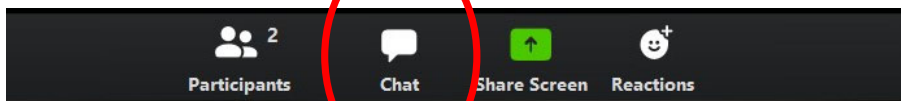
01

Zoom Introduction

3

Zoom Introduction

- Please note that everyone is muted
- You may use the "Raise Hand" feature to talk
- Use "Chat" to submit any questions for Q&A



4

Meet the Team



SALVADOR QUINTANILLA

City Project
Manager

KIM STATER

Assistant Community
Development Director

LARRY MAINEZ

Community
Development Director

DUDEK

ASHA BLEIER

Dudek Project
Manager

SHANNON WAGES

Housing Lead

ROSE NEWBERRY

Safety and Environmental
Justice Lead

ERIKA VAN SICKEL

Housing Planner &
Spanish Translator

5

5

02

Project Overview

6

Project Overview

Housing Element



Required Element
of the General Plan
since 1969

Every Jurisdiction
must accommodate
their "fair share" of
housing

Must be updated
every 8 years, next
cycle is 2021-2029

7

7

Project Overview

Housing Element



1 - Regional Housing
Needs Allocation (RHNA)



2 - Adequate Sites
Inventory



3 - Constraints and
Barriers



4 - Goals, Policies and
Implementation
Programs

8

8

Project Overview

Housing Element



Complete Housing Element

HCD Submittal and Review

Annual Reporting on progress to meet RHNA

Enforcement

9

9

Project Overview

Questions to Consider:



- Why do you live in Highland?
- What is the #1 housing issue that has impacted you, your friends or your family?
- What type of housing do you live in? What type of housing would you like to see more of in your community?

10

10

Project Overview

Public Healthy, Safety and Environmental Justice Element



Why update the City's Health and Safety Element

- Address climate change vulnerabilities and other emerging hazards

What is Environmental Justice?

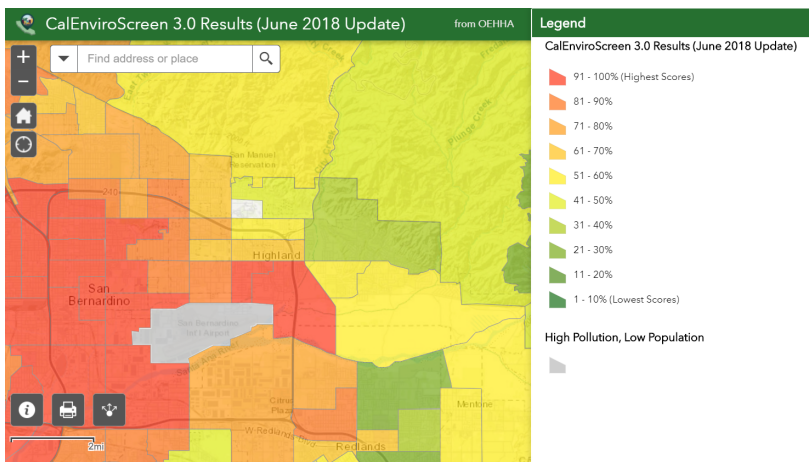
- The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of laws, regulations, and policies. This goal will be achieved when everyone enjoys:

11

11

Project Overview

Public Healthy, Safety and Environmental Justice Element



12

12

Project Overview



Questions to Consider:

- What public facilities, improvements or programs are needed in your neighborhood?
- What areas of the City have pollution, such as air pollution, and how could this be improved?
- What should the City do to address safety or other health related issues in the City?

13

13

03

How to Get Involved

14

How to Get Involved

Outreach Opportunities

- Virtual Meetings (English & Spanish)
- Stakeholder Interviews
- Online Survey (English & Spanish)
- City's Website, Facebook, Nextdoor
- Contact City Project Manager:

Salvador Quintanilla

squintanilla@cityofhighland.org

(909) 864-6861, Ext. 259



15

04

Next Steps

16

Next Steps

We are early in the process...



COLLECTING GIS
DATA



DEFINING
COMMUNITY
PRIORITIES



CONDUCTING
STAKEHOLDER
INTERVIEWS

17

17

Next Steps



PLAN
PREPARATION



PUBLIC
REVIEW



ADDRESS
COMMENTS



PUBLIC HEARINGS



HCD SUBMITTAL

18

18

05

Open Discussion

19



Thank You

Contact for questions or
comments:

Salvador Quintanilla




squintanilla@cityofhighland.org

(909) 864-6861, Ext. 259

20

2.3 Planning Commission and City Council Joint Session Public Meeting

A public joint session of the Planning Commission and City Council occurred on June 8, 2021. City Council and Planning Commission members were provided an overview of the Housing, Public Health and Safety, and Circulation Elements, as well as associated requirements, components, and needs assessment findings. A copy of the PowerPoint presentation is provided below [**Exhibit C**].

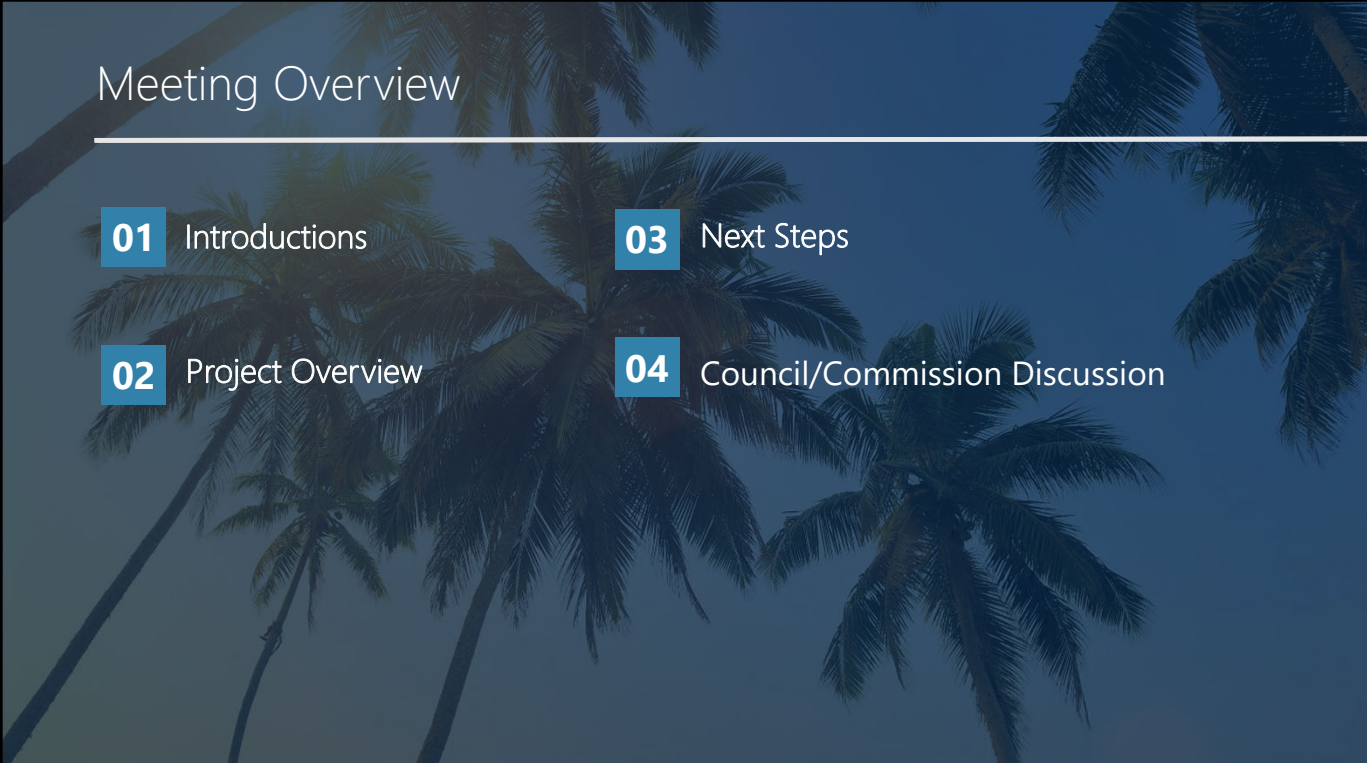


City of Highland
Housing, and Public Health, Safety &
Environmental Justice Elements

JOINT CITY COUNCIL/PLANNING COMMISSION MEETING

JUNE 8, 2021

1



Meeting Overview

- 01** Introductions
- 02** Project Overview
- 03** Next Steps
- 04** Council/Commission Discussion

2

01

Introductions

3

Meet the Team



LAWRENCE MAINEZ
Community
Development Director

KIM STATER
Assistant Community
Development Director

SALVADOR QUINTANILLA
Associate Planner



ASHA BLEIER
Project Manager

ERIKA VAN SICKEL
Lead Planner

ELIZABETH DICKSON
Planner

4

4

02

Project Overview

5

What is a SAFETY ELEMENT?

A set of goals, policies, and actions that address both natural and human caused hazards related to air pollution, extreme heat, flooding, earthquakes, hazardous materials, wildfires, and the potential role of climate change.



6

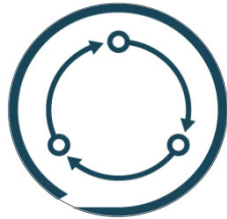
6

What is the purpose of the Safety Element?



Mitigation

- Reducing or stabilizing the hazard



Preparedness

- Readiness in the event of an emergency



Response

- Stabilizing an emergency event



Recovery

- Steps to build back better after an event



7

7

What are Highland's Risks?

Potential Impact	High		Wildfire	Air Pollution
	Medium	Safe Walking and Biking	Flooding Geologic Hazards	Extreme Heat
	Low			Hazardous Materials
		High	Medium	Low
		Adaptive Capacity		

8

8

CIRCULATION ELEMENT Amendment

Three (3) Street Segments

Cone Camp Road Extension – elimination of the street segment through the Santa Ana River

Base Line – elimination of the street segment connecting from Red Hill to Alta Vista

Greenspot Road Extension to Bryant Street – modify this regional connector into a looping road, connecting back to Garnet Street Bridge

9

9

What is the ENVIRONMENTAL JUSTICE ELEMENT?

What is Environmental Justice?

The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of laws, regulations, and policies.

10

10

What is the ENVIRONMENTAL JUSTICE ELEMENT?

What is the purpose of the Environmental Justice plan?



Improve health, air quality, food choices, parks, safety, streets, sidewalks in environmental justice communities (EJCs).



Promote getting involved in your local government so you can affect change for your *neighborhood*.



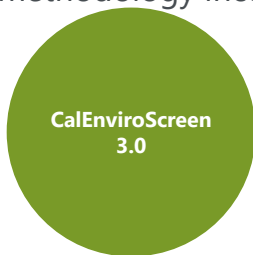
Making improvements happen through programs.

11

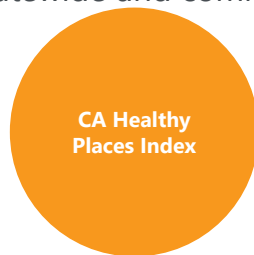
11

Identifying Environmental Justice

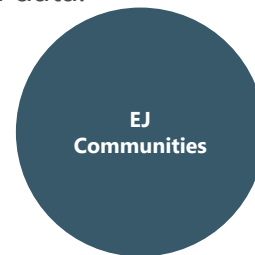
Within the City's jurisdiction, EJCs are identified through a customized methodology incorporating statewide and community-level data:



Low-income communities with pollution burden score 75% or above.



Address wellness and equity for EJCs of the City.



Examine existing conditions for population characteristics, socioeconomic opportunity, environmental conditions, and health and vulnerability factors.

12

12

What is a Housing Element?

A set of goals, policies, and actions that address the housing needs of all current and anticipated residents at all income levels over eight-years (2021-2029)



13

13

What are the components of the Housing Element?

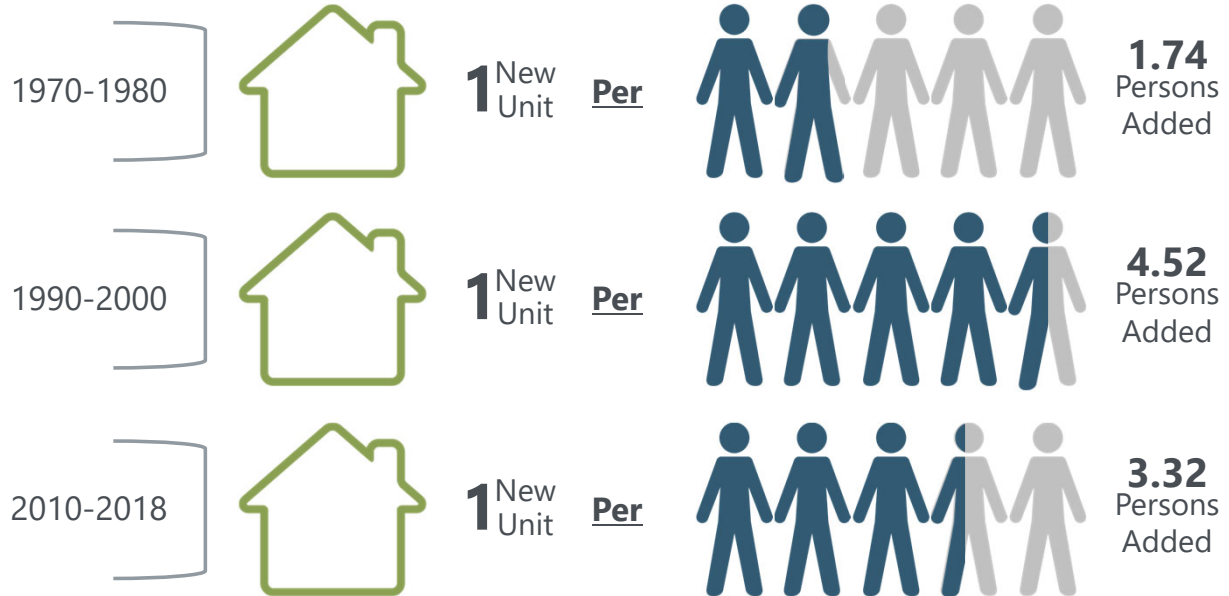
- Identify housing needs
- Identify barriers to housing production
- Analyze and further Fair Housing
- Identify sites available for housing
- Identify programs and actions to meet the needs
- Facilitate housing production on sites identified



14

14

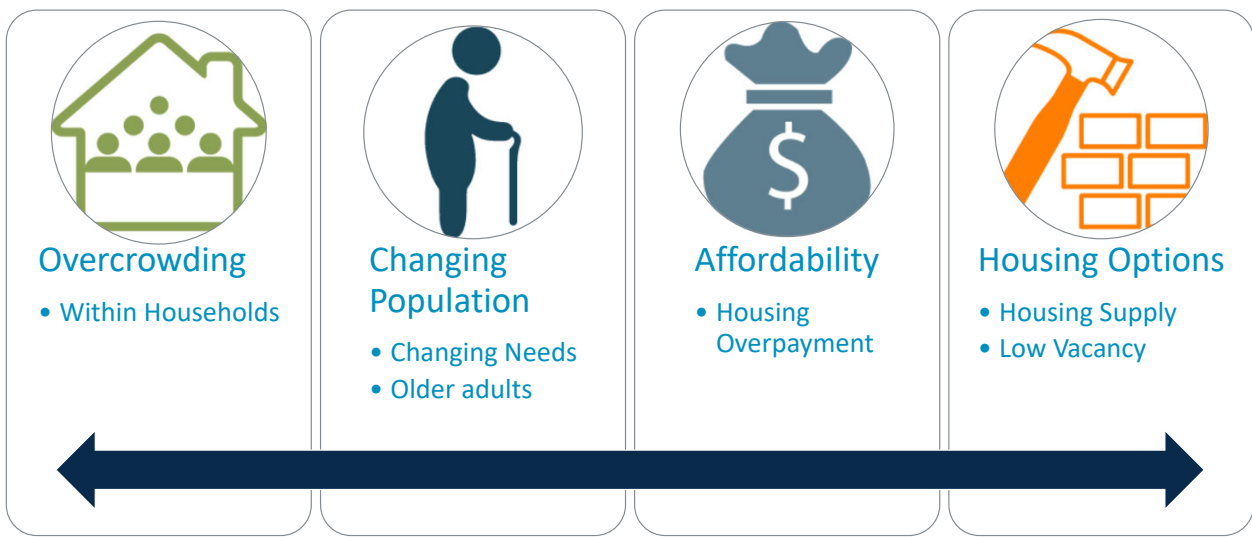
What does the data show?



15

15

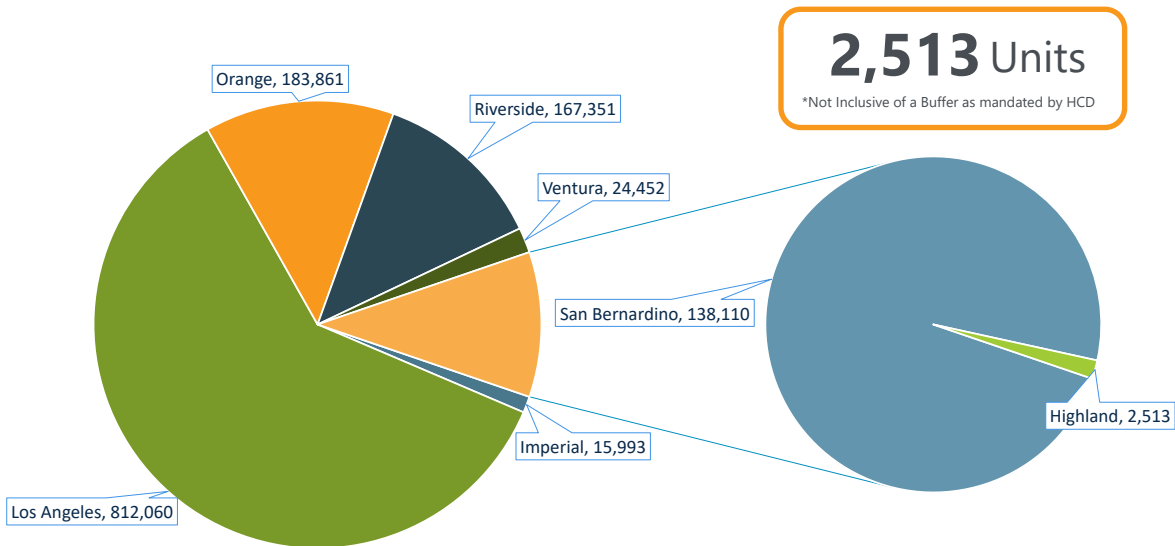
What does the data show?



16

16

How many housing units does Highland have to plan for?



17

17

Low- and Moderate-Income Households



- **Lower-Income Households:** Total annual income is 80% or less of the AMI.
 - Those that earn \$63,200 or less annually
- **Moderate-Income Households:** Total annual income is between 80-120% of AMI.
 - Those that earn no more than \$93,000 annually.

18

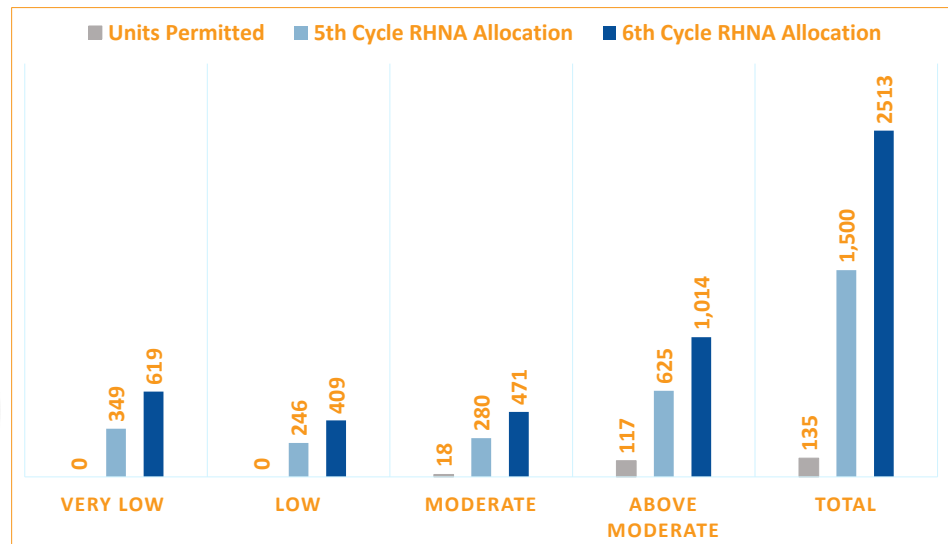
18

5th Cycle RHNA Progress

Data Reported 2014-2019

**5th Cycle
Average Units
Permitted Per
Year = 22.5**

**6th Cycle
Average Units
Permitted Per
Year Needed
= 314**



19

19

Addressing the RHNA Allocation

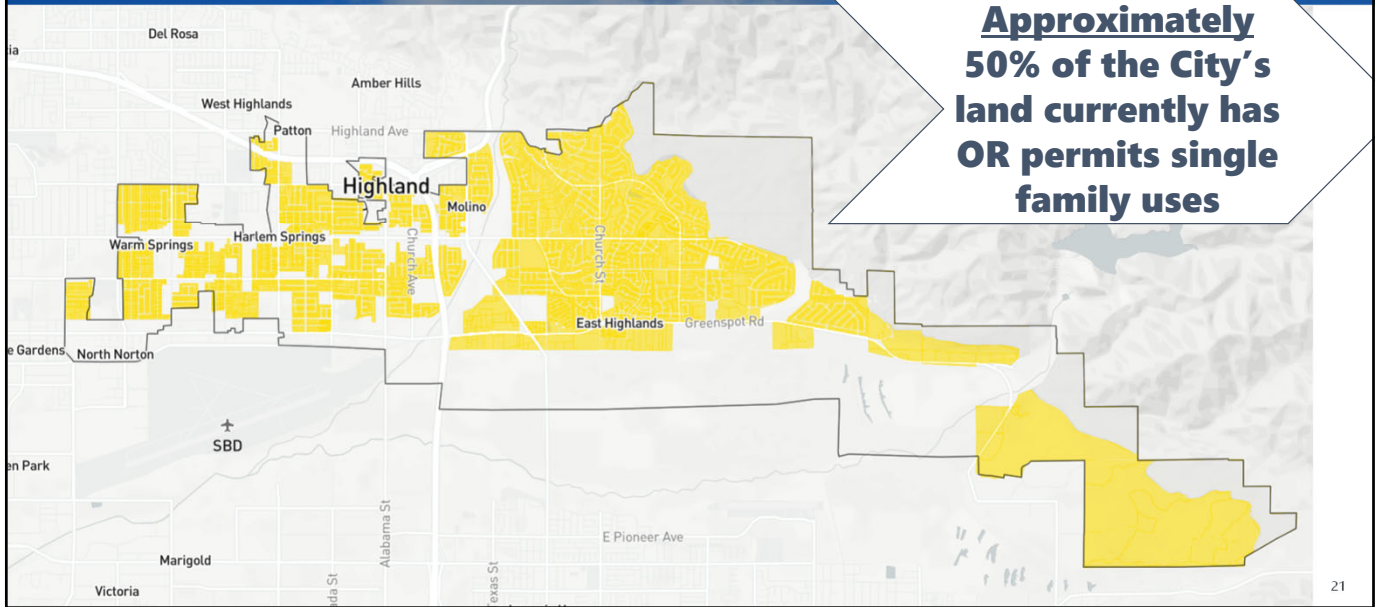
Site Inventory Requirements

- Vacant Sites/Underutilized
- Size Constraints - 0.5 acres – 10 acres
- IL Ratio – Structure Value compared to Land Value
- Building Age – 1970's and older
- Minimum Densities – 30 du/ac for lower-income sites
- Realistic Capacity – must be based either on:
 - Past density trends near max allowable density in zone;
 - Or Minimum densities

20

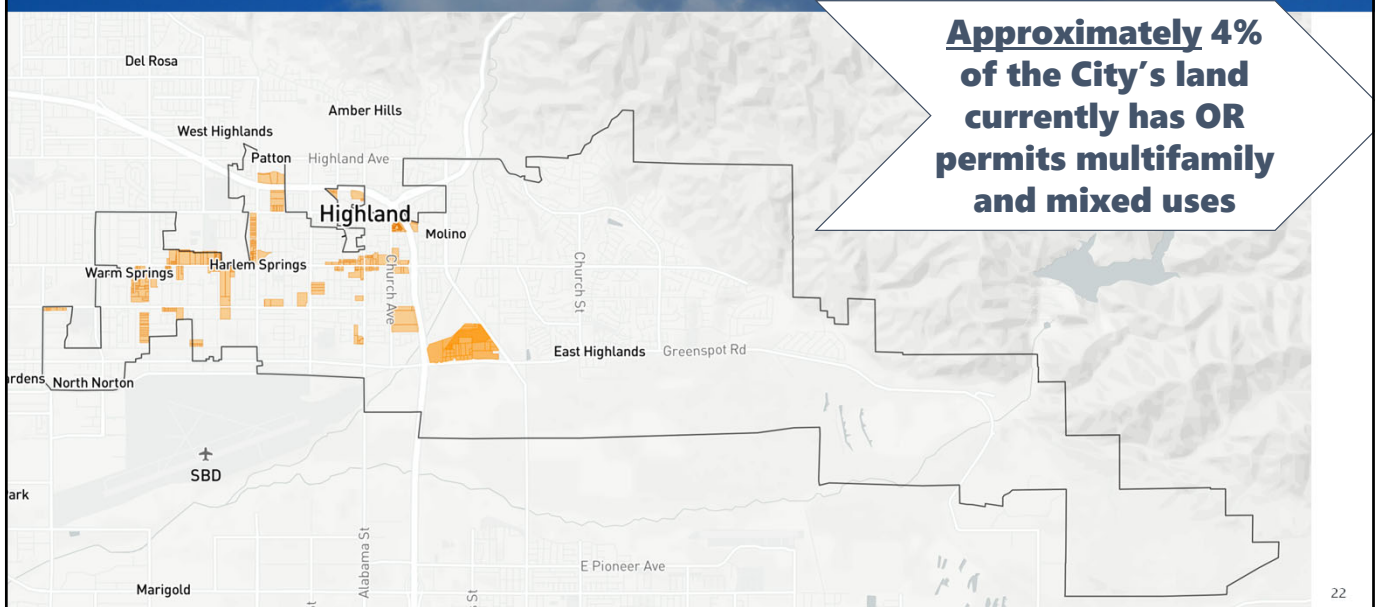
20

Where are we today?



21

Where are we today?



22

Tools in the Toolbox



Regulations

By-Right Processing

Objective Design Standards

Not Net Loss

Incentives

Density Bonus

Streamlining

Regulatory Relief

23

23

03

Next Steps

24

Next Steps

We are here in the process...



CONDUCTING
OUTREACH



PLAN PREPARATION



PUBLIC REVIEW

25

25

Approval Steps



HCD REVIEW



ADDRESS
COMMENTS



PLAN
ADOPTION



FINAL
CERTIFICATION

26

26

04

Council/Commission Discussion

27

Any questions or comments?



28

28

Questions for Council/Commission

What have you heard from the community are the biggest **safety** issues?



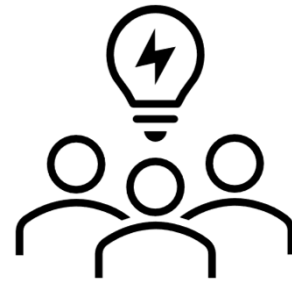
Questions for Council/Commission

What have you heard from the community are the biggest **housing** needs and priorities?



Questions for Council/Commission

What specific barriers, challenges, or factors do you think adversely affect housing production in Highland?



31

31

DUDEK

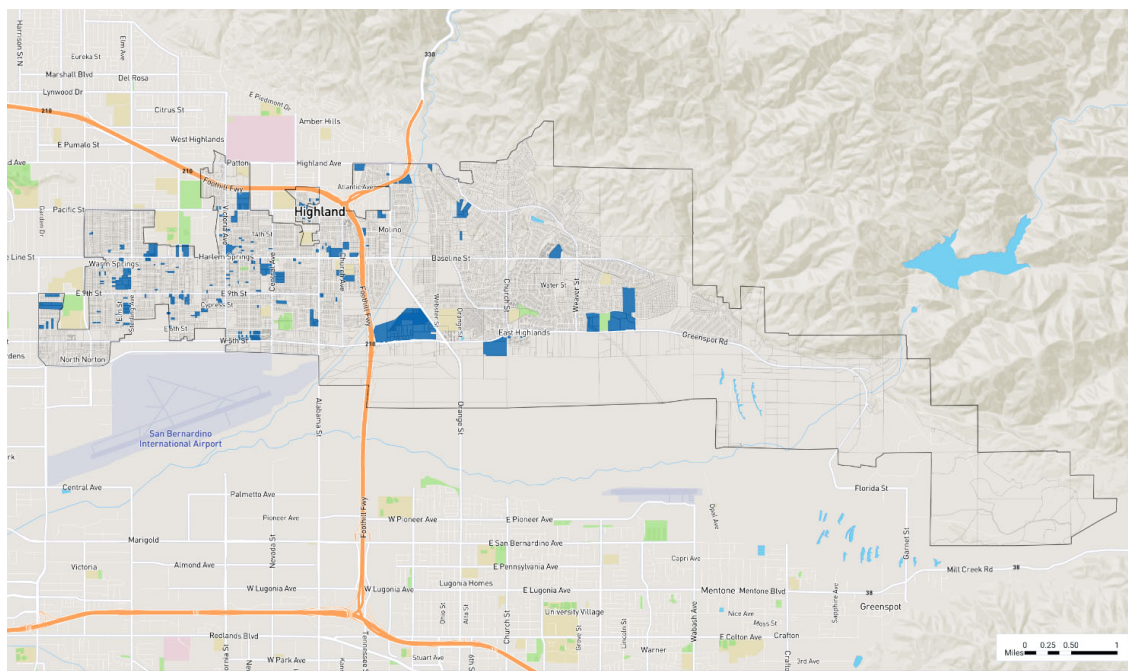
Thank You

32

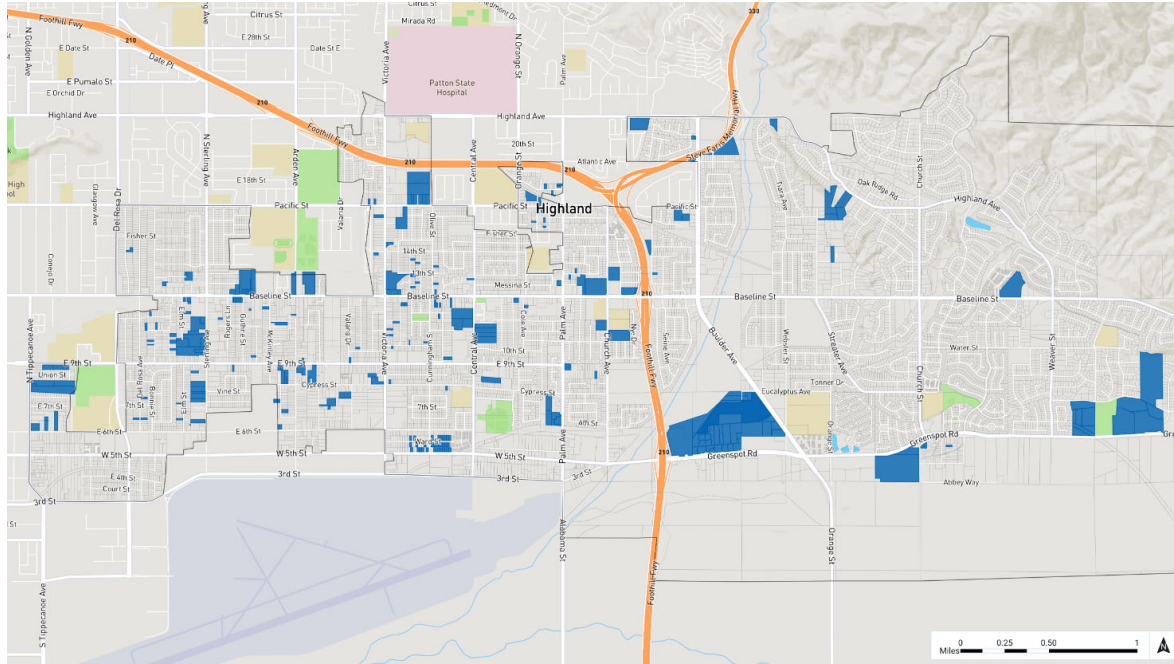
What Happens If a Jurisdiction Does Not Comply with State Law?

- Pro-Housing Default Rule goes into effect
- General Plan deemed inadequate and invalid
- Limited access to state funding
- Private party lawsuits
- Court mandated compliance
- Suspension of local control of planning & building decisions
- Court approval of housing developments

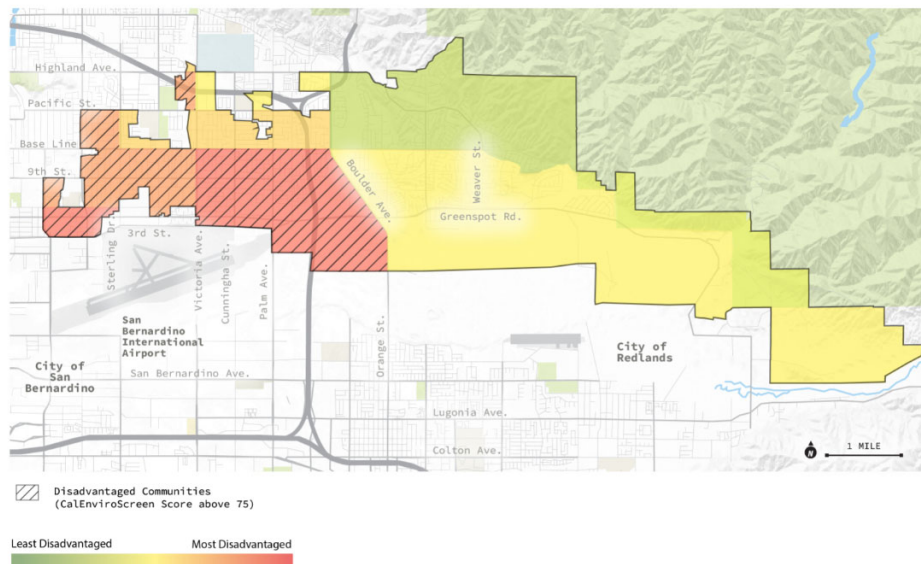
Sites Inventory Mapping



Sites Inventory Mapping



CalEnviroScreen Mapping Results



CalEnviroScreen 3.0 Results (June 2018 Update)

Least Disadvantaged Most Disadvantaged

Source: OEHHA (California Office of Environmental Health Hazard Assessment). 2018. CalEnviroScreen 3.0. Accessed January 2021. <https://oehha.ca.gov/calenviro-screen/report/calenviro-screen-30>

RECEIVED

JUN 22 2021

Jody Scott
7132 Dundee Avenue
Highland, CA 92346
909/862-3839

CITY OF HIGHLAND
CITY CLERK

cc: Council
Planning comm
Joe
L. Mainey
Kim

June 22, 2021

City of Highland Council, Planning Commission and Staff:

Regarding the Housing, Health, Safety and Environmental elements of the proposed General Plan I would like you to consider the following:

Housing- The state determined Highland needs 2,800 housing units (9,296 persons)
Why? People are fleeing California in droves. Do we want empty homes to be vandalized ?

How many vacant properties are now in Highland? Where are they located?
450 of the homes must be Low income - \$63,000 or less (Moderate: \$93,000)
Overcrowding is cited as the need for more housing. I submit the income on the West side of Highland (West of Boulder) is much less than that given by the state. A complete census needs to be done .

To address the multiple housing needs, apartments are being considered:

- Baseline/Church (designated Towne Center)
- Baseline/Central (8 acres Coffee property)
- 9th (between Central & Drummond)
- Central (between Baseline & 9th) (City property)

The West side of Highland already has an abundance of apartments and multiple housing (mobile homes). Many that are bleeding our paramedic and law enforcement dry with calls for services and crime. (Hillview, Pinehurst, numerous apartments on Baseline - some of which are in the City of San Bernardino. Highland also has many mobile home parks (Church, Atlantic, Baseline, Sterling, etc)

Health
&
Safety

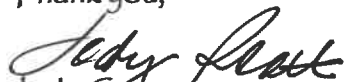
Traffic on Baseline is a disaster! Even when the current expansion is completed, it will just cover the safe flow of today's traffic. The addition of 2800 units (9296 people) with 2 vehicles each, will increase automobile traffic by 18,592. (Most of it on Baseline!)

Again, I remind you that statistics regarding multiple housing, such as apartments are usually purchased by absentee landlords and property is not cared for. One only has to look at several apartments in Highland to know that one day they were beautiful townhouses and today they are run-down, crime infested sites that are a blight to their neighborhood and a very real health and safety concern.

Environmental The only way massive building can be good for the environment is to have every unit using solar for electricity, water-saver for lawns and every tenant vehicle no older than 10 years. With such environmental amenities, the cost would certainly exceed even the Moderate income (\$93,000) With two vehicles per unit, the added pollution to the air is a given. For every 600 families an Elementary school is needed. Where will these schools be added? Traffic issues already exist at Cole, Beattie, Cypress, etc. Parks are mentioned. Has anyone gone to the large Community Park on Central? It is neither clean or safe. Homeless camp there, urinate on the fences, sleep on the kiosks. The city owns the strip of land to the East of the park I propose that be cleaned up so families can enjoy the park.

I am very interested in receiving all information during the process of updating the General Plan, as well as having my questions and comments addressed.

Thank you,


Jody Scott



February 7, 2022

State Department of Housing and Community Development
C/O Land Use and Planning Unit
2020 W. El Camino Ave, Suite 500
Sacramento, CA 95833

Subject: City of Highland Adopted 6th Cycle Housing Element

Dear Reid Miller,

I am pleased to submit the Adopted 6th Cycle Housing Element for the City of Highland to the California Department of Housing and Community Development (HCD) for confirmation that it complies with State law. The Housing Element was adopted on January 25, 2022 (Resolution No. 2002-005).

The City of Highland staff and the Dudek consulting team have worked collaboratively with HCD staff since submitting the Draft Housing Element for review on August 26, 2021, to ensure that the City's Housing Element meets the requirements of State law. We greatly appreciate HCD's time dedicated to the review of the Draft Housing Element. The City of Highland staff and its consulting team have addressed all of HCD's comments including, but not limited to, documenting public participation outcomes, including a public review period and consideration of comments received; providing additional quantifiable objectives; including additional data on housing needs, constraints, site analysis, and Affirmatively Furthering Fair Housing (AFFH) Analysis; clarifying language, timelines, and incorporating stronger program objectives.

The City of Highland and its consulting team have worked closely with the community and interested stakeholders to develop this vision for the City, and many of the programs of the Housing Element will continue to engage stakeholders over the next eight-years.

Attached you will find the City of Highland's Adopted Housing Element for the 6th Cycle planning period; a strikeout/underline version of the Adopted Housing Element, displaying the edits made in response to HCD's findings; a comment matrix to assist in the navigation of edits in response to HCD's findings; the signed City Council Resolution adopting the Housing Element; and all other supporting documentation. Further, the electronic copy of the Sites Inventory Excel Workbook has been emailed to sitesinventory@hcd.ca.gov, per the Sites Inventory Instructions. A subsequent hard copy of the housing element with a USB Flash drive is being mailed for your files.

Should you have any questions, please feel free to contact me directly at (909) 864-6861, Ext. 215, or by email at lmainez@cityofhighland.org.

Sincerely,

Lawrence A. Mainez

Community Development Director/
Housing Authority Assistant Exec. Dir.

Mayor
Larry McCallon

Mayor Pro Tem
Penny Lilburn

City Council
Jesse Chavez

City Council
Anaeli Solano

City Council
John P. Timmer

City Manager
Joseph A. Hughes

27215 Base Line, Highland, CA 92346

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City of Highland 6th Cycle Housing Element (2021-2029)

Redline Version

Adopted January 25, 2022

Housing Element

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Housing Element

1. Introduction

The Housing Element of the General Plan addresses the comprehensive housing needs in the City of Highland (City) for the 8-year planning period (2021–2029). It provides an analysis of the local housing needs for all income levels, details barriers to providing needed housing, and identifies a set of strategies for meeting the housing need within the planning period. Housing Elements are one of eight required components of a General Plan and are guided by State law, which requires all local governments to update their Housing Elements every 8 years. This is the 6th update to the City of Highland Housing Element (6th Cycle).

The Housing Element is a strategic vision and policy guide designed to help address the comprehensive housing needs of the City over an 8-year period (2021–2029 planning period). It defines the City’s housing needs, identifies the barriers or constraints to providing needed housing, and provides policies to address these housing needs and constraints.

Recent amendments to housing and planning laws aim to address California’s housing shortage, placing a substantial number of new requirements on the 6th Cycle Housing Element. Housing in California has become some of the most expensive in the nation, ranking 49th out of 50 states in homeownership rates and the supply of housing per capita. Only half of California’s households are able to afford the cost of housing in their local regions, and every county and city across the State is required by law to adequately plan for their fair share of needed housing.

The City must adequately plan for its existing and projected housing needs, including its share of the Regional Housing Needs Allocation (RHNA), as identified by the State with input from the Southern California Association of Governments and local cities and counties. While the City does not build housing on property that is privately owned or owned by other government agencies, the State requires each local government to demonstrate where housing can reasonably be expected to be added within this cycle, and how the City will facilitate and incentivize its production. As identified by the 6th Cycle RHNA, the City must plan for 2,513 housing units, which are further broken down by income level.

The City’s 6th Cycle RHNA targets are broken down by income level as follows:

- Extremely Low-Income = 309
- Very Low Income = ~~619~~310 units
- Low Income = 409 units
- Moderate Income = 471 units

2. Housing Element Organization

The Housing Element identifies goals, policies, and programs to comprehensively address the housing needs of all current and anticipated residents at all income levels over the upcoming housing period from 2021 through 2029. The Housing Element is divided into chapters, and supporting documentation is included as appendices of the Housing Element.

Housing Element Content

- **Introduction** provides an overview of the Housing Element, its relationship to State law, the City's RHNA, and a section on the Housing Element's organization.
- **Public Engagement** describes the outreach process that was undertaken throughout the Housing Element update process, and the input received that informed the development of the Housing Element.
- **General Plan Consistency** details those policies identified throughout the elements of the General Plan that guided the policies set forth in the Housing Element to ensure that consistency is maintained throughout the General Plan.
- **Goals and Policies** specifies the City's plans for meeting the existing and projected comprehensive housing needs of Highland.
- **Program Implementation** identifies the specific actions that will be implemented to ensure that Highland's housing needs are met within the planning period.

Appendices

- **Appendix A - 5th Cycle Review** evaluates the efficacy of the 5th Cycle Housing Element; the progress in Housing Element implementation; and the appropriateness of the goals, policies, and programs.
- **Appendix B - Community Profile** assesses the housing need through detailed information on Highland's demographic characteristics and trends that influence supply and demand of various housing types.
- **Appendix C - Constraints and Zoning Analysis** details governmental and non-governmental constraints to the maintenance, improvement, and development of housing for all income levels.
- **Appendix D - Affirmatively Further Fair Housing Analysis** identifies disproportionate housing needs, including segregated living patterns, concentrated areas of poverty, disparities in access to opportunity, and displacement risk.
- **Appendix E - Sites Analysis and Inventory** describes the methodology by which the City can accommodate its RHNA targets, and provides an inventory of the sites identified to meet the housing need.
- **Appendix F - Community Engagement Summary and Results** provides the detailed results of the outreach conducted for the update to the Housing Element.

3. Public Engagement

The City conducted a robust public outreach program that engaged a broad spectrum of the community and stakeholders. Stay-at-home orders of 2020 and 2021 provided the City with opportunities to explore new avenues for public engagement and increased access for those who are traditionally not involved in the planning process. Outreach and formal engagement activities were held virtually across a variety of platforms, including an online survey, virtual community workshop, stakeholder interviews, public review period, study sessions, and public hearings.

The outreach conducted for the update to the Housing Element engaged a broad range of community members and stakeholders alike, including, but not limited to, public policy advocates and facilities providing services to people experiencing homelessness. The City cast a wide net to gain participation from all segments of Highland's interested parties. The extensive outreach process conducted for this Housing Element update contributed to a set of meaningful goals, policies, and programs that reflect Highland's housing needs and the priorities and needs of all of those in Highland, including those with special needs and lower-income populations. **Appendix F, Community Engagement Results**, provides a comprehensive summary detailing the outreach conducted as part of the update to the Housing Element, and corresponding materials.

4. General Plan Consistency

The California Government Code requires that a General Plan prepared by a local government contain an integrated, internally consistent set of goals, policies, and programs. The structure of this Housing Element is built on the same foundation upon which all other elements of the General Plan were formed. In addition, the Housing Element's goals complement those found in the other elements of the General Plan. Cohesive housing policies that are appropriate to Highland were designed through this coordination.

The City of Highland will maintain consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan. Under State law, the General Plan requires an annual review and report to examine amendments and implementation status. In line with the other General Plan elements, the goals of the Housing Element aim to:

- meet existing housing needs,
- plan for future growth,
- protect and enhance Highland's neighborhoods, and
- provide new housing opportunities.

5. Goals and Policies

Goal 1: A preserved and enhanced housing stock within high-quality neighborhoods.

Policy 1.1: Facilitate neighborhood improvement and connect residents to housing rehabilitation programs that offer financial and technical assistance to lower-income households.

Policy 1.2: Encourage housing improvement, preservation, rehabilitation, and the replacement of substandard housing as a means to enhance quality of life in Highland.

Policy 1.3: Support housing and neighborhood quality through the enforcement of building and property maintenance standards, the education of landlords and tenants, and the inspection of properties.

Goal 2: A diverse range and adequate supply of housing types that align with the needs of all current and future Highland households.

Policy 2.1: Bolster the City's affordable housing supply through regulatory tools that encourage the development of and funding for quality lower- and moderate-income housing preservation and development.

Policy 2.2: Provide a transparent, timely, and cost-effective regulatory review process that facilitates housing development opportunities at all income levels.

Policy 2.3: Ensure new residential and mixed-use developments are adequately served by park and recreation, libraries, transportation, public safety, and other public services and facilities.

Policy 2.4: Encourage the development of a range of housing types in targeted areas of the City, such as inventoried vacant residential sites, Planned Development districts, Mixed-Use districts, special Policy Areas identified in the Land Use Element, and areas with access to resources and amenities.

Policy 2.5: Encourage innovation and creativity in housing development through regulations that increase flexibility in the development approval process and allow the use of construction materials and techniques that reduce the cost of housing and its impact on the environment.

Policy 2.6: Provide adequate outreach to residents to preserve the City's factory-built housing stock and protect residents from displacement.

Goal 3: A City with adequate sites and resources appropriate for accommodating a variety of housing types.

Policy 3.1: Establish higher-density nodes with increased housing capacity for a variety of housing types, including housing for lower-income households.

Policy 3.2: Ensure adequate capacity for the development of a range of housing types.

Policy 3.3: Expand the affordable housing stock and provide homeowners with an additional source of income by facilitating the construction of accessory dwelling units.

Goal 4: An affordable housing supply that equitably meets the needs of extremely low-, very low-, low-, and moderate-income households.

Policy 4.1: Improve quality of life for lower- and moderate-income Highland residents by increasing opportunities for the creation of lower-cost owner-occupied housing types and by providing housing assistance through the promotion of homeowner and renter assistance opportunities.

Policy 4.2: Provide regulatory and financial incentives to encourage and facilitate the development of affordable single-family, multifamily, and mixed-use housing.

Policy 4.3: Prohibit housing discrimination and other related discriminatory actions in all aspects affecting the sale or rental of housing based on race, religion, or other protected classifications.

Goal 5: A City with a broad range of housing types to meet the diverse needs of all Highland residents.

Policy 5.1: Provide the regulatory framework necessary to facilitate special needs housing in Highland.

Policy 5.2: Encourage development of accessible housing for all levels of ability through regulatory relief.

Policy 5.3: Create a continuum of care for those experiencing homelessness in Highland through establishing a housing plan for homelessness, including zoning districts allowing emergency shelters, low-barrier navigation centers, transitional housing, and permanent supportive housing.

Policy 5.4: Support innovative public, private, and nonprofit efforts in the development and financing of affordable, special needs housing.

6. Program Implementation

Program 1: Homeowner Rehabilitation Program

Homeowner rehabilitation is offered through the Neighborhood Partnership Housing Services through the Renaissance Home Repair Loan. This loan is available to eligible households [earning below 80 percent of the Area Median Income](#) in the Inland Valley and provides up to \$25,000 per households to be used for financing home improvements, including health and safety repairs and energy efficiency upgrades. The San Bernardino County Community Development and Housing Department refers interested residents in need of assistance to this program.

The City will improve coordination with the County of San Bernardino (County) to identify opportunities for increased funding for homeowner rehabilitation. Further, the City will increase community awareness of available programs and refer interested residents to the County.

Objective(s)	<ul style="list-style-type: none"> Engage in regularly scheduled meetings with County staff to discuss homeowner rehabilitation resources. Partner with County to seek and apply for funding. Post resources on City website.
Timeframe	<ul style="list-style-type: none"> Set up meetings with County staff within 1 year of Housing Element adoption by winter 2023 and continue ongoing engagement and coordination. Apply for funding by fall 2023. Update website within 1 year of Housing Element adoption by spring 2023.
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	1.1, 1.2, 1.3

Program 2: Residential Rental Enhancement and Rehabilitation Program

The City's Residential Rental Enhancement Program, in conjunction with the crime-free multiple-family rental housing program, provides technical assistance to rental property owners on how to maintain their rental property and ensure that the property is free from crime. This includes a checklist that rental property owners are required to submit prior to the issuance of a business license certificate to ensure the property is free from health and safety hazards. Further, the police department provides a free training on tenant screening and property safety measures.

The City will continue to provide this program to ensure that rental properties are maintained and that landlords have the resources they need to ensure their properties remain safe for tenants. The City will also add to tenant screening training to provide guidance on fair housing to ensure that tenant screenings do not have a disproportionate negative effect on protected groups. The City will expand access to trainings by posting training materials on the City’s website.

Further, the City will explore opportunities to use the in-lieu inclusionary housing fee to fund lower-income rehabilitation for affordable multifamily developments in need of assistance.

Objective(s)	<ul style="list-style-type: none"> • Continue and expand upon the Residential Rental Enhancement Program to provide fair housing guidance through two trainings per year and by requiring all landlords to complete the trainings. • Post resources on City website. • Where possible, allocate inclusionary funds to affordable multifamily development.
Timeframe	<ul style="list-style-type: none"> • Residential Rental Enhancement Program is an ongoing program <u>and trainings are bi-annual</u>. • Update website <u>within 1 year of Housing Element adoption by winter 2023</u>. • Annually evaluate opportunities to allocate funding.
Responsible Agency	<ul style="list-style-type: none"> • Police Department • Community Development Department
Funding Sources	General Fund
Relevant Policies	1.1, 1.2, 1.3

Program 3: Code Enforcement

The City implements a code enforcement program to assist property owners in addressing Building Code and Zoning Code violations. When the City identifies substandard housing, the City initiates a substandard lien that prohibits the sale of the property until the condition is mitigated. Further the City conducts windshield surveys within neighborhoods identified to receive Community Development Block Grant funding.

The City’s 2017 Quality of Life Initiative accelerated proactive code enforcements by hiring two additional full-time code enforcement officers and one police officer.

The City will further the Quality of Life Initiative by providing information to residents about how they can become code compliant without violations by detailing specific code compliance issues and options for how they can be resolved, and will post information and resources regarding code compliance and property maintenance on the City’s website.

Objective(s)	<ul style="list-style-type: none"> Assist with bringing properties into compliance with the Zoning Code. Post resources for code compliance on the City’s website and connect residents to such resources when the property is at risk of being noncompliant with the Zoning Code.
Timeframe	<ul style="list-style-type: none"> Ongoing assistance to properties with code compliance issues. Update City website <u>within 1 year of Housing Element adoption by winter 2023.</u>
Responsible Agency	Code Enforcement Division
Funding Sources	General Fund
Relevant Policies	1.1, 1.2, 1.3

Program 4: Inclusionary Housing

The City’s Inclusionary Housing Ordinance requires that all new housing developments provide affordable units on site or off site, or to pay an in-lieu fee that goes into the City’s affordable housing preservation and construction fund. The City will continue to implement the Inclusionary Housing Ordinance and will identify affordable housing preservation, rehabilitation, and construction opportunities for the expenditure of acquired funds, especially for funding opportunities of housing for extremely low-income households and households with special needs.

Objective(s)	<ul style="list-style-type: none"> Continue to implement the Inclusionary Housing Ordinance. Allocate funding to the preservation, rehabilitation, and construction of affordable housing, especially for extremely low-income households, when available.
Timeframe	Ongoing implementation of ordinance and allocation of funding, when available.
Responsible Agency	Community Development Department

Funding Sources	Inclusionary Housing Fee
Relevant Policies	2.1, 2.4, 2.6, 4.1, 4.2, 5.1

Program 5: Impact Fees

The City regularly reviews Development Impact Fees to ensure impact costs are appropriate to protect public services. The City will continue ongoing evaluation and updates to impact fees, as necessary. Further, the City will focus future fee assessments to analyze fees as they relate to affordable housing, and will evaluate opportunities to reduce fees for proposed affordable housing developments, especially those that serve extremely low-income households and households with special needs.

Objective(s)	<ul style="list-style-type: none"> Review fees after the budget cycle. Analyze fees for affordable housing, and reduce fees where feasible.
Timeframe	Bi-annually
Responsible Agency	Public Works City Engineering Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 2.5

Program 6: Density Bonus

The City will review and amend the local Density Bonus Program Ordinance to ensure consistency with State requirements, and will amend the ordinance, where needed, including the provision of a bonus for student affordable housing, senior housing, and 100 percent affordable developments to further support extremely low-income households and households with special needs.-

Objective(s)	Update Density Bonus Ordinance, consistent with State law.
Timeframe	Within 1 year of Housing Element adoption. <u>By winter 2023.</u>
Responsible Agency	Community Development Department
Funding Sources	Community Development Department Budget
Relevant Policies	2.1, 2.5, 3.1, 4.3, 5.1

Program 7: Housing Choice Voucher Referrals

The City will continue to support the Housing Authority’s Housing Choice Voucher program (Section 8 Vouchers) by providing program information at City Hall and on the City’s website. The Housing Choice Voucher program pays rental subsidies directly to rental property owners to benefit lower-income households. The City provides links on its website to the Section 8 Housing Choice Voucher program, and refers all inquiries to the Housing Authority. Further, the City will increase collaboration with the Housing Authority to assist in outreach to potential households and landlords who may participate in available programs.

Objective(s)	<ul style="list-style-type: none"> • Maintain relevant resources on the City website. • Refer interested residents.
Timeframe	Ongoing <u>through planning period.</u>
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	2.1, 4.1, 5.4

Program 8: By-Right Development on Previously Identified Housing Sites

Those qualifying sites identified in the Sites Inventory that were previously identified in prior housing cycles in accordance with the specifications of Housing Element law will be permitted the development of housing by right where 20 percent of the total units in the development will be affordable to lower-income households, consistent with Assembly Bill (AB) 1397 (2017). All applicable sites included in previous cycle(s) are identified by Assessor’s Parcel Number in Table 11, Sites Inventory Table, of Appendix E, Sites Analysis and Inventory (See Section 3.3, Sites Identified in Previous Housing Elements, of Appendix E, for additional details). The City will review its processes and procedures to ensure that those uses eligible for by-right development will not be subject to any Conditional Use Permit, Planned Unit Development Permit, or other discretionary local government review or approval that would constitute a “project” as defined in Section 21100 of the Public Resources Code.

Objective(s)	<u>Amend processes and procedures</u> Continue to permit qualifying developments in accordance with State requirements.
Timeframe	Ongoing through planning period.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department Budget
Relevant Policies	2.1, 2.2, 2.4, 3.2

Program 9: Developer Outreach and Transparency

The City will maintain current information on the City’s website that is applicable for housing development project proposal requirements, including a current schedule of fees, exactions, applicable affordability requirements, all zoning ordinances, development standards, and annual fee reports or other relevant financial reports, consistent with the requirements of AB 1483 (2019).

Further, the City will continue to offer an optional pre-application conference and advertise the benefits through the City’s website and the “Come Home to Highland” website. A pre-application conference allows the applicant to receive invaluable comments from City staff prior to submitting a plan, thus reducing the time and cost associated with permit processing.

Objective(s)	Maintain the City’s website with the most current information.
Timeframe	Ongoing through planning period
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 4.2, 5.1, 5.4

Program 10: Innovative and Efficient Housing

The City implements the most current California Green Building Standards Code. To further increase energy efficiency in housing, the City will coordinate with Southern California Edison and The Gas Company to obtain the latest information on energy-efficient building technology and will post information on the City’s website to provide guidance and resources to property owners on energy-efficient strategies and retrofits.

Objective(s)	Update the City’s website.
Timeframe	Within 1 year of Housing Element update By winter 2023.
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	2.5

Program 11: Town Center, Base Line Corridor, and Victoria Avenue Corridor Policy Areas

The City of Highland supports regional efforts for an improved public transportation network and greater linkages between transportation land uses and housing. The City will continue to work with the Southern California Association of Governments, San Bernardino Associated

Governments, Omnitrans, and neighboring communities to develop the Town Center, Base Line Corridor, and Victoria Avenue Corridor Policy Areas. The “Base Line Improvement Project” between Interstate 210 and Cole Street was completed in 2015. The City, in conjunction with the San Bernardino County Transportation Authority, will complete the widening of Base Line at the Interstate 210 interchange, with anticipated completion in 2022. The City will continue coordination to ensure that future transit aligns with the City’s vision for growth.

Objective(s)	Coordinate quarterly meetings with appropriate agencies to coordinate land use and transportation planning and to advocate for the prioritization of projects that align with Highland’s vision.
Timeframe	Establish quarterly meetings by July 2023.
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	2.3, 2.4, 3.1

Program 12: Accessory Dwelling Units

The City ~~will review and amend the Zoning Code~~ has adopted a revised zoning ordinance to permit accessory dwelling units and junior accessory dwelling units in all zones that permit residential uses, consistent with State law, Government Code Section 65852.2. The City submitted the updated ordinance to the State Department of Housing and Community Development (HCD) for their review and will incorporate amendments, as required by HCD. Further, the City will develop and adopt a program that incentivizes and promotes the creation of ADUs that can be offered at an affordable rent for extremely low, very low, low, or moderate-income households or households with special needs (AB 671, 2019).

Objective(s)	Review and revise the Zoning Code. <u>Develop an affordable ADU incentive program.</u>
Timeframe	Within 4 years of Housing Element adoption <u>Submit copy of the ordinance to HCD within 60 days of adoption.</u> <u>Develop affordable ADU incentive program by fall 2026.</u>
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.4, 3.3, 4.2

Program 13: Homeowner Assistance Programs

The City will continue to provide resources to homeowners on the City’s website to connect Highland residents with information on County homeowner assistance programs. This includes links on the City’s website to resources on housing counseling services and other housing resources available through the County’s Community Development and Housing department.

Objective(s)	Maintain resources on website.
Timeframe	Ongoing through planning period.
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	4.1

Program 14: Priority Services

The City will coordinate with the East Valley Water District to ensure that proposed developments that include housing affordable to lower-income households are prioritized for the provision of water and sewer services. The City will provide a copy of the updated Housing Element and assist with the identification of sites for prioritization of services through the updates to the Water and Sewer System Master Plans in accordance with Senate Bill 1087 (2004).

Objective(s)	<ul style="list-style-type: none"> • Maintain a database of existing and proposed affordable housing developments. • Engage in the Water and Sewer System Master Plan updates.
Timeframe	Submit the Housing Element to the East Valley Water District within 1 month of Housing Element adoption.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department Budget
Relevant Policies	2.3, 2.4

Program 15: Fair Housing Mediation

The City partners with the Inland Fair Housing and Mediation Board (IFHMB) to provide fair housing services for its residents. The City will maintain this partnership and will provide information regarding available fair housing services on the City’s website. The fair housing services provided by the IFHMB include providing information, investigation, education,

conciliation, and/or referral of housing discrimination complaints free of charge to individuals. It also involves fair housing workshops that are offered year-round to educate housing providers, tenants, homeowners, and financial and lending institutions on the key aspects of fair housing law. Further, IFHMB's mediation department provides information to landlords, tenants, mobile home park owners, and mobile home residents regarding their rights and responsibilities under the California Landlord and Tenant Laws, and facilitates negotiations between parties in housing-related disputes.

Objective(s)	<ul style="list-style-type: none"> • Continue to maintain information on the City's website. • Continue to partner with IFHMB.
Timeframe	Ongoing through planning period.
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	2.6, 4.3

Program 16: Affordable Housing Preservation Program

No affordable units within Highland are at risk of conversion to market rate during the 2021-2031 planning period. Therefore, the City's housing preservation efforts are focused on assisting homeowners who may be at risk of foreclosure. Subprime lending practices have resulted in numerous foreclosures throughout Highland. The City seeks to reduce foreclosures by providing educational information to its residents. The City will provide educational homeownership brochures and refer concerned homeowners and homebuyers to nonprofits such as Neighborhood Housing Services of the Inland Empire Inc. and the Homeownership Preservation Foundation. Information will be made available at City Hall and on the City's website.

Additionally, the City will continue to monitor existing publicly assisted affordable housing and provide technical assistance for those that might convert to market rents and displace extremely low-, very low-, low-, and moderate-income tenants.

Further, the City will continue to refer residents to the County's website for information on housing advocacy groups, public agencies, and nonprofit organizations.

Objective(s)	<ul style="list-style-type: none"> • Continue to maintain information on the City's website. • Maintain and monitor a list of affordable housing developments and year of possible expiration of deed-restriction or other assistance.
Timeframe	Ongoing through planning period.

Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	1.1, 1.2, 1.3, 2.1

Program 17: Housing for Persons with Disabilities

The City has adopted Reasonable Accommodation procedures that provide a process by which relief from land use, zoning, or building laws, rules, policies, practices, and/or procedures can be alleviated for those with disabilities, including persons with developmental disabilities. The City will promote this procedure by providing information on its website that is easily accessible.

Also, the City will continue to provide informational materials on Southern California Edison’s Customer Assistance Program at City Hall and on the City’s website. The program is designed to help persons with disabilities, including developmental disabilities, maintain low energy use. The program also targets low-income households, older adults, and non-English-speaking customers.

Further, the City will continue to refer individuals and families with developmental disabilities to the Inland Regional Center in San Bernardino. The Inland Regional Center is the largest nonprofit, State-funded social service facility in the State that focuses on persons with developmental disabilities. The City will provide a link to the Inland Regional Center’s website on the City’s website.

Additionally, to further opportunities for persons with disabilities and older adults with varying levels of ability, the City will explore opportunities to connect residents to resources on increasing in-home accessibility by posting materials on its website related to home retrofit guidance and accessibility in accessory dwelling units.

Objective(s)	Update the City’s website to provide information.
Timeframe	By <u>fall</u> 2023
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	4.3, 5.1, 5.2, 5.4

Program 18: Residential Care Facilities

The City will update the Zoning Code to differentiate between residential care facilities serving six or fewer residents and those serving seven or more residents. Additionally, the City will create separate definitions and permitting processes for the two types of residential care facilities, and permit those serving six or fewer persons by right in all residential zones in

accordance with the Welfare and Institutions Code Section 5116 and permitting those serving seven or more in at least one zone without discretion.

Objective(s)	The City will update the Zoning Code to differentiate between residential care facilities serving six or fewer residents and those serving seven or more residents. Additionally, the City will create separate definitions and permitting processes for the two types of residential care facilities, and permit those serving six or fewer persons by right in all residential zones <u>and permit those serving seven or more in at least one zone without discretion.</u>
Timeframe	<u>Within 1 year of Housing Element</u> By winter 2023.
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	2.4, 3.1, 3.2, 5.1

Program 19: Emergency Shelters, Transitional Housing, ~~and~~ Permanent Supportive Housing, and Single Room Occupancy

The City will update relevant sections of the Zoning Code to assist in the development of housing for those with special needs and extremely low-income households and to ensure consistency with State law as it relates to supportive housing, emergency shelters, and transitional housing, as follows:

- Permit supportive housing by-right in residential zones that permit multifamily uses and mixed-uses zones that allow residential uses in accordance with AB 2162 (2018).
- Permit emergency shelters by-right in at least one zone and ensure that parking requirements accommodate the staff working in the shelter and do not require more parking than other residential or commercial uses within the same zone in accordance with AB 139 (2019).
- Permit transitional housing in the same manner as other residential uses in the same zone in accordance with AB 139 (2019).

Additionally, the City will amend the Zoning Code to identify a process by which single-room occupancies (SRO) can be permitted to further increase housing opportunities for extremely-low income households.

Objective(s)	Amend the City's Zoning Code <u>as detailed above and</u> in conformance with State law.
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Timeframe	<u>Within 1 year of Housing Element</u> <u>By winter 2023.</u>
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	5.1, 5.3

Program 20: Affordable Housing Partnerships

The City will support creative models of affordable property ownership and affordable housing preservation through methods such as community land trusts. Informational resources will be provided on the City’s website to connect lower-income households, including extremely low-income households and those with special housing needs, to housing advocacy groups, public agencies, and nonprofit organizations in the event that opportunities for purchasing lower-income housing developments becomes available. The City will conduct outreach to housing advocacy groups to improve coordination and increase publication of how advocacy groups can assist residents.

Additionally, the City will continue to foster relationships with affordable housing property owners, tenants, and nonprofit organizations to assist in the long-term affordability of affordable developments.

Objective(s)	<ul style="list-style-type: none"> • Update the City’s website. • Conduct outreach to increase collaboration among the City’s partners.
Timeframe	<ul style="list-style-type: none"> • <u>Website update by fall 2023.</u> • Ongoing <u>outreach through planning period.</u>
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	1.2, 4.1, 5.4

Program 21: Mobile Home Preservation

Consistent with the provisions of Government Code Section 65863.7, the City shall require the submission of a report detailing the impacts of any proposed conversion of an existing mobile home park. The report shall include a replacement and relocation plan that mitigates the impact upon the ability of the displaced residents of the mobile home park to be converted or closed to find adequate housing in a mobile home park, consistent with the requirements of State law. The report, as well as any adverse impacts on the housing supply, lower-income households, and on displaced persons, shall be considered before the change of use can be

approved. Further, the City shall require the replacement of any lost units to ensure no net loss of the City’s existing housing stock that is affordable to lower-income households, including extremely low income households.

Objective(s)	<ul style="list-style-type: none"> Require a report for each proposed conversion or closure. Consider the findings of the report, as well as the impact on the existing housing supply, lower-income households, and displaced persons.
Timeframe	Ongoing <u>through planning period</u> .
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	1.2, 2.6

Program 22: Collaborative Partnerships

The City has administered funds for a variety of affordable housing needs, such as construction costs, rent subsidies, and home improvement grants. Working in collaboration with other entities will help the City’s resources go further and meet the needs of additional lower-income households, including households with special needs and extremely low-income households. The City will contact local affordable housing service providers to discuss partnering, and will continue to seek financial assistance from other agencies. The City will make relevant information available on its website as it relates to available funds.

Objective(s)	<ul style="list-style-type: none"> Continue outreach to local affordable housing service providers. Update the City’s website.
Timeframe	<ul style="list-style-type: none"> Ongoing outreach <u>through planning period</u>. Update website <u>within 1 year of Housing Element adoption by winter 2023</u>.
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	4.1, 5.4

Program 23: Lot Consolidation Incentive

The City will provide a permit expedite incentive for lot consolidation for multifamily development on sites identified in the Housing Element as having the potential to accommodate lower- or moderate-income units, including those sites with potential for extremely low-income development and development to meet the needs of those with special needs, and will consider expanding this incentive to all lower-income and mixed-income residential and mixed-use developments.

Objective(s)	The City will amend the code to incentivize lot consolidation on specified sites through an expedited development permit review process.
Timeframe	<u>Within 1 year of Housing Element By winter 2023.</u>
Responsible Agency	Community Development Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.4, 4.2

Program 24: Annual Progress Reports

The City will continue to report annually on the City’s progress toward its 8-year RHNA housing production targets, the remaining housing capacity, and toward the implementation of the programs identified in the Housing Element to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development in accordance with the requirements of AB 879 (2017).

Objective(s)	<ul style="list-style-type: none"> Track housing production, remaining capacity, and program progress. Submit adopted Annual Progress Reports annually by April 1st.
Timeframe	Ongoing <u>through planning period with annual reports.</u>
Responsible Agency	Community Development Department
Funding Sources	Community Development Department
Relevant Policies	3.2

Program 25: No Net Loss

The City will use its development permit database to monitor development activity, proposed rezones, and identified capacity to ensure adequate remaining capacity is available to meet

any remaining unmet share of the RHNA for all income levels throughout the entirety of the planning cycle, consistent with no-net-loss requirements as required under Senate Bill 166 (2017).

If, at any time during the planning period, a development project results in fewer units by income category than identified in the Sites Inventory (**Appendix E, Sites Analysis and Inventory**) for that parcel and the City cannot find that the remaining sites in the Housing Element are adequate to accommodate the remaining RHNA by income level, the City will, within 180 days, identify and make available additional adequate sites to accommodate the remaining RHNA.

Objective(s)	<ul style="list-style-type: none"> Amend staff procedures to ensure all development proposals and rezone proposals are reviewed against the capacity identified for sites in the Sites Inventory (Appendix E). Develop a methodology for tracking remaining capacity.
Timeframe	Tracking is ongoing and amendments to procedures will be implemented within 1 year of Housing Element adoption by <u>winter 2023.</u>
Responsible Agency	Community Development Department
Funding Sources	Community Development Department
Relevant Policies	3.2

Program 26: Fair Housing Analysis

The City will continue to contribute to the regional evaluation of discriminatory housing practices by participating in the County of San Bernardino Analysis of Impediments to Fair Housing. The Analysis of Impediments to Fair Housing identifies regulations or practices that may create an unequal housing environment in San Bernardino County communities. In addition to participating and updating the Analysis of Impediments, the City will evaluate the need to establish an Ad Hoc Fair Housing committee to provide policy recommendations to address governmental related regulations that may contribute to an unequal housing environment in the Cityguide policies and programs in a manner that furthers fair housing. Further, the City will administer all programs and activities related to housing and community development in a manner to Affirmatively Further Fair Housing by developing a process that prompts the consideration of fair housing in the development decision process. This process could include a requirement to have a statement of fair housing consideration on all staff reports for Planning Commission and City Council.

Objective(s)	<ul style="list-style-type: none"> • Coordinate annual meetings with County of San Bernardino and fair housing agencies. • Regularly conduct Analysis of Impediments to Fair Housing Choice. • <u>Evaluate the need for an Ad Hoc Fair Housing Committee when updating the Analysis of Impediments.</u> • <u>Implement a procedure that prompts fair housing administration for housing and community development decisions.</u>
Timeframe	<p><u>Within 1 year of Housing Element adoption by winter 2023.</u></p> <p>Update to the City's Analysis of Impediments every 3 to 5 years.</p>
Responsible Agency	Community Development Department/ Housing Authority
Funding Sources	Community Development Department/ Housing Authority
Relevant Policies	4.3, 5.4

Program 27: Replacement Requirements

The City will mandate replacement requirements consistent with the Housing Crisis Act of 2019 for proposed housing developments on sites that currently have residential uses, or within the past 5 years have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control, or occupied by low- or very low-income households. The City will consider reevaluation of this program upon sunset of this State requirement.

Objective(s)	<ul style="list-style-type: none"> • Amend staff procedures related to the review and issuance of demolition and development permits. • Enforce replacement requirements in accordance with Government Code Section 66300. • <u>Consider a reevaluation of processes if the legislation sunsets.</u>
Timeframe	<ul style="list-style-type: none"> • Amend staff procedures <u>within 1 year of Housing Element adoption by winter 2023</u>, continue ongoing

	replacement requirements, and reevaluate in 2025 <u>through the planning period.</u>
Responsible Agency	Community Development Department/ Housing Authority
Funding Sources	Community Development Department/ Housing Authority
Relevant Policies	1.2, 2.1, 3.2

Program 28: Low-Barrier Navigation Centers

Low-Barrier Navigation Centers are housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City will amend the Zoning Code to permit the development of Low-Barrier Navigation Centers as a use by-right, without requiring a discretionary action, in mixed-use and non-residential zones that permit residential uses, consistent with AB 101(2019).

Objective(s)	Amend the Zoning Code, consistent with State requirements.
Timeframe	Within 1 year of Housing Element adoption <u>By winter 2023.</u>
Responsible Agency	Community Development Department/Housing Authority
Funding Sources	Community Development Department/Housing Authority
Relevant Policies	5.1, 5.3

Program 29: Affordable Housing Streamlining

The City will amend its Zoning Code to provide an affordable housing streamlined approval process in accordance with State requirements for qualifying development proposals. Further, the City will amend its internal procedures to include Senate Bill 35 (2017) streamlining in staff permitting process procedures.

Objective(s)	Amend the Zoning Code and staff procedures, consistent with State requirements.
Timeframe	Amendment to take place within 1 year of Housing Element adoption <u>by winter 2023</u> , and streamlining availability to be ongoing <u>through planning period.</u>
Responsible Agency	Housing Authority
Funding Sources	Housing Authority

Relevant Policies	2.1, 2.2, 4.2
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Program 30: Objective Design Standards

The City will increase transparency and certainty in the development process through objective design standards. Any new design standards developed and imposed by the City shall be objective without involvement of personal or subjective judgement by a public official, and shall be uniformly verifiable by reference to the City’s regulations in accordance with the requirements of the Housing Crisis Act of 2019.

Objective(s)	Monitor Zoning Code amendments to ensure any new design standards are objective.
Timeframe	Ongoing through planning period.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department
Relevant Policies	2.2, 2.5, 4.2

Program 31: Surplus Lands

The City will identify and prioritize local surplus lands available for housing development affordable to lower-income households, [including extremely low-income households and households with special needs](#), and report on these lands annually through Housing Element Annual Progress Reports in accordance with the requirements of AB 1486 (2019).

Objective(s)	Identify and track surplus City-owned sites.
Timeframe	Annually, through the planning period.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department
Relevant Policies	2.4, 3.2, 4.2

Program 32: Increased Transparency

The City will maintain information on the City’s website that is applicable for housing development project proposal requirements, including a current schedule of fees, exactions, applicable affordability requirements, all zoning ordinances, development standards, and annual fee reports or other relevant financial reports in accordance with the requirements of AB 1483 (2019).

Objective(s)	<ul style="list-style-type: none"> • Ensure all relevant information is provided on the City's website. • Continue to update information as changes are made and as it becomes available.
Timeframe	Ongoing, <u>through the planning period.</u>
Responsible Agency	Community Development Department
Funding Sources	Community Development Department
Relevant Policies	2.4, 3.2, 4.2

Program 33: Reduced Parking Requirements

Large parking lots associated with religious institutions provide opportunities for partnerships that facilitate the development of housing for vulnerable populations, including extremely low-income households and those with special needs. The City will ensure that appropriate parking reductions apply to any development proposals that would eliminate religious-use parking spaces in exchange for housing developments, in accordance with the requirements of AB 1851 (2020).

Objective(s)	Amend the Zoning Code to identify a process by which parking requirements can be reduced for religious institutions in exchange for housing development.
Timeframe	<u>Within 1 year of Housing Element adoption</u> By winter 2023.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department
Relevant Policies	2.5, 3.2, 4.2, 5.4

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City of Highland

6th Cycle Housing Element Update

Appendices



Appendix A: 5th Cycle Review

Appendix B: Community Profile

Appendix C: Constraints and Zoning Analysis

Appendix D: Affirmatively Furthering Fair Housing Analysis

Appendix E: Sites Analysis and Inventory

Appendix F: Community Engagement Summary

Appendix A: 5th Cycle Review

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1 Evaluation of 5th Cycle Programs

For the 5th Cycle General Plan Housing Element (2014–2021), the City of Highland (City) committed to specific programs to address the comprehensive housing needs of the City and to help achieve the goals identified in the 5th Cycle Housing Element. This section evaluates progress made toward the goals and actions of the 5th Cycle Housing Element, and was used as a foundation to inform the programs of the 6th Cycle Housing Element (2021–2029) tailored to meet this cycle’s housing needs. California Government Code Section 65588(a) requires each jurisdiction to regularly review its Housing Element and evaluate the following:

- The progress in implementation of the Housing Element
- The effectiveness of the Housing Element programs in progress toward achieving the housing goals and objectives
- The appropriateness of the housing goals, objectives, and policies, and in contributing to the attainment of the State housing goal

This evaluation provides information on the extent to which programs have achieved stated objectives and whether these programs continue to be relevant to addressing current and future housing needs in the City. The success of a program toward achieving the 5th Cycle goals is the basis for the goals, policies, and programs and the establishment of objectives provided in the 6th Cycle. **Table 1** lists each program from the 2014–2021 Housing Element, and identifies the program progress, effectiveness, and appropriateness. The goals, policies, and programs of the 6th Cycle Housing Element are reflective of the program effectiveness as determined by this evaluation.

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
Goal 8.1 - Preserve and enhance the quality and character of Highland’s housing stock and existing residential neighborhoods.		
<p>Provide neighborhood improvement and unit rehabilitation programs that offer financial and technical assistance to lower income single-family homeowners and owners of rental housing.</p>	<p>1 Single-Family Rehabilitation 1A. Seek funding resources to continue to implement single-family rehabilitation programs that provided lower and moderate income homeowners with rehabilitation grants and loans (formerly funded by the Redevelopment Agency). Repairs include—but are not limited to—room additions, septic systems, paint and stucco, acoustic ceilings, roofing, and pest control. Timing/Objective: Identify funding by 2016 Responsible Agency: Community Development Department Funding Source: Grants, Inclusionary Housing In-Lieu Fees, and other alternatives will be explored</p>	<p>Progress: The City provided information to residents on County of San Bernardino (County) programs for which Highland residents were eligible. These included weatherization and senior rehabilitation programs. Evaluation: Several programs were previously funded by the Redevelopment Agency. The City’s Inclusionary Housing In-Lieu fees have been dedicated to the construction of new affordable housing units. The San Bernardino County Community Development and Housing Department refers interested residents in need of assistance to the Neighborhood Partnership Housing Services program, which offers the Renaissance Home Repair Loan of up to \$25,000 for eligible households in the Inland Valley to be used for financing home improvements, including health and safety repairs, code compliance, and energy efficiency upgrades. Appropriateness: Revise and continue to increase coordination with the County.</p>
<p>Provide neighborhood improvement and unit rehabilitation programs that offer financial and technical assistance to lower income single family homeowners and owners of rental housing.</p>	<p>1 Single-Family Rehabilitation 1B. Continue to participate in the “World Changers” Program which rehabilitates homes for low to moderate income residents. Timing/Objective: Approximately 5 homes per year Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: The program was terminated due to loss of the Redevelopment Agency and cessation of the Immanuel Baptist Church “World Changers” Program. No new funding sources have been identified. Evaluation: Since the City has not identified funding and the Church has ceased participation in this program, it is no longer effective in assisting low- to moderate-income residents. Appropriateness: Delete.</p>
<p>Provide neighborhood improvement and unit rehabilitation programs that offer financial and technical assistance</p>	<p>2 Rental Rehabilitation 2A. The City of Highland has a significant number of rental properties in certain areas of the community that are in disrepair and in need of</p>	<p>Progress: The City adopted the Residential Rental Enhancement Program (RREP) (Ordinance 412 and Ordinance 440), and Section 5.34.020, Crime Free Multiple-</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
<p>to lower income single family homeowners and owners of rental housing.</p>	<p>rehabilitation. The City's current rehabilitation programs focus on ownership units but do not extend to rental units. Working in tandem with the rental inspection program, a rental-oriented program could greatly improve the condition of the existing housing stock and quality of life for Highland's renter community. Therefore, the City will develop a program to assist the rehabilitation of single- and multifamily rental housing.</p> <p>Timing/Objective: Adopt program guidelines by March 2014. Seek funding in fiscal year 2014/2015.</p> <p>Responsible Agency: Community Development Department</p> <p>Funding Source: General Fund, Grants, Inclusionary Housing In-Lieu Fees, and other alternatives will be explored</p>	<p>Family Rental-Housing Program (Ordinance 402), of the Highland Municipal Code (HMC) to provide technical assistance to property owners of rental units on how to maintain and keep their property safe.</p> <p>Evaluation: The City has been unable to secure funding for a financial assistance program. However, this policy also focuses on providing technical assistance to renters. The RREP and the Crime Free Multiple-Family Rental-Housing Program are designed to assist property owners of rental units to maintain and keep their property safe. The RREP includes a checklist of items that must be evaluated by the owner to ensure the property is safe from a health and safety perspective prior to the City issuing a business license certificate. The crime-free housing program administered by the Highland Police includes free training for rental managers on tenant screening and property safety measures.</p> <p>Appropriateness: Modify through reference to County programs. <u>Enhance the RREP through fair housing trainings, trainings will be paired with those administered by the Highland Police Department to further fair housing.</u></p>
<p>Encourage housing improvement and rehabilitation and the replacement of substandard housing as a means to enhance quality of life in Highland. Ultimately the health of the City's existing neighborhoods has great influence over who selects to reside, build, work, or start a business in Highland.</p>	<p>2 Rental Rehabilitation</p> <p>2B. Continue rental inspection program to ensure a high level of rental property maintenance. Refer violators to the rental rehabilitation program that will be created as stated above.</p> <p>Timing/Objective: Ongoing 2014–2021.</p> <p>Responsible Agency: Code Enforcement Division</p> <p>Funding Source: General Fund</p>	<p>Progress: The program is ongoing and has become a self-certification program by the property owner (RREP). See progress on the RREP in Program 2A.</p> <p>Evaluation: The program allows property owners to ensure high level of rental property maintenance.</p> <p>Appropriateness: Continue and revise to incorporate fair housing guidance and to educate property owners by providing relevant information on the City's website.</p>
<p>Support housing and neighborhood quality through rigorous enforcement of</p>	<p>3 Code Enforcement</p>	<p>Progress: In the City's experience with property owners with substandard housing, the properties are transferred to</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
<p>building and property maintenance standards, the education of landlords and tenants, and the inspection of properties.</p>	<p>3A. Work with the State Franchise Tax Board in order to enforce the provisions of California Revenue and Taxation Code Section 17299 and 24436.5, which prohibit owners of substandard housing from claiming depreciation, amortization, mortgage interest, and property tax deductions on State income tax.</p> <p>Timing/Objective: Initiate coordination with Tax Board by December 2014 and establish program by June 2015</p> <p>Responsible Agency: Community Development Department</p> <p>Funding Source: General Fund</p>	<p>new owners prior to City's being able to enforce the California Revenue and Taxation Code. The City has instead initiated a step that includes the recordation of a substandard lien. The City will only release the lien when the substandard condition is mitigated.</p> <p>Evaluation: The City has not worked with the State Franchise Tax Board to enforce the California Revenue and Taxation Code.</p> <p>Appropriateness: Continue and revise to connect property owners with available resources and remove reference to coordination with State Franchise Tax Board.</p>
<p>==Support housing and neighborhood quality through rigorous enforcement of building and property maintenance standards, the education of landlords and tenants, and the inspection of properties.</p>	<p>3 Code Enforcement</p> <p>3B. Perform annual windshield surveys to identify areas with substandard housing. A proactive approach will increase the ability of Code Enforcement staff to protect the City's existing housing stock from deterioration.</p> <p>Timing/Objective: Commence annual windshield surveys and identify services to assist the target areas within six months of adopting the Housing Element.</p> <p>Responsible Agency: Building & Safety Division</p> <p>Funding Source: General Fund</p>	<p>Progress: This program is ongoing. A database is available in the Community Development Block Grant division and then assigned to a Code Enforcement officer for the Community Development Block Grant neighborhood. The Code Enforcement officer is assigned full-time in a proactive and reactive capacity. Additionally, in 2017, the City created the Quality of Life initiative, which included the hiring of two additional full-time code officers and a police officer. The initiative accelerated the proactive code enforcements efforts in neighborhoods. The program includes providing windshield surveys.</p> <p>Evaluation: The City has been effective in proactively increasing Code Enforcement staff abilities.</p> <p>Appropriateness: Continue and revise to include the Quality of Life initiative effort and to work with residents on becoming compliant with the Code.</p>
<p>==Support housing and neighborhood quality through rigorous enforcement of building and property maintenance standards, the education of landlords</p>	<p>3 Code Enforcement</p> <p>3C. Continue to enforce the City's Property Maintenance Ordinance HMC Section 15.52 (minimum standards for exterior property maintenance). Owners of a property that does not meet the minimum requirements will be notified in writing by the Building Inspector or Code</p>	<p>Progress: The City's code enforcement efforts are ongoing. The Neighborhood Pride Grant Program was terminated in 2012 due to loss of the Redevelopment Agency.</p> <p>Evaluation: The City has been unable to provide assistance to homeowners or renters to complete any</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
<p>and tenants, and the inspection of properties.</p>	<p>Compliance Officer and given a reasonable period of time to achieve compliance. Code violators will be provided with information on the Neighborhood Pride Grant program to assist them in completing repairs. Timing/Objective: Ongoing 2014–2021. Achieve 85% compliance rate. Responsible Agency: Code Enforcement Division Funding Source: General Fund</p>	<p>necessary home repairs as part of the Neighborhood Pride Grant Program due to loss of funding, but can work to connect residents with informational resources on home maintenance and code compliance. Appropriateness: Continue and revise to include with above code enforcement programs to better connect residents and property owners to resources.</p>
<p>Support housing and neighborhood quality through rigorous enforcement of building and property maintenance standards, the education of landlords and tenants, and the inspection of properties</p>	<p>4 Neighborhood Quality 4A. Continue the Code Enforcement, Police, and Fire for Multi-Family Housing program to provide a multi-department, comprehensive approach to resolving problems associated with deteriorating housing developments. Timing/Objective: Ongoing 2014–2021 Responsible Agency: Code Enforcement Division Funding Source: General Fund</p>	<p>Progress: The City has substituted a new program called “CPF for Multi-family Housing” (which involves Code, Police, and Fire [CPF]) to improve individual multi-family projects. These are group enforcement efforts by the City’s Code Enforcement, Police, and Fire staff. They are coordinated with the property owner. Staff performs a group inspection, any deficiencies are identified, and a correction list provided. Follow-up inspections are performed by the relevant division. Evaluation: This program is established and effective in coordination. Appropriateness: Continue and revise to combine with code enforcement programs as ongoing effort to identify deteriorating housing and programs to assist property owners and residents in resolving this issue.</p>
<p>GOAL 8.2 - Facilitate the development of housing suitable for the diverse needs of current and future Highland residents.</p>		
<p>Bolster the City’s affordable housing supply through regulatory tools that encourage the development of or funding for quality lower and moderate income housing development.</p>	<p>5 Inclusionary Housing and Fees 5A. An Inclusionary Housing Ordinance requiring all new housing construction in the City to provide affordable units on-site, off-site (in special circumstances), or pay an in-lieu fee of \$3,750 per unit into the City’s housing fund for the preservation and construction of affordable housing was adopted in 2006. Timing/Objective: Ongoing 2014–2021. Responsible Agency: Community Development Department</p>	<p>Progress: The program is in place and ongoing. The current balance is approximately \$596,000. Evaluation: The funds will be used to construct new affordable units at the Housing Authority’s property at 7433 Central Avenue. The anticipated proposal will develop approximately 80-90 <u>to 110</u> affordable dwelling units on 3.75 acres. Appropriateness: Continue.</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
<p>—Bolster the City’s affordable housing supply through regulatory tools that encourage the development of or funding for quality lower and moderate-income housing development.</p>	<p>Funding Source: Development community</p> <p>5 Inclusionary Housing and Fees 5B. Review the in-lieu fee established for the Inclusionary Housing Ordinance to ensure it remains appropriate. Explore opportunities to use the in-lieu fee to fund lower income rehabilitation programs previously funded by the Redevelopment Agency. Timing/Objective: Present review of the fee to City Council by December 2014; and biannually thereafter Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: The City continues to collect in-lieu fees under the Inclusionary Housing Ordinance. Evaluation: The funds will be used to construct new affordable units at the Housing Authority’s property at 7433 Central Avenue. Appropriateness: Continue and revise to combine with Program 5A.</p>
<p>Ensure new residential projects are adequately served by park and recreation, libraries, transportation, public safety, and other public services and facilities.</p>	<p>5 Inclusionary Housing and Fees 5C. Evaluate Development Impact Fees to ensure that such fees are the minimum necessary to cover actual costs, implement the General Plan, and to ensure protection of public health, safety, and welfare. Also monitor permit processing times to identify areas in which the City can streamline development review. Timing/Objective: Review bi-annually after the budget cycle. Responsible Agency: Public Works/City Engineering Department Funding Source: General Fund</p>	<p>Progress: Developer fee schedule was last updated in 2020 per City Council Resolutions 2020-005 and 2020-006. Evaluation: Review of fees occurs on a regular basis to ensure impacts costs are appropriate to protect public services. This is a routine function and does not address development impact fees for affordable housing. Appropriateness: Continue and revise program to focus on assessing fees as they relate to affordable housing and combine with Program 5A.</p>
<p>Bolster the City’s affordable housing supply through regulatory tools that encourage the development of or funding for quality lower and moderate-income housing development.</p>	<p>5 Inclusionary Housing and Fees 5D. Assist in the development of adequate housing to meet the needs of lower and moderate-income households by providing a comprehensive menu of opportunities. The City will specifically target service providers with experience in assisting extremely low-income households. These opportunities include, but are not limited to using housing in-lieu fees to support affordable housing projects, offering density bonuses, making Housing Choice Voucher referrals, redevelopment activities to build new affordable housing and subsidize existing housing, encouraging the development of second units, and facilitating the development of emergency shelters, transitional housing, permanent supportive housing, and single room occupancy units.</p>	<p>Progress: The City continues to evaluate in-lieu inclusionary fees. Density bonuses have been codified as part of the HMC and is ongoing. Information regarding housing vouchers is not readily available on the City’s website. Accessory dwelling unit (ADU) development has been codified and was last amended in 2019 (HMC Section 16.44.180). The Land Use and Development Code was updated to permit emergency shelters in the Business Park District (Ordinance No. 376 adopted in February 2013). Also, a Draft Ordinance to update the Zoning Code to differentiate between residential care facilities serving six or fewer residents was completed and is pending adoption. Single-room-occupancy units are not included in the HMC.</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
	<p>Timing: Various timeframes for individual projects throughout 2014–2021</p> <p>Responsible Agency: Community Development Department</p> <p>Funding Source: General Fund, Inclusionary Housing In-Lieu Fees, and other resources if available</p>	<p>Evaluation: The program lists several opportunities for providing adequate housing to meet the needs for lower- and moderate-income residents. As of March 2021, 200 units are under construction as part of the San Carlos Apartments, located within the Greenspot Village and Marketplace Specific Plan.</p> <p>Appropriateness: Remove this program as each measure is included within another program.</p>
<p>Provide a transparent, timely and cost-effective regulatory review process that facilitates the development housing opportunities for all income levels.</p>	<p>6 Regulatory Relief</p> <p>6A. Continue to encourage the development of multifamily housing types by permitting such units by right in multifamily-zoned sites identified in the Housing Element (R-4 and HDS), pursuant to GC Section 65583.2 (h) and (l).</p> <p>Timing/Objective: Maintain the permitted multifamily uses within R-4 and HDS zones as needed to exceed the RHNA for lower income households</p> <p>Responsible Agency: Community Development Department</p> <p>Funding Source: General Fund</p>	<p>Progress: Ordinance 362 added the “Residential High Density Special Overlay (HDS)” to HMC Section 16.16.020(G) and Zoning map. This HDS Overlay was also included into the Greenspot Village and Marketplace Specific Plan, adopted in June 2013. Multifamily housing is allowed with a Staff Review Permit in the R-4 zone.</p> <p>Evaluation: Multifamily residential uses are permitted subject to approval of a staff review permit application in the R-4 zone, and the HDS Overlay has been codified.</p> <p>Appropriateness: Continue and revise to permit qualified housing by-right on previously identified sites create a new program tied to lot incentive, and another program related to permit streamlining.</p>
<p>Provide a transparent, timely and cost-effective regulatory review process that facilitates the development housing opportunities for all income levels.</p>	<p>6 Regulatory Relief</p> <p>6B. Continue to update the Land Use and Development Code to address updates to density bonus laws as needed.</p> <p>Timing/Objective: Ongoing 2014–2021</p> <p>Responsible Agency: Community Development Department</p> <p>Funding Source: Community Development Department Budget</p>	<p>Progress: Section 16.40.090, Development Density, of the HMC was last updated in 2013. It is currently being updated to include the latest density bonus laws.</p> <p>Evaluation: The City is in the process of updating its Density Bonus law pursuant to legislation passed by the State since the adoption of the City’s density bonus in 2013, including Assembly Bill (AB) 1763 and AB 2345. It is a City Work Program Item and anticipated to be complete within the second quarter of 2021.</p> <p>Appropriateness: Continue under a separate program.</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
<p>—Provide a transparent, timely and cost-effective regulatory review process that facilitates the development housing opportunities for all income levels.</p>	<p>6 Regulatory Relief 6C. Incentivize lot consolidation for high density multifamily projects by expediting the process for sites identified in the Housing Element as having the potential to accommodate densities at or above 20 units per acre (shown in Appendix A). Timing/Objective: Codify expedited processing for lot consolidation applications including multifamily sites identified as having potential to accommodate lower income housing in the Housing Element for the purpose of facilitating larger multifamily projects by December 2014 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: The City has not codified incentives for lot consolidation in the High Density Multifamily zone (R-4). However, the City incorporated the HDS Overlay into the Greenspot Village and Marketplace Specific Plan, adopted in 2013. The Specific Plan includes incentives for lot consolidation and requirements. Evaluation: To date, this incentive has not been used. Appropriateness: Modify so that expedited lot consolidation is available to all multifamily development proposals on sites identified in the Sites Inventory to accommodate the lower- and moderate-income Regional Housing Need Allocation (RHNA).</p>
<p>—</p>	<p>7 Developer Outreach 7A. Continue to offer an optional pre-application conference and advertise the benefits through the City’s website and the “Come Home to Highland” website. A pre-application conference allows the applicant to receive invaluable comments from City staff prior to submitting a plan, thus reducing the time and cost associated with permit processing. Timing/Objective: Ongoing 2014–2021 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: Pre-application process in place and ongoing. Standing meetings every Thursday at 10 a.m. Meetings are scheduled 2 weeks from receipt of project description. Evaluation: The pre-application meetings have been effective in the development process. Appropriateness: Continue and revise to include documentation posting in accordance with the requirements of AB 1483 (2019).</p>
<p>—</p>	<p>7 Developer Outreach 7B. Conduct an annual citywide analysis to assess and document the City’s housing activities in an annual report to HCD. Timing/Objective: Ongoing 2014–2014 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: This is an ongoing process and is required by existing regulations. Evaluation: Annual reviews are informative and provide no constraints to housing development. This is a routine function. This is required under State law and is not an additional program (Government Code Section 65400). Appropriateness: Delete.</p>
<p>—Provide a transparent, timely and cost-effective regulatory review process</p>	<p>7 Developer Outreach</p>	<p>Progress: Information is available online. Evaluation: Availability of procedures provides transparency of the City’s development process. This is a</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
<p>that facilitates the development housing opportunities for all income levels.</p>	<p>7C. Continue to offer the City’s brochure on zoning, development requirements, development fees, and permitting procedures in City Hall and online. Timing/Objective: Ongoing 2014–2021 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>routine function. Fees are required to be available online under State law. Appropriateness: Continue and revise to include in one program and include requirements of AB 1483 (2019).</p>
<p>Provide a transparent, timely and cost-effective regulatory review process that facilitates the development housing opportunities for all income levels.</p>	<p>7 Developer Outreach 7D. Continue to utilize a digital database to track development applications and periodically post summaries of this information in development activity reports on the City’s website. Timing/Objective: Ongoing 2014–2021 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: This is ongoing. There is a PDF map available on the City’s website that was last updated December 4, 2019. Evaluation: The program ensures transparency; however, it is already included in Program 9b. Appropriateness: Revise to instead tie to capacity tracking to ensure no-net-loss.</p>
<p>—</p>	<p>8 Innovative and Efficient Housing 8A. Encourage development on sites identified in the land resources section of the Housing Element by providing the inventory of the City’s website. Timing/Objective: Provide information on the City’s website within three months of Housing Element adoption. Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: The City provides this information in an appendix to the 2014–2021 Housing Element, which is posted on the City’s website. In the summer of 2020, the City created a new webpage to make it easier for users to navigate information. The existing Housing Element (5th Cycle) is located under the “General Plan” heading. Evaluation: The City’s new webpage has been effective in providing information to the public. Appropriateness: Remove and create a separate program related to capacity tracking and ensuring no-net-loss.</p>
<p>Encourage the development of a range of housing types in targeted areas of the City, such as inventoried vacant residential sites, Planned Development districts, Mixed Use districts, and special Policy Areas identified in the Land Use Element.</p>	<p>8 Innovative and Efficient Housing 8B. Discuss mixed-use housing development opportunities with property owners in the Planned Development and Mixed-Use districts. Timing: Conduct discussions by December 2015. Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: The City does not keep a record of continuing conversations. Evaluation: The information provided to property owners in the Planned Development and Mixed-Use has incentivized mixed-use housing development along Base Line in the Towncenter Police Area and along Greenspot Road in the Golden Triangle. Appropriateness: Combine with Programs 16A, 16B, 20A, and 20B to discuss incentives for affordable housing and</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
		developing relationships with developers to facilitate affordable housing development. Promote mixed-use housing developments within the Greenspot Village and Marketplace Specific Plan.
—Encourage the development of a range of housing types in targeted areas of the City, such as inventoried vacant residential sites, Planned Development districts, Mixed Use districts, and special Policy Areas identified in the Land Use Element.	8 Innovative and Efficient Housing 8C. Explore opportunities for incentivizing residential green building and renovation efforts. Timing: This City Council goal was established for the 2009/2010 fiscal year. Ongoing 2014–2021. Responsible Agency: Community Development Department Funding Source: General Fund	Progress: The City adopted the most recent Green Building Code in 2019. Evaluation: The City has adopted the most recent Green Building Code and will defer to incentivizing measures mandated in the California Green Building Code. Appropriateness: Delete.
—Encourage the development of a range of housing types in targeted areas of the City, such as inventoried vacant residential sites, Planned Development districts, Mixed Use districts, and special Policy Areas identified in the Land Use Element.	8 Innovative and Efficient Housing 8D. Continue to allow flexibility in design and development standards through the Planned Development (PD) district, Mixed Use district, and through policies provided in the Community Design Element of the General Plan. The PD zone facilitates more efficient use of the land and design superior to that which could be achieved through the application of conventional development standards. Timing/Objective: Ongoing 2014–2021 Responsible Agency: Community Development Department Funding Source: General Fund	Progress: This effort is ongoing. The Community Design Element was adopted in 2013 and has not been modified since the adoption of the 2014–2021 Housing Element to continue flexibility in design and development standards. Evaluation: The General Plan Policy descriptions in the Land Use Element have been more effective at establishing expectations for facilitating more housing types within the Planned Development (PD) district and Mixed-Use district. Appropriateness: Delete.
—Encourage the development of a range of housing types in targeted areas of the City, such as inventoried vacant residential sites, Planned Development districts, Mixed Use districts, and special Policy Areas identified in the Land Use Element.	8 Innovative and Efficient Housing 8E. Contact Southern California Edison (SCE) and The Gas Company to obtain latest information on energy efficient building technology. Make this information available at City Hall and on the City’s website. Timing/Objective: Provide information by January 2014 Responsible Agency: Community Development Department Funding Source: General Fund	Progress: The City has not provided information on energy-efficient building technology on its website. Evaluation: This program has not been completed. Appropriateness: Continue and revise to focus on providing information related to energy-efficient strategies to be implemented during construction and home modifications.
—	8 Innovative and Efficient Housing 8F. Reduce energy waste by reviewing all residential buildings for compliance with Title 24, State of California Energy Standards. Timing/Objective: Ongoing 2014–2021	Progress: The City has adopted the most current California Green Building Standards Code. Evaluation: The adoption of current Green Code is complete. Implementation of the existing code is ongoing.

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
	Responsible Agency: Building & Safety Division Funding Source: General Fund	Appropriateness: Delete.
GOAL 8.3 - Identify land uses and available land resources appropriate for accommodating a variety of housing types.		
Establish higher density nodes with new housing opportunities intended to serve all income levels.	9 Residential High Density Special Overlay (HDS) 9A. The City will continue the Residential High Density Special Overlay in the Golden Triangle Policy Area, which accommodates up to 650 multifamily units. Timing/Objective: Ongoing Responsible Agency: Community Development Department Funding Source: General Fund	Progress: The Residential HDS Overlay in the Golden Triangle Policy Area was established by City Council Ordinance No. 361 and No. 362. Evaluation: City Council Ordinance No. 361 and No. 362 completed this program, and it is no longer necessary to continue through the 6th Cycle Housing Element. Appropriateness: Delete.
—	9 Residential High Density Special 9B. The City will continue to implement a formal ongoing monitoring procedure to ensure sufficient residential capacity for units affordable to lower income households is maintained on sites identified to accommodate the RHNA. Where an approval of a development (residential, commercial, or other) on a site identified as having lower-income potential in Appendix A results in a reduction of potential affordable units below the residential capacity needed to accommodate the RHNA, the City will identify and designate additional sites to accommodate the shortfall. The City will report on the status and implementation of the Housing Element including development occurring on identified sites, to determine whether development is occurring at densities consistent with the buildout projections described in Appendix A (in accordance with Government Code Section 65583 (a)(3) and 65583.2(h) and (l)). As necessary, the City will identify alternate sites or densities to ensure that higher density multifamily housing remains a realistic and viable development strategy. Timing/Objective: Establish a Housing Element Site Monitoring Program concurrently with amendments to the Land Use and Development Code and Zoning Map as detailed in Program action 9a. Responsible Agency: Community Development Department	Progress: The City's website continues to provide a PDF of the housing developments within the City. Evaluation: Approval process for development projects will continue to monitor affordable units. Appropriateness: Remove and instead include a program to ensure no-net-loss of needed capacity throughout the 6th Cycle.

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
—	<p>Funding Source: General Fund</p> <p>10 Town Center, Base Line Corridor, and Victoria Avenue Corridor Policy Areas</p> <p>10A. The City of Highland supports regional efforts for an improved public transportation network and greater linkages between transportation land use, and housing. In August 2012, the City completed a Southern California Association of Governments Compass Blueprint Demonstration Project that explored bringing bus rapid transit to the Town Center, Base Line Corridor, and Victoria Avenue Corridor Policy Areas of Highland. The City will continue to work with SCAG, San Bernardino Associated Governments, Omnitrans, and neighboring communities to encourage transit-oriented development in the Inland Empire.</p> <p>Timing/Objective: Ongoing 2014–2021. Continue to collaborate with SCAG, SANBAG, Omnitrans, and Policy Area property owners</p> <p>Responsible Agency: Community Development</p> <p>Funding Source: General Fund (original project funding was provided through SCAG via grants from the U.S. Department of Transportation)</p>	<p>Progress: The City continues to work with the Southern California Association of Governments (SCAG), San Bernardino Associated Governments, Omnitrans, and neighboring communities to develop the Town Center, Base Line Corridor, and Victoria Avenue Corridor Policy Areas. The “Base Line Improvement Project” between Interstate 210 and Cole Street was completed in 2015.</p> <p>Evaluation: Review of the current land use map in conjunction with transit stops indicates there is greater potential for mixed-use development along Baseline, west of Palm.</p> <p>Appropriateness: Modify to update language.</p>
Provide a variety of home building opportunities for a range of housing types.	<p>10 Town Center, Base Line Corridor, and Victoria Avenue Corridor Policy Areas</p> <p>10B. The Compass Blueprint Demonstration Project involved creating 3-D models and videos of the Base Line corridor and what it could look like after residential, mixed use, and commercial infill development and multimodal transit improvements. The City will leverage this digital resource to attract new residential and mixed use development to the area and inspire existing property owners to reinvest in their housing structures.</p> <p>Timing/Objective: Post videos online and share them with the Chamber of Commerce and other interested parties by 2014</p> <p>Responsible Agency: Community Development</p> <p>Funding Source: General Fund (original project funding was provided through SCAG via grants from the U.S. Department of Transportation)</p>	<p>Progress: The City is currently working on updates to the website. The “Base Line Improvement Project” between Interstate 210 and Cole Street was completed in 2015.</p> <p>Evaluation: This program is an ongoing priority for the City and continued updates are underway.</p> <p>Appropriateness: Combine into one program to focus on coordination with relevant agencies.</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
<p>Expand the affordable housing stock and provide homeowners with an additional source of income by facilitating the construction of second dwelling units.</p>	<p>11 Second Units 11A. Continue to encourage the development of attached or detached second units in accordance with HMC Section 16.44.180 Second Units Ordinance. Timing/Objective: Maintain advertisement of the Second Unit Ordinance on the City’s website and the “Come Home to Highland” website Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: From 2015 to 2020, the City approved eight ADUs. Additionally, the City’s ADU ordinance was updated in 2019. Evaluation: More recent updates to ADU laws will require additional amendments to the City’s ADU ordinance. In 2018, three ADUs were approved, two ADUs were approved in 2019, five were approved in 2020, and four ADUs have been approved to date as of March 2021. Interest in ADU development is increasing as awareness in the community becomes more prevalent. Appropriateness: Modify to amend the ADU ordinance consistent with State law, Government Code Section 65852.2.</p>
<p>Goal 8.4 - Assist in the provision of adequate and affordable housing for all Highland residents.</p>		
<p>Improve quality of life for lower and moderate income Highland residents through providing homeownership assistance and promoting County homeowner and renter assistance opportunities.</p>	<p>12 Homeowner Assistance Programs 12A. Provide additional homeownership resources to Highland residents by providing information on County homeowner assistance programs at City Hall and on the City’s website. Timing/Objective: Update website in January 2014 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: Ongoing. There is a link on the City’s website to the County’s Community Development and Housing Homepage, Housing Resources, Housing Counseling Services, and Section 8 Housing Choice Voucher Programs. Evaluation: Residents can readily find this information on the City’s website and it has been implemented. Appropriateness: Continue.</p>
<p>Improve quality of life for lower and moderate income Highland residents through providing homeownership assistance and promoting County homeowner and renter assistance opportunities.</p>	<p>13 Renter Assistance 13A. Support the Housing Authority’s Housing Choice Voucher program (Section 8 vouchers) by providing program information at City Hall and on the City’s website. The Housing Choice Voucher program pays rental subsidies directly to rental property owners to benefit lower income households. Timing/Objective: Ongoing 2014–2021 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: The Housing Programs section of the City’s website directly provides a link to the Housing Authority of the County of San Bernardino’s website, which provides information for the Housing Authority’s Housing Choice Voucher program (Section 8 Vouchers). Evaluation: Residents can readily find this information on the City’s website and it has been implemented. Appropriateness: Continue and revise to focus on Housing Choice Voucher referrals and continued maintenance of the existing webpage.</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
—	<p>14 Priority Services</p> <p>14A. Provide the Housing Element to the City’s water and sewer service providers and assist them in drafting policies to provide priority water and sewer service to affordable housing projects.</p> <p>Timing/Objective: Provide housing element and offer assistance upon adoption</p> <p>Responsible Agency: Community Development Department</p> <p>Funding Source: Community Development Department Budget</p>	<p>Progress: The 2014–2021 Housing Element was provided to the Water and Sewer department for preparation of the 2019 Water System Master Plan and 2019 Sewer System Management Plan.</p> <p>Evaluation: The program is effective in ensuring utility providers account for changes to land use to provide adequate water and sewer service to affordable housing projects.</p> <p>Appropriateness: Continue.</p>
<p>Prohibit housing discrimination and other related discriminatory actions in all aspects affecting the sale or rental of housing based on race, religion, or other arbitrary classification.</p>	<p>15 Fair Housing Mediation</p> <p>15A. Increase awareness of the City’s partnership with the Inland Fair Housing & Mediation Board (IFHMB) by providing a link to their website (www.ifhmb.com) on the City’s website and include an article regarding IFHMB services in the City’s annual newsletter. The City will make fair housing brochures available at Highland City Hall, Highland Senior Center, Highland Library, Highland Family YMCA, and the Police Station. The City will continue to refer Highland residents, tenants, landlords, and property owners to IFHMB to assist in resolving fair housing issues.</p> <p>Timing/Objective: Update website and provide brochures by January 2014</p> <p>Responsible Agency: Community Development Department</p> <p>Funding Source: General Fund</p>	<p>Progress: The City provides a link to the IFHMB website under Housing Programs on the City’s website.</p> <p>Evaluation: The City has met the objectives of this program in providing information regarding IFHMB services.</p> <p>Appropriateness: Continue and revise to focus on continued maintenance of information on the City’s website and to continue the City’s partnership with IFHMB.</p>
<p>Prohibit housing discrimination and other related discriminatory actions in all aspects affecting the sale or rental of housing based on race, religion, or other arbitrary classification.</p>	<p>15 Fair Housing Mediation</p> <p>15B. Contribute to the regional evaluation of discriminatory housing practices by participating in the County of San Bernardino Analysis of Impediments to Fair Housing. The Analysis of Impediments to Fair Housing identifies regulations or practices that may create an unequal housing environment in San Bernardino County communities.</p> <p>Timing/Objective: Complete according to the County’s schedule</p> <p>Responsible Agency: Community Development Department</p> <p>Funding Sources: General Fund</p>	<p>Progress: The County of San Bernardino Analysis of Impediments to Fair Housing Report was completed in 2015 and involved public outreach.</p> <p>Evaluation: The City continues to participate in the evaluation of discriminatory housing practices through the Regional Analysis of Impediments to Fair Housing Choice.</p> <p>Appropriateness: Continue under a separate program.</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
—	<p>16 Housing Preservation Program 16A. Subprime lending practices have resulted in numerous foreclosures throughout Highland. The City seeks to reduce foreclosures by providing educational information to its residents. The City will provide educational homeownership brochures and refer concerned homeowners and homebuyers to nonprofits such as Neighborhood Housing Services of the Inland Empire, Inc. and the Homeownership Preservation Foundation. Information will be made available at City Hall and on the City’s website. Timing/Objective: Provide information by January 2014 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: This is ongoing. Updates to the website have not yet been made. Evaluation: The City is unable to record the number of foreclosures reduced through the City’s provision of educational materials to residents. Nonetheless, the program is effective in disseminating information to homeowners and homebuyers. Appropriateness: Continue and revise to continue to refer residents to assistance and other resources and to update the City’s webpage to better connect residents to information and resources.</p>
—	<p>16 Housing Preservation Program 16B. The affordability covenant at Raintree Apartments is expected to expire in 2020. The City will establish a program to provide outreach to owners of affordable projects, such as this one, to ensure that they understand ways to ensure affordability, such as partnering with or selling to the City or an affordable housing organization. The program will include providing owners of affordable projects with a list of affordable housing developers and organizations. An informative letter will be issued to relevant affordable housing organizations. Timing/Objective: Establish program and provide information by January 2016 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: The City negotiated with the ownership of Raintree Apartments but was unable to secure an agreement. Evaluation: The City conducted outreach with Raintree Apartments but was unable to secure a partnership. Appropriateness: Continue and revise to focus on reducing foreclosures by providing educational information to residents and to monitor affordable housing.</p>
—	<p>16 Housing Preservation Program 16C. In the event that the affordability covenants at Raintree Apartments are planned to expire, the City will notify local affordable housing entities in an effort to attract interest and resources for preserving the units. The California Department of Housing and Community Development maintains a list of qualified entities. These organizations are leaders in obtaining, maintaining, and managing</p>	<p>Progress: The City negotiated with the ownership of Raintree Apartments but was unable to secure an agreement. Evaluation: New affordable housing entities have not been attracted through this program; however, the City continues to track a list of low- and moderate-income housing with</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
	affordable housing developments and are logical partners for the City, the property owner, and other interested nonprofits. Timing/Objective: Reach out to qualified entities, if needed, by 2018. Responsible Agency: Community Development Department Funding Source: General Fund	long-term covenants in the City, which is available on the City's website. Appropriateness: Delete. The program is no longer needed specific to Raintree Apartments, as Program 20A will continue to monitor existing publicly assisted affordable housing in the City.
GOAL 8.5 - Facilitate the development of a broad range of housing types to meet the special needs of Highland residents.		
Encourage development of accessible housing for the disabled through regulatory relief.	17 Housing for Disabled Persons 17A. Enact a process for disabled individuals, including persons with developmental disabilities, or those acting on their behalf to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices, and/or procedures of the City. This process will include a review of the zoning code for compliance with fair housing laws and procedures for assisting those making the request, and a procedure for appeals. Timing/Objective: February 2013 Responsible Agency: Community Development Department Funding Source: General Fund	Progress: The City is in compliance with all new disability laws and policies (HMC 16.40.090, Reasonable Accommodations). Evaluation: This program has been codified into a process for providing reasonable accommodations for individuals with disabilities. Appropriateness: Modify to continue to connect households with information on how to maintain low energy use to reduce energy costs and explore opportunities to connect residents to resources on in-home accessibility.
—	17 Housing for Disabled Persons 17B. Provide informational materials on Southern California Edison's Customer Assistance Program at City Hall. The program is designed to help persons with disabilities, including developmental disabilities, control their energy use. The program also targets low income, senior citizens, and non-English speaking customers. Timing/Objective: Ongoing 2014–2021 Responsible Agency: Building & Safety Division Funding Source: General Fund	Progress: This program is ongoing. Evaluation: The City is uncertain if Highland resident enrollment in the program is due to the informational materials at City Hall. However, the program is effective for transparency purposes. Appropriateness: Modify to combine with programs to provide informational materials on the City's website .
—	17 Housing for Disabled Persons 17C. Refer individuals and families with developmental disabilities to the Inland Regional Center in San Bernardino. The Inland Regional Center is the largest nonprofit, state-funded social service facility in the	Progress: This program is ongoing. Evaluation: The City continues to refer individuals and families with disabilities to the Inland Regional Center in San Bernardino.

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
	<p>state that focuses on persons with developmental disabilities. Provide a link to the Inland Regional Center’s website on the City’s website. Timing/Objective: Ongoing 2014–2021 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Appropriateness: Modify to combine with other programs for housing for persons with disabilities.</p>
<p>Provide the regulatory framework necessary to facilitate special needs housing in Highland.</p>	<p>18 Residential Care Facilities 18A. Update the zoning code to differentiate between residential care facilities serving six or fewer residents and those serving seven or more residents. Create separate definitions and permitting processes for the two types of residential care facilities, and permit those serving 6 or fewer persons by right in all residential zones. Timing/Objective: Amend the Land Use and Development Code by January 2013 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: This item has not been codified. It is on a comprehensive Code update that has been drafted, but not yet approved by management or the City Attorney, to move forward to public hearing. Evaluation: As this has not yet been codified, its evaluation is unable to be determined. Appropriateness: Modify to update timeframe.</p>
<p>Creation of a continuum of care for the homeless in Highland through establishing a housing plan for the homeless including zoning districts allowing emergency shelter, transitional housing, and permanent supportive housing.</p>	<p>19 Emergency Shelters, Transitional Housing, and Permanent Supportive Housing 19A. Address the urgent shelter needs of the homeless by updating the Land Use and Development Code to permit emergency shelters in the Business Park district, which has the capacity to provide at least one year-round shelter for the City’s 112 homeless persons. Address transitional housing needs by permitting transitional housing and permanent supportive housing by right of zone. Timing/Objective: Amend the Land Use and Development Code by January 2013 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: Emergency shelters (of 25 persons or fewer) are allowed in the Business Park district through Department Review. Transitional housing and permanent support-type housing facilities are excluded from the Business Park district. Supportive and transitional housing is allowed in residential areas through Staff Review in the Agricultural Equestrian (A/EQ) district, R-1, Village Residential (VR) district, and East Highland Village (EHV) district. All other residential zones require a Conditional Use Permit, and thus, are not permitted by-right. Evaluation: The program has been effective in implementation and has led to the establishment of two transitional housing facilities. Appropriateness: Modify to latest updates to legislation.</p>
<p><u>Creation of a continuum of care for the homeless in Highland through establishing a housing plan for the</u></p>	<p>19 Emergency Shelters, Transitional Housing, and Permanent Supportive Housing</p>	<p>Progress: Emergency shelters (of 25 persons or fewer) are allowed in the Business Park district through Department Review. Single-room-occupancy units are not permitted in</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
<p>homeless including zoning districts allowing emergency shelter, transitional housing, and permanent supportive housing.</p>	<p>19B. The City has established an emergency shelter, transitional housing, and permanent supportive housing subcommittee to prepare a study evaluating model ordinances, case studies, zoning districts, and development standards to encourage and facilitate these forms of special needs housing (including single room occupancy units) in accordance with Senate Bill 2. The subcommittee is preparing a plan to meet Highland’s emergency shelter, transitional housing, and permanent supportive housing needs. The plan will include amending the Land Use and Development Code to permit emergency shelters without discretionary approval in the Business Park district, conditionally permit single room occupancy units in the Business Park district, and permit transitional and permanent supportive housing as residential uses subject to the same approval process and restrictions as similar residential uses in the same zone (based on unit type). Timing: Amend the Land Use and Development Code by January 2013 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>the Business Park district. Supportive and transitional housing are allowed in select residential through Staff Review in the A/EQ, R-1, VR, and EHV districts. All other residential zones require a Conditional Use Permit. Evaluation: Under State law, transitional and supportive housing must be treated as a residential use in all zones that allow residential uses and be permitted under the same restrictions as residential uses of the same type in the same zone. Under AB 2162 and AB 2988, supportive housing meeting specific standards shall be a use by right in zones where emergency shelters are permitted, and in all zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. Appropriateness: Modify to combine with Program 19A and include amendments to the Land Use and Development Code to comply with current State law requirements for transitional, supportive, and emergency shelters.</p>
<p>—</p>	<p>20 Affordable Housing Preservation 20A. Continue to monitor existing publicly assisted affordable housing and provide technical assistance for those that might convert to market rents and displace extremely low, very low-, low-, and moderate-income tenants. Timing/Objective: Ongoing 2014–2021 Responsible Agency: Community Development Department Funding Source: General Fund</p>	<p>Progress: The City keeps track of low- and moderate-income housing with long-term covenants. This program is ongoing. Evaluation: The program has proven difficult to monitor for the City. Appropriateness: Modify to coordinate with the Housing Authority to facilitate monitoring existing affordable housing and combine with Programs 16B and 16C.</p>
<p>—</p>	<p>20 Affordable Housing Preservation 20B. Update contact list of housing advocacy groups, public agencies, and non-profit organizations to have available in the event of opportunities for purchasing or managing lower income housing projects. Timing/Objective: Update contacts annually, ongoing 2014– 2021.</p>	<p>Progress: The City refers residents to the County’s website to search for housing advocacy groups, public agencies, and nonprofit organizations. Evaluation: It is unclear if the program has been effective. Appropriateness: Modify to creating relationships with affordable housing advocacy groups through affordable</p>

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
	Responsible Agency: Community Development Department Funding Source: Community Development Department Budget	housing partnerships. The City will initiate partnerships and continue to work with owners, tenants, and nonprofit organizations to assist in the long-term affordability of affordable developments.
—	20 Affordable Housing Preservation 20C. Continue to update a list of all available lower and moderate-income housing assistance programs and make the list available on the City's website and during developer pre-application conferences. Timing/Objective: Ongoing 2014–2021 Responsible Agency: Community Development Department Funding Source: Community Development Department Budget	Progress: The City provides a link to the County's website and individual assistance programs. Evaluation: The links are a good source of information that are kept updated by the County. Appropriateness: Modify to continue providing up to date links and information on City's website , and merge with Program 20B.
—	21 Mobile Home Preservation 21A. Based on the provisions of Government Code Section 65863.7, require the submission of a report detailing the impacts of any proposed mobile home park conversion with the filing of any discretionary permit. Timing/Objective: Require a report for each proposed conversion. Responsible Agency: Community Development Department Funding Source: General Fund	Progress: The program is ongoing as needed. Evaluation: The program is effective as a regulatory tool to preserve mobile homes and should be continued under State law. Appropriateness: Continue.
—	21 Mobile Home Preservation 21B. Require all condominium and mobile home conversion applicants to relocate displaced residents to the extent required by law. Timing/Objective: Implement on a project-by-project basis throughout the planning period. Responsible Agency: Community Development Department Funding Source: General Fund	Progress: The program is ongoing as needed. Evaluation: This program is required by State law. However, this program is a routine function and not applicable as a Housing Element program. Appropriateness: Continue.
—	21 Mobile Home Preservation 21C. Define and distinguish manufactured housing from mobile homes and travel trailers, as set forth in current HUD codes, and define the process for approving or disapproving such uses to comply with state law. Timing/Objective: Adopt definitions and permitting procedures by January 2014.	Progress: HMC Section 16.06 has separate definitions for “manufactured house” and “mobile home.” Under manufactured home, it states, “For floodplain management purposes, the term ‘manufactured home’ also includes park trailers, travel trailers and other similar vehicles placed on a site for greater than 180 consecutive days.”

Table 1: Review of 2014–2021 Housing Element Past Accomplishments

Policy (if applicable)	Program	Progress in Implementation
	Responsible Agency: Community Development Department Funding Source: General Fund	Evaluation: The definition of a “dwelling unit” in the City’s Code includes mobile homes and therefore does not preclude a mobile home from being developed in zones that permit single-family uses. Appropriateness: Delete.
Support innovative public, private, and nonprofit efforts in the development and financing of affordable, special needs housing.	22 Collaborative Partnerships 22A. The City has administered funds for a variety of affordable housing needs such as construction costs, rent subsidies, and home improvement grants. Working in collaboration with other entities will help the City’s resources go farther and meet the needs of additional lower income households. The City will contact local affordable housing service providers to discuss partnering and continue to seek financial assistance from other agencies. Timing/Objective: Ongoing 2014–2021 Responsible Agency: Community Development Department Funding Source: Community Development Block Grants, HCD Emergency Housing Assistance Program, and Federal Emergency Shelter Grants and others	Progress: Most recent partnership with Community Housing and Corporation for Better Housing. Negotiation Agreement approved partial grant funding in place. Unfortunately, the project was financially infeasible. The City is now partnering with an alternative developer, Housing Ventures. In preliminary negotiations. Evaluation: The program is effective in collaborative efforts to bring resources for lower-income households to the City. Appropriateness: Continue.

2 Review of Programs Addressing Special Housing Needs

A review of policies and programs from the City's 5th Cycle Housing Element is necessary to evaluate the effectiveness in addressing the housing needs for populations with special needs. The term 'special needs' is used to describe the housing needs of farmworkers, large families and female-headed households, those experiencing homelessness, those with disabilities, including developmental disabilities, and older adults or seniors. Provided below are programs of the 5th cycle Housing Element that directly or indirectly address the special housing needs of the population.

Program 17, Housing for Disabled Persons accommodates persons with disabilities, including developmental disabilities, and older adults by providing amenities and relief regarding affordable and safe housing. Program 17A requires the City to be in compliance with disability laws and policies, and also provide relief from various land use, zoning, or building laws, rules, policies, practices, and/or procedures of the City. Program 17B provides informational materials on Southern California Edison's Customer Assistance Program at City Hall. This helps persons with disabilities control their energy use. Program 17C refers individuals and families to the Inland Regional Center in San Bernardino where persons with disabilities, including developmental disabilities, can be accommodated. The City was successful in the implementation of the objectives of this program.

Program 18, Residential Care Facilities addresses special needs housing in the City by providing a regulatory framework. This entails updates to the zoning code to differentiate between residential care facilities serving six or fewer residents and those serving seven or more residents. This creates separate definitions and permits facilities serving six or fewer persons by right in all residential zones. At the time of the 5th Cycle Housing Element, the comprehensive Code update had only been drafted and not formally approved, so the program will be carried over into the 6th cycle to comply with the latest legislation related to permitting and facilitating residential care facilities.

Program 19, Emergency Shelters, Transitional Housing, and Permanent Supportive Housing directly address individuals with special needs by providing them with emergency shelters and supportive housing. Individuals experiencing homelessness may require urgent needs for shelters. Therefore, an update to the Land Use and Development Code to permit emergency shelters in the Business Park (BP) district ~~is~~was necessary and the City successfully amended the code to permit them in the BP district. Transitional housing and permanent supportive housing are also permitted by right in select zones. This program is effective in that two transitional housing facilities had been established at the time of the 5th Cycle Housing Element, and modifications should be made to the latest updates of legislation.

Other programs that indirectly addresses populations with special housing needs include:

- **Program 2, Rental Rehabilitation** provides a focus on rental-oriented programs that could improve the condition and housing stock for the renter community. This program was adopted as the Residential Rental Enhancement Program (RREP). Many rental units in the City offer residency for lower income groups, as well as accommodate persons with disabilities. By ensuring a high level of rental property maintenance, populations with special housing needs may be served through this program, ensuring they are not subject to substandard living conditions.
- **Program 5, Inclusionary Housing and Fees** assists in the development of adequate housing to meet the needs of lower- and moderate-income households, many of which include those with

special housing needs. This program was formed as a response to a 2006 Inclusionary Housing Ordinance requiring new housing construction in the City to provide affordable units on-site, off-site (in special circumstances), or pay an in-lieu fee into the City's housing fund for the preservation and construction of affordable housing. The City has been successful in this program, specifically through the development of affordable housing for lower-income households.

- **Program 12, Homeowner Assistance Programs** provides resources that will help lower-income households including households with special needs. Such resources may include housing counseling services and information regarding the Section 8 Housing Choice Voucher program. The City was successful in promoting available programs and will further promote homeowner assistance in the 6th cycle.
- **Program 13, Renter Assistance** aims to improve the quality of life for lower- and moderate-income residents, including those with special housing needs, with renter assistance opportunities. This program supports the Housing Choice Voucher program which helps to pay rental subsidies directly to property owners. As a result, this may help offset some of the expenses that households with special housing needs may have. The City successfully implemented the objectives of this program in the 5th cycle.
- **Program 15, Fair Housing Mediation** helps to protect populations who may be vulnerable to discrimination. The program accomplishes this by prohibiting housing discrimination and other related discriminatory actions in all aspects affecting the sale or rental of housing based on race, religion, or other arbitrary classification. The City continues to participate in the evaluation of discriminatory housing practices through the Regional Analysis of Impediments to Fair Housing Choice and has further expanded upon fair housing programs for the 6th cycle.
- **Program 20, Affordable Housing Preservation** protects access to affordable housing by keeping track of low- and moderate-income housing with long-term covenants, supporting housing advocacy groups, agencies, and non-profit organizations, and providing resources to housing assistance programs. This program was successful in providing information to available resources on the City's website. The City does not have any units at-risk of conversion to market rate, therefore this program focuses on monitoring development through the 6th cycle.

Programs that were identified to be effective from the 5th Cycle Housing Element will be continued and modified as necessary. New programs created for the 6th Cycle Housing Element supplement specific housing needs for residents with special needs.

Appendix B: Community Profile

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1 Introduction

The Community Profile for the Housing Element for the City of Highland’s General Plan is a description and analysis of demographic, employment, and housing characteristics that influence housing demand, housing affordability, and housing needs. The Community Profile includes an evaluation of existing and projected housing needs and the potential constraints to meeting them. The findings in this report are the foundation for establishing meaningful goals, policies, and programs in the City of Highland’s Housing Element.

1.1 Overview

Incorporated in 1987, the City of Highland (City) has strived to become a high-quality community for families to call home. The City boasts historic neighborhoods, master planned communities, mountain views, and a rich history dating back to the late 1800s.

The City has seen significant changes in its housing market and housing conditions during the last decade. Housing prices have steadily rebounded following the drastic decline of the 2008 market downturn. Housing and apartment rents have also increased over the last few years. Although Highland has only been a city for 35 years, much of the housing stock on the west side predates incorporation, so the revitalization of housing is also a local concern.

The Housing Community Profile provides the foundation for the Housing Element to address planning issues in the City, in accordance with State law. The Housing Community Profile examines the demographic profile of the City, the existing housing stock, special needs groups, and existing affordable housing developments to understand demographic and housing characteristics and effectively evaluate housing and community needs. Through this examination, the Housing Community Profile lays the foundation for goals, policies, and programs to address the following issues in the City:

- Adapting to changing housing market conditions.
- Meeting State-mandated regional housing needs goals.
- Furthering quality housing and neighborhoods.
- Accommodating social and economic diversity.
- Assisting residents with special housing needs.

1.2 Data Sources

Various sources of information have been consulted in preparing this Housing Element. The 2010 Census provides the basis for population and household characteristics. Where applicable, the following sources of information have been used to supplement and update information contained in the 2000 and 2010 Census:

- Southern California Association of Governments (SCAG) Adopted Growth Forecast, 2016
- SCAG’s Pre-Certified Local Housing Data for the City of Highland, 2020
- U.S. Bureau of Labor Statistics Longitudinal Employment and Household Dynamics, 2017
- Employment Development Department, State of California, 2020
- SCAG Connect SoCal, 2020
- California Department of Finance 2010 and 2020 Composition of Housing Stock, 2020
- California Department of Housing and Community Development’s Income Limits, 2020

- U.S. Census American Community Survey, 2019
- Department of Finance Vacancy Rates, 2020
- Home pricing information from CoreLogic, Zillow, and Redfin, 2020
- Guidestone Mortgage Calculator, 2020
- Bankrate Mortgage Calculator, 2020
- California Department of Social Services Care Facility Search, 2020
- San Bernardino County 2020 Homeless County and Subpopulation Survey, 2020
- SCAG 2018 Household Income Distribution Based on County Annual Median Income, 2018
- RentCafe Average Rents, 2020
- Lands of America, 2021
- U.S. Department of Housing and Urban Development’s Fair Market Rents, 2020
- Realtor.com Market Trends, 2020
- Mortgage Bankers Association Mortgage Credit Availability Index, 2020
- Home Mortgage Disclosure Act, 2019
- International Code Council Square Foot Construction Costs, 2019
- East Valley Water District Sewer and Water System Master Plan, 2019
- San Bernardino Valley Regional Urban Water Management Plan, 2015
- Zumper Average Rent in Highland, 2021
- California Housing Partnership Los Angeles County Annual Affordable Housing Outcomes Report, 2020

1.3 Public Participation

California law requires that local governments include public participation as part of their Housing Elements. Specifically, Government Code Section 65583(c)(7) states “that the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” State law does not specify the means or methods for participation; however, it is generally recognized that the participation must be inclusive.

The City encourages and solicits the participation of the community and other local agencies in the process of identifying housing and community needs. To initiate community input, the City provided information regarding the Housing Element update on the City’s website under “6th Cycle Housing Element Update” in the Planning Department section. The City’s website provides a link to an online survey presented in English and in Spanish. Additionally, the City’s website directs viewers to contact the City’s Associate Planner for further information.

Two public meetings were held during preparation of the Housing Element update. The public meetings were noticed in local newspapers, on the City’s website, and at the required public facilities. These public hearings offer the community additional opportunities to participate in program development and raise their concerns about the future of housing in Highland. Rather than conducting an in-person meeting, the Governor’s Executive Order N-25-20 allows local governments to hold meetings via teleconferencing while still meeting State transparency requirements. Therefore, the public meetings were held in a virtual format. A detailed summary of the City’s Housing Element outreach, including presentation materials, are available in **Appendix F – Community Outreach Summary**.

2 Demographic Profile

A successful strategy for improving housing conditions must be based on an assessment of existing and future housing needs. An evaluation of the City’s demographic characteristics provides insight into the City’s population that will influence the development of responsive housing goals, policies, and programs.

2.1 Population Growth

According to the U.S. Census, the City of Highland’s population grew 19 percent from 44,625 in 2000 reaching 53,104 in 2010. The City’s population reached 55,323 in 2020, an additional 4.2 percent increase. Although a major local employment center, Norton Air Force Base, closed in 1994, the City’s population has continued to grow due to the development of former orchards in east Highland.

New population growth in the City and other Inland Empire communities is in part due to the availability of more affordable home prices. Individuals and families will often relocate to the Inland Empire for home ownership opportunities as they are priced out of Los Angeles and Orange Counties. As the City pursues infill development and continues to develop remaining vacant land in the east, population growth will continue to occur, but at a slower rate than in decades past. SCAG estimates that the City’s population will grow to 65,700 by 2035, an 18.8 percent increase from 2020. **Table 1, Population Growth 2000–2035**, summarizes these population estimates for Highland from 2000 to 2035.

Table 1. Population Growth 2000–2035				
Year	2000	2010	2020	2035
Population	44,625	53,104	55,323	65,700
Percent Growth	—	+19%	+4.2%	+18.8%

Source: SCAG 2020, 2016–2040 RTP/SCS Final Growth Forecast by Jurisdiction

2.2 Age Characteristics

Age distribution is an important factor in determining the size, type, and tenure of housing needed in a community. Census data indicates that although the under 18 population has declined since 2010, this age group continues to be the largest cohort in the City (**Table 2, Age Characteristics 2000–2018**). The decline in children is potentially related to the low increase in the number of individuals in the family-forming age group over the last decade. Unlike most cities without a 4-year university, the City has experienced a steady increase in college-age residents. This may be the result of local students staying at home and commuting to school rather than relocating closer to campuses, such as California State University San Bernardino and University of Redlands, or due to young persons joining the workforce rather than leaving for higher education.

Reflective of the Baby Boom generation, the middle-aged and older adult groups are the fastest growing groups. Middle-aged residents typically increase the demand for single-family, detached homeownership opportunities, but as children leave, they may begin downsizing and changing the housing type demand, such as to condominiums. Although the older adult population makes up less than 10 percent of the City’s total population, this age group specifically experienced the largest percent increase between 2010 and 2018.

Table 2. Age Characteristics 2000–2018							
Age Group	2000		2010		2018		Change 2010–2018
	Number	Percent	Number	Percent	Number	Percent	
Children and Youth (under age 18)	15,875	35.6%	18,259	34.9%	16,142	29.4%	-5.5
College Age (Ages 18–24)	4,013	9.0%	5,028	9.6%	5,911	10.8%	1.2
Family-Forming Adults (Ages 25–44)	13,377	30.0%	14,087	26.9%	14,173	25.8%	-1.1
Middle Age Adults (Ages 45–64)	8,453	19.0%	11,383	21.8%	13,173	24.6%	2.8
Older Adults (Ages 65+ and Above)	2,887	6.5%	3,584	6.8%	5,146	9.4%	2.6
Total	44,605	100%	52,341	100%	54,859	100%	—
Median Age	27.9		29.7		32.4		4.5
Source: U.S. Census Bureau							

The City’s age profile suggests a need for affordable, single-family home ownership opportunities, such as attached single-family homes and family-sized rentals. The family-forming and middle-aged groups typically create demand for housing in units large enough to accommodate children (two or more bedrooms).

These prime working-age groups tend to have higher incomes and larger household sizes than their younger and older cohorts. Census data indicates that in 2018, the median household income was \$54,513 for family-forming adults and \$74,201 for middle-age adults, compared to \$47,168 for older adults and \$30,833 for 15- to 24-year-old youth and college-aged households. With growing populations and lower median household incomes for the older adults and college-aged groups, there may be a growing demand for multifamily rental housing, accessory dwelling units, and senior housing.

2.3 Race and Ethnicity

Like much of Southern California, the City is becoming more racially and ethnically diverse. As of 2018, City residents who identified as White made up the majority of the racial composition of the total population, but the number of Hispanic residents (who may be of any race) increased significantly more than any other race from 2010 to 2018 and made up about 53 percent of the total population in 2018.

Table 3, Ethnicity 2000–2018, shows the City’s racial and ethnic trends from 2000 to 2018.

Table 3. Ethnicity 2000–2018

	2000		2010		2018		Change 2010–2018
	Number	Percent	Number	Percent	Number	Percent	
White	25,089	56.2%	28,225	53.9%	32,712	59.6%	5.7
Black or African American	5,403	12.1%	4,833	9.2%	4,578	8.3%	-0.9
American Indian and Alaska Native	581	1.3%	257	0.5%	757	1.4%	0.9
Asian	2,740	6.1%	3,527	6.7%	4,523	8.2%	1.5
Native Hawaiian and Other Pacific Islander	152	0.3%	211	0.4%	599	1.1%	0.7
Other Alone	8,307	18.6%	13,063	25.0%	8,937	16.3%	-8.7
Two or more races	2,333	5.2%	2,225	4.3%	2,753	5.0%	0.7
Total	44,605	100%	52,341	100%	54,859	100%	—
Hispanic Origin ¹	16,342	36.6%	25,309	48.4%	29,111	53.1%	4.7

Source: US Census Bureau
¹ Persons of Hispanic origin may be of any race or multiple races.

2.4 Employment Characteristics

Census estimates for 2018 identify 40,518 people aged 16 and older in the labor force, a steady increase from 2010 (see **Table 4, Employment Status for City Residents over 16**). The increase in employed persons may correlate to the City’s growing middle-aged population and the development of industrial spaces and offices in the City and throughout the Inland Empire. Overall, the City’s general labor force characteristics and unemployment rates were virtually unchanged from 2010 to 2018.

Table 4. Employment Status for City Residents Over 16 2000–2018

Labor Force	2000		2010		2018		Change 2010–2018
	Number	Percent	Number	Percent	Number	Percent	
In Armed Forces	27	0.1%	14	0.04%	16	0.04%	-0.0%
Civilian–Employed	17,058	56.4%	21,349	58.66%	22,953	56.65%	-2.0%
Civilian–Unemployed	1,978	6.5%	2,570	7.06%	2,562	6.32%	-0.7%
Not in Labor Force	11,204	37.2%	12,461	34.24%	14,987	37%	2.8%
Total	30,267	100%	36,394	100%	40,518	100%	—

Source: US Census Bureau

According to the Bureau of Labor Statistics, in 2017 the majority of the City’s residents in the labor force, approximately 96 percent, were employed outside of the City, and only approximately 4 percent were employed inside of the City. As shown in **Table 5, Employment Profile for the City**, the largest percentage of Highland’s the City’s population was employed in health care and social assistance industries, followed by retail trade and accommodation and food services. The largest percentage of jobs offered in the City are also in the health care and social assistance industries, followed by retail trade and accommodation and food service. Several medical facilities are located in the area, including Patton State Hospital Dignity Health – Community Hospital of San Bernardino, and associated supportive services. The majority of persons employed (62 percent) within the City reside in San Bernardino County, and 21 percent reside in Riverside County.

Table 5. Employment Profile for the City (2017)				
Industry	Jobs held By Residents		Jobs Offered in City	
	Number	Percent	Number	Percent
Health Care/Social Assistance	2,955	18.1%	1,371	29.1%
Retail Trade	2,210	13.6%	688	14.6%
Accommodation & Food Service	1,660	10.2%	865	18.4%
Administration & Support, Waste Management and Remediation	1,536	9.4%	378	8.0%
Transportation and Warehousing	1,500	9.2%	81	1.7%
Manufacturing	1,203	7.4%	231	4.9%
Construction	1,087	6.7%	354	7.5%
Wholesale Trade	979	6.0%	37	0.8%
Professional, Scientific & Technical Services	758	4.7%	166	3.5%
Finance & Insurance	448	2.8%	107	2.3%
Educational Services	325	2.0%	26	0.6%
Real Estate, Rental & Leasing	243	1.5%	36	0.8%
Management of Companies & Enterprises	232	1.4%	0	0.0%
Arts, Entertainment & Recreation	204	1.3%	58	1.2%
Information	190	1.2%	7	0.1%
Agriculture, Forestry, Fishing & Hunting	152	0.9%	0	0.0%
Utilities	56	0.3%	16	0.3%
Mining, Quarrying, Oil & Gas Extraction	17	0.1%	104	2.2%
Public Administration	0	0.0%	0	0.0%

Source: US Bureau of Labor Statistics Longitudinal Employment and Household Dynamics 2017.

American Community Survey income data from 2018 indicates that the median household income was \$59,395; however, more than half of employed City residents have relatively low-paying jobs that could result in challenges to affording adequate housing, depending on the incomes of other household members (if other household members are wage earners). In 2018, approximately 10 percent of households earned a median household income of \$14,999 or less, and approximately 32 percent earned between \$15,000 and \$49,999. Some, generally, low-wage earning occupations such as medical assistant, sales clerk, and cashier are common in the industries primarily employing City residents—health care, retail trade, and accommodation and food service.

2.4.1 COVID-19 Impact on Employment Trends

On March 19, 2020, Governor Gavin Newsom of California issued a Stay at Home Order (Executive Order N-33-20) to protect the health and well-being of all Californians and to establish consistency across the State in order to slow the spread of COVID-19. The sudden emergence of the COVID-19 pandemic resulted in significant increases in unemployment throughout the United States. According to the Employment Development Department’s Bureau of Labor Statistics, the City’s unemployment average of 1,000 persons (3.8 percent) in 2019 increased to 2,200 persons (9 percent) for the month of January 2021.¹

¹ Data from the Employment Development Department for cities and Census-designated places is limited to not seasonally adjusted labor force and unemployment rates.

2.5 Household Type and Size

A household consists of all persons residing in a dwelling unit, regardless of relationship. Household type and size affect the type of housing and number of bedrooms per unit demanded in the community. According to SCAG’s Pre-Certified Local Housing Data, there were 15,932 total households in the City in 2018.

Families comprise the majority of the households in the City. As shown in **Table 6, Household Size in the City**, the Census estimates report that 72 percent of family households consist of two to four members; however, five or more people households (28 percent) are the most commonly occurring household size. These families range from couples of any age to families with children, and therefore could be served by a variety of housing types. In the City, families typically create demand for single-family rentals and ownership opportunities in single-family detached units or amenity-rich single-family attached projects.

An estimated 28 percent of the City’s family households are large families of five or more persons. Large families, particularly those with children, typically seek homeownership opportunities in single-family detached homes for the space and financial investment benefits. However, since more income is needed to support more people, many large families face financial hardship in affording adequately sized housing, a topic discussed later in this report.

Nonfamily households, which often consist of individuals living alone or with unrelated persons, make up 20 percent of the City’s total households. The majority of nonfamily households, 83 percent, are one-person households, accounting for 16.7 percent of Highland’s total households (a lower share of single-person households than the SCAG region overall [16.7 percent vs. 23.4 percent]). One-person households generally seek small housing units, such as apartments, accessory dwelling units, and condominiums.

Household Size	Family		Nonfamily	
1 Person	0	0.0%	2,655	82.7%
2 Persons	3,437	27%	438	13.6%
3 Persons	3,086	24.3%	62	1.9%
4 Persons	2,649	20.8%	44	1.4%
5 or More Persons	3,548	27.9%	13	0.4%
Total	12,720	100%	3,212	100%
Average Household Size (persons)	3.4			

Source: US Census Bureau

2.6 Household Income Trends

Household income is a critical factor in determining housing opportunity. As shown in **Table 7, Household Income in the City**, Census estimates show the City’s 2018 median income was \$59,395, which was slightly lower than San Bernardino County’s median income of \$60,164. Almost a third of the City’s households earned annual incomes of \$100,000 or more. These upper-income households have access to the greatest variety of housing types, sizes, and amenities. However, the two largest percentage of the City’s households were in the “less than \$25,000” category (22 percent), followed closely by those earning between \$25,000 and \$49,999 (20 percent). These households are likely to face difficulty in affording housing regardless of household size.

Table 7. Household Income in the City		
Household Income	2018	
	Number	Percent
Less than \$25,000	3,505	22%
\$25,000 – \$49,999	3,250	20.4%
\$50,000– \$74,999	2,724	17.1%
\$75,000 – \$99,999	1,466	9.2%
\$100,000 – \$149,999	2,724	17.1%
\$150,000 – \$199,000	1,209	7.6%
\$200,000 or more	1,052	6.6%
Total	15,932	100%
Median Income	\$59,395 ¹	
Source: US Census Bureau ¹ In 2018 Inflation-Adjusted Dollars.		

3 Housing Profile

This section describes and evaluates housing characteristics to identify existing trends and potential needs. These characteristics include housing growth, housing age and condition, housing prices and rents, tenure, and vacancy. Understanding housing trends can indicate the City’s ability to meet future housing needs.

3.1 Housing Growth

The amount and type of housing available within a community reflect the existing housing stock’s ability to serve expected population growth and a range of incomes, lifestyles, and family types and sizes.

The City’s housing stock was shaped by the City’s history as an agricultural area. In the 1940s, large citrus groves gave way to suburban neighborhoods in west Highland. Housing growth moved east, eventually stopping at City Creek. Housing development east of City Creek primarily occurred decades later, spurred by the development of the East Highlands Ranch community in the 1980s. This pattern of housing growth resulted in essentially two “Highlands”: the west side has established neighborhoods and the east side has master-planned communities.

Recent housing growth primarily consists of single-family neighborhoods in planned unit developments. Housing growth to meet the needs of various income levels and household sizes in the City is currently not met by the predominant single-family housing type stock. Infill development opportunities are located in west Highland. Larger development opportunities are generally on the east side. A Specific Plan and several planned developments in progress on the east side will offer a range of housing types, from single-family detached homes to multifamily units.

As shown in **Table 8, Composition of the Housing Stock in the City**, according to SCAG estimates, the City had an estimated total of 16,578 units in 2010. In 2018, the total of estimated units grew to 16,845, representing a 1.6 percent increase. All of the City’s housing growth occurred in single-family detached and attached units, with a total of 267 units. The largest portion of the City’s overall housing stock consists

of single-family detached units, comprising 78.6 percent of the City’s housing stock, which is higher than the 61.7 percent share in the SCAG region.

Table 8. Composition of the Housing Stock in the City					
	2010		2020		Percent Change
	Number	Percent	Number	Percent	
Single-Family	12,969	78.2%	13,236	78.6%	2.1%
Detached	12,670	76.4%	12,866	76.4%	1.5%
Attached	299	1.8%	370	2.2%	23.7%
Multifamily	2,654	16.0%	2,654	15.8%	0.0%
2-4 Units	678	4.2%	678	4.0%	0.0%
5+ Units	1,976	11.9%	1,976	11.7%	0.0%
Mobile Homes	955	5.8%	955	5.7%	0.0%
Total	16,578	100%	16,845	100%	—

Source: SCAG Local Housing Data

3.2 Age of the Housing Stock

Providing safe and attractive housing improves quality of life for residents. One measure of housing condition is age. As shown in **Table 9, Age of Housing Stock in the City**, the City experienced a boom in housing construction from the 1980s through the 1990s.

Units constructed 30 years ago often require minor rehabilitation to comply with new safety standards and repair signs of inadequate maintenance. Housing units over 50 years of age are more likely to be in need of substantial rehabilitation. According to Census estimates, 12 percent of the City’s housing stock was built within the last 20 years, almost 40 percent was built between 20 to 40 years ago, and almost half was built over 40 years ago. Based on the City’s west-to-east development pattern, it can be assumed that these older units are primarily in west Highland.

Table 9. Age of Housing Stock in the City		
Year Built	Number	Percent
2014 or later	71	0.4%
2010 to 2013	88	0.5%
2000 to 2009	1,799	10.7%
1990 to 1999	3,373	20.0%
1980 to 1989	3,226	19.1%
1970 to 1979	1,917	11.3%
1960 to 1969	2,414	14.3%
1950 to 1959	2,209	13.1%
1940 to 1949	972	5.8%
1939 or Earlier	822	4.9%
Total	16,891	100%

Source: US Census Bureau, 2018.

3.3 Housing Condition

The structural age of a building may be an indicator of housing condition because older buildings are more likely needed to be repaired or replaced. Major rehabilitation projects that come with older building may include roof replacements, foundation repair, and plumbing updates. Highland is a relatively newer City.

Therefore, only 38 percent of housing in the City is older than 1970 as shown in **Table 9**. Structural age, however, cannot be the only indicator that units may need rehabilitation or replacement.

Substandard housing is an indicator that a building should be rehabilitated or replaced because it poses a risk to the health and physical well-being of its occupants, neighbors, and visitors or it lacks essential amenities that diminishes the quality of life. **Table 10, Substandard Housing in Highland** shows the number of units in the City that have a contributing factor to poor housing conditions. This may include a lack of telephone service, lack of plumbing facilities, and lack of complete kitchen facilities. In some cases, these facilities may be illegally built. Other factors that are not included are a lack of heating and health risks such as mold.

Local data shows that the City averages approximately 100 rehabilitation permits per year, which has been increasing as more investors take advantage of the increase in rental rates and demand for rental units in the Inland Empire. -Based on consultation with the City’s Code Enforcement Officers and Building Official, it is estimated that approximately 3,500 housing units (or approximately 20 percent% of the housing stock) are in need of some level of rehabilitation. However, approximately 20 units are estimated to be in need of replacement. -Rehabilitation is necessary to improve the condition of substandard housing that is often more affordable to lower-income homeowners, older adults, and disabled persons. Substandard housing is addressed in **Program 2, Residential Rental Enchantment and Rehabilitation Program** in which property owners are required to submit a checklist prior to the issuance of a business license certificate to ensure the property is free from health and safety hazards. The program will also ensure that rental properties are maintained and that landlords have access to resources they need to ensure the property remains safe for tenants. Additionally, through **Program 3, Code Enforcement**, the City will bring properties into compliance by conducting a windshield survey within neighborhoods identified to receive Community Development Block Grant funding and identify substandard housing that may violate the zoning or building codes.

Table 10. Substandard Housing in Highland (2018)		
<u>Factor</u>	<u>Number of Units</u>	<u>Percent of Total Units</u>
<u>No Telephone Service Available</u>	<u>194</u>	<u>1.22%</u>
<u>Lacking Plumbing Facilities</u>	<u>31</u>	<u>0.19%</u>
<u>Lacking Complete Kitchen Facilities</u>	<u>160</u>	<u>1.00%</u>
<u>Source: SCAG 2020, ACS 5-Year Estimate 2014-2018</u>		

3.3.4 Tenure and Vacancy

Ownership rates reflect the ability of the housing stock to meet the needs of households looking for investment or those not ready for the responsibilities, cost, or permanence of home ownership.

As shown in **Table 110, Occupied Units in the City**, homeownership rates decreased, and the share of renters increased by 3 percent between 2010 and 2018. During the 1990s, owner-occupancy rates in the City increased as more single-family homes were built. This development trend resulted in a relatively high percentage of owner-occupied units. Although the type of housing primarily developed in **Highland the City** favors homeownership, in recent years the single-family detached housing stock has begun to provide renter opportunities in the form of homes available for lease. Investors purchasing homes with the intention to lease them results in single-family housing renter opportunities. However, an increase in

investor-owned homes reduces the likelihood for housing turnover and may further burden renters who are unable to secure housing at a more appropriate size and cost. Overall, the number of renter-occupied units in the City increased by almost 900 between 2010 and 2018; however, the share of renters in the City is lower than in the SCAG region overall, with 47.5 percent renters.

Table 110. Occupied Units in the City				
Tenure	2010		2018	
	Number	Percent	Number	Percent
Owner-Occupied	10,014	68.2%	10,382	65.2%
Renter-Occupied	4,675	31.8%	5,550	34.8%
Total	14,689	100%	15,932	100%

Source: US Census Bureau

The vacancy rate is a strong indicator of the housing market and the ability for the housing stock to accommodate changing housing needs. A high vacancy rate can contribute to more affordable housing, while a low vacancy rate indicates that housing demand exceeds supply, leading to a tighter market with fewer opportunities. In general, an optimal vacancy rate is 2 percent for owner-occupied housing and 7 to 8 percent for rental units in a mature community, which indicates a stable housing market. A vacancy rate above 12 percent is considered to be high. Healthy levels of vacancy are considered when ensuring sufficient residential mobility and housing choice while providing adequate financial incentive for landlords or owners to maintain and repair their homes.

According to 2018 American Community Survey estimates, 5.7 percent of all units were vacant in the City. The overall homeowner vacancy rate was 0.4 percent, and the overall rental vacancy was 5 percent, making up nearly a third of the City’s total vacant units. This vacancy rate signifies a low vacancy rate and is much lower than the 2010 rental vacancy rate of 10.3 percent following the 2008 Great Recession.

According to the Department of Finance, the 2020 overall vacancy rate in the City remained at 5.7 percent. In comparison, San Bernardino County had a much higher vacancy rate (11.6 percent).

3.43.5 Housing Price and Affordability

The City’s housing costs for ownership and rental units fluctuated greatly over the last two decades. Housing costs for ownership and rental units at the end of the 2000s underwent unprecedented changes that improved the affordability of housing for low-, moderate-, and above moderate-income residents. Between 2000 and 2021, typical home value in the City fluctuated greatly, as shown in the **Figure 1, Average Home Value In Highland**. Overall, typical home value increased from \$140,530 in 2000 to \$396,000 in 2021. The following describes the affordability of the City’s housing.

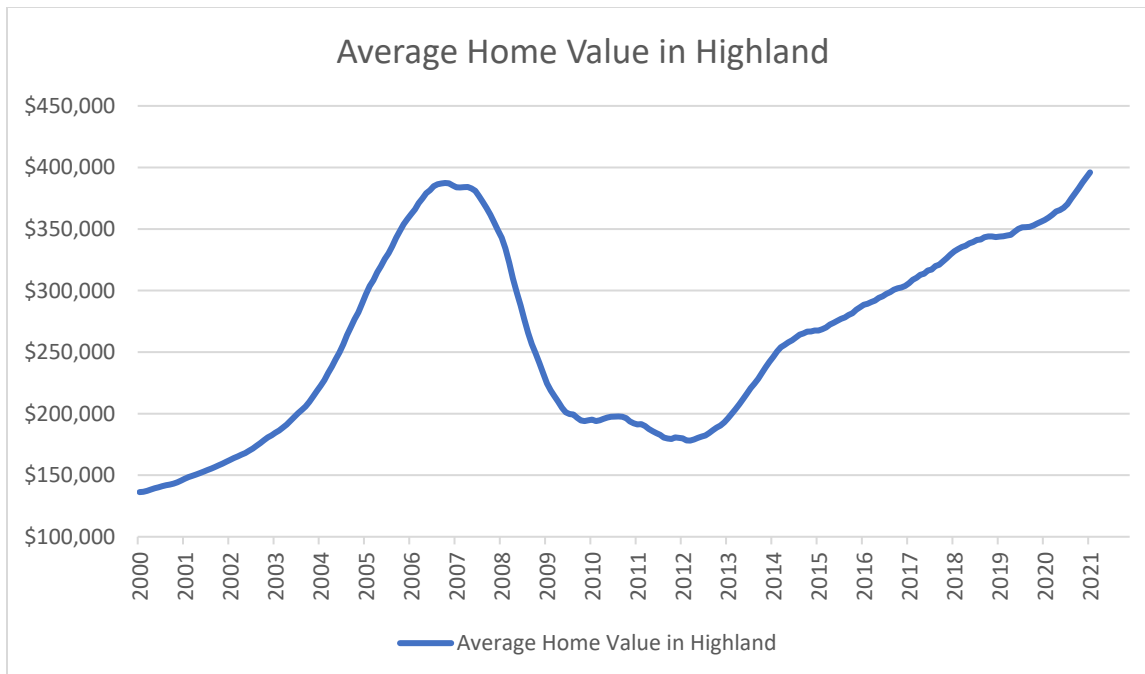


Figure 1. Average Home Value in Highland

Source: Zillow Home Value Index, 2020

3.4.13.5.1 Home Purchase Price

Historically, the City has attracted residents for its quality and affordable housing prices and rents. In the City, much like other cities in the Inland Empire, there was a period in the early 2000s when housing prices soared. Much of the appreciation was due to rising housing demand throughout the region, the availability of lower interest loans, and the desirability of new housing products on the market. However, with the downturn in the California economy and collapse of the housing market, home sales prices bottomed out in 2012 to reflect the oversupply of single-family detached homes and shortage of qualified buyers.

According to Zillow’s Home Value Index, median home sales price for existing homes was as low as \$178,088 in 2012. As the economy recovered, low interest rates and a growing economy enabled more people to buy a home, yet home building was slow to recover following the 2008 recession, leading to a limited increase in supply. Overall, demand outpaced supply and median home sales price steadily rose 93 percent to \$343,000 by 2018. According to Zillow estimates, the median home value in Highland was \$357,000 in January 2020.

According to CoreLogic, the median sales price of single-family residences and condos, as well as new homes, in October 2020 was \$397,500, similar to the median home price of \$400,000 for San Bernardino County. These median home sales prices and how they compare to a year prior are shown in **Table 124, Home Sales Prices October 2020**.

Table 124. Home Sales Prices October 2020		
County/City	Median Price ¹	Change Since 2019
City of Highland	\$397,500	13.6%
County of San Bernardino	\$400,000	14%

Source: CoreLogic, October 2020.

3.4.23.5.2 Housing Affordability

The affordability of housing is determined by market prices and current residents’ ability to pay. To facilitate the analysis of income distribution among households in communities, the California Department of Housing and Community Development (HCD) groups households into categories by income. Income categories are determined as a percentage of the area median income (AMI) and then adjusted for household size in the following manner:

- Extremely Low Income – less than 30% of the AMI
- Very Low Income – 31% to 50% of the AMI
- Low Income – 51% to 80% of the AMI
- Moderate Income – 81% to 120% of the AMI
- Above Moderate Income – greater than 120% of the AMI

Collectively, extremely low-, very low-, and low-income households are referred to as lower-income households (up to 80 percent AMI). According to SCAG’s data for Household Income Distribution Based on County Annual Median Income, 42 percent of the City’s households are lower-income households, 15.5 percent are moderate-income households, and 42.5 percent are above moderate-income households.

Table 132, Maximum Affordable Price and Rent, shows maximum affordable rent and purchase price. Maximum affordable purchase prices by income category for two- and four-person households were calculated based on 2020 State income limits. The figures shown in Table 132 are meant as a guideline to compare to the current market. Based on the 2020 median sales price of single-family residences and condos, a household would have to have an annual income of roughly \$72,000 to afford to purchase a home in the City. Meaning that only two-person, above moderate-income families and four-person, moderate- and above moderate-income families could afford a home in the City based off the estimated maximum affordable purchase price in Table 132.

Table 132. Maximum Affordable Price and Rent			
Household Income Category	Annual Income	Maximum Affordable Rent	Maximum Affordable Purchase Price
2-Person			
Extremely Low	\$18,100	\$453	\$66,739
Very Low	\$30,150	\$754	\$145,806
Low	\$48,200	\$1,205	\$264,242
Median	\$60,250	\$1,506	\$343,307
Above Moderate	\$72,300	\$1,808	\$418,374
4-Person			
Extremely Low	\$26,200	\$655	\$98,704
Very Low	\$37,650	\$941	\$139,057
Low	\$60,250	\$1,506	\$329,716
Median	\$75,300	\$1,883	\$432,058
Above Moderate	\$90,350	\$2,259	\$520,809

Source: 2020 HCD State Income Limits, Guidestone.org Mortgage Calculator
 Note: Annual income limits based on California State income limits for 2020; acceptable expenditure for rental housing calculated as 30 percent of income divided by 12 months assumes set-asides for utilities; acceptable expenditure for ownership housing was calculated as 30 percent of income and includes 10 percent down payment provided by the owner and assumes set-asides for utilities, real estate taxes, and homeowners insurance. Various local, State, and Federal housing programs may require different calculations of maximum affordable rent or purchase prices.

3.4.3 3.5.3 COVID-19 Impact on Home Prices

Due to the seriousness of the public health crisis resulting from COVID-19, there is a lot of economic uncertainty. Southern Californians, challenged by a pandemic, bought the fewest homes in any June on record, while record-low mortgage rates helped push the median selling price to an all-time high.

Based on the CoreLogic Home Price Insights report, annual home price growth accelerated to its fastest rate in nearly 2 years in July 2020 in response to strong purchase demand and sudden wave of relocations made possible by remote work and historically low mortgage rates falling below 3 percent.

However, the number of sellers remained low in the summer of 2020, while the pool of prospective buyers expanded. Without homes for sale, the uneven buyer-seller dynamic led to an extremely competitive and challenging market for homebuyers.

The research team at Realtor.com listed Riverside–San Bernardino County as one of the five counties with the greatest recovery based on the Housing Market Recovery Index. The index uses the January 2020 pre-COVID-19 pace as a baseline. The Inland Empire (Riverside and San Bernardino Counties) housing market could see a rise in demand and home sales going into 2021, as buyers relocate from the more crowded and pricier coastal markets. However, whether the volume of new listings continues to improve remains to be seen, as sellers face political, economic, and health-related uncertainties heading into 2021.

On a nationwide level, the national Housing Price Index Forecast shows annual home price growth slowing through the middle of 2021, reflecting the anticipated elevated unemployment rates. This could lead to an increase of distressed-sale inventory as continued financial pressures leave some homeowners unable to make mortgage payments, especially as forbearance periods come to a close.

3.4.4 3.5.4 Rental Prices

According to Census data estimates, the nation’s renter population has surpassed 100 million, and is the largest it’s been since 1960. On a national level, renting has become exceedingly popular in the last decade. Since 2010, the number of renters increased two times faster (+9.1 percent) than the number of homeowners (+4.3 percent), signaling that many Americans, from young families to older adults, have been forced to shift away from homeownership, potentially minimizing housing stability and the ability to build equity.

Rental housing serves many needs, such as young adults not ready for the cost or responsibilities of homeownership, older adults seeking less costly and lower maintenance dwellings, families who benefit from the lower cost of rental housing and on-site amenities, and very low-income families who are often on fixed incomes. Overall, the rental market provides affordable housing opportunities to a great range of household sizes and incomes.

According to RentCafe rental marketplace, the average rent for an apartment in the City was \$1,317 as of February 2020, a 9 percent increase compared to the previous year, when the average rent was \$1,208.

Table 143, Highland Rent, and **Figure 2, Highland Rent 2018**, show Census estimates for median gross rent by bedroom.

According to the data presented in Table 143, only housing units consisting of only one room and no bedroom, such as a one-room efficiency apartment, would be affordable to extremely low-income, two- or four-person households. One-bedroom housing units would be affordable to very low-income two-person households that are able to expend slightly more than 30 percent of their income on housing.

To avoid overcrowding, a four-person household would need a unit with at least two bedrooms. Based off Census estimates in Table 143, units with more than one bedroom would be unaffordable to extremely low- and very low-income, four-person households. These estimates show that the rental housing stock in the City is generally only affordable to moderate- and above moderate-income households, and some low-income households.



Figure 2. Highland Rent 2018

Table 143. Highland Rent 2018	
Unit Size	Median Gross Rent ¹
No Bedroom	\$280
1 Bedroom	\$806
2 Bedroom	\$1,019
3 Bedroom	\$1,441
4 Bedroom	\$1,980
5 Bedroom	\$1,770
Average	\$1,093

Source: Census B25031
¹ 2018 rents are expressed in 2020 Inflation-Adjusted Dollars.

3.53.6 Overcrowding

A household is considered overcrowded if there is more than one person per one room in the housing unit and serves as a useful tool for identifying a lack of supply in affordable housing in an area. In this definition, “rooms” include living rooms, dining rooms, and bedrooms. While some families with low incomes may opt for overcrowding to reduce spending, many lower-income residents often have no choice but to live in overcrowded housing. These overcrowded housing units place a strain on physical facilities and does not provide a satisfying living environment.

According to the American Community Survey, there are approximately 1,455 overcrowded units in the City, representing 9.1 percent of all households, with 2.7 percent of all households having more than 1.5 occupants per room, which meets the American Community Survey definition for severe overcrowding. In the City, overcrowding is more prevalent in renter households; 17.9 percent of renter households compared to 4.4 percent of owner households meet the definition of overcrowded. The existing rental housing stock may not meet the unit size and affordability needs of a portion of the City’s lower-income households. [See Section 3.87.4, Large and Single-Parent Families, for additional discussion.](#)

3.63.7 Overpayment and Cost Burden

~~It is essential that Housing Elements analyze the number of cost burdened lower income households that are overpaying for housing. More specifically, cost burden is defined as paying more than 30 percent of household income for housing. Per HCD requirements, local governments must identify households that are considered to be extremely low income, as further analyzed in Section 3.7.7, Extremely Low Income Households. Extremely low income households are those households whose incomes do not exceed 30 percent of the county median family income according to HUD’s income limits. The households that are included in this category typically represent the lowest wage earners in a community. Table XX breaks down household income by tenure in Highland. It is revealed that as median family income increases, the number of owner-occupied units increase. About 41 percent of households in Highland are considered to be of lower income, with the bulk of this category being those with median family incomes that are in the 30 percent to 50 percent income category. Extremely low income households make up 23 percent of renter-occupied units, and just under 7 percent make up owner-occupied units. Extremely low income households are the most vulnerable to rent changes and overall housing costs. With most lower income households making up the majority of the rental market, it is necessary to advocate for rental assistance programs.~~ It is essential that Housing Elements analyze the number of cost burdened lower-income households that are overpaying for housing. More specifically, cost burden is defined as paying more than 30 percent of household income for housing. Per HCD requirements, local governments must identify households that are considered to be extremely low-income, as further analyzed in Section 3.8.7, Extremely Low-Income Households. Extremely low-income households are those households whose incomes do not exceed 30 percent of the county median family income according to HUD’s income limits. The households that are included in this category typically represent the lowest wage earners in a community. Table 15, Households Income Category by Tenure in Highland, breaks down household income by tenure in Highlandthe City. It is revealed that as median family income increases, the number of owner-occupied units increase. About 41 percent of households in Highlandthe City are considered to be of lower income, with the bulk of this category being those with median family incomes that are in the 30 percent to 50 percent income category. Extremely low-income households make up 23 percent of renter-occupied units, and just under 7 percent make up owner-occupied units. Extremely low-income

households are the most vulnerable to rent changes and overall housing costs. With most lower-income households making up the majority of the rental market, it is necessary to advocate for rental assistance programs.

Table 15XX. Households Income Category by Tenure in Highland (2018)						
Income Category	Owner-Occupied		Renter-Occupied		Total Households	
	Owner	Percent	Renter	Percent	Number	Percent
Extremely Low (30% MFI or less)	705	6.8%	1,285	23.1%	1,990	12.5%
Very low (>30% to 50% MFI)	735	7.0%	1,605	28.9%	2,340	14.7%
Low (>50% to 80% MFI)	1,200	11.6%	950	17.1%	2,150	13.5%
Moderate or Above (over 80% MFI)	7,740	74.6%	1,715	30.9%	9,455	59.3%
Total	10,380	100%	5,550	100%	15,930	100%

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2014–2018
MFI = median family income

~~Table XX provides the median household income for the City and County, as well as by tenure in the City. It is shown that renter-occupied households make about \$30,000 less than the City median household income, followed by the County which is almost \$35,000 less, and significantly less than owner-occupied households which is nearly \$60,000 less than renter-occupied households. Table 16, Median Household Income by Tenure, provides the median household income for the City and County, as well as by tenure in the City. It is shown that renter-occupied households make about \$30,000 less than the City median household income, followed by the County which is almost \$35,000 less, and significantly less than owner-occupied households which is nearly \$60,000 less than renter-occupied households.~~

Table 16XX. Median Household Income by Tenure (2019)	
Jurisdiction	2019 Median Income
City of Highland	\$64,868
Owner-Occupied Households	\$91,758
Renter-Occupied Households	\$31,613
San Bernardino County	\$67,903

Source: 2019 ACS 5-Year Estimates S2503

Table 17, Housing Cost as a Percentage of Household Income, provides the number of households in each income range and the cost of housing as the percentage of their income, filtered by tenure. It is shown that lower-income homeowners and renters alike are spending more than 30 percent of their income on housing.

Table 17. Housing Cost as a Percentage of Household Income (2019)					
Owner-Occupied Units					
Income Range	Total Households	% of Total Households	0-20% of Household Income	20-29% of Household Income	30-34+% of Household Income
\$0-19,999	763	4.7%	112	0	651
\$20,000-34,999	771	4.8%	173	121	477
\$35,000-49,999	837	5.2%	286	169	382
\$50,000 +	8,246	51.1%	4,199	2,335	1,712
Subtotal	10,797	66.9%	4,770	2,625	3,222
Renter-Occupied Units					
Income Range	Total Households	% of Total Households	0-20% of Household Income	20-29% of Household Income	30-34+% of Household Income

\$0-19,999	1,263	7.8%	9	28	1,226
\$20,000-34,999	1,403	8.7%	19	81	1,303
\$35,000-49,999	576	3.6%	44	175	357
\$50,000 +	1,879	11.6%	754	831	294
Subtotal	5,341	33.1%	826	1,115	3,180
Total	16,138	100%	5,596	3,740	6,402

Source: U.S. Census American Community Survey B25106.
Note: Some households are not accounted for; therefore, figures may differ slightly for other U.S. Census estimates for total households.

An important factor in determining existing housing need is the affordability of housing. One measure of housing affordability is the percentage of a household’s gross income needed to meet monthly mortgage payments. According to HCD and the United States Department of Housing and Urban Development (HUD), housing costs should not exceed 30 percent of a household’s gross income.

Households spending more than 30 percent of gross income for housing are considered housing cost burdened, thus limiting their ability to afford other important expenses. This may cause a series of related financial problems, which may result in a deterioration of housing stock because costs associated with maintenance must be sacrificed for more immediate expenses such as food, clothing, health care, and utilities. It may also result in the selection of inappropriately sized units that do not suit the space or amenity needs of the household.

Lower-income households become cost burdened when affordable housing options are limited and difficult to find. As a result, problems may arise in regard to repayment, deferred maintenance, or overcrowding. While overpayment is defined as spending more than 30 percent of household income on housing costs, severe overpayment is more than 50 percent of household income spent on housing costs. **Table 18, Households by Proportion of Income Spent on Housing Costs,XX** shows the proportions of income spent on housing costs by AMI in 2018. It is shown that the vast majority of extremely low-income households (earning 30 percent or less of AMI) are severely overpaying for housing as opposed to other income groups.

According to the Census Bureau data used by HUD in the Comprehensive Housing Affordability Strategy (CHAS) data, 57.8 percent of renter households and 29 percent of owner households spend 30 percent or more of gross income on housing. Of these households that are cost burdened, 58.6 percent of renters (34 percent of all renter households) and 37 percent of homeowners experience “severe cost burden,” spending 50 percent or more of their income on housing. Ownership households generally have higher incomes and equity for loans that enable them to expend less of their annual income on housing.

Table 18XX. Households by Proportion of Income Spent on Housing Costs (2018)			
Household Income	<30% of Income Spent on Housing	30%–50% of Income Spent on Housing (Overpayment)	>50% of Income Spent on Housing (Severe Overpayment)
<30% AMI	395	130	1,465
30%–50% AMI	375	920	1,045
50%–80% AMI	940	850	360
80%–100% AMI	1,050	335	100
>100% AMI	7,165	730	75
Total	9,925	2,965	3,045

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2014–2018
AMI = area median income

Table 19, Percent Income Spent on Rent in Highland, XX shows the 2019 distribution of renter households by the percent of income they spend on rent. The largest percentage of renters at 34 percent (1,820) spend more than 50 percent of gross income on housing costs. This is followed by 20 percent (1,115) of renters who spend 20 percent to 30 percent of their gross income on housing costs.

Table 19XX. Percent Income Spent on Rent in Highland (2019)		
Percent of Income Spent	Number of Households	Percent of Total Renter Households
<20%	826	15.5%
20%–30%	1,115	20.9%
30%–40%	622	11.6%
40%–50%	738	13.8%
>50%	1,820	34.1%
Not Computed	220	4.1%

Source: 2019 ACS 5-Year Estimates B25070

~~Based on the average rent of an apartment in the City in 2020 and median household income of renter-occupied households, the typical renter will spend closely to 50 percent of their income on housing. At this price point, the average renter will not be able to easily afford a unit with more than two bedrooms. This also means that very low-income households will be unable to afford apartments with one or more bedrooms without overpaying. This may lead to increased likelihood of overcrowding in units. Rental prices are further discussed in Section 3.4.4, Rental Prices.~~

Based on the average rent of an apartment in the City in 2020 and median household income of renter-occupied households, the typical renter will spend closely to 50 percent of their income on housing. At this price point, the average renter will not be able to easily afford a unit with more than two bedrooms. This also means that very low-income households will be unable to afford apartments with one or more bedrooms without overpaying. This may lead to increased likelihood of overcrowding in units. Rental prices are further discussed in Section 3.5.4, Rental Prices.

3.7.3.8 Special Needs Groups

Individuals and families in certain subpopulations face significant challenges to finding decent, affordable housing. Finding units of adequate size, location, and design can be especially difficult for subpopulations with any special housing needs, such as older adults; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. Therefore, in accordance with State law, California Government Code Section 65583(a)(7), this section provides an analysis of the special housing needs of these groups.

3.7.13.8.1 Persons with Disabilities

Persons with disabilities often have special housing needs with regard to accessibility, location, and transportation. Persons with disabilities often face employment hardships, and many may rely on fixed incomes, therefore reducing their ability to afford adequate housing. The breadth and variety of disabilities presents a range of challenges for meeting the needs of persons with disabilities, including persons with developmental disabilities. Mountain Breeze Villas in the City provides a number of units as a project-based apartment for adults and older adults who are experiencing homelessness or at risk of experiencing homelessness and receive clinical services from the Department of Behavioral Health.

According to the 2018 Census, approximately 9.7 percent of City residents had a disability. The Census estimates report on six disability types: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty, as described below:

- Hearing difficulty: deaf or having serious difficulty hearing.
- Vision difficulty: blind or having serious difficulty seeing, even when wearing glasses.
- Cognitive difficulty: because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions.
- Ambulatory difficulty: having serious difficulty walking or climbing stairs.
- Self-care difficulty: having difficulty bathing or dressing.
- Independent living difficulty: because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor’s office or shopping.

The 2018 Census identified 5,299 individuals in the City with one or more disabilities. Persons with ambulatory and/or cognitive difficulties represent the largest share of people with disabilities in the City, as shown in **Figure 3, Disability Type**.

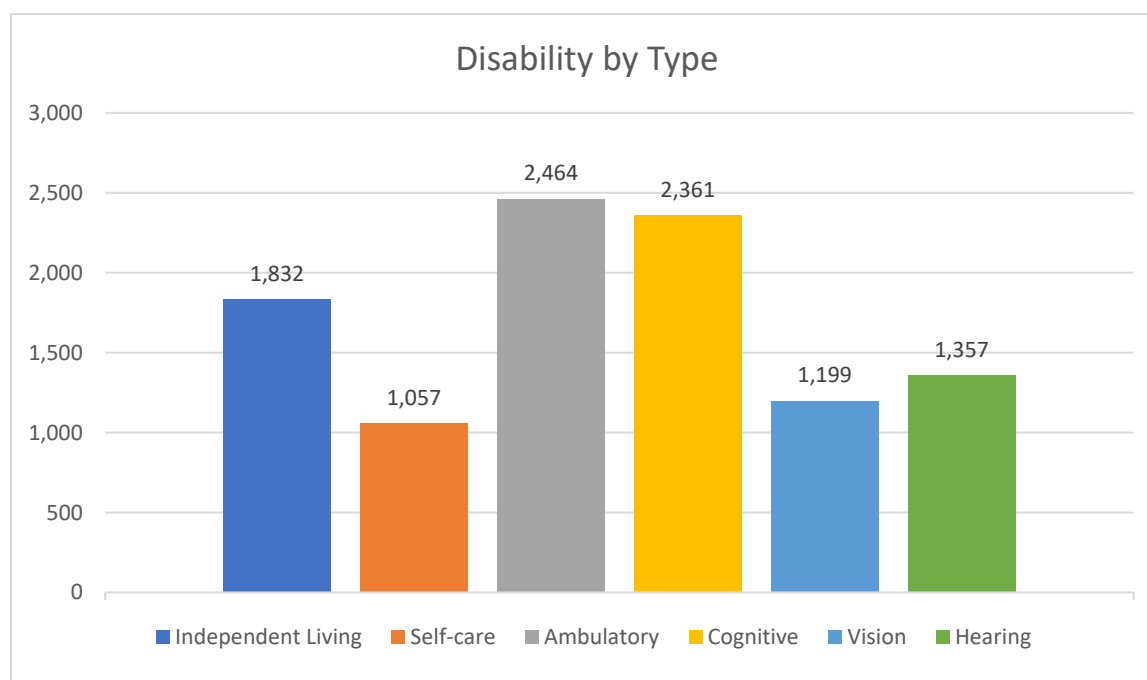


Figure 3. Disability by Type

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs, as show in **Table 2014, Disability by Employment Status**. In the City, 36.2 percent of the population with a disability is employed, compared to 68.9 percent of the non-disabled population.

Table 2014. Disability by Employment Status				
	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	1,063	36%	21,073	69%

Table 2014. Disability by Employment Status				
	With a Disability	Percent of Total	No Disability	Percent of Total
Unemployed	139	5%	2,369	8%
Not in Labor Force	1,736	59%	7,121	23%
Total	2,938		30,563	
Source: SCAG Local Housing Data: American Community Survey 2014–2018 5-Year Estimates.				

3.7.23.8.2 **Persons with Developmental Disabilities**

There are also disabilities that are not tracked by the Census. For example, the Census does not record persons or households affected by developmental disabilities, including autism spectrum disorder. Senate Bill 812 requires counties to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Welfare and Institutions Code Section 4512, a “developmental disability” means a disability that originates before an individual attains age 18 years; continues, or can be expected to continue, indefinitely; and constitutes a substantial disability for that individual. According to SCAG’s 2020 Local Housing Data, 628 of the City’s residents 0 to 17 years and 296 residents 18 years and older have a developmental disability.

The Centers for Disease Control and Prevention’s Autism and Developmental Disabilities Monitoring Network estimates that about 1 in 54 children have been identified with an autism spectrum disorder. The City’s population under 18 years of age estimate for 2018 is 16,142, indicating that there could be approximately 300 children with an autism spectrum disorder in the City.

Some residents with developmental disabilities may live comfortably without special accommodations, but others require a supervised living situation, such as group housing or an assisted living facility. City residents with developmental disabilities can seek assistance from the Autism Society Inland Empire in Corona or at the Inland Regional Center in San Bernardino, the largest regional developmental disability support center in the State of California. Some people with disabilities may require modifications that allow freedom of movement to/from and within a housing unit. **Table 2115, Development Disability by Type of Residence in the City**, provides information about the place of residence for persons with a developmentally disability in the City.

Table 2115. Developmental Disabilities by Type of Residence in the City	
Residence	Number of Persons With Disability
Home of Parent/Family/Guardian	501
Independent/Supported Living	26
Community Care Facility	37
Intermediate Care Facility	49
Foster/Family Home	10
Other	5
Source: SCAG Local Housing Data: CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019.	

The Federal Fair Housing Act of 1998 and the Americans with Disabilities Act (ADA) are Federal laws that are intended to assist in the provision of safe and accessible housing. These regulations were codified in Title 24, Part 2, known as the California Building Code, and apply to newly constructed multifamily

dwelling units in buildings with three or more units, or in condominium projects with four or more units. California Code of Regulations Title 24 sets forth accessibility and adaptability requirements for public buildings. However, as these standards are not mandatory for single-family homes, in-home accessibility can be an issue for people with disabilities.

It is the policy of the City, pursuant to the Federal Fair Housing Amendments Act of 1988, to provide people with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. The City has adopted specific procedures in the Zoning Code for processing reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures. In order to make specific housing available to persons with disabilities, a request for reasonable accommodation may be made by any person with a disability, their representative, or any entity when the application of a zoning law or other land use regulation, policy, or practice acts as a barrier to fair housing opportunities. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

3.7.33.8.3 Older Adults

Older adults often seek housing based on affordability, proximity to services, proximity to public transportation, and accessibility. Older adult households may reside on fixed incomes, resulting in limited housing opportunities and sensitivity to market increases in housing costs. According to Census estimates, of the City's renter households, 568 are 65 years and over (10.2 percent of all renters). An estimated 2,239 older adult households owned their homes (21.6 percent of all owners).

Disabilities also create special housing needs for older adults. On average, social security disability benefits are lower than social security benefits, which means a lower fixed monthly income. Limited mobility or sensory abilities make accessible, barrier-free housing and proximity to public transportation a priority for some older adult households. According to the 2018 Census, 35.3 percent of all City residents aged 65 years and over suffer from one or more disability. Ambulatory difficulties (21.5 percent of City older adults) and independent living difficulties (16 percent of City older adults) are particularly prevalent in the City, making senior care housing an important need. Moreover, older adult residents seeking to remain independent benefit from programs that help them rehabilitate and improve their home. The reasonable accommodation ordinance in the City's Zoning Code provides older adults with disabilities a clear process for removing impediments to fully accessible housing.

Jeffrey Court provides 60 very low-income and 124 low-income apartments to older adults. For older adults requiring assisted care, the City has five residential care facilities for older adults serving 139 residents and 10 adult residential care facilities with the capacity to serve 52 residents. The Highland Senior Center and Highland District Council on Aging Inc. provide older adults with social events, planned trips, enrichment classes, transportation assistance, and a visitors and phone pal program for homebound older adults.

In addition to the existing resources, two new developments are expected to be completed during the planning period that will serve the needs of the City's older adults. One development is a 60-unit senior

assisted living development, which was entitled by the City in 2018 (Resolution 2018-008). The site is located on Base Line Street east of Sterling Avenue next to the Mountain Breeze Villas, a 168-unit affordable housing apartment complex. The second anticipated project is an approximately 90-unit affordable senior apartment development on two parcels owned by the Housing Authority located on Central Avenue. See **Section 4.2, Planned, Approved, and Prospective Projects**, in **Appendix E – Sites Analysis and Inventory**, for additional details.

The City will continue to aid older adults with affordable housing and care services. This can be accomplished through various program, such as **Program 5, Impact Fees** which may reduce fees for proposed affordable housing developments; **Program 6, Density Bonus**, which will include a provision of a bonus for senior housing and affordable developments; **Program 12, Accessory Dwelling Units** which will develop an incentive for the production of ADUs; **Program 17, Housing for Persons with Disabilities** which may provide relief to older adults with disabilities by alleviating land use, zoning, or building laws, rules, policies, practices, and/or procedures. This program also provides resources and increased in-home accessibility for older adults who have limited mobility. **Program 18, Residential Care Facilities** further addresses older adults who may require residential care by establishing and permitting facilities that serve six or fewer persons by right in all residential zones.

3.7.43.8.4 Large and Single-Parent Families

Increasing living costs have placed an additional hardship on lower- and moderate-income large families, defined as five or more members. Large families are considered a special needs group due to the limited supply of housing adequately sized to accommodate a large family without overcrowding. Single-parent households also face additional challenges. Typically, single-parent households have lower incomes than two-parent households since the household may only rely on one income and must also be able to afford housing and childcare. Based on income statistics, female-headed households and female single parents are considered to have a special housing need due to relatively low incomes.

According to Census estimates, there were 12,720 families in the City with an average family size of 3.9 in 2010. Of those families, 3,548, or 27.9 percent, had five or more people. In 2018, there were 15,932 households with a slightly smaller average size of 3.4. As shown in **Figure 4, Households by Household Size**, of those households, 3,561 had five or more people, representing 22.4 percent of all households. According to the 2019 ACS Census data, about 41 percent of large families (5 or more persons) are below the poverty level.

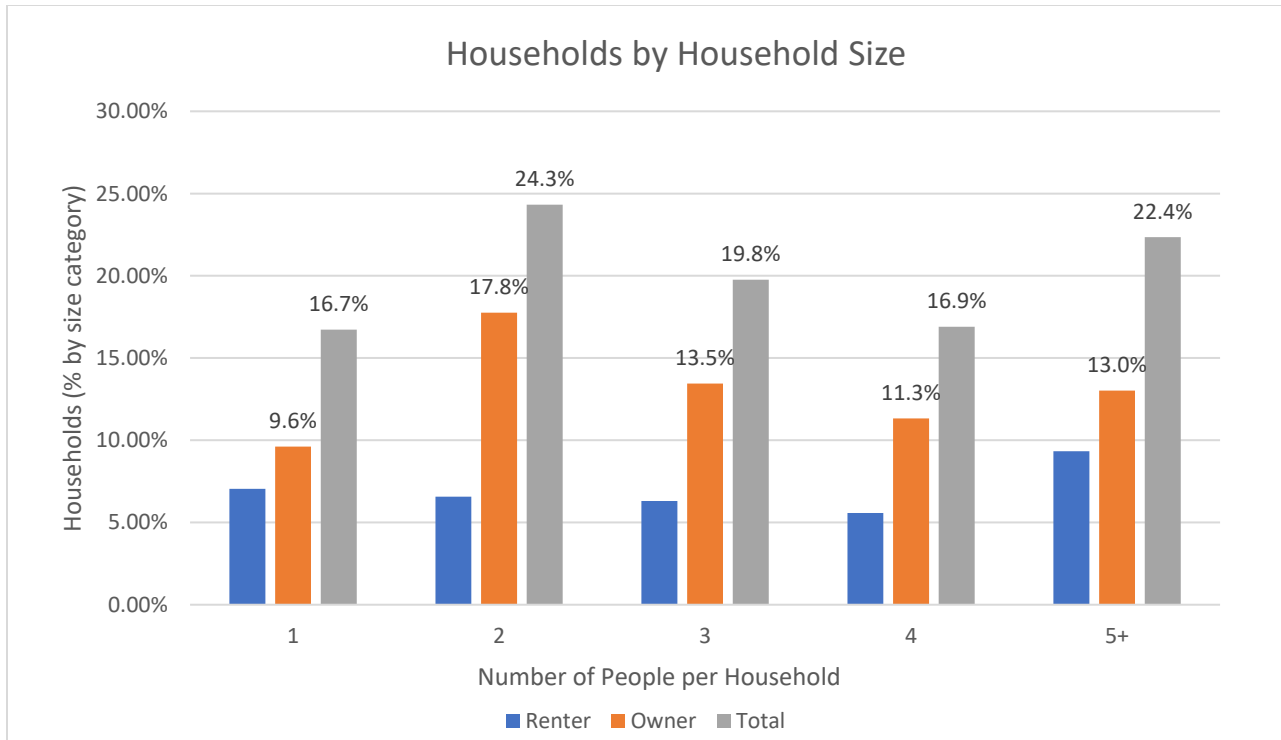


Figure 4. Households by Household Size

Due to the limited supply of adequately sized units to accommodate large-family households, large families face an above-average level of difficulty in locating adequately sized affordable housing. Even when large units are available, the cost is generally higher than that of smaller units. The lack of supply, compounded with the lower income of larger families, results in many large families living in overcrowded conditions. According to the Census ACS estimates, the total number of overcrowded households has decreased in the last decade. As presented in **Table 22, Large Households by Tenure**, there were 3,554 households in the City in 2019 with at least five persons, representing 22 percent of the households in the City. In 2011, there were 3,815 households in the City with at least five persons, representing 25 percent of the total households in the City at that time.

Table 3322. Large Households by Tenure (2019)			
Number of Persons in Unit	Owner Occupied	Renter Occupied	Total
Five	1,350	764	2,114
Six	390	318	708
Seven or More	378	354	732
Total	2,118	1,436	3,554
Source: U.S. Census, 2014–2019 ACS B25009			

According to Census ACS estimates, approximately 16 percent (2,706 units) of the City’s total housing units had four rooms and approximately 73 percent (12,426 units) had five or more rooms in 2019. Of the City’s renter-occupied housing units, approximately 24 percent (1,297 units) had four or more rooms, including 416 units with six or more rooms. Based on the number of housing units available with five or more rooms, there is an adequate supply of large units. Meanwhile, there is less renter-occupied units

with four or more rooms. However, based on the median monthly rent estimates discussed in **Section 3.5.4, Rental Prices**, the median monthly rent for a unit with five or more bedrooms would be \$1,770 and the median monthly rent for a unit with four bedrooms would be \$1,980. **Table 23, Median Family Income by Family Size** lists the median income by the size of the family. Based on rental prices, a 5-person family should be able to afford a unit with 5 bedrooms. However, this is dependent on the number of household earners and number of available units of that size.

Table 23. Median Family Income by Family Size (2019)		
<u>Family Size</u>	<u>Number</u>	<u>Median Income</u>
<u>2-Person Families</u>	<u>4,027</u>	<u>\$72,228</u>
<u>3-Person Families</u>	<u>3,062</u>	<u>\$67,982</u>
<u>4-Person Families</u>	<u>2,663</u>	<u>\$70,881</u>
<u>5-Person Families</u>	<u>1,757</u>	<u>\$73,580</u>
<u>6-Person Families</u>	<u>648</u>	<u>\$56,786</u>
<u>7-or-More Person Families</u>	<u>665</u>	<u>\$75,625</u>
<small>Source: 2019 ACS 5-Year Estimates S1903</small>		

The City will continue to provide accommodations for larger households by implementing various programs that seek to reduce overcrowding units and increase the number of affordable units. This includes **Program 7, Housing Choice Voucher Referrals** will connect residents to available resources that can assist in the cost of housing. **Program 13, Homeowner Assistance Programs**, may provide large households with opportunities for housing or relief so that they can gain access to better sizeable homes. **Program 16, Affordable Housing Preservation Program**, protects large households from risks of property foreclosure associated with expiration of affordability agreements. **Program 22, Collaborative Partnerships** may provide financial assistance for large families who seek resources and rental assistance.

3.7.5 3.8.5 Female-Headed Households

Statute requires analysis of specialized housing needs, including female-headed households, in an effort to ensure adequate childcare or job training services. Based on 2018 Census estimates, there were 2,690 female-headed households in the City, 16.9 percent of the City’s total households. Of the total-female headed households, 46.6 percent of the female-headed households were owners and 53.4 percent were renters.

Of the City’s 15,932 total households, 10.1 percent are female-headed households with children under the age of 18, and 1.3 percent are female-headed with children under 6. In 2018, the number of both male- and female-headed single-parent households with children under the age of 18 was 2,246, representing 14.1 percent of the City’s households. Single-parent household incomes tend to be lower than their two-parent counterparts, potentially because the parent may have to take part time employment due to childcare needs.

Single-family detached rentals and multifamily housing with child-oriented amenities, such as playgrounds and on-site childcare, would help meet the housing needs of the City’s large-family and single-parent households. Affordable attached housing, such as condominiums, can also help meet the needs of female-headed and single-parent households in the City.

3.7.6 3.8.6 Farmworkers

The economy in Highland the City was once driven by the citrus industry. As orchards turned into neighborhoods, the number of farmworkers employed in the City decreased. According to the Bureau of Labor Statistics, in 2017, approximately 152 City residents reported employment in agricultural, forestry, fishing, or hunting industries in other cities, and none reported having agricultural or related employment located in the City.

According to SGAG local housing data, there were 82 farmworkers by occupation (41 full-time, year-round jobs) and 117 residents (76 full-time, year-round jobs) who were employed in the agricultural industry in City in 2018. Farmworkers have special housing needs because they generally move based on seasons, earn lower incomes, and are known to live in overcrowded households in order to afford housing. In agriculture-dependent areas, affordable seasonal or permanent housing is an important component of the special needs housing stock. With less than 1 percent of the farmworker job market held by residents, the need for designated farmworker housing is minimal in the City; however, farmworkers are essential to the region's economy and food supply.

3.7.7 3.8.7 Extremely Low-Income Households

Extremely low-income households earn annual incomes that are 30 percent or less of the area median income. Based on State income limits for 2020, a four-person, extremely low-income household earns no more than \$26,200 and can afford \$655 per month for rent (expending 30 percent of annual income on housing). These households are generally living paycheck-to-paycheck and could be at risk of homelessness in the event of unemployment or a large expense such as medical treatment.

Households with extremely low incomes often experience severe overpayment and overcrowding. Although median gross rent is relatively more affordable in the City (\$1,059) compared to median gross rent in San Bernardino County (\$1,275) according to the 2018 Census estimates, extremely low-income households typically spend more than 30 percent of their income on housing.

Using American Community Survey 2016 data, HUD's Comprehensive Housing Affordability Strategy estimates that there were 2,189 extremely low-income households in the City (14.2 percent of all households). Of those households, 71 percent were renters. Housing the extremely low-income population can be especially challenging. Small, extremely low-income households can often be accommodated through second units and single-room-occupancy units; however, large, extremely low-income households may face greater difficulty in finding affordable housing. Subsidized housing appropriate for extremely low-income families can be provided in many forms, including affordable rental multifamily units, townhomes, or condominiums. Higher-density multifamily projects may serve as a future resource for the City's extremely low-income population.

Table 2416, Extremely Low-Income Housing Needs in the City, provides a breakdown of extremely low-income households by race and ethnicity. The race/ethnicity with the highest share of extremely low-income households in the City is the Black, non-Hispanic population (20.7 percent compared to 14.2 percent of total population), followed closely by the Hispanic race/ethnicity population, with the second highest share.

Table 2446. Extremely Low-Income Housing Needs in the City

Race/Ethnicity	Total Households	Households Below 30% HAMFI ¹	Share Below 30% HAMFI ¹
White, non-Hispanic	6,155	475	7.7%
Black, non-Hispanic	1,421	294	20.7%
Asian and other, non-Hispanic	1,627	210	12.9%
Hispanic	6,265	1,210	19.3%
Total	15,468	2,189	14.2%
Renter-Occupied	5,575	1,560	28.0%
Owner-Occupied	9,910	635	6.4%
Total	15,485	2,195	14.2%

Source: SCAG Local Housing Data, 2020; HUD Comprehensive Housing Affordability Strategy, 2012–2016.
¹ HAMFI refers to Housing Urban Development Area Median Family Income.

Per HCD’s requirements, local governments may calculate the projected need for extremely low-income households by presuming that 50 percent of very low-income households qualify as extremely low-income households. Therefore, based on the City’s very low-income RHNA of 619 units, there is a projected need of 309 extremely low-income units.

The City will continue to provide services that will aid lower income households and seek developmental opportunities for affordable housing units. The City will do so through the implementation of several programs which include **Program 4, Inclusionary Housing**, which requires that all new housing development provide affordable units on site or off site, or to pay an in-lieu fee that goes into the City’s affordable housing preservation and construction fund. This provides lower income households with increased housing security. **Program 6, Density Bonus**, provides an incentive to developers to exceed the maximum allowable development on a property that may help to achieve goals of affordable units for extremely low-income households. **Program 7, Housing Choice Voucher Referrals** directly help low-income households by offsetting monthly housings costs by paying rental subsidies directly to property owners. **Program 15, Fair Housing Mediation** aims to provide fair housing across all households, including extremely low-income households. **Program 16, Affordable Housing Preservation Program** focuses on assisting homeowners who may be at risk of foreclosure and ensures that low-income households maintain ownership of their properties. **Program 20, Affordable Housing Partnerships** and **Program 22, Collaborative Partnerships** both provide a creative framework to partner with advocacy groups and housing service providers which seek to benefit lower income households.

3.7.83.8.8 Persons Experiencing Homelessness

People experiencing homelessness are the community’s most vulnerable residents. People experiencing homelessness often face chemical dependency, mental health problems, domestic violence, and other life-threatening conditions. Individuals and families experience homelessness for a variety of reasons, and therefore a population experiencing homelessness may have a variety of needs. A person experiencing homelessness may need medical care, childcare assistance, credit counseling, substance abuse treatment, job training, and/or English language education, among other services.

The San Bernardino County 2020 Homeless Count and Subpopulation Survey includes a point-in-time count of people experiencing homelessness and an evaluation of the homeless population and their needs through peer interviews. Based off the results, there were a total of 78 unsheltered adults in the City. This

represents approximately 2.5 percent of San Bernardino County’s homeless population. Of the 78 persons counted, volunteers were able to administer 50 surveys. The point-in-time survey reported that 35 of the surveyed adults were male and 15 were female. The majority of the unsheltered adults were between the ages of 25 to 39 (40 percent), followed by those ages 55 to 61 (20 percent) and 40 to 49 (15 percent).

Due to a limited rental market with few affordable vacancies and income restrictions, extremely low-income families and individuals are potentially at risk of homelessness. There are a variety of emergency and transitional housing service providers in the City area to address a range of needs (see **Table 2547, Local Resources for Homeless and At-Risk of Homeless Persons**). Facilities in the City provide air-conditioned rest areas in dangerously hot weather, emergency food provisions, employment assistance, marriage counseling, psychiatric evaluation and counseling, and transitional housing. City records identified two transitional housing facilities in the City. One of the facilities, located on Elmwood Road, is a six-bed facility for ages 18 to 26. The other facility, located on Newcomb Street, is a six-bed transitional home for people experiencing homelessness. Other nearby communities offer additional resources for people experiencing homelessness and transitional housing facilities.

Table 2547. Local Resources for Homeless and At-Risk of Homeless Persons

Name	Location	Services	Target Population
Patton State Hospital Senior Center	Highland	Air-conditioned facilities during dangerously hot weather	All
Saint Adelaide Catholic Church	Highland	Emergency food, employment, and marriage counseling	All
Vista Guidance Centers of Highland	Highland	Psychiatric evaluation and counseling and referral services	All
Family Services Association	Redlands	Motel vouchers, emergency food, clothing, counseling, rental assistance, housing advocacy, basic life skills training, and case management	All
Church on the Hill	Redlands	Emergency food	All
Knotts Family Agency	Redlands	Transitional housing	Youth
Salvation Army	Redlands	Emergency food, counseling, and utility assistance	All
Catholic Charities	San Bernardino	Casework, counseling, motel vouchers, emergency food, and utility assistance	All
Central City Lutheran Mission	San Bernardino	Casework, transitional and emergency housing, home repairs, motel vouchers, food, clothing, healthcare, counseling, utility assistance, showers and laundry, workforce development, men’s homeless shelter, youth programs	Varies per program
Children’s Fund	San Bernardino	Emergency food, shelter, transportation, medical and dental care, education, clothing, beds, school supplies, hygiene products, and furniture	Youth
Community Action Partnership of San Bernardino County Energy Conservation Program	San Bernardino	No-cost home weatherization services and utility assistance	All

Table 2517. Local Resources for Homeless and At-Risk of Homeless Persons			
Name	Location	Services	Target Population
Community Action Partnership of San Bernardino County Family Development Program	San Bernardino	Motel vouchers, rental assistance, food, miscellaneous family self-sufficiency supportive services	Families
Community Action Partnership of San Bernardino County Food Bank	San Bernardino	Emergency food	All
Cornerstone Compassion Center	San Bernardino	Emergency food and clothing, health clinic	All
Department of Behavioral Health Homeless Program	San Bernardino	Supportive permanent housing and counseling services	Mentally ill persons
Frazer Community Center	San Bernardino	Emergency and transitional supportive services and assistance.	All
Hase and Associates Systems Inc.	San Bernardino	Prevention education, Hispanic outreach program, outpatient substance abuse treatment, employment assistance, and DUI program	All
Hernandez Community Center	San Bernardino	Food distribution and youth activities	All
Inland AIDS Project	San Bernardino	Emergency, transitional, and permanent housing; emergency rent and utility assistance; and residential care for chronically ill	Persons with HIV/AIDS
Inland Behavioral and Health Services	San Bernardino	Case management and various emergency services	All
Mary's Mercy Center	San Bernardino	Emergency food, clothing, and showers	All
New House Women with Children	San Bernardino	Substance abuse rehabilitation	Women with children
New House Inc.	San Bernardino	Substance abuse rehabilitation (39 beds)	Individuals
Operation Grace	San Bernardino	Emergency and transitional shelter	Female individuals
Our Lady of Fatima	San Bernardino	Emergency food	All
Our Lady of Hope	San Bernardino	Emergency food and clothing	All
Priscilla's Helping Hand	San Bernardino	Case management and housing, education, and employment assistance	Emancipated foster youths
Rolling Start Inc.	San Bernardino	Advocacy, housing and personal assistance referrals, and independent living skills training	Disabled persons
Salvation Army	San Bernardino	Emergency shelter (70 beds)	All
Salvation Army ARC	San Bernardino	Alcohol abuse treatment program (65 beds), transitional housing	Individual males
San Bernardino City Mission	San Bernardino	Emergency food, clothing, and hygiene items	All
San Bernardino County Department of Veterans Affairs	San Bernardino	Assistance with benefits and pension claims	Veterans and dependents
San Bernardino Sexual Assault Services	San Bernardino	Counseling, hospital, and court accompaniment	Victims of sexual assault
Set Free Christian Fellowship	San Bernardino	Substance abuse transitional living (35 beds)	Individuals

Table 2517. Local Resources for Homeless and At-Risk of Homeless Persons			
Name	Location	Services	Target Population
Veterans Alcoholic Rehab Program (VARP) Harris House	San Bernardino	Substance abuse rehabilitation and transitional housing	Veterans
VARP Gibson House for Men	San Bernardino	Substance abuse rehabilitation and transitional housing	Male veterans
VARP Gibson House for Women	San Bernardino	Substance abuse rehabilitation and transitional housing	Female veterans
Veronica's Home of Mercy	San Bernardino	Christian transitional housing (14 beds)	Youth and pregnant women
San Bernardino Vet Center	San Bernardino	Individual and group counseling	Veterans
Victory Outreach	San Bernardino	Substance abuse rehabilitation (10 beds)	All
Vista Guidance Center	San Bernardino	Drop-in center with clothing and laundry facilities	All

Source: Community Action Partnership of San Bernardino County 2020.

3.8.3.9 Affordable Housing

At-risk affordable projects are those that could convert to market rents within 10 years from the planning period. State law requires that the City identify, analyze, and propose programs to preserve existing multifamily rental units that are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next 10 years.

3.8.3.9.1 Assisted Housing Developments at Risk

Government Code Section 65583(a)(8) requires an analysis of existing assisted multifamily housing developments for low-income renters that are eligible to change to market-rate units during the next 10-year period due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. The analysis must inventory each development by project name and address, the type of government assistance received, the earliest possible date of change from low-income use, and the total number of senior and non-senior units that could be lost from the local low-income housing stock. In addition, the analysis is required to assess the conversion risk and displacement of low-income tenants, estimate and analyze the costs of replacement versus preservation of at-risk units, identify entities qualified to preserve at-risk units, and identify financing and subsidy resources.

After extensive research of all assisted units in San Bernardino County, it was determined that all the affordable developments in the City are not currently at risk of conversion, with a “Low-Risk” designation, as shown in **Table 2618, Assisted Units At Risk of Conversion.**

Table 2618. Assisted Units At Risk of Conversion					
Name and Address	Housing Type	Affordable Units	Total Units	Program	Risk Level
Jeffrey Court Seniors (7367 Central Avenue)	Senior (Age 55+)	184	185	LIHTC	Low
Mountain Breeze Villas (25942 E Baseline Street)	Non-Targeted	167	168	LIHTC; HUD; CalHFA	Low
Sterling Village (7360 Sterling Avenue)	Large-Family	79	80	LIHTC	Low

Sources: California Housing Partnership Corporation, 2020; Office of the State Treasurer All Active California Tax Credit Allocation Committee Projects, 2019; HUD Office of Policy Development and Research, 2019
LIHTC = Low-Income Housing Tax Credit; CalHFA = California Housing Finance Agency

Affordable units may convert to market rate prices due to prepayment of HUD mortgages, opt-outs, expiration of Section 8 contracts, and expiration dates established by other funding sources. According to City records, no projects are at risk of converting to market rate during the planning period.

The County of San Bernardino currently owns and operates 12 public housing units in the City. There is no expiration date for the affordability of these units. The County Housing Authority also issues approximately 394 Housing Choice Vouchers in the City. Program participants may use their vouchers throughout San Bernardino County. There are no project-based Section 8 buildings in the City.

While Jeffrey Court Seniors is identified as low risk, the development is eligible to opt-out of affordability control since it was placed in service in 1999. The City will continue to monitor the development through subsequent Housing Element updates. In the event of affordability expiration, the City may pursue subsidizing the units, purchasing and placing a long-term affordability covenant on the units, or constructing replacement units. If the property owner does not extend the affordability covenant, the City will reach out to numerous qualified entities determined by HCD as having the ability to purchase and manage the property for continuous affordable housing.

~~3.8.23.9.2~~ 3.8.23.9.2 Costs Analysis

To maintain the existing affordable housing stock, the City works to preserve the existing affordable units. The financial cost of preserving rental units compared to allowing them to be converted to market-rate depends on the rent for the apartment and the income level of the tenant. Typically, the amount of subsidy needed is the difference between what a household can afford to pay (no more than 30 percent of annual income) and the fair market rent for the unit. As of January 2021, the average rent for a one-bedroom unit in Highland was \$1,364. Given San Bernardino County's 2020 State Income Limit was \$48,200 for a low-income, two-person household, two-person household renters earning 80 percent of the median family income for the area would pay approximately 34 percent of earnings on rent. A subsidy of approximately \$159 per month (\$1,908 per year) would be required to meet the 30 percent limit. This number would reflect a lower-income level and would be higher for very low-income and extremely low-income households. Such trends in rental housing prices in the City indicate that market rental units will not be affordable to lower-income households throughout the planning period. Further, if the units were improved and rents were significantly increased, a financial resource would be necessary to pay the difference between the higher rents and the market rents to maintain affordability.

Another option is new construction. The final cost of constructing deed-restricted affordable housing units depends on whether the developer needs to purchase land or whether the City can transfer the land at a subsidized price, and how well the private developer's initial financial contribution can be leveraged with other funding sources. As no units have been identified as at-risk during the planning period, there is no further analysis regarding preservation and construction costs.

~~3.8.33.9.3~~ 3.8.33.9.3 Preservation Resources

The City is committed to working with affordable housing property owners for solutions to prevent the expiration of affordability covenants. The City will develop relationships with property owners of existing

affordable housing and with local affordable housing entities in an effort to attract interest and resources for preserving and constructing affordable housing units. Qualified entities are housing nonprofits that have been approved by the Community Development and Housing Department. To qualify, an entity must be able to manage the project, maintain affordability for at least 30 years or the remaining term of assistance, preserve the existing occupancy profile, maintain rents at a predetermined level of affordability, and agree to renew subsidies if available. Here are some local housing developers and managers that the City may contact:

- BRIDGE Housing Corporation
- California Housing Partnership Cooperation
- Jamboree Housing Corporation
- LINC Housing
- Mercy Housing
- Neighborhood Housing Services of the Inland Empire
- National Core

There are a number of programs to assist the City and County of San Bernardino in increasing and improving their affordable housing stock. The following paragraphs discuss available programs that provide financial resources for affordable housing units.

The City is a member of the San Bernardino County Urban County Consortium and participates in countywide efforts to receive federal housing and community development funds. These funds are potential resources for affordable housing construction, rehabilitation, and preservation. The San Bernardino County Consolidated Plan is an assessment of existing affordable housing and community development needs that informs HUD, as part of a Federal fund awarding process granted to participating jurisdictions like the City, to create and rehabilitate affordable housing for lower-income households. The assessment evaluates investments from the Community Development Block Grant, HOME Investment Partnerships (HOME), and Emergency Solution Grant programs. The Community Development Block Grant program was designed to improve low- and moderate-income communities through funding capital improvement and public services projects. The HOME funds are the primary funding available for the development of affordable housing. HOME funds are administered by the County of San Bernardino through a Notice of Funding Availability. Emergency Solution Grant programs assist individuals and families experiencing a housing crisis or homelessness to regain stability in permanent housing through No Place Like Home and California Emergency Solutions and Housing funding, and housing and legal assistance through the Housing and Disability Advocacy Program.

The Low-Income Housing Tax Credit program is the most significant financial resource to preserve and create new affordable housing by issuing tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. The California Tax Credit Allocation Committee oversees the application and allocation process for all Low-Income Housing Tax Credit projects. Applicants compete for the funds, which are prioritized based on location, affordability terms, housing needs, and project amenities.

A shorter-term solution to affordable housing stock limitation is the County San Bernardino's Housing Choice Voucher program, which provides rent subsidies to extremely low- and very low-income households with a housing cost burden, or who are at risk of becoming homeless or being displaced.

Voucher recipients rent housing from private rental owners and pay a portion of their income toward rent (usually up to 30 percent of their income). The San Bernardino County Housing Authority subsidizes the difference in monthly payments to the owner. The waiting list for this program is often closed and only opens every several years because the Federal government only provides funding to serve a certain number of households. New households are assisted as households currently in the program move off the program. Serving families through attrition causes long wait times even if a family may be eligible.

Appendix C: Constraints and Zoning Analysis

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HOUSING CONSTRAINTS

Various factors influence the ability of the City of Highland (City) to meet its housing goals. These include governmental constraints, such as land use regulations, and nongovernmental constraints, such as market and environmental factors. This appendix provides the requisite analysis of potential and actual market, governmental, and environmental constraints to the production, maintenance, and improvement of housing pursuant to State law.

1 Governmental Constraints

The General Plan Land Use Element sets forth land use designations to guide the location, type, and intensity or density of permitted uses of land. The Land Use and Development Code implements the General Plan by providing specific direction and development standards within each of the use categories. These land use controls can facilitate or limit certain types of development.

1.1 General Plan

State law requires that each city have a General Plan that establishes policy guidelines for future development. The City of Highland General Plan is a long-range policy document that lays out the framework for all future growth and development within the City. The City of Highland adopted a comprehensive update of its General Plan in 2006. The Land Use Element describes the land use policies and designations used to guide physical development of the City through the location, distribution, and density of uses. Predominately a residential community, almost 60 percent of the City’s 11,948 acres of land is planned for residential development.

As shown in **Table 1**, the Land Use Element describes seven land uses allowing housing, including a historic preservation district and one mixed commercial, office, and residential land use designation. The Planned Development (PD) designation allows flexibility in development standards to encourage creativity and site-specific design. The Planned Development (PD) district is an opportunity for master planning without a Specific Plan, potentially providing a cost savings to the developer, buyer, and renter.

Table 1. Residential General Plan Land Uses		
Land Use Designation	Acres	Description
Agricultural/Equestrian	504	Rural and equestrian-oriented residential development at a maximum density of 2 units per acre.
Low Density	2,500	Single-family detached homes, including mobile homes, at a maximum density of 6 units per acre.
Medium Density	177	Small-lot single-family detached or attached housing, mobile homes, and multifamily housing at a maximum density of 12 units per acre.
High Density	46	Multifamily housing at a maximum density of 18 units per acre.
High Density Special	58	Multifamily housing from 20 to 30 units per acre.
Historic Village Residential	32	Low-density residential development within the Historic Village District at a maximum density of 6 units per acre.

Table 1. Residential General Plan Land Uses		
Land Use Designation	Acres	Description
Mixed Use	54	Horizontal and vertical mixed-use housing types at a maximum density of 18 units per acre.
Planned Development	3,708	Specific Plan areas in which housing types and densities may vary, but typically range from 5 to 12 units per acre.
Total	7,079	—

The program provided by the General Plan Land Use Element establishes 15 goals for future development within the City. These goals are intended to do the following:

- Plan for future growth
- Provide clarity in land use guidance
- Maintain a mix of development with urban, suburban, and rural character
- Create places for people to live, shop, work, learn, and recreate
- Protect and enhance Highland’s neighborhoods
- Provide new housing opportunities
- Strengthen commercial opportunities
- Expand the employment base
- Ensure land use compatibility
- Preserve natural resources

The land use controls provided in the General Plan and Land Use and Development Code guide the development of new housing to meet existing and future needs, maintain the existing character, and improve neighborhoods and the housing stock.

1.2 Land Use and Development Code

Zoning regulations are intended to ensure that development does not negatively affect community health, safety, and welfare. The City’s Land Use and Development Code regulates housing opportunities by establishing permitted uses and development standards. Several zoning districts respond to specific existing conditions, such as compatibility with the historic development in the original Highland Townsite, and appropriate design for busy transportation corridors.

Residential uses allowed in Highland are listed by Zoning District in **Table 2**. Uses permitted by right are indicated by the “P,” conditionally permitted are indicated by the “C,” and permitted uses that may require approval by the Community Development Director or designee are indicated by “SR.” All permit types are defined in the Permit Approval Process Section.

New residential zoning districts, the Residential High-Density District (R-4), and the Residential High-Density Special Overlay (HDS) were established in the City’s Land Use Development Code in 2011. These districts allow densities of 20 to 30 units per acre to facilitate the development of higher-density multifamily housing as part of a larger mixed-use community.

Table 2. Residential Uses Permitted by Zoning District

Use	Agricultural Equestrian (A/EQ)	Single-Family Residential (R-1)	Two-Family Residential (R-2)	Multifamily (R-3)	Multifamily (R-4)	Residential High-Density Special (HDS)	Village Residential (VR)	Corridor Residential (R-2C)	Mixed Use		East Highland Village (EHV)
									Attached Mixed Use (MU)	Separated Multiple Use Project (MU)	
Single-Family Detached	P	P	SR	■	■	■	P	SR	■	SR	P
Single-Family Detached (2-4 units/parcel)	■	C	SR	SR	■	■	■	C	■	SR	■
Single-Family Detached (5+units/parcel)	■	■	C	C	SR	■	■	C	■	SR	■
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P	P	P
Single-Family Attached	■	■	C	SR	■	■	■	SR	C	SR	■
Multifamily Attached	■	■	C	C	SR	SR	■	C	C	SR	■
Mobile Home Subdivisions	SR	SR	C	C	■	■	■	■	■	■	■
Mobile Home Parks	■	C	C	C	■	■	■	■	■	■	■
Boarding or Rooming Houses (7+ persons)	■	■	C	C	C	C	■	C	■	■	■
Manufactured Homes (mobile homes with permanent foundation)	SR	SR	SR	SR	■	■	■	■	■	■	■

Table 2. Residential Uses Permitted by Zoning District

Use	Agricultural Equestrian (A/EQ)	Single-Family Residential (R-1)	Two-Family Residential (R-2)	Multifamily (R-3)	Multifamily (R-4)	Residential High-Density Special (HDS)	Village Residential (VR)	Corridor Residential (R-2C)	Mixed Use		East Highland Village (EHV)
									Attached Mixed Use (MU)	Separated Multiple Use Project (MU)	
Board and Care Facility (7+ persons)	■	■	C	C	C	C	■	C	■	■	■
Senior Independent Living	SR	SR	C	C	C	C	SR	C	C	C	SR
Senior Congregate Care/Assisted Living	■	■	C	C	C	C	■	C	C	C	■
Convalescent Care	■	■	C	C	C	C	■	C	C	C	■
Supportive and Transitional Housing ¹	SR	SR	C	C	C	C	SR	C	■	■	SR

Source: City of Highland Land Use and Development Code, 2020.

Notes:

■ = Not permitted in this district.

P = Permitted subject to a consistency assessment.

SR = Permitted subject to approval of staff review permit application.

C = Permitted subject to approval of a Conditional Use Permit application.

¹: Emergency shelters (excludes transitional housing and permanent support type housing facilities) are permitted in the Business Park (BP) District subject to approval of a department review permit application. Assisted living, live/work, multifamily dwellings, residential accessory structures, second units, senior housing, single-family dwellings, and townhomes are permitted by right in Planning Area 2 – Residential Villages and Planning Area 3 – Village Center of the draft Greenspot Village and Marketplace Specific Plan.

1.3 Permitting Process

Development review is the primary way to ensure that the construction of projects contributes in a positive manner to the community and quality of life. Residential development projects typically undergo several types of approvals. This section outlines the development review process for various types of housing (see Section 1.8.6, Processing Time, for average processing times for various project applications and reviews).

1.3.1 Single-Family Homes

Single-family detached homes are the most common housing type in Highland, making up approximately three-quarters of the entire housing stock. Single-family detached housing is permitted by right in four zoning districts (A/EQ, R-1, VR, and EHV), and permitted following staff review in two districts (R-2 and R-2C) and in separated multiple use projects in the MU District. Single-family attached housing, such as condominiums, is permitted in the R-2 zone with a Conditional Use Permit (CUP) and permitted in the R-2C and R-3 zones with a Staff Review Permit. Large single-family detached and single-family attached projects that require tract maps are ultimately reviewed by the Planning Commission. In 2009, the City merged the former Design Review Board with the Planning Commission in order to reduce the amount of time spent on design issues and to streamline the project approval process without diminishing quality. The Planning Commission now performs design review at the same time as other reviews that may be necessary depending on the permit at hand.

The City's Planning Division coordinates a pre-application meeting between a project's applicant and the Project Review Committee to provide applicants an early opportunity to present their project to the City before submitting a development application(s). This initial step has proven to be successful in the past because it discloses infrastructure or other issues that are more cost-effective to address early in the project design phase. Identifying potential issues prior to submitting a development application saves developers a significant amount of time and money. After the Planning Division determines the applications to be complete, they are routed to the Project Review Committee for their formal review and comments. Applications are also routed to utility companies and outside responsible agencies that have requested to be notified.

Once a project's environmental review and public comment process have been completed, the Planning Division provides a copy of all the comments to the applicant for review and discussion with the City's Project Review Committee. Once the comments have been reviewed by all parties, a public hearing before the City's Planning Commission is scheduled. The applicant is provided with a copy of the public hearing notice and staff report with condition and findings of facts for their review. The conditions clearly outline all the requirements needed to record a final map, as well as any conditions related to the construction of the housing units that are necessary to ensure adequate public health, safety, and welfare.

1.3.2 Accessory Dwelling Units

Accessory dwelling units (ADUs) may be detached from or attached to the primary single-family dwelling unit. ADUs are capable of providing housing below market prices, and often meet the special needs of young persons, older adults, and people with disabilities. In accordance with Assembly Bill 1866 (Government Code Section 65852.2), the City amended the Land Use and Development Code to make permitting ADUs in single-family zones a ministerial action that does not require public notice, public

hearing, or discretionary approval. Understanding that ADUs provide opportunities for affordable housing without changing the City's small-town character, Highland facilitates the development of attached and detached ADUs by permitting them in all residential zones.

~~Since the City's amendment of the Land Use and Development Code, there have been several updates to the State law regarding ADUs, such as parking requirements, reduced setbacks, and impact fee restrictions. **Program 12, Accessory Dwelling Units**, will revise the City's ADU ordinance (Section 16.44.180, Accessory Dwelling Units) to comply with recent changes in State laws.~~

Most recently, the City amended the Accessory Dwelling Units and Junior Accessory Dwelling Units Ordinance (Section 16.44.180 of the City's Land Use and Development Code) in 2021 to comply with several updates consistent with State law, Government Code Section 65852.2. As part of **Program 12, Accessory Dwelling Units**, of the Housing Element, the City will submit the updated ordinance to the State Department of Housing and Community Development (HCD) for their review and will incorporate amendments, as required by HCD. Further, the City will develop and adopt a program that incentivizes and promotes the creation of ADUs that can be offered at an affordable rent for extremely low, very low, low, or moderate-income households or households with special needs (AB 671, 2019).

From 2015 to 2020, the City approved eight ADUs. Additionally, one ADU permit was placed on hold and another ADU permit expired. Based on this record, the City assumes that two ADUs per year could be permitted during the planning period. As the City's older adult and college-age population increases, as is projected for the planning period, ADUs could help to provide housing for these populations as they can be an important housing resource for small, lower-income households.

1.3.3 Multifamily Housing

Multifamily housing, referred to as multiple-family, attached housing, makes up approximately 16 percent of the City's housing stock. Multifamily housing is currently conditionally permitted in the three multifamily zones (R-2, R-2C, R-3) and in attached mixed-use structures in the MU District. Multifamily housing is permitted following staff review in separated multiple use projects in the MU District, and permitted by-right in the R-4 zone and High-Density Special Overlay (HDS) subject to the City's Staff Review Permit. The CUP process is the City's opportunity to ensure compatibility with surrounding uses. The CUP process can occur concurrently with a Design Review (see Section 1.8, Permit Approval Process). Multifamily housing projects in the R-4 and HDS Districts are not subject to a CUP; however, they do require Major Design Review. The design review process considers the compatibility with design standards, such as setbacks, landscaping, and other basic aspects of project design, to ensure high-quality design.

The permitting procedure for a multifamily housing project is similar to that for a large, single-family detached or attached project. In the case of a hypothetical 50-unit multifamily project, the City's Planning Division will coordinate a pre-application meeting between the applicant and the Project Review Committee to identify potential issues that should be considered early in the planning and design process.

1.3.4 Mobile/Manufactured Housing

Single mobile home units placed on a permanent foundation, certified under the National Mobile Home Construction and Safety Standards Act of 1974 and constructed after October 1976, may be permitted

on individual lots in the A/EQ, R-1, R-2, and R-3 zones, as specified in the City's Land Use and Development Code (Section 16.40.180, Mobile Home and Modular Home Requirements), following staff review approved by the Community Development Director. The review ensures that the units comply with State and local standards of the underlying zoning district. Mobile home subdivisions are permitted under staff review in the A/EQ and R-1 zones, and conditionally permitted in the R-2 and R-3 zones, while mobile home parks are conditionally permitted in the R-1, R-2, and R-3 zones.

Pursuant to California Government Code Sections 65852.3 and 65852.7, certified mobile homes (manufactured homes) on a permanent foundation that are built to the United States Department of Housing and Urban Development Code are considered the same as single-family dwellings and are permitted on all lots zoned for single-family homes. Such housing is subject to the same requirements (e.g., planning, permitting, reviews) as site-built homes, except for certain architectural requirements. The Government Code specifies that a mobile home park shall be deemed a permitted land use on all land planned and zoned for residential land use as designated by the applicable general plan, provided, however, that a city may require a use permit. **Program 21**, Mobile Home Preservation, requires a report detailing relocation and displacement for any proposed conversion or closure of a mobile home park.

The Highland Land Use and Development Code defines manufactured housing as a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities, including travel trailers for floodplain management purposes, and provides guidelines for single mobile homes and modular homes or manufactured dwelling units within the City's Land Use and Development Code, including design feature requirements consistent with California Government Code Section 65852.3. The permitted uses table for residential districts in the Land Use and Development Code includes mobile home subdivisions and mobile home parks.

1.4 Special Needs Housing

1.4.1 Residential Care Facility

State law prevents cities from imposing overly restrictive regulations on community care facilities. The Health and Safety Code (Sections 1500 et seq.) requires that group homes serving six or fewer persons be (1) treated the same as any other residential use and shall be considered a residential use of property by a single family; (2) allowed in all residential zones; and (3) be subject to the same development standards, fees, taxes, and permit procedures as those imposed on the same type of housing in the same zone, and no CUP, zoning variance, or other zoning clearance shall be required that is not required of a family dwelling of the same type in the same zone. Local agencies must allow these licensed care facilities in any area zoned for residential use, and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings. Large residential care facilities (those with seven or more residents) are subject to local land use regulations and other restrictions such as conditional use permit requirements.

According to the City's Land Use and Development Code, a residential care facility is a State-authorized, certified, or licensed facility that provides non-medical residential care, day treatment, therapeutic rehabilitative care, and adult day care, residential care for the elderly, transitional housing placement, substance abuse recovery or treatment facility, or foster family agency services for children or adults.

According to the permitted uses table in the Land Use and Development Code, residential care facilities serving seven or more persons, called “Board and Care Facilities” in the uses table, are conditionally permitted in all multifamily zones (R-2, R-2C, R-3, R-4, and HDS) and commercial zones (CG, NC, PC, VC). The CUP process is outlined in Section 1.8.4, Conditional Use Permit. Requirements for discretionary permits may pose constraints to development but may be necessary for certain uses which could have an effect on the existing community. For example, Residential Care Facilities provide in-house treatment or rehabilitation programs on a 24-hour basis. These include drug and alcohol rehabilitation and recovery facilities. These facilities require a CUP in residential zones, as they are often a source of fear and concern for community members. The Planning Commission will only deny a CUP if the required findings cannot be met. Program 18, Residential Care Facilities, of the Housing Element includes an objective to amend the Zoning Code to permit residential care facilities serving six or fewer persons by right in all residential zones in accordance with the Welfare and Institutions Code Section 5116 and permit those serving seven or more in at least one zone without discretion.

To comply with the intent of fair housing laws and ensure clarity in the permitting process, the Housing Element **Program 18, Residential Care Facilities**, will update the Zoning Code to differentiate between residential care facilities serving six or fewer residents and those serving seven or more residents. The program will create separate definitions and permitting processes for the two types of residential care facilities, ~~and~~ permit those serving six or fewer persons in all residential zones in which single-family homes are permitted, and permit those serving seven or more in at least one zone without discretion. This will ensure that licensed facilities (group homes/residential care facilities) are allowed in residential zones consistent with State law ~~for small group homes (six or fewer) and with a CUP for large facilities (seven or more).~~

1.4.2 Boarding or Rooming Houses

Although a boarding or rooming house may provide housing to unrelated individuals, it is not considered a residential care facility. Highland’s Land Use and Development Code defines a boarding or rooming house as a building containing a dwelling unit where lodging is provided with or without meals for compensation for seven or more persons. For six or fewer occupants, the City defers to requirements in the State’s guidelines. A boarding or rooming house does not provide on- or off-site supportive services. Boarding or rooming houses are conditionally permitted in the R-2, R-2C, R-3, R-4, and HDS residential zones, and may not be located within 500 feet of the same use. Furthermore, to prevent a concentration of parolees, no more than one Federal, State, or juvenile justice parolee shall be allowed to live in boarding or rooming house at any one time, except if a boarding or rooming house has 10 or more dwelling units, then there may be one additional Federal, State, or juvenile justice parolee for every 10 dwelling units. The location and parolee restrictions were enacted in response to public concerns about boarding and rooming housing affecting community safety and welfare.

1.4.3 Senior Housing

With Highland’s growing older adult population, it is important that a range of housing types located in well-resourced areas (e.g., near transit, jobs, parks) are available to serve their special needs. These can include housing such as smaller and more affordable units (including second dwelling units), senior housing, and various forms of care housing. Care housing that assists the special needs of older adults include senior independent living projects, residential care homes for older adults, congregate care, and convalescent care. Senior independent living projects are permitted with a Staff Review Permit in the

A/EQ, R-1, VR, and EHV zones, and conditionally permitted in multifamily zones (R-2, R-2C, R-3, R-4, and HDS) and the mixed use zone (MU). Congregate care and convalescent care homes are conditionally permitted in multifamily, mixed use, and commercial zones. Residential care facilities, which can include residential care facilities for older adults per the City's definition, serving seven or more persons, are conditionally permitted in multifamily zones (R-2, R-2C, R-3, R-4, and HDS).

1.4.4 Emergency Shelters, Transitional Housing, and Permanent Supportive Housing

California Senate Bill (SB) 2 (Cedillo) was approved in 2007 with the goal to remove zoning barriers for emergency shelters and transitional and supportive housing, and provides direction in the ways in which local governments address housing for those experiencing homelessness or those at risk of homelessness. SB 2 is intended to strengthen existing Housing Element requirements to provide for the development of emergency shelters and transitional and supportive housing.

Emergency shelters are the first step in a continuum of care program designed to allow people experiencing homelessness a temporary place of stay. As defined by subdivision (e) of Section 50801 of the Health and Safety Code, emergency shelter means housing with minimal supportive services for persons experiencing homelessness that is limited to occupancy of 6 months or fewer by a person experiencing homelessness, and where no individual or household may be denied emergency shelter because of an inability to pay.

SB 2 requires jurisdictions to identify a zone where emergency shelters are a permitted use without a CUP or other discretionary action. The identified zone(s) must have sufficient capacity to accommodate the needs, regardless of the demonstrated need, and have sufficient capacity to permit at least one year-round emergency shelter. State law (Government Code Section 65583(a)(4)) limits the development standards and locational restrictions that can be applied to emergency shelters. Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

- the maximum number of beds or persons permitted to be served nightly by the facility;
- sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not
- require more parking for emergency shelters than other residential or commercial uses within the same zone;
- the size and location of exterior and interior onsite waiting and client intake areas;
- the provision of onsite management;
- the proximity to other emergency shelters, provided that emergency shelters are not required to be more than
- 300 feet apart;
- the length of stay;
- lighting; and
- security during hours that the emergency shelter is in operation.

Emergency shelters serving 25 persons or fewer are permitted in the business park (BP) employment zone subject to approval of a Staff Review Permit application. The BP designation allows for light

industry, research and development, office uses, and business and commercial uses that support the employees and clients of the area, and commercial uses requiring large parcels. Should an emergency shelter be provided in the BP district, residents would benefit from access to public transit, retail uses, and regional employment growth in nearby businesses. Residents will also be connected to other areas of the community and adjacent cities by buses. The local bus transit service provider, Omnitrans, operates two routes that serve this area (Route 3 and Route 15). As outlined above, jurisdictions are permitted to limit the maximum number of beds or persons per shelter under State law. Regulating the number of beds or persons permitted, can potentially help prevent crowded shelter conditions. The importance of this was seen early in the Coronavirus (COVID-19) pandemic. Communities saw rapid transmission of COVID-19 in homeless shelters, particularly in congregate settings, where people shared living and sleeping spaces, sometimes in beds, cots, or bunks that were very close to one another¹. Further, as fully analyzed below, the 25 person limit does not constrain the City's ability to demonstrate that the zone where emergency shelters are allowed by right includes sufficient capacity to accommodate the need for emergency shelter identified in the most recent point-in-time count conducted before the start of the planning period.

There are approximately 270 acres in the City designated as BP, generally located along the southwestern City boundary. A total of 116 acres in the BP designation are vacant with an average parcel size of 0.74 acres. Given the development standards in the BP zone, including the minimum parcel size requirement, there are approximately 25 vacant sites that The average lot size is approximately 20,500 square feet and could potentially accommodate a multi-service facility. As discussed above, all of the sites are within a half mile of public transit lines and near existing commercial and business uses, providing access to opportunities. Taking into account the 25-person limit for emergency shelters, the 25 sites still provide a potential capacity for approximately 625 beds. Based on the 2020 point-in-time count described in **Appendix B, Community Profile**, there were a total of 78 unsheltered adults in the City, meaning that the City theoretically has more than sufficient capacity of sites to accommodate the need for emergency shelter.

As defined in California Government Code Section 65582(j), transitional housing includes buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no fewer than 6 months from the beginning of the assistance. Supportive housing is defined by California Government Code Section 56682(f) as housing with no limit on length of stay, that is occupied by the target population,² and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Chapter 16.06, Definitions, of the City's Land Use and Development Code defines "supportive housing" and "transitional housing" per the definitions provided above. However, according to the permitted uses table in the Land Use and Development Code, supportive and transitional housing are permitted with a

¹ <https://www.urban.org/urban-wire/winter-here-covid-19-limiting-shelter-capacity-what-will-it-mean-people-experiencing-homelessness>

² "Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, older adults, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and people experiencing homelessness.

Staff Review Permit in the A/EQ, R-1, VR, and EHV zones and conditionally permitted in multifamily zones (R-2, R-2C, R-3, R-4, and HDS).

Consistent withTo remove or mitigate constraints that may exist related to zoning or permits for supportive and/or transitional housing and to comply with Government Code Section 65583, transitional housing and supportive housing shall be considered a residential use of property and shall be subject to the same development standards and permitting processes as the same type of housing in the same zone and in compliance with the occupancy limitations of Title 24 of the California Code of Regulations. Under California Assembly Bill (AB) 2162, supportive housing meeting specific standards shall be a use by right in all zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. Additionally, no minimum parking may be required for units occupied by supportive housing residents if the development is located within 0.5 miles of a public transit stop.

The City updated its Land Use and Development Code in 2013 to comply with State law; however, there have been several updates to State law, as outlined above. As such, the Housing Element includes **Program 19, Emergency Shelters, Transitional Housing, and Permanent Supportive Housing**, to permit transitional and supportive housing consistent with State laws and to amend the City's Emergency Shelters Ordinance (Section 16.44.270, Emergency Shelters) to comply with parking requirements set forth by AB 139, Quirk-Silva. **Program 28, Low Barrier Navigation Centers**, includes an update to the Land Use and Development Code to provide, by-right, approvals exempt per the California Environmental Quality Act (CEQA) to Low-Barrier Navigation Centers³ meeting specific standards in areas zoned for mixed uses and nonresidential zones permitting multifamily uses, consistent with AB 101's requirements for Low-Barrier Navigation Centers.

1.4.5 Single-Room-Occupancy Units

Another potential source of housing for people experiencing homelessness or formerly experiencing homelessness are single-room-occupancy units. Single-room-occupancy units are very small, attached units intended for no more than one or two people. An agency or organization generally oversees the project and provides ongoing supportive services to promote self-sufficiency.

The City's Land Use and Development Code does not currently permit single-room occupancy units. Through Program 19, Emergency Shelters, Transitional Housing, Permanent Supportive Housing, and Single Room Occupancy, the City will amend the Zoning Code to identify a process by which single-room occupancies (SRO) can be permitted to further increase housing opportunities for extremely-low income households.

³ "Low Barrier Navigation Center" is defined as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

1.5 Facilitating Affordable Housing

1.5.1 Residential High Density Special (HDS) Overlay and Greenspot Village & Marketplace Specific Plan

The City established a Residential High Density Special (HDS) Overlay in 2011 on approximately 52 acres zoned as Planned Development (PD). The HDS Overlay allows the permitting of up to 650 multifamily units at a minimum density of 20 units per acre and a maximum density of 30 units per acre. The HDS Overlay area is generally bound by Greenspot Road on the south, Eucalyptus Avenue on the north, Boulder Avenue on the east, and the City Creek wash basin on the west. The 52 acres is now located entirely within the Greenspot Village & Marketplace Specific Plan area, adopted in 2013.

The Greenspot Village & Marketplace Specific Plan is a master-planned, mixed-use development located within the area identified in the City's General Plan Land Use Element as the "Golden Triangle Community Policy Area." The Specific Plan consists of three planning areas. Planning Area 1 allows for commercial uses; Planning Area 2 allows for residential uses; and Planning Area 3 permits a mix of residential, commercial, entertainment, governmental, and professional office uses. The total number of dwelling units between Planning Areas 2 and 3 may not exceed 800. Planning Areas 2 and 3 allow development at density ranges of 20 to 30 and 18 to 40 dwelling units per acre and permit 500 to 700 units and 100 to 300 units, respectively; within that limit, dwelling units may be transferred between Planning Areas 2 and 3. As of November 2021, there are approximately 37 acres of vacant land within Planning Areas 2 and 3, providing a generous amount of land available for residential development. As fully discussed in Appendix E, Sites Analysis and Inventory, the available vacant land coupled with the higher densities permitted, purely residential uses and range in housing types allowed, and flexibility in standards and requirements afforded by the Specific Plan, remove and reduce constraints for residential uses and aim to facilitate affordable housing development.

1.5.2 Lot Consolidation Incentives

Lot consolidation can increase the efficiency of land use and create the critical mass needed for a quality multifamily housing project. The City has identified numerous vacant and underutilized parcels that have the potential to accommodate multifamily projects. Their development potential could be improved through lot consolidation.

Although the development community is aware of the inherent benefits of acquiring larger sites, the City seeks to promote this process. Through the implementation of **Program 23**, Lot Consolidation Incentive, of the Housing Element, the City is committing to providing expedited processing for the consolidation of lots identified in **Appendix E**, Sites Analysis and Inventory, as having the potential to accommodate lower-income households.

1.5.3 Inclusionary Housing Ordinance

The City's Land Use and Development Code's Inclusionary Housing Ordinance aims to facilitate the development and availability of housing affordable to a broad range of households with varying income levels within the City. It provides guidelines for the production of affordable housing at moderate-, low-, and very low-income levels; payment of an in-lieu fee; or dedication of land for affordable housing.

All new residential development projects within the City must dedicate at least 15 percent of the units for affordable housing. Restricted, for sale units must be sold to low- and moderate-income households. Rental projects must rent at least 10 percent of the units to very low-income households, with the remaining 5 percent of affordable units rented to low- or moderate-income households. In exchange for the construction of affordable units, the City allows unit size reduction and different interior finishes for affordable units, as long as they are of durable quality and consistent with the current California Building Code.

In lieu of constructing all or any affordable units on site, a developer may pay an affordable housing in-lieu fee of \$3,750 per unit to the City. In lieu of building inclusionary units, the developer may also choose to dedicate land within the City to the City. Dedicated parcels must be suitable for the construction of inclusionary units and equivalent or greater in value than what would be produced by applying the City's in-lieu fee to the project. All in-lieu fees are deposited in an inclusionary housing fund to be spent on affordable housing development and programs.

The City provides regulatory relief for developers of sites that cannot accommodate affordable units. If the City determines that providing on-site inclusionary housing is infeasible, the developer may construct affordable units on another site within the City prior to or concurrently with construction of the on-site project. Should a developer provide more affordable units than required by the inclusionary ordinance, the developer may transfer credit for those affordable units to their next project in Highland or to another developer. However, the Inclusionary Housing Ordinance provides requirements that are inconsistent with the minimum density bonus and incentives outlined in the State's Density Bonus Law. **Program 4, Inclusionary Housing**, of the Housing Element includes a program to continue the City's Inclusionary Housing Ordinance to provide funding for affordable housing preservation, rehabilitation, and construction.

During the 2014–2021 Housing Element cycle, no inclusionary housing units were constructed. In lieu of construction, developers opted to pay the affordable housing in-lieu fee of \$3,750 per unit. As of January 2021, the current balance from in-lieu fees is \$569,000, and the funds have not yet been used for preservation or construction of affordable housing. [However, the City plans on using the funds to construct new affordable units at the Housing Authority's property at 7433 Central Avenue. The anticipated proposal will develop approximately 90 to 110 affordable dwelling units on 3.75 acres.](#)

1.5.4 Density Bonus

A density bonus is an entitlement to build additional residential units above the maximum number of units allowed per the Municipal Code in exchange for providing affordable housing specified by as Government Code Sections 65915–65918.

For projects consistent with the applicable affordable requirements, jurisdictions must grant one density bonus, and, if requested by the applicant, incentives or concessions, and waivers or reductions of development standards depending on the percentage of affordable units. Concessions and incentives include reductions in site development standards or a modification of Zoning Code or architectural design requirements, such as a reduction in setback or minimum square footage requirements, approval of mixed-use zoning, or other incentives or concessions that result in actual cost reductions. In accordance with State law, projects that meet the minimum criteria for a density bonus are entitled to

at least one concession and may be entitled to as many as four concessions depending on the amount of affordable housing provided.

The City's Land Use and Development Code (Section 16.40.090, Development Density) outlines the density bonuses and incentives or concessions that are available to affordable housing and qualifying residential projects; however, the City's Density Bonus Ordinance, approved in 2013, is no longer in compliance with the State's latest Density Bonus Law.

Under AB 2345 amending code Section 35915, which took effect on January 1, 2021, the maximum available density bonus for projects not composed exclusively of affordable housing increased from 35 to 50 percent. To receive the top bonus, a project must comply with unit replacement requirements and set aside at least 24 percent of units for low-income households, 15 percent of units for very low-income households, or 44 percent of for-sale units for moderate-income households. Bonuses between 35 and 50 percent will be granted on a sliding scale, while current affordability requirements to obtain a lesser bonus will remain unchanged. The City's Density Bonus Ordinance does not meet the current State law maximum density bonus of 50 percent.

Program 6, Density Bonus, will update the City's Density Bonus Ordinance to comply with the current State Density Bonus Law, including the provision for an increased bonus for 100 percent affordable developments and student affordable housing.

1.6 Residential Development Standards

The General Plan Land Use Element establishes the maximum density for housing and where it can generally be located within Highland. The Land Use and Development Code provides more specific residential development standards that determine building height, density, setbacks, parking, and other requirements. Development standards tailored to each zoning district and certain specific uses are provided to ensure quality design to protect the health, safety, and welfare of the public, as well as enhance the appearance of the community. Development standards improve the quality and livability of housing development in Highland.

Table 3 lists the minimum acceptable standards for development within the City's residential districts to ensure safe and attractive development without hindering the production of housing.

Table 3. Residential Development Standards

Standard	A/EQ	R-1	R-2	R-2C	R-3	R-4	HDS	VR	EHV
Maximum Density (units per acre)	2.0	6.0	12.0	9.0	18.0	Max: 30.0	Max: 30.0	6.0	6.0
Minimum Density (units per acre)	—	—	—	—	—	Min: 20.0	Min: 20.0	—	—
Minimum Building Site (net area in square feet)	20,000	7,200	7,200	43,560 (1 acre) ¹	10,000	43,560 (1 acre) ¹	43,560 (1 acre) ¹	7,200	5,000 ²
Minimum Lot Width	100 ft.	60 ft.	60 ft.	22 ft.	100 ft., 110 ft. for corner lots	None	None	100 ft.	50 ft.
Minimum Lot Depth	120 ft.	100 ft.	100 ft.	40 ft.	100 ft.	None	None	100 ft.	100 ft.
Minimum Front Setback	35 ft., but 65 ft. from street centerline	25 ft., but 55 ft. from street centerline	20 ft.	15 ft. at any given point, but an average minimum of 20 ft.	25 ft.	15 or 25 ft.	15 or 25 ft.	15	19 ft.
Minimum Interior Setback ³	10% of lot width	5 ft. and 10 ft.	5 ft. and 10 ft.	0 ft. for attached units and 3 ft. for detached units	10 ft.–15 ft.	15 ft. or 25 ft.	15 ft. or 25 ft.	An aggregate of 15 ft. compatible with adjacent setbacks	10% of lot width
Minimum Street Side Setback ³	15% of lot width	15 ft.	15 ft.	15 ft. at any given point, but an average minimum of 20 ft.	20 ft.	15 ft. or 25 ft.	15 ft. or 25 ft.	15 ft.	10 ft.
Minimum Rear Setback	35 ft.	20 ft.	20 ft.	10 ft. for 1- or 2- story units	15 ft.–20 ft.	15 ft.	15 ft.	20 ft.	10 ft.

Table 3. Residential Development Standards

Maximum Lot Coverage	30%	40%	40%	40%	60%	None	None	30%	30%
Maximum Height	35 ft. or 2 ½ stories, whichever is greater	35 ft. or 2 ½ stories, whichever is greater	35 ft. or 2 ½ stories, whichever is greater	35 ft. or 2 stories, whichever is greater	35 ft. or 2 ½ stories, whichever is greater	55 ft. (4 stories and loft)	55 ft. (4 stories and loft)	Compatible with surrounding buildings	35 ft. or 2 stories, whichever is greater ⁴
Minimum Building Separation ⁵	15 ft.	10 ft.	10 ft.	0 ft. for attached units and 3 ft. for detached units	15 ft.	Per Uniform Building Code	Per Uniform Building Code	10 ft.	10 ft.
Minimum Dwelling Unit Size (square feet)	800	800	800	800	800	Studio: 425 1 bedroom: 650 2 or more bedrooms: 800	Studio: 425 1 bedroom: 650 2 or more bedrooms: 800	800	800
Standard	Mixed Use								
	Attached Mixed Use Structures			Separated Multiple Use Projects Attached			Separated Multiple Use Projects Detached		
Maximum Density (units per acre)	18			18			18		
Minimum Building Site (net area in square feet)	None			10,000			4,000		
Minimum Lot Width	None			80 ft.			50 ft.		

Table 3. Residential Development Standards

Minimum Lot Depth	None	100 ft.	80 ft.
Minimum Front Setback	0 ft. if public plaza of at least 400 square ft. and a minimum dimension of 15 ft. in each direction provided in front yard; 5 ft. if no public plaza provided in front yard	15 ft. average; 10 ft. minimum	10 ft.; 5 ft. for unenclosed porch
Minimum Interior Setback ³	None if adjacent to commercial or office uses; If adjacent to residential uses, then 10 ft. if 2 stories or less, and 15 ft. if 3 or more stories	15 ft. if adjacent to commercial; If adjacent to residential uses, then 10 ft. if 2 stories or less, and 15 ft. if 3 or more stories	5 ft.
Minimum Street Side Setback ³	None	15 ft.	10 ft.
Minimum Rear Setback	35 ft.	If adjacent to residential uses, then 10 ft. if 2 stories or less, and 15 ft. if 3 or more stories	15 ft.
Maximum Lot Coverage	30%	50%	40%
Maximum Height	35 ft. or 2½ stories, whichever is greater		
Minimum Building Separation ⁵	15 ft.	10 ft.	
Minimum Dwelling Unit Size (square feet)	One-bedroom = 600 sq. ft. Two-bedroom = 800 sq. ft. Three-bedroom = 1,000 sq. ft.	One-bedroom = 800 sq. ft. Two-bedroom = 1,000 sq. ft. Three-bedroom = 1,200 sq. ft. Four-bedroom = 1,400 sq. ft.	

Source: City of Highland Land Use and Development Code, 2020.

ft. = feet; sq. ft. = square feet

1. R-2C parcels smaller than 1 acre in size may be developed if they cannot be consolidated with adjacent parcels and are either bordered on all sides by property zoned for non-R-2C uses, or bordered on three sides by roadways.

2. Lots may only be merged to meet minimum requirements. However, no lots shall be subdivided to meet minimum standards.

Table 3. Residential Development Standards

- 3: Except for development in the R-2C District, a minimum 10-foot setback shall be maintained for all two-story or higher elements.
- 4: Design of two-story unit buildings or additions within the East Highland Village (EHV) District shall be in compliance with Highland Municipal Code Chapter 16.16.040(F), East Highland Village Design Guidelines.
- 5: Minimum distance between buildings includes main dwellings and accessory structures. Within a planned development, building separations may be reduced to 0 feet, provided that fire walls are to Uniform Building Code standards and subject to review and approval of the Forestry and Fire Warden Department.

1.6.1 Parking Requirements

Parking requirements must relate to the housing type to provide adequate and appropriately located parking facilities. Adequate parking for residential projects contributes to the value of a project, the safety of residents, its appearance, and livability. However, excessive parking standards that do not reflect actual parking demand can unduly increase development costs by reducing the potential land availability for additional units or project amenities. Cities statewide are also finding that parking is a contributing constraint to building affordable housing, reflective in the cost of one parking space.

Reductions in parking requirements are currently made possible through parking studies for senior housing types, and the Community Development Director may approve reduced parking requirements for projects that incorporate affordable units but do not qualify for density bonus incentives.

Additionally, **Program 33, Reduced Parking Requirements**, will provide a process by which parking requirements can be reduced for religious institutions in exchange for housing development. **Table 4** displays City residential parking requirements.

Table 4. Residential Parking Standards	
Use	Minimum Off-Street Requirements
Single-Family Detached ¹	Resident parking: 2 enclosed garage spaces Guest parking: If guest parking is not permitted on the street, then one visitor space per unit is required within 100 feet of each unit's frontage and cannot be tandem
Second Units	Resident parking: 1 additional off-street parking space, tandem allowed, allowed in the front yard setback
Single-Family Attached and Multifamily (R-2, R-2c, R-3) ^{2,3}	Resident Parking Studio: 1 covered or garage space assigned to each unit 1 bedroom: 1 covered or garage space, and .5 uncovered space 2 or more bedrooms: 1 covered or garage space and 1 uncovered space Guest parking: On-street parking can count for visitor parking if the spaces are within 250 feet of each unit's frontage, otherwise 0.5 uncovered space per unit is required
Multifamily (R-4) ^{4,5}	Resident Parking Studio and 1 bedroom: 1.5 per unit (at least 1 space within a garage or carport) 2 bedrooms: 1.9 per unit 3 bedrooms: 2.1 per unit 4 bedrooms: 2.4 per unit Guest parking: 0.3 spaces per unit
Senior Housing	Resident parking: 1 covered space per unit Guest parking: 0.25 space per unit (can be uncovered)
Senior Congregate Care ⁶	Resident parking: 0.5 covered spaces per unit or as determined by the Planning Commission. For multiple-family units, the parking shall be within 150 feet of the dwelling it serves Guest parking: 0.25 space per unit (can be uncovered)
Mobile Home Parks and Subdivisions	Resident parking: 2 spaces per unit, tandem allowed Guest parking: 1 space for each 5 units or fraction thereof
Model Home Complexes ⁷	3 spaces per model home plus 1 space per salesperson
<p>Source: City of Highland Land Use and Development Code, 2020.</p> <p>1: Within the VR district, no more than a two-car space and no less than a one-car space shall be provided within a garage, and the exterior garage door shall be a minimum of 45 feet from the front property line.</p> <p>2: For R-2 and R-2C districts, covered spaces may be required to be in enclosed garage. If it is not adjacent, the garage shall be within 150 feet of the unit being served.</p> <p>3: Covered spaces for apartment buildings are garage spaces.</p> <p>4: Minimum of one parking space shall be covered within a garage or carport.</p> <p>5: Guest spaces may be uncovered.</p>	

6: Applicant shall submit a parking study for reduced parking standards.

7: On-street parking adjacent to the model home complex may be counted toward the parking requirement if it is found that on-street parking will not impact residential parking and will not obstruct traffic flow.

1.6.2 Building Codes

Building and safety codes regulate construction and design methods to protect public health, safety, and welfare. However, these codes have the potential to constrain the development of housing. Highland has adopted and enforces the 2019 California Building Code. Except for seismic standards and some additional requirements for fire hazards, the City's building codes do not impose additional requirements that would materially raise the cost of housing. These types of improvements are common for all cities in San Bernardino County.

Code enforcement is a critical component of retaining quality neighborhoods and residential structures. The City employs full-time building inspectors and code enforcement officers to examine properties. As part of the City's residential rental enhancement program, the owner or occupant of any residential rental unit may request that the City conduct both an interior and exterior inspection of said residential rental unit(s). Inspections may be based upon, but are not limited to, receipt of complaints from occupants, local agencies, or other third parties.

The City's rental inspection program includes a self-certification inspection process conducted by the owner of a residential rental unit, and subsequent right-of-way inspection from the public right-of-way to certify that health and safety, building code, and fire code violations do not exist on the rental unit. The program ensures rental housing is well-maintained, safe, and adequate for habitation. **Program 2, Residential Rental Enhancement and Rehabilitation**, will continue to educate landlords and property owners about compliance with applicable City codes, procedures of the Residential Rental Enhancement Program, and how to notify code enforcement of any violations. The City will continue to provide this program to ensure that rental properties are maintained and that landlords have the resources they need to ensure their properties remain safe for tenants. The City will also add to tenant screening training to provide guidance on fair housing to ensure that tenant screenings do not have a disproportionate negative effect on protected groups.

1.6.3 On- and Off-Site Improvements

The City of Highland requires that adequate access, landscaping, lighting, water, and sewer improvements accompany residential development or the expansion of existing residential projects. Typical off-site improvements include curb, gutter, and sidewalk installation, and the undergrounding of existing overhead utility lines. As a condition of approval, the City may require the dedication of improvements, such as rights-of-way, easements, and the construction of reasonable on- and off-site improvements, to serve the project. These types of improvements are common for all cities in San Bernardino County. Therefore, these on- and off-site improvement standards would not make it less financially feasible to build housing in one jurisdiction over another.

1.6.3.1 Streets

All residential projects must provide appropriate roadways consistent with the City's Circulation Element and adopted road standards.

Collector streets require a minimum 40 feet wide curb-to-curb and are, generally, 44 feet, curb-to-curb, within 66-foot rights-of-way. Residential local streets generally require a 36-foot-wide right-of-way. The City does not require infill projects to provide road improvements beyond those necessary for safe access. This reduces the cost of infill housing development, a savings that may be passed on to the

future buyer or renter. For any area of the City, additional improvements, easements, and other dedications may be identified during Site Plan Review.

1.6.3.2 Curbs, Gutters, and Sidewalks

While much of west Highland is developed with curbs, gutters, and sidewalks, there are some infill sites without such amenities.

Greenfield sites on the east side are also often in need of such improvements. All new residential development is required to provide a public sidewalk system with curbs and gutters unless deemed unnecessary by the Planning Commission. Public sidewalks are adjacent to public streets and have a minimum width of 5 feet.

Interior walkway systems may have varying widths, with a minimum width of 4 feet unincumbered. The cost of these improvements increases development costs but are necessary to facilitate pedestrian access and movement in urban areas of the City, and to enhance the safety of pedestrian traffic.

1.6.3.3 Water, Sewer, and Storm Drains

Consistent with State law, MS4 Permits, San Bernardino County Hydrology Manual criteria, or local drainage master plan, as applicable, all projects must demonstrate the ability to meet water, sewer, and drainage requirements consistent with San Bernardino Flood Control District's Comprehensive Storm Drain Plan. Fees and infrastructure requirements are established by the East Valley Water District (EVWD) and similar for all communities in the region. Careful site design and location can reduce or mitigate the associated cost of these improvements. For example, vacant land in an infill area could provide affordable housing where there is existing and adequate water, sewer, and drainage infrastructure.

1.7 Development Fees

A variety of fees and assessments are charged by the City and other agencies to cover the cost of processing development permits and providing local services. These fees are necessary to ensure quality project review and to cover costs associated with the impact of new housing. Development fees and exactions increase the cost of development. These costs are passed down to the homeowner and renter, reducing the affordability of housing.

Community development and engineering fees are established to cover the cost of staff review. Without entitlement processing fees, the City would be unable to provide quality review of each project, resulting in inappropriate or inadequate development. These fees offset the City's development review costs and are not designed to increase the cost of development. The affordable housing fee is a per-unit fee that may be paid by the applicant in lieu of providing affordable housing, as discussed in Section 1.5.3, Inclusionary Housing Ordinance.

When processing a Major Design Review and CUP concurrently, the City provides relief to the applicant by only charging one deposit up-front. The City only takes a deposit for the CUP and applies any unused funds from the CUP deposit to cover the design review. This prevents the applicant from spending a financial resource earlier than necessary.

Development impact fees are charged on a per-unit basis to provide funds to offset the anticipated impacts of population growth. New housing, and therefore more residents, may result in an increase in vehicle trips, park usage, school enrollment, and emergency service calls. Development impact fees are carefully created to ensure that quality services and facilities are provided to Highland residents without

unduly burdening development. The City annually reviews its development impact fees to ensure the fees are fair and adequate. **Table 5** shows fees charged for new housing projects in Highland.

Table 5. Residential Development Fees		
Fee	Single-Family Attached	Single-Family Attached/ Multifamily
Minor Project (three or fewer dwelling units)		
Community Development Fees		
Inclusionary Housing	\$3,750.00	\$3,750.00
Staff Review Permit	\$45.00	\$45.00
Minor Design Review – Fixed Fee	\$3,450.00	\$3,450.00
Minor Conditional Use Permit – Fixed Fee	\$1,425.00	\$1,425.00
Community Development Fees/Deposit Per Unit	\$8,670.00	
Engineering Fees ¹		
Parcel Map Review (≤4 lots)²	\$5,300.00	\$5,300.00
Impact Fees		
Law Enforcement	\$276.23	\$436.83
Fire Suppression	\$981.10	\$318.42
Local Circulation System	\$4,582.61	\$3,058.86
Regional Circulation System	\$13,289.35	\$8,872.35
Regional Flood Control	\$1,068.24	\$457.13
General Facilities, Vehicles, and Equipment	\$1,224.67	\$1,224.67
Library	\$1,126.68	\$1,084.50
Community Center	\$1,404.31	\$1,351.22
Park Land Acquisition & Park Facilities Development	\$4,573.40	\$4,400.64
Total Fees Per Unit ³	\$37,196.64	\$29,874.61
Major Project (more than three units)		
Community Development Fees		
Inclusionary Housing	\$3,750.00	\$3,750.00
Major Design Review Deposit ^{2,4}	\$8,500.00	\$8,500.00
Major Conditional Use Permit Deposit ^{2,4,5}	\$11,100.00	\$11,100.00 ⁵
Community Development Fees/Deposit Per Unit	\$23,350.00	
Engineering Fees ¹		
Parcel Map Review (≤4 lots) ²	\$5,300.00	\$5,300.00
Final Tract Map Review (≥5 lots) ^{2,4}	\$15,300.00	\$15,300.00
Impact Fees		
Law Enforcement	\$276.23	\$436.83
Fire Suppression	\$981.10	\$318.42
Local Circulation System	\$4,582.61	\$3,058.86
Regional Circulation System	\$13,289.35	\$8,872.35
Regional Flood Control	\$1,068.24	\$457.13
General Facilities, Vehicles, and Equipment	\$1,224.67	\$1,224.67
Library	\$1,126.68	\$1,084.50
Community Center	\$1,404.31	\$1,351.22
Park Land Acquisition & Park Facilities Development	\$4,573.40	\$4,400.64
Total Fees Per Unit ³	\$72,476.64	\$65,154.61

Source: City of Highland Planning Division, 2020.

1. Some engineering fees not included, such as grading plan check and grading inspection, because fee is based on project specifics such as a dollar amount per cubic yard of soil moved.
2. RCS fully burdened hourly rate for all personnel involved, plus any out-of-pocket expenses for contract personnel, special equipment or supplies, other State or county fees applicable against an initial deposit.
3. Total fees per unit, including community development fees/deposit per unit, engineering fees, and impact fees listed in this table.
4. For projects that are deemed to be less complex after review by the DRC, the amount of the initial deposit can be reduced accordingly by the Community Development Director.
5. Major Conditional Use Permit Review Deposit will not be needed for projects on multifamily sites identified in the Housing Element as having potential to accommodate the lower-income Regional Housing Needs Allocation.

1.8 Permit Approval Process

Highland’s permitting process is designed to ensure high-quality and aesthetically pleasing development that is compatible with adjacent uses and the City’s rural charm. Development and design review fees, as well as the time these processes take, increase the cost of constructing new housing or rehabilitating existing units. To ensure that the permit approval process is not overly burdensome, the City established the “Come Home to Highland” program, which commits the City to being an active partner in providing housing. This program serves as an action plan for City staff to follow when reviewing all commercial and residential development projects. The program is intended to do the following:

- Improve and enhance Highland through the promotion of its residential lifestyle and family-oriented community
- Encourage housing maintenance, rehabilitation, development, and occupation
- Encourage cooperation between City government, local service providers, and residents in facilitating responsible growth

The City of Highland is committed to the following action plan to facilitate and streamline the development review process:

- The fees to process entitlement should be deposit, and an accounting of time by which staff processes the entitlement shall be provided to the project applicant within 30 calendar days of the project’s conclusion.
- Pre-application meetings should be offered free of charge.
- Upon acceptance of an application for an entitlement, the Community Development Department and Public Works Department shall bring the application before the appropriate reviewing body within 90 days of acceptance, barring special environmental, traffic, or similar technical report requirements.
- Fixed fees for plan checking and inspection services upon the issuance of permits.
- First plan check shall take no more than 2 weeks, and if determined to take longer, staff shall notify applicant as to the reasons for the delay.

Three levels of decision-making bodies in the City govern the development review process: The Community Development Department, the Planning Commission, and the City Council.

Applicants are encouraged to submit a pre-application to meet with City staff to discuss a project prior to submitting a formal application. This process provides the applicant with an opportunity to make changes that will ultimately save time and money by having a complete application from the start. When an application is determined complete (within 30 days, as required by the Permit Streamlining Act), the Planning Division indicates whether or not a use requires discretionary review. The “Come Home to Highland” program guarantees that any request for an entitlement that requires approval by the Planning Commission be presented to the necessary body within 90 days of the application being deemed complete (excluding time for CEQA review). Limiting processing time reduces the impact of

design review and other forms of discretionary review. There are several types of review necessitated by certain project characteristics, as described below.

1.8.1 Staff Review Permit

A Staff Review Permit is a review of the project use to ensure compatibility with the City's land uses and development standards. Approval is determined by the Community Development Director or their designee (typically the City's Planning Technician). The Staff Review Permit is processed concurrently with the Minor Design Review process, when applicable. Following a review of the application, the Community Development Director shall prepare a written decision which shall contain the findings of fact upon which said decision is based. A Staff Review Permit application may be approved in whole or in part, with or without conditions, if the following findings can be made:

1. The proposed use will be arranged, designed, constructed and maintained to be compatible with the character of the area as intended by the general plan, and is consistent with the goals, objectives, policies and programs of the general plan;
2. The proposed use is permitted within the applicable district, or specific plan, and complies with all applicable zoning provisions;
3. The proposed use, together with applicable conditions, will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;
4. The architecture and landscaping proposed observe community standards as described in the adopted general plan, ensuring visual relief protecting the character of adjacent development and providing an attractive environment for the public's enjoyment;
5. The proposed use would not result in significant impact to the environment;
6. All other state and federal permits have been obtained; and
7. The site is reasonably safe from flooding.

In approving a Staff Review Permit, the Community Development Director shall require that the use and development of the property conform with the approved site plan, architectural drawings and statements submitted in support of the application. Such conditions may include, but are not limited to, the following:

1. Setbacks, yard area and open spaces;
2. Fences, walls, and screening;
3. Parking, parking areas and vehicle ingress and egress;
4. Landscaping and maintenance of landscaping and grounds;
5. Regulation of signs;
6. Control of noise, vibration, odor and other potentially dangerous or objectionable elements;
7. Limits on hours of operation;
8. Time period for compliance with conditions of approval;
9. Perimeter roads and properly maintained fuel modification areas with fire hazard zones I and II; and
10. Other conditions as may be determined to assure that development will be in accordance with the intent and purposes of this title.

Modification or revision of an approved Staff Review Permit may be requested by the applicant. A modification or revision to an approved staff review permit may include, but shall not be limited to, change in conditions, expansion, intensity, or hours of operation. The requested modification or revision shall be processed in the same manner as the original Staff Review Permit.

The Staff Review Permit approval by the Community Development Director or designee is final unless appealed to the Planning Commission. The Planning Commission's determination is appealable to the City Council.

The Staff Review Permit process is not found to be a constraint to development. It provides an objective and necessary process to ensure consistency with the City's General Plan and Zoning Ordinance and the public health, safety and welfare.

1.8.2 Minor Design Review

The Planning Division provides ~~this form of minor administrative~~ design review administratively for permitted housing projects with three or fewer units to ensure compliance with City's land use and development standards. The Planning Division makes standard findings regarding project design, which include compliance with adopted residential design standards and consistency with the City's General Plan Land Use Element and Community Design Element.

~~Approval is determined by the Community Development Director or designee and is deemed final unless appealed to the Planning Commission. The Community Development Director may also, at his or her option, refer any minor design review to the Planning Commission for action. The Planning Commission's determination can then be appealed to the City Council.~~

An application for minor design review is required for residential projects with three or fewer dwelling units, commercial, industrial and institutional projects not subject to design review which involve the issuance of a building permit for construction or reconstruction of a structure which meets one or more of the following criteria:

1. Structural additions which do not result in an increase of more than 50 percent of the floor area of the existing building;
2. The construction and/or placement of silos, satellite dishes, antennas, private water tanks, roof- or ground-mounted equipment visible from the public street or similar structures and equipment on existing developed properties as determined by the community development director;
3. Signs as required by Chapter 16.56 HMC;
4. Residential construction involving three or fewer dwelling units; or
5. Landscape plans for projects requiring minor design review.

The Community Development Director is authorized to approve or deny applications for design review and to impose reasonable conditions upon such approval, subject to the right of appeal. Conditions may include, but shall not be limited to, requirements for open spaces, screening and buffering of adjacent properties, fences and walls; requirements for installation and maintenance of landscaping and erosion control measures, regulation of vehicular ingress and egress, and traffic circulation; regulation of signs; grading requirements; regulation of hours of operation; establishment of development schedules or time limits for performance or completion of improvements; and such other conditions as the Community Development Director may deem necessary to ensure compatibility with surrounding uses;

to preserve the public health, safety and welfare; and to enable the Community Development Director to make the findings necessary for approval. The Community Development Director may at his or her option refer any minor design review to Planning Commission for action. Any determination of the community development director may be appealed to the planning commission within 10 calendar days of the community development director action.

Design Review and Minor Design Review Criteria

The criteria for major and minor design review is based on the following:

1. The design and layout of the proposed development is consistent with the applicable elements of the general plan; any city design guidelines which may be established; and any adopted architectural criteria for specialized areas such as designated historic districts, theme areas, specific plans or planned developments.
2. The design and layout of the proposed development will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, and will not create a traffic or pedestrian hazard.
3. The design of the proposed development is compatible with the character of the surrounding neighborhood and will maintain a harmonious, orderly and attractive development.
4. 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.

Design Review and Minor Design Review Findings

The ~~Planning Commission, or the~~ Community Development Director ~~as applicable,~~ shall make the following findings before approving a ~~design review or~~ minor design review application:

1. That the proposed project is consistent with the general plan or specific plan;
2. That the proposed use is in accordance with the objectives of this title, and the purposes of the land use district in which the site is located;
3. That the proposed use is in compliance with city design and landscape standards and criteria; and
4. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or will not be materially injurious to properties or improvements in the vicinity of the site.

Adjacent property owners shall be notified by mail of the date, time and nature of the design review at least 10 days prior to the public meeting. Any determination of the Community Development Director may be appealed to the Planning Commission within 10 calendar days of the Community Development Director action.

These findings are consistent with those permitted in accordance with 65589.5(d) and are necessary to ensure consistency with the City's General Plan and Zoning Ordinance. Through **Program 30, Objective Design Standards**, the City will ensure that any newly developed design standards are objective, consistent with the requirements of SB 330, 2019. Further, through **Program 8, By-Right Development on Previously Identified Sites**, the City will permit eligible developments without discretionary action.

[Further, as detailed in Program 19, Emergency Shelters, Transitional Housing, and Permanent Supportive Housing, and Program 28 Low-Barrier Navigation Centers, the City will ensure that these uses are permitted as detailed, without discretionary action.](#)

1.8.3 Major Design Review

Major Design Review applies to new housing projects consisting of four or more units. Major Design Review is performed by the Planning Commission. Major Design Review provides the Planning Commission with an opportunity to assess a project for consistency with the applicable elements of the City's General Plan and design guidelines, and identify potential design issues that may detract from the aesthetics, health, and safety of neighborhoods. These projects will be reviewed for consistency with the design and development standards provided in the Land Use and Development Code, General Plan Land Use Element, and Community Design Element. Planning Commission review takes place during the time period the development application is routed for agency comments and/or the CEQA process, thus minimizing overall processing time for the project. Planning Commission approval is final unless appealed to the City Council.

[An application for design review by Planning Commission is required for all commercial, industrial, institutional, and residential projects of four or more dwelling units involving the issuance of a building permit for construction or reconstruction of a structure which meets the following criteria:](#)

- [1. New construction on vacant property;](#)
- [2. Structural additions which are equal to 50 percent or more of the floor area of existing on-site buildings;](#)
- [3. Reconstruction projects which are equal to 50 percent or more of the floor area of existing buildings;](#)
- [4. Signs as required by the sign regulations, Chapter 16.56 HMC;](#)
- [5. Projects involving a substantial change or intensification of land use, such as the conversion of an existing residential structure to an office or commercial use;](#)
- [6. Outdoor storage areas;](#)
- [7. Landscape plans for projects requiring design review; or](#)
- [8. Major public works projects, as feasible.](#)

[Planning Commission is authorized to approve or deny applications for design review, and to impose reasonable conditions upon such approval, subject to the right of appeal. Conditions may include, but shall not be limited to, requirements for open spaces, screening and buffering of adjacent properties, fences and walls; requirements for installation and maintenance of landscaping and erosion control measures, regulation of vehicular ingress and egress, and traffic circulation; regulation of signs; grading requirements; regulation of hours of operation; establishment of development schedules or time limits for performance or completion of improvements; and such other conditions as Planning Commission may deem necessary to ensure compatibility with surrounding uses; to preserve the public health, safety and welfare; and to enable Planning Commission to make the findings necessary for approval.](#)

[The Planning Commission shall make the following findings before approving a major design review application:](#)

- [1. That the proposed project is consistent with the general plan or specific plan;](#)
- [2. That the proposed use is in accordance with the objectives of this title, and the purposes of the land use district in which the site is located;](#)

3. That the proposed use is in compliance with city design and landscape standards and criteria; and
4. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or will not be materially injurious to properties or improvements in the vicinity of the site.

See the Design Review criteria and findings listed above under Section 1.8.2, Minor Design Review. Property owners within 300 feet of the project shall be notified by mail of the date, time and nature of the design review at least 10 days prior to the public meeting.

These findings are consistent with those permitted in accordance with California Government Code Section 65589.5(d) and are necessary to ensure consistency with the City's General Plan and Zoning Ordinance.

No housing development application has ever been denied in the City as a result of the City's design review process, and the City has not found the process to pose any constraints on housing supply and affordability in the City, including the required findings as outlined above. However, through **Program 30, Objective Design Standards**, the City will ensure that any newly developed design standards are objective, consistent with the requirements of SB 330, 2019. Further, through **Program 8, By-Right Development on Previously Identified Sites**, the City will permit eligible developments without discretionary action. Further, as detailed in **Program 19, Emergency Shelters, Transitional Housing, and Permanent Supportive Housing** and **Program 28 Low-Barrier Navigation Centers**, the City will ensure that these uses are permitted as detailed, without discretionary action.

1.8.4 Conditional Use Permit

The CUP process is the City's opportunity to ensure compatibility with surrounding uses, and this review can occur concurrently with Major Design Review. The existing Land Use and Development Code requires a CUP for multifamily projects, with the exception of single-family attached duplex, triplex, and fourplex housing in the R-3 and R-2C zones permitted by Staff Review Permit; multifamily attached projects in the R-4 or HDS districts; and multifamily uses on multifamily sites identified in the Housing Element. In the case of the R-4 and HDS, only a Design Review Process is required.

The Planning Commission is responsible for reviewing all applications that require a CUP and the design review of a project. Typical findings for CUP approval include consistency with the goals, policies, and objectives of the General Plan; suitability of the site for the proposed use or development; and adequacy of water, sanitation, and utilities. Following a review of the application, the Planning Commission shall prepare a written decision which shall contain the findings of fact upon which such decision is based. The Planning Commission, or City Council on appeal, may approve a conditional use permit application in whole or in part, with or without conditions, only if all of the following findings of fact can be made in an affirmative manner:

1. The proposed use is permitted within the subject district pursuant to the provisions of this section, and complies with all of the applicable provisions of this title; and is consistent with the goals, policies, and objectives of the Highland general plan, and with the applicable development policies and standards of the city;
2. The proposed use would not impair the integrity and character of the district in which it is to be established or located;
3. The site is suitable for the type and intensity of use or development which is proposed;

4. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety;
5. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity; and
6. The proposed use would not result in a significant effect on the environment.

In granting a conditional use permit, the Planning Commission, or the City Council on appeal, shall require that the use and development of the property conform with a site plan, architectural drawings, or statements submitted in support of the application, or with such modifications thereof as may be deemed necessary to protect the public health, safety, and general welfare and to secure the objectives of the general plan. The Planning Commission, or the City Council on appeal, may also impose such other conditions as may be deemed necessary to achieve these purposes, including, but not limited to, the following matters:

1. Requirements for setbacks, yard areas, and open spaces.
2. Fences, walls, buffers, and screening.
3. Parking, parking areas, and vehicular ingress and egress in addition to the minimum requirements of Chapter 16.52 HMC.
4. Landscaping and maintenance of landscaping and grounds.
5. Regulation of signs.
6. Control of noise, vibration, odors, and other potentially dangerous or objectionable elements.
7. Limits on hours of operation or duration of approval.
8. Time period within which the proposed use shall be developed.
9. Requirements for street improvements and dedications.
10. Building design and elevations.
11. Such other conditions as may be determined to assure that development will be in accordance with the intent and purposes of this title.
12. Reasonable guarantees of compliance with required conditions, such as a deed restriction or requiring the applicant to furnish security in the form of money or surety bond in the amount fixed by the administering agency.
13. Requirements for periodical review by the planning commission, and such other conditions as the planning commission may deem necessary to ensure compatibility with surrounding uses, to preserve the public health, safety, and welfare, and to enable the commission to make the findings required by this subsection.

Revisions or modifications of conditional use permits may be requested by the applicant and shall be processed in the same manner as the original conditional use permit. Further, the Planning Commission may periodically review, modify, or revoke a conditional use permit to ensure that it is being operated in a manner consistent with conditions of approval or in a manner which is not detrimental to the public health, safety, or welfare, or materially injurious to properties in the vicinity. If, after review, the commission deems that there is sufficient evidence to warrant a full examination, then a public hearing date shall be set. At such public hearing, the planning commission may modify or revoke the permit pursuant to the provisions of Section 16.08.220, Revocation of Permits, of the Land Use and Development Code.

Design review is based on criteria included within the General Plan Land Use Element and Community Design Element. The CUP (with Major Design Review) process typically takes 9 to 12 weeks, not including the time required by CEQA if an Environmental Impact Report is necessary.

1.8.5 General Plan Amendment/Zone Change

Projects requiring a General Plan Amendment or zone change require review by the Planning Commission and approval by the City Council, regardless of proposed use. However, the City typically reduces the timeframe for this legislative step by processing, where feasible, the discretionary permits at the same time. Alternatively, the City provides a process for a variance, which may reduce any unnecessary hardships related to requests to deviate from current zoning requirements. Approval to grant a variance is determined by the Community Development Director. A variance may be granted based on the following findings:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity;
2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the vicinity and under the same zoning classification;
3. That the strict interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity and under the same zoning classification;
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification;
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity; and
6. That the granting of the variance is consistent with the objectives and policies of the general plan and the intent of this title.

In approving a variance, reasonable conditions of approval may be imposed. The following conditions of approval for a variance may include, but shall not be limited to:

1. Requirements for open spaces, fences, walls, and screening buffers; requirements for landscaping and erosion control measures, including maintenance thereof;
2. Requirements for dedications and street improvements;
3. Regulation of vehicular ingress and egress and traffic circulation; and
4. Regulation of hours of operation, and such other conditions deemed necessary to ensure compatibility with surrounding uses, to preserve the public health, safety, and welfare, and to enable the reviewing authority to make all the findings required above.

The City's variance process is not found to be a constraint, and instead provides for equity in use of property and can prevent unnecessary hardships that might result from a strict or literal interpretation and enforcement of certain zoning regulations.

1.8.6 Processing Time

Developmental review is the primary way to ensure that new residential projects reflect the community's goals and contribute to improving local quality of life. The time it takes to obtain permits

from the City can affect overall project cost, and therefore impact the cost of housing and the success of development in the community.

Highland values the time and money of its development applicants. The City reduced its processing times through enforcement of the “Come Home to Highland” program, which commits the City to establishing fixed fees for several forms of review, and ensures that a discretionary permit application is brought to the appropriate review body within 90 days of the application completeness determination.

Table 6 shows the average processing times for various project applications and reviews.

Table 6. Permit Processing Times	
Type of Application	Timeframe (days)
Zone Change	90
Tentative Tract or Parcel Map	90
Conditional Use Permit	90
Variance Review	45
Lot Line Adjustment	60
Staff Review (Design/Use)	5–10
Minor Design Review	45
Major Design Review	60–90

1.8.7 Special Business License Provisions: Crime Free Multiple Family Rental Housing Program

The Crime Free Multi-Housing Program is a partnership with property managers, owners, landlords and residents. The program is run by the San Bernardino County Sheriff’s Department with the goal of reducing crime through community partnerships and pro-active steps to improve the quality of life for the community. The programs consist of three phases towards making a property a safer living environment for the tenants. The phases must be completed under the supervision of the local sheriff’s station. Property managers and owners can become individually certified after completing training in each phase and the property can become certified when all phases are completed. The program applies to any property that contains four or more rental units that are being rented out for residential dwelling purposes.

The program aims to increase community participation, provide accountability for property owners, and lower maintenance costs. The program phases improve public safety for tenants, property owners, and the community. Phase I of the program includes free classroom instruction, which includes establishing fair screening and the legal rights and responsibilities of owners and managers. Phase II of the program includes a property survey. Staff from the local sheriff's station conducts an inspection of the property using Crime Prevention Through Environmental Design (CPTED) principles. CPTED is a nationally accepted multi-disciplinary approach to deterring criminal behavior through environmental design. The property survey is strictly an on-premise inspection.

As outlined in Section 5.34.020 of the Highland Municipal Code (Special business license provisions – Crime free multiple-family rental-housing program), prior to obtaining a valid City business license, the owners or operators of any property that contains four or more rental units (or rental spaces) that are being rented out for residential dwelling purposes must comply with all of the following crime free multiple-family rental-housing program requirements:

- Complete a crime free multiple-family rental-housing program seminar to be provided by the Highland police department (“seminar”); and
- Include a crime free lease or rental agreement addendum (“addendum”) or clause in the lease or rental agreement similar to the crime free lease or rental agreement addendum in any leases or rental agreements that are executed, modified or extended after the effective date of the ordinance codified in this chapter. The city clerk shall maintain a sample addendum form for use by businesses subject to the provisions of this chapter.

When a property that is subject to the **program** is transferred to a new owner, the new owner or operator shall complete the seminar within three months after the transfer of the rental property, or as soon as the seminar is conducted, whichever time is later.

When a property that is subject to the provisions of **the program** changes operators, the new operator shall complete the seminar within three months after the transfer of operations, or as soon as the seminar is conducted, whichever time is later. Any owner or operator of property with four or more units that are being rented out for residential purposes shall complete the seminar once every three years.

The crime free multiple-family rental-housing program is a crime prevention program designed to reduce crime, drugs, and gang activities on the subject rental properties. At the seminar, the program coordinator shall provide, at no cost, samples of the addendum and, if applicable, shall review any clauses within actual leases with the city attorney’s office to determine if the clause is similar to the addendum provisions designed to make criminal activity a lease or rental agreement violation. The owner or operator shall have the authority under the clause or addendum to initiate an eviction proceeding as specified in California state law.

Through **Program 2, Residential Rental Enhancement and Rehabilitation Program**, the City will continue to provide health and safety hazard checks for landlords, ensuring that tenants are not subject to substandard housing and the City will also continue to provide landlord trainings to ensure property safety measures are taken. **Program 2** further enhances upon this existing program to incorporate fair housing training for landlords. This will expand upon the City’s Crime-Free Multiple-Family Rental Housing Program, to ensure that this program is implemented through the lens of fair housing, providing fair housing services for residents and landlords.

1.9 Housing for Persons with Disabilities

Effective on January 1, 2002, SB 520 amended Housing Element law and Government Code Section 65008 to require localities to analyze the constraints on housing for persons with disabilities. The City’s adopted building codes (including the 2019 California Building Code, California Existing Building Code, and California Residential Code [Title 24]) require that new residential construction comply with the Federal Americans with Disabilities Act (ADA). Highland has the authority to enforce state accessibility laws and regulations (California Code of Regulations Title 24) when evaluating new construction requests. ADA provisions include requirements for a minimum percentage of units in new development to be fully accessible to people with physical disabilities. Compliance with provisions of the Federal ADA is assessed and enforced by Highland’s Building Official. **Program 17** of the Housing Element will provide resources for information on home retrofits and accessibility in ADUs to increase the supply of units available for people with disabilities.

1.9.1 Reasonable Accommodation

The City of Highland understands the importance of reducing barriers to provide adequate housing for persons with disabilities. Chapter 16.40 in the Land Use and Development Code provides a formal process for requesting reasonable accommodations for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures. A reasonable accommodation refers to actions that a city takes to modify land use and zoning regulations affecting housing for people with disabilities. A reasonable modification is typically a structural change made to existing premises so that a person with a disability can fully use the premises.

Requests for a reasonable accommodation are submitted on an application provided by the Community Development Department, or in the form of a letter. Requests are reviewed by the Director of Community Development and written determination is provided by the director or their designee within 45 days that either grant, grant with modifications, or deny a request for reasonable accommodation.

Written determinations to grant or deny a request for reasonable accommodations shall be based on the following findings:

- a. Whether the housing, which is the subject of the request, will be used by an individual with disabilities under the Federal Fair Housing Act and the California Fair Employment and Housing Act.
- b. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Federal Fair Housing Act and the California Fair Employment and Housing Act.
- c. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city.
- d. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a city program or law, including but not limited to land use and zoning.
- e. Potential impact on surrounding uses.
- f. Physical attributes of the property and structures.
- a-g. Alternative reasonable accommodations which may provide an equivalent level of benefit.

In granting a request for reasonable accommodation, the reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings outlined above. A determination by the reviewing authority to grant or deny a request for reasonable accommodation may be appealed to the Planning Commission in compliance with Section 16.08.210, Appeals, the Land Use and Development Code.

These findings are not found to be a constraint and are necessary to ensure consistency with the City's General Plan and Zoning Ordinance. Through **Program 17, Housing for Persons with Disabilities**, of the housing Element, the City will continue to provide a process by which relief from land use, zoning, or building laws, rules, policies, practices, and/or procedures can be alleviated for those with disabilities, including persons with developmental disabilities. Furthermore, the City will promote this procedure by providing information on its website that is easily accessible.

The City Land Use and Development Code's handicapped parking requirements are established by, and intended to be identical to, the requirements established by the State of California. Residential projects

providing handicapped spaces are required to locate the spaces as close to building entrances as possible and to follow Citywide regulations in terms of size, striping, and signage. Handicapped parking standards for residential uses are not different from parking standards for other uses.

1.9.2 Residential Care Facilities

Group homes, boarding houses, and residential care facilities are often a resource for persons with a disability in need of special care. Large residential care facilities serving seven or more persons, called “Board and Care Facilities” in the uses table, are conditionally permitted in multifamily zones (R-2, R-2C, R-3, R-4, and HDS), and conditionally permitted in commercial zones (CG, NC, PC, VC). The City does not have any occupancy restrictions based on relatedness or family ties in any land uses or zoning designations. See additional use details in **Section 1.4.1, Residential Care Facility**.

Program 18, Residential Care Facilities, is proposed to amend the Zoning Code to permit residential care facilities serving six or fewer persons by right in all residential zones in accordance with the Welfare and Institutions Code Section 5116 and permit those serving seven or more in at least one zone without discretion.~~to define and specify that residential care facilities are allowed by right in residential zones consistent with State law for small group homes (six or fewer) and with a Use Permit for large facilities (seven or more).~~

1.9.3 Senior Housing and Facilities

Other forms of housing that may assist persons with a disability include senior independent living projects, residential care homes for older adults, congregate care, and convalescent care. Senior independent living projects are permitted with a Staff Review Permit in the A/EQ, R-1, VR, and EHV zones, and conditionally permitted in multifamily zones (R-2, R-2C, R-3, R-4, and HDS) and the mixed use zone (MU). Congregate care, assisted living, and convalescent care homes are conditionally permitted in multifamily, mixed use, and commercial zones. Residential care facilities, which can include residential care facilities for older adults per the City’s definition, serving seven or more persons, are conditionally permitted in multifamily zones (R-2, R-2C, R-3, R-4, and HDS).

2 Market Constraints

This section identifies those non-governmental market factors and other financial factors that may affect the cost of new housing. Market constraints to the development of residential housing include the cost of land, the cost of construction, and financing. Changes in the financial markets, changes in construction material costs, and other factors all affect the feasibility of developing new housing in the City. This section discusses land costs, construction costs, and financing issues. Although these factors may create barriers to building housing, the City has less control over but can influence or help support the production of affordable housing. While the City was unable to identify additional factors subject to local control directly related to land, labor, or material costs and/or financing that would significantly reduce the cost for housing, the City will continue to implement the Inclusionary Housing Ordinance through implementation of **Program 4, Inclusionary Housing**, of the Housing Element, and will identify affordable housing preservation, rehabilitation, and construction opportunities for the expenditure of acquired funds, especially for funding opportunities of housing for extremely low-income households and households with special needs. In addition, the City recognizes that land use incentives, such as the State Density Bonus law zoning designations that offer higher allowable densities, and lot consolidation incentives, can aid in reducing development costs and support the production of affordable housing. See **Section 4, Analysis of Local Efforts to Remove Constraints and Facilitate Affordable Housing**, for further analysis related to policies and programs set forth in the 6th Cycle Housing Element that aim to incentive development and address potential non-governmental constraints.

Furthermore, the City is committed to continue participating in and promoting regional and State programs that address non-governmental market constraints by providing a range of financing options for low- and moderate-income homebuyers and owners. **Program 13, Homeowner Assistance Programs**, of the Housing Element commits the City to promoting the County homeowner assistance programs and resources on the City's website, and through **Program 1, Homeowner Rehabilitation Program**, the City will promote the homeowner rehabilitation repair loan opportunities offered through the Neighborhood Partnership Housing Services and strive to improve coordination with the County to identify opportunities for increased funding for homeowner rehabilitation.

2.1 Availability of Financing

2.1.1 Construction Financing

Construction financing costs affect the feasibility of building new housing. During the housing boom of the late 1980s, it was not uncommon for developers to receive construction loans for 100% or more of a project's estimated future value. Following the housing market downturn of the early 1990s, however, financial institutions tightened regulations for construction loans, often requiring developers to put up at least 25 percent of the project value. These trends continue today, meaning that developers must usually supply at least 25 percent of the project value upfront, and perhaps more if the total cost is more than 75 percent of the estimated value of the project.

Although there is no hard threshold for how much required upfront equity is too much before a residential project would be infeasible, the higher the proportion of equity required, the more unlikely that a developer would proceed with the project. Not only would it require more up-front cash, but higher equity contribution means a project must be able to achieve an even higher value at completion in order to generate the cash flow needed to meet acceptable cash-on-cash returns. These trends are anticipated to continue during the planning period.

2.1.2 Mortgage Financing

Although recent economic conditions have seen housing prices increase and interest rates remain low, buying a house or refinancing a mortgage is getting tougher, as banks raise requirements such as minimum credit score. Loan applicants with short credit history, lower incomes, self-employment incomes, or other unusual circumstances have had trouble qualifying for loans or are charged higher rates. This economic barrier could disproportionately affect lower-income, non-White borrowers, making it harder for them to close on a loan, especially as a result of the Corona virus pandemic and resulting economic fallout. The economic fallout has resulted in the unemployment rate increase in the City from 3.8 percent in 2019 to 8 percent as of November 2020, making it more difficult for unemployed, underemployed, lower-income borrowers, and other groups who historically have found it the most difficult to get a loan to get a fair loan.

The Home Mortgage Disclosure Act requires many financial institutions to maintain, report, and publicly disclose loan-level information about mortgages. This requirement applies to all loan applications for home purchase, improvements, and refinancing, whether financed at market rate or with government assistance. These data help show whether lenders are serving the housing needs of their communities, they give public officials information that helps them make decisions and policies, and they shed light on lending patterns that could be discriminatory.

Table 7 summarizes the disposition of loan applications submitted to financial institutions in 2019 for home purchase, refinance, and home improvement loans in Highland. The loan outcome information in the table includes the proportion of applications that were approved, were denied, or were incomplete or withdrawn by the applicant.

Table 7. Disposition of Home Loans (2019)				
Loan Type	Total Applicants	Percent Approved ¹	Percent Denied	Percent Other ²
Government-Backed Purchase	426	74.9%	8.5%	16.7%
Conventional Purchase	661	73.4%	7.3%	19.4%
Refinance	1,845	58%	16%	25.9%
Home Improvement	182	35.2%	51.1%	13.7%
Total	3,114	62.3%	15.2%	22.5%

Source: 2019 Home Mortgage Disclosure Act Lending Activity MSA/MD by Census Tract Data
¹ Approved includes loans approved by the lenders whether or not accepted by the applicant.
² Other includes loan applications that were either withdrawn or closed for incompleteness.

2.1.2.1 Home Purchase Loans

In 2019, a total of 426 households applied for government-backed loans (Federal Housing Administration, Farm Service Agency/Rural Housing Service, and Department of Veterans Affairs) in Highland. Of those applications, 75 percent were approved, and 8 percent were denied. More households applied for conventional loans to purchase homes in Highland, with a total of 661 applications. A total of 73 percent of the conventional loan applications were approved, and 7 percent were denied.

2.1.2.2 Refinance Loans

The highest number of applications received were for refinance loans, likely because many homeowners are looking to swap out their old mortgages for new loans at record-low rates. A total of 1,845 households in Highland applied for a home refinance loan in 2019. Of those applications, only 58 percent were approved, 16 percent were denied, and 26 percent were either withdrawn or closed for incompleteness.

2.1.2.3 Home Improvement Loans

In 2019, a total of 182 household applied for home improvement loans in Highland. This is the lowest number of applications, but had the highest percentage of applications denied. Of the total applications, 51 percent of home improvement loans were denied by lending institutions and 35 percent were approved. One of the most important factors that lenders evaluate when reviewing an application is the applicant's debt-to-income ratio, which indicates how much income the monthly debt takes up. Most home improvement loans applicants may have high debt-to-income ratios from their mortgage loan, which may explain why it is harder to qualify for the additional financing.

2.2 Construction Costs and Construction Labor Shortage

Residential construction continues to face limiting factors, including concerns over regulatory cost burdens, an ongoing labor skills shortage, and higher costs and longer delivery times for building materials. Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, structural configuration, and project characteristics, such as the type and quality of the unit.

On average, 60 percent of the final cost of a single-family home is attributed to construction costs. According to the U.S. Census Bureau's Annual Characteristics of New Housing Survey, the average contract price per square foot of new contractor-built single-family houses averages approximately \$158 per square foot.

One indicator of construction costs is building valuation data compiled by the International Code Council. The unit costs compiled by the International Code Council include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical, and interior finish material. The data is a national average and does not take into account any regional cost differences, nor include the price of the land upon which the building is built. so it should be taken into account that these national averages are lower than those in California, and that high construction costs lead to higher rents and home prices in the State, which are also some of the highest in the nation. According to the latest building valuation data release in 2019, the national average for development costs per square foot for apartments and single-family homes in 2019 were as follows:

- Type I or II, R-2 Residential Multifamily: \$148.82 to \$168.94 per square foot
- Type V Wood Frame, R-2 Residential Multifamily: \$113.88 to \$118.57 per square foot
- Type V Wood Frame, R-3 Residential One- and Two-Family Dwelling: \$123.68 to \$131.34 per square foot
- R-4 Residential Care/Assisted Living Facilities generally range from \$143.75 to \$199.81 per square foot

In general, construction costs can be lowered by increasing the number of units in a development, until the scale of the project requires a different construction type that commands a higher per-square-foot cost. Apartments of three stories or fewer achieve an economy of scale, provided that the building has

typical amenities and no structured parking. Mobile homes are significantly less expensive, as are precision or factory-built housing products.

Labor costs also greatly contribute to construction costs. They are generally two to three times the cost of construction materials. A 2019 study for Smart Cities Preval found that California lost about 200,000 construction workers since 2006. Many lost their job during the recession and found work in other industries. Pre-pandemic, the industry already faced this historic shortage of skilled labor, and the labor gaps might get even larger, especially in states like California.

2.3 Land Costs

The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a possible constraint. Land costs, when compared with projected rents and sales prices of housing, affect the feasibility of construction. A higher cost of land raises the price of a new home, which typically makes the cost of land a major factor in determining the cost of developing housing. Land costs are influenced by many variables, including supply, demand, location, site constraints, and the availability of public utilities and other infrastructure. Based on available land for sale as of January 2021, the average cost of undeveloped land in Highland is approximately \$167,000 per acre for single-family zoned developable parcels and \$440,000 per acre of multifamily zoned developable parcels.

In addition to the basic cost of land, the holding cost is also a consideration in the price of housing. Holding costs vary depending on interest rates for acquisition and development loans. Interest rates are beyond the control of local jurisdictions. However, land holding costs can be lessened by reducing processing times for building permits in most jurisdictions. Therefore, developers sometimes seek to obtain approvals for the largest number of lots allowable on a parcel of land.

2.4 Requests for Housing Developments at Reduced Densities

State law requires the Housing Element to include an analysis of requests to develop housing at densities below those anticipated in the sites inventory. The realistic capacity for sites identified as appropriate to accommodate lower-income units in the sites inventory were calculated based on minimum densities permitted and can therefore be reasonably anticipated to be developed at densities above those anticipated in the sites inventory. However, after considering topographical constraints and addressing potential environmental mitigation requirements, the City's development review team proactively and upon request evaluates potential parking and/or landscape coverage reductions to help increase density. When appropriate, Planned Development documents and Specific Plans are also promoted as a means of increasing density with the benefit of increasing amenities, such as park and recreation facilities. In addition, the viability of a Density Bonus application is also considered as a means to increase the density of potential projects in the City.

As identified in Program 25, No Net Loss, the City will monitor development activity compared to remaining capacity identified in the Sites Inventory and the City's remaining Regional Housing Needs Allocation (RHNA) throughout the 6th Cycle to ensure there are adequate sites to accommodate the RHNA.

2.5 Length of Time between Project Approval and Applications for Building Permits

State law requires an analysis of the length of time between receiving approval for housing development and submittal of an application for building permit. On average, the time is between 45 to 90 days for the approval for a housing development entitlement of 4 or more units, after submittal of a completed application and plans for building permits which comply with all applicable regulations it takes approximately 1 ½ months to obtain a building permit. On average, the time is between 5 to 10 days for the design review approval of smaller in-fill projects of 3 or less units, and after the submittal of a completed application and plans for building permits it takes approximately 1 month to obtain a building permit.

3 Environmental Constraints

Environmental constraints can limit or affect the type of housing and density of housing development in a community. These constraints can include natural resources, hazards, or lack of sufficient infrastructure capacity. However, Highland is an urbanized community with the majority of the City's infrastructure already in place. Environmental and infrastructure constraints do not pose a significant constraint to housing production.

3.1 Environmental Features

3.1.1 Biological Resources

Due to urbanization and growth, habitat is limited to the undisturbed areas of the northeast. Native habitats within the developed part of the City are few and include annual grasslands with nonnative grasses, disturbed areas with sparse amounts of native species, and landscaped areas. There are plant and wildlife communities within the City, many associated with the watercourses that traverse the City and drainage in the canyons of the foothills and mountains. The City is located north of the Upper Santa Ana River Wash Habitat Conservation Plan; however, the City itself is not within a Habitat Conservation Plan area or other plan area protecting biological resources. Biological resources are regulated and protected by Federal (U.S. Fish and Wildlife Service) and State (California Department of Fish and Wildlife) regulations, and the County of San Bernardino. Federal and State regulations require environmental review of proposed discretionary projects. Costs, resulting from fees charged by local governments and private consultants needed to complete the environmental analyses, and from delays caused by mandated public review periods, also add to the cost of housing. However, the presence of such regulations is required to preserve the environment and ensure environmental quality for Highland residents.

3.1.2 Archaeological Resources

There are several sites north of the City and specific areas that have been designated as archaeologically sensitive areas with a high probability for discovery of archeological resources if disturbed by development. One of the Native American tribes closely associated with the City of Highland is the San Manuel Band of Mission Indians. To preserve archaeological resources and the history of the San Manuel Band of Mission Indians, the City's approach to preservation is through a site-by-site analysis using the development review process. Such analysis is required by State law through CEQA and involves archival research, field reconnaissance/survey, and preparation of a Cultural Resources Report. If resources are identified within areas of proposed housing developments, the individual project applicant would work with the City and a qualified archaeologist to determine the proper mitigation for the site in question. As with biological resources, such analysis would add to the cost of housing; however, it is required to avoid significant impacts to archaeologically sensitive sites.

3.1.3 Water Resources

Water is provided to Highland by the EVWD through groundwater, surface water, and imported water. Water providers in Southern California face the challenge of growing demand and uncertainty of supply. The Urban Water Management Plan Act requires water providers to evaluate supplies during normal year, single dry year, and multiple dry year scenarios; existing baseline water use; targets for future water use; demand management measures implemented or planned for implementation; water shortage contingency planning; and notification with other water agencies. It is estimated that the EVWD would experience a 7 percent increase in demand from 2020 to 2030. Assuming conservation

behaviors continue among the population, and the EVWD continues to identify new, cost-effective ways to supply water, Highland should be able to supply the water needed for the City’s anticipated growth.

3.1.4 Energy Conservation

Rising energy costs, dependence on fossil fuels, and increasing evidence of the adverse impacts of climate change have provoked the need in California and nationwide to improve energy management strategies. Although California has always been a leader in energy conservation, recent regulations specifically target energy independence and greenhouse gas emissions. In 2006, the State Legislature adopted the Global Warming Solutions Act of 2006, which created the first comprehensive, State regulatory program to reduce greenhouse gas emissions to 80 percent below 1990 levels by 2050. Promoting energy conservation has become a consistent theme in California’s regulations.

Highland understands that energy efficiency can greatly reduce the impact of residential development and provide cost savings for its residents. On a regulatory level, the City enforces the State Energy Conservation Standards (California Code of Regulations Title 24). These standards incorporated into the City’s Building Code provide a great deal of flexibility for individual builders to achieve a minimum “energy budget” with various performance standards. These requirements apply to all new residential and commercial construction and to remodeling and rehabilitation construction only where square footage is added. Compliance with Title 24 of the California Administrative Code on the use of energy-efficient appliances and insulation has reduced energy demand stemming from new residential development.

Residential development in Highland is evaluated for energy efficiency during the plan review process. Every residential project must submit calculations per model showing compliance with Title 24. The applicant must describe the type of heating system and maximum capacity, and provide the make, size, and model number for all air conditioning units, furnaces, and water heating equipment. More energy efficiency could be encouraged through an incentives program.

The City of Highland educates the development community and residents through informative materials made available in public buildings, the City’s website, and the General Plan Open Space and Conservation Element. Part of this effort is promoting energy efficiency in existing structures through rehabilitation and appliance replacement, and in new development through incentive programs provided by utility companies. The City also has policies that encourage energy conservation and housing objectives. For example, infill development discussed in the Housing Element and Land Use Element encourages housing development opportunities without creating sprawl. The 2014–2021 Housing Element updated the Land Use and Development Code to include the Residential HDS Overlay, permitting such multifamily units by-right. Additionally, multifamily housing types within the R-4 zone is permitted by-right. The HDS and R-4 zoning are located within urbanized portions of the City. These development types are consistent with State goals to encourage compact, walkable, and energy-efficient neighborhoods.

3.2 Environmental Hazards

Environmental hazards affecting housing development and resident safety include extreme heat, flooding, geologic hazards (landslides/slope instability, earthquakes, and liquefaction), and wildfires. These hazards provide the greatest threat to the built environment. Development should be carefully controlled in potentially hazardous areas. The City of Highland Safety Element, which provides policy guidance about environmental constraints, was updated in 2021 and covers all of the areas within the land inventory.

3.2.1 Flooding

Flood risk is dispersed across Highland but is most centralized in the southern portion of East Highland just south of Greenspot Road and along City Creek. This area has a 1 percent chance of flooding annually, which is also known as a 100-year flood zone. Much of the area south of Greenspot Road and along City Creek is zoned as Open Space and Agricultural/Equestrian. This aids in allowing for natural drainage during extreme rain events. Highland has adopted special standards, such as minimum building elevations, flood proofing, and anchoring, for development in flood-prone areas. Any housing sites identified in the Housing Element that may be located in a 100- or 500-year floodplain, or other flood hazard zone, will be developed in accordance with strict regulations to properly mitigate flooding hazards in accordance with the floodplain management standards of the Highland Municipal Code (Chapter 16.76).

3.2.2 Landslides/Slope Instability

Steep slopes can experience landslides, debris flows, mudslides, and erosion. These effects impact where development can occur throughout the City and can result in damages to existing development. Areas at high risk of landslides include the northern and eastern areas due to their proximity to steep slopes and the rock strength in these areas. The City has regulations in place to reduce the potential for slope failure, erosion, and mudslides when new development is proposed in areas subject to geological risks.

3.2.3 Earthquake

Like the entire Southern California region, the City of Highland is within an area of high seismic activity. It can be expected, therefore, that a significant seismic event will occur in the City. The timing and magnitude of such an event cannot be predicted, although planning efforts for emergency response must be predicated on the certainty of such an event. North and south branches of the San Andreas Fault, a known active fault, run through Highland. The San Jacinto Fault is approximately 4.5 miles southwest of the City. The City's Safety Element requires residential development to be set back a minimum of 50 feet from active and potentially active fault lines. The Safety Element includes other policies to increase mitigation measures and further study possible geologic- and seismic-related hazards.

3.2.4 Liquefaction

Liquefaction may damage structures on saturated, granular soils, such as silt or sand, during an earthquake. These geologic conditions are typical in valley regions within Highland. Areas at risk of liquefaction due to soil composition and heightened exposure to runoff cover nearly all of southeastern Highland, as well as western Highland. Detailed soils engineering investigations would be necessary in those areas where future development is proposed within liquefaction areas in order to further evaluate the liquefaction potential, and to further define the potentially affected areas of the City. However, because of the site-specific nature of geologic hazards, existing geologic conditions are not expected to adversely impact development within Highland. In addition to existing building codes and regulations, site-specific geologic reports would recommend any necessary mitigation measures, if required, to reduce potential hazards associated with liquefaction.

3.2.5 Wildfire

The City of Highland's building codes require new housing to include fire sprinkler systems to protect residents and property. Wildland fires are a present threat, as there are large expanses of undeveloped

hillsides in and adjacent to Highland. Most of the City of Highland is built in fire-risk areas due to the proximity to forestland to the north and east of City limits. The most northeastern portions of Highland are located in very high fire risk areas, while much of the central and southern portions of Highland are high fire risk areas. Precautions, such as fuel modification zones, ~~and~~ vegetation maintenance, and most importantly perimeter fire roads, help protect Highland’s natural and developed areas from wildfire. The California Department of Forestry and Fire Protection provides fire prevention and suppression services to the City and unincorporated areas east of the City. Additional wildland fire protection services are provided by the U.S. Forest Service on National Forest lands adjacent to the City.

3.3 Adequate Infrastructure Capacity

The City of Highland contains both developed and largely undeveloped residentially zoned areas. In developed areas, the existing infrastructure system is sufficient to support Highland’s population, but water and sewer are limited in undeveloped areas within the City. However, infrastructure in currently unserved areas will be planned and constructed as necessary to serve new development. These improvements are typically dedicated to the City, which is then responsible for maintenance and/or improvement.

Future housing growth is focused in commercial areas around existing bus stops that are served by existing sewer and water lines. All development plans in Highland must be coordinated with the EVWD to meet wastewater disposal and treatment requirements established by the California Department of Health Services. Development impact fees will allow the water and wastewater districts to provide necessary connections and services.

3.3.1 Dry Utilities

The California Public Utilities Commission is responsible for regulating the electric, natural gas and telecommunication industries excepting cable television. Southern California Edison provides electricity to the City. Southern California Edison has a local office in the City of Redlands and operates a substation in the City. Electrical facilities are expected to keep pace with anticipated demand in the City. The Southern California Gas Company provides natural gas to the City. The Southern California Gas Company has local offices in the City of San Bernardino and the City of Redlands. The availability of natural gas is based on current conditions of gas supply and regulatory policies. The Southern California Gas Company has no current plans for significant improvement or expansion plans for the City and anticipates that an ample supply of natural gas can be provided to the City. Important telecommunication systems are available to the City’s residents, including cable, high-speed Internet, and wireless communication. Refer to the City’s Public Services and Facilities Element of the General Plan for additional information.

There is sufficient existing or planned dry utilities supply capacity, including electricity, natural gas, cable, and telephone, to accommodate the City’s regional housing need and sites identified for the planning period (see Appendix E for Sites Inventory details).

3.3.2 Sewer System

The EVWD provides sewer services to the City and has a joint powers agreement with the City of San Bernardino to accept all sewage generated by the City. Although the sewer system is adequate for existing development in Highland, continued growth has the potential to impact the capabilities of the sewer system. Developers must coordinate with the EVWD to meet sewer requirements. The EVWD has adopted the 2019 Sewer System Management Plan. As required by Order No. 2006-0003, Statewide

General Waste Discharge Requirements, the Sewer System Management Plan will undergo review and revisions through internal audits every 2 years. The Statewide General Waste Discharge Requirements also require an agency to have a System Evaluation and Capacity Assurance Plan. This component involves preparing and implementing a Capital Improvement Program that will provide the hydraulic capacity of key sewer systems for dry-weather peak-flow conditions, as well as appropriate design storm or wet-weather events. The 2019 Sewer Master Plan identifies projects in prioritized order for pipelines showing capacity deficiency in the future planning horizon. After completing the projects identified in the 2019 Sewer Master Plan, the City's sewer system will operate with adequate capacity.

The sewage from the City flows in a general direction from northeast to southwest toward the San Bernardino Water Reclamation Plant located at 299 Blood Bank Road in the City of San Bernardino. This plant is operated by the San Bernardino City Municipal Water Department, Water Reclamation Division. The plant processes an average sewage flow of approximately 26 to 27 million gallons per day (mgd) from the City of San Bernardino, the City, and other areas. The plant has a total sewage capacity of 33 mgd. Expansion or construction of a new wastewater treatment facility to meet the demands of the 2021–2029 Housing Element update is not required.

3.3.3 Water System

The City's water supply sources are local groundwater, surface runoff from natural watershed and drainage areas, and imported water. The EVWD manages the water supply through a system of pipelines, wells, reservoirs, pumping stations, and a treatment plant. This system includes approximately 19 active wells, 2 inactive wells, 18 reservoirs, and 26 booster stations all located on 39 different plant sites.

The water distribution and transmission network varies considerably throughout the City. Transmission lines (16 to 24 inches in diameter) transport large quantities of water from one area to another. Major transmission lines are located in parts of Victoria Avenue, Sterling Avenue, Del Rosa Drive, Tippecanoe Avenue, Church Street, Weaver Street, 9th Street, Base Line, Pacific Street, Highland Avenue, and 5th Street. Distribution lines (3/4 inches to 20 inches in diameter) deliver water to individual dwelling units. Major streets have the larger distribution lines whereas secondary or local streets have progressively smaller lines.

The 2019 Water System Master Plan provides guidance for the expansion of the current water system based on planned development. Potential infill growth resulting from new zoning and land use regulations would be accounted for in future Water System Master Plan updates. Additionally, the 2019 Water System Master Plan evaluates the existing distribution system and its facilities to size future improvements. A water supply analysis was performed to determine whether available water sources are sufficient to meet water demand for the EVWD under normal and emergency operations. It was determined that EVWD will have a total deficiency of approximately 18.0 mgd of storage capacity and 13.44 mgd for supply under the build-out demand. Improvement projects identified would address system deficiencies and increased water demands.

4 Analysis of Local Efforts to Remove Constraints and Facilitate Affordable Housing

During the 5th Cycle Housing Element planning period, the City made strides to reduce constraints to development that are within the City's purview since the Housing Element was last updated in 2013. Reductions to constraints during the 5th Cycle planning period were as follows:

- Updates to the Land Use and Development Code to comply with State law regarding transitional and supportive housing.
- The Greenspot Village & Marketplace Specific Plan adoption in 2013, providing a generous amount of land available for residential development, including up to 800 residential units, and a mix of residential, commercial, entertainment, governmental, and professional office uses.
- Amended the Land Use and Development Code to make permitting ADUs in single-family zones a ministerial action that does not require public notice, public hearing, or discretionary approval.

During the 6th Cycle review of governmental and non-governmental constraints, the following areas were identified as imposing potential constraints to housing development, including housing affordable to lower-income households and for special needs groups including persons with disabilities.

Updates to State Law

Most recently, the City amended the Accessory Dwelling Units and Junior Accessory Dwelling Units Ordinance (Section 16.44.180 of the City's Land Use and Development Code) in 2021 to comply with several updates consistent with State law, Government Code Section 65852.2. As part of **Program 12, Accessory Dwelling Units**, of the Housing Element, the City will submit the updated ordinance to HCD for their review and will incorporate amendments, as required by HCD. Further, the City will develop and adopt a program that incentivizes and promotes the creation of ADUs that can be offered at an affordable rent for extremely low, very low, low, or moderate-income households or households with special needs (AB 671, 2019). Other areas in the Land Use and Development Code which may pose a constraint to development as they are not up to date with current State law include, Emergency shelter parking requirements, by-right approvals for Low-barrier Navigation Centers, and density bonus requirements for affordable housing. However, through **Program 19, Emergency Shelters, Transitional Housing, and Permanent Supportive Housing**, the City will permit transitional and supportive housing consistent with State laws and amend the City's Emergency Shelters Ordinance (Section 16.44.270, Emergency Shelters) to comply with parking requirements set forth by AB 139, Quirk-Silva. Through **Program 28, Low Barrier Navigation Centers**, the City will update the Land Use and Development Code to provide, by-right, approvals exempt per the California Environmental Quality Act (CEQA) to Low-Barrier Navigation Centers meeting specific standards in areas zoned for mixed uses and nonresidential zones permitting multifamily uses, consistent with AB 101's requirements for Low-Barrier Navigation Centers. As mentioned, the City's Density Bonus Ordinance, approved in 2013, is no longer in compliance with the State's latest Density Bonus Law. **Program 6, Density Bonus**, will update the City's Density Bonus Ordinance to comply with the current State Density Bonus Law, including the provision for an increased bonus for 100 percent affordable developments and student affordable housing.

Residential Care Facilities

Another potential governmental constraint identified is related to the development of residential care facilities. While the City’s Land Use and Development Code includes a definition and permit requirements for residential care facilities serving seven or more persons, called “Board and Care facilities” it does not differentiate or include provisions for residential care facilities for 6 persons or fewer. This is a constraint to the development of residential care facilities for 6 or fewer persons as local agencies must permit these facilities as follows: (1) the same as any other residential use and shall be considered a residential use of property by a single family; (2) allowed in all residential zones; and (3) be subject to the same development standards, fees, taxes, and permit procedures as those imposed on the same type of housing in the same zone.

Another potential constraint is the development of residential care facilities for seven persons or more. According to the permitted uses table in the Land Use and Development Code (see Table 2), a residential care facility for seven persons or more (Board and Care Facilities) are conditionally permitted in all multifamily zones (R-2, R-2C, R-3, R-4, and HDS) and commercial zones (CG, NC, PC, VC). Requirements for discretionary permits may be necessary for certain uses which could have an effect on the existing community; however, they may also pose constraints to development. As such, **Program 18, Residential Care Facilities**, of the Housing Element includes an objective to amend the Zoning Code to permit residential care facilities serving six or fewer persons by right in all residential zones in accordance with the Welfare and Institutions Code Section 5116 and permit those serving seven or more in at least one zone without discretion.

Lot Consolidation

The City has identified numerous vacant and underutilized parcels that have the potential to accommodate multifamily projects, as detailed in **Appendix E**. To mitigate potential constraints that may exist related to lot consolidation for development projects relying on multiple lots to create one site, the City will provide a permit expedite incentive for lot consolidation for multifamily development on sites identified in the Housing Element as having the potential to accommodate lower- or moderate-income units, including those sites with potential for extremely low-income development and development to meet the needs of those with special needs, through implementation of **Program 23, Lot Consolidation Incentive**, of the Housing Element.

Single Room Occupancies (SROs)

Another potential governmental constrain is related to the development of SRO units which impact extremely low-income households. The Land Use and Development Code does not currently permit SRO units. As such, through **Program 19 of the Housing Element**, the City is committing to amend the Zoning Code to identify a process by which SRO units can be permitted to further increase housing opportunities for extremely low-income households.

Market Constraints

Non-governmental constraints are generally market driven and outside the control of local government; nonetheless, the City can take action to help alleviate some of these constraints in the form of regulatory relief and increased certainty in the development process. For example, **Programs 21, Affordable Housing Partnerships**, and **Program 25, No Net Loss**, are related to market demand and promoting developer interest to build affordable housing. **Through Program 21, Mobile Home Preservation**, the City will require a report detailing relocation and displacement for any proposed conversion or closure of a mobile home park. This ensures that residents of mobile homes, which are typically lower-income households,

are not displaced from the City and that housing stock for lower-income households remains in the City. Through **Program 25, No Net Loss**, the City will monitor development activity compared to remaining capacity identified in the Sites Inventory and the City's RHNA to ensure there is adequate capacity for lower-income households. Similarly, through **Program 1, Homeowner Rehabilitation Program**, the City will partner with the County to refer residents to a loan available to eligible households earning below 80 percent of the Area Median Income in the Inland Valley which provides up to \$25,000 per households to be used for financing home improvements, including health and safety repairs and energy efficiency upgrades. This helps ensure the longevity of the City's housing stock.

Other programs in the Housing Element aimed to incentive development and address potential non-governmental constraints include:

- **Program 4, Inclusionary Housing**, which requires that all new housing developments provide affordable units on site or off site, or to pay an in-lieu fee that goes into the City's affordable housing preservation and construction fund.
- **Program 8, By-Right Development On Previously Identified Housing Sites**, will permit sites in the Sites Inventory, that were previously identified in accordance with the specifications of Housing Element law, to be developed by right where 20 percent of the total housing units in the development will be affordable to lower-income households consistent with State Assembly Bill (AB) 1397 (See Section 3.3, Sites Identified in Previous Housing Elements, of Appendix E, for additional details).
- **Program 20, Affordable Housing Partnerships**, the City will support creative models of affordable property ownership and affordable housing preservation through methods such as community land trusts.
- **Program 22, Collaborative Partnerships**, the City will contact local affordable housing service providers to discuss partnering and will continue to seek financial assistance from other agencies.
- **Program 31, Surplus Lands**, the City will identify and prioritize local surplus lands available for housing development affordable to lower-income households, including extremely low-income households and households with special needs.
- **Program 31, Increased Transparency**, the City will maintain information on the City's website that is applicable for housing development project proposal requirements, including a current schedule of fees, exactions, applicable affordability requirements, all zoning ordinances, development standards, and annual fee reports or other relevant financial reports to ensure the development process is clear.

Further details can be found in the Housing Element, Program Implementation subsection.

5 Quantified Objectives

Based on the City’s needs, resources, constraints, and programs outlined in the Housing Element, **Table 8, Summary of Quantified Objectives for 6th Cycle (2021-2029)** summarizes the quantifiable objectives for the 6th Cycle. The quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the City to achieve.

Table 8. Summary of Quantified Objectives for 6th Cycle (2021-2029)				
<u>Income Category</u>	<u>6th Cycle RHNA</u>	<u>New Construction</u>	<u>Rehabilitation</u>	<u>Conservation/ Preservation</u>
<u>Extremely Low</u>	<u>309</u>	<u>309</u>	<u>0</u>	<u>0</u>
<u>Very Low</u>	<u>310</u>	<u>310</u>	<u>0</u>	<u>0</u>
<u>Low</u>	<u>409</u>	<u>409</u>	<u>0</u>	<u>0</u>
<u>Moderate</u>	<u>471</u>	<u>471</u>	<u>0</u>	<u>0</u>
<u>Above Moderate</u>	<u>1,014</u>	<u>1,014</u>	<u>0</u>	<u>0</u>
<u>TOTALS</u>	<u>2,513</u>	<u>2,513</u>	<u>0</u>	<u>0</u>

Appendix D: Affirmatively Furthering Fair Housing Analysis

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1. Introduction

Fair housing occurs when individuals of similar income levels have the same range of housing choice available to them in the same housing market regardless of their characteristics as protected under local, State, and Federal laws. It is important to the City of Highland (City) that its citizens have fair housing choice, free from discrimination on the basis of race/ethnicity, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act, California Government Code Section 65008, and other State and Federal fair housing and planning laws. In 2018, Assembly Bill 686, Affirmatively Further Fair Housing, amended Sections 65583 and 65582.2 of the California Government Code to require a public agency to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing.

From freeway expansion to discriminatory housing loan practices, historically underserved communities across the nation have experienced decades of housing disinvestment and infrastructure underinvestment. Many racially and ethnically segregated communities have been left with higher rates of air pollution, poverty, unemployment, educational attainment, and health risks. State and Federal laws, such as the Fair Housing Act, have established pathways for local jurisdictions to create more diverse and equitable communities, but reversing decades of discriminatory policies at all levels of the public and private sectors is complex, and many challenges to equitable development remain. The Housing Element seeks to affirmatively further fair housing by identifying segregated living patterns and barriers to fair housing, designating sites for affordable housing in areas of opportunity, and implementing programs that aim to replace segregated living patterns and transform racially and ethnically concentrated areas of poverty. Siting lower-income housing in high-resource areas is only part of the solution to improve fair housing. Cities must also plan for the needs of lower-income individuals and households through methods such as accessibility of jobs, transportation, educational opportunities, and health services.

This section serves as an assessment of fair housing practices in the City pursuant to California Government Code Section 65583(c)(9). Housing Elements are required to include the following:

- A summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction's fair housing enforcement and outreach capacity
- An analysis of available Federal, State, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk
- An assessment of the factors that contribute to the fair housing issues identified in the analysis
- An identification of the jurisdiction's fair housing priorities and goals, giving highest priority to the greatest contributing factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance
- Measurable strategies and actions to implement the fair housing priorities and goals in the form of programs to affirmatively further fair housing

2. Analysis of Impediments to Fair Housing Choice

The City intends to affirmatively further fair housing choice and promote equal housing opportunity in accordance with requirements in State Fair Housing and Housing Element law and Federal law. To achieve this, the City identifies impediments to fair housing choice and works to remove these impediments through this Affirmatively Furthering Fair Housing Analysis. In addition, in March 2015, the County of San Bernardino ([County](#)) adopted the County of San Bernardino Analysis of Impediments to Fair Housing Choice.

The Analysis of Impediments presents a demographic profile of the region, assesses the extent of housing needs among specific income groups, and evaluates the availability of a range of housing choices for residents. The Analysis of Impediments also analyzes the conditions in the private market and the public sector that could limit the range of housing choices or impede a person's access to housing.

3. Housing Element Outreach

While outreach and community engagement have always been important, in recent years significant strides have been made in technology and level of effort regarding engagement. Past engagement may not always have had multiple forms of media, meaning that in-person public meetings were the primary form of engagement, with surveys and stakeholder interviews and other types of engagement taking a back seat. In-person public meetings are not always the most accessible for multiple reasons. If a meeting is at only one specific time, or if it is only offered in English, it can create participation barriers for those who may be unable to attend at the specified time or location, or people without proficiency in English.

Engagement related to the Housing Element has attempted to be comprehensive while in the context of the COVID-19 pandemic. An online survey was used to engage residents on local housing needs and concerns. Stakeholder interviews were conducted via telephone, where public meeting participants were invited to share their thoughts in a one-on-one setting. Results of the interviews provided a better understanding of housing needs, priorities, opportunities, and constraints. All virtual meetings were held in English and Spanish to foster participation across demographics, as 34.7 percent of the population is Spanish-speaking. Virtual meetings were open to the public and were recorded and made available for public viewing after the event as well. Because the virtual meetings were conducted to allow participants to practice social distancing, participants had the option of joining through their computers or tablets, or using a call-in number if they did not have access to the internet. Virtual meetings were also streamed onto Facebook, which allowed for post-meeting comments to be submitted. In addition, the outreach was held in the evenings, outside of working hours. An extensive outreach process contributes to a set of meaningful goals, policies, and programs that will reflect the City's housing needs and the priorities and needs of all of those in the City, including those with special needs and lower-income populations.

Please refer to **Appendix F, Community Engagement Summary and Results**, for a full summary of outreach material and outreach conducted as part of the Housing Element update.

4. Assessment of Fair Housing

4.1. Fair Housing Enforcement and Outreach Capacity

This section discusses the fair housing services available to residents in the City ~~of Highland~~ and the corresponding organizations that provide fair housing services available to both providers and consumers of housing, as well as the nature and extent of fair housing complaints received by the fair housing provider. In general, fair housing services include investigating and resolving housing discrimination complaints; discrimination auditing and testing; and education and outreach, such as disseminating fair housing information through written materials, workshops, and seminars.

The City ~~of Highland~~ coordinates with the Inland Fair Housing and Mediation Board (IFHMB's) to provide fair housing services for its residents. ~~Fair housing Services provided by IFHMB include~~ is providing information as it relates to fair housing, investigation, education, conciliation, and/or referral of housing discrimination complaints free of charge to individuals. It also involves fair housing workshops that are offered year-round to educate housing providers, tenants, homeowners, and financial and lending institutions on the key aspects of fair housing laws.

According to the California Department of Employment and Fair Housing, between the calendar years of 2013 and 2021, there were a total of ~~three-3~~ housing cases in ~~the City Highland~~. One of these was filed based on discrimination to national origin. Of the 3 cases, 2 were documented as failure to respond and 1 was documented as no valid issue. None of the cases filed in the City were based on sSex orientation, disability, race, familial status, religion, and color had zero housing cases filed in the City. There are no known fair housing lawsuits in the City. Through this contract with the IFHMB, the City is able to effectively disseminate fair housing issues, provide resources and educational material through community outreach and other fair housing services provided to the residents of the City.

At the County level, there were 12 total cases in 2020. Of these 12 cases submitted to the Office of Fair Housing and Equal Opportunity (FHEO), 2 were for racial bias, 8 were for disability, and 1 for familial status. Information regarding the validity of the cases or resolution count is not available.

Additional organizations that offer fair housing services and are available to the residents of ~~the City~~ include the following:

- U.S. Department of Housing and Urban Development (~~HUD~~)
- California Department of Fair Employment and Housing (~~DFEH~~)
- Housing Authority of ~~the County of San Bernardino~~ County
- Inland Fair Housing and Mediation Board
- Inland Counties Legal Services, Inc.

The IFHMB is a private nonprofit agency that serves the County and parts of Riverside and Imperial Counties. IFHMB is funded by grants and awards and serves as an intermediary to assist individuals in resolving issues related to housing discrimination, homeownership, rental complaints, and disputes in court. Other services include foreclosure prevention counseling and senior services. IFHMB also provides fair housing outreach materials for public and private agencies' use in English, Spanish, and Chinese. These resources provide individuals with definitions and examples of housing discrimination, fair housing as it

[relates to sex discrimination, and a social media fair housing toolkit. Their website also provides online resources such as links to COVID-19 housing and food resources, rental assistance, and eviction moratorium updates.](#)

[The Housing Authority of the County of San Bernardino \(HACSB\) provides rental assistance to low-income families by housing families in HACSB-owned or managed properties or through subsidized housing assistance to a landlord who rents their home to an assisted family. According to HACSB, they serve over 25,000 persons most of whom are seniors, individuals with disabilities, veterans, and children. In addition to housing, HACSB provides resources such as food assistance, education for youth, senior resources, a family self-sufficiency program, and a landlord participation incentive program.](#)

[Inland Counties Legal Services, Inc. \(ICLS\) is a nonprofit organization providing legal services to low-income persons residing in the County and Riverside County. ICLS's housing work focuses on both increasing affordable and quality housing, and helps people stay in their homes. In addition to their housing and legal services, ICLS also offers educational workshops such as small business assistance.](#)

[Specific to the City, the City will make all reasonable modifications to policies and programs to ensure that people with disabilities and or special needs groups, including low-income groups, have an equal opportunity to enjoy all of its programs, services, and activities. In addition, the following resources are available to the City's residents:](#)

- [CA COVID-19 Rent Relief -Housing Is Key. Will help income-eligible households pay rent and utilities, both for past due and future payments. The federal Consolidated Appropriations Act of 2021 provides funding to support the program and tenant \(renter\) protection laws signed by the current Governor, Governor Newsom.](#)
- [Emergency Housing Voucher Program. This new program is available to families in the County and Riverside County who are experiencing homelessness or at risk of being homeless; are fleeing domestic or dating violence, sexual assault. Applicants must be referred by a partner agency in the continuum of care or the county's Coordinated Entry System. Inland Counties Legal Services, Inc. website provides more information and resources related to this program.](#)
- [California Free Legal Answers. This program is offered by LawHelpCA.org and is available to California residents. Residents may submit a legal question relating to COVID-19 and receive guidance from a lawyer free of cost.](#)
- [Operation Grace. This program provides housing including rental assistance, emergency shelter and permanent supportive housing as well as programs to families at risk of losing their housing. They also work with housing partners to provide homeless prevention services.](#)

[Housing Element Programs](#)

[The City is in compliance with existing fair housing laws and regulations. The City recognizes the effect that discrimination has in limiting housing choice and equal opportunity in renting, selling, and financing housing. The City offers fair housing information and links to the IFHMB and additional housing resources on the City's website, Housing Programs webpage.](#)

[Through programs in the housing element, the City will continue to provide resources to fair housing enforcement and outreach, as well continue to partner with IFHMB for fair housing enforcement in the City \(**Program 15, Fair Housing Mediation**\).The City is committed to furthering fair housing and in addition](#)

to providing services for enforcing fair housing related issues, the City will also continue to actively participate in the Analysis of Impediments to Fair Housing to evaluate discriminatory practices in the County. Through **Program 26, Fair Housing Analysis**, the City is making a diligent effort to address fair housing issues in the City by evaluating the need to establish an Ad Hoc Fair Housing committee to provide policy recommendations to guide policies and programs in a manner that furthers fair housing. Through **Program 2, Residential Rental Enhancement and Rehabilitation Program**, the City will provide outreach services and incorporate fair housing training for landlords. The City will administer all programs and activities related to housing and community development in a manner to Affirmatively Further Fair Housing.

Crime Free Multi-Housing Program

The Crime Free Multi-Housing Program is a partnership with property managers, owners, landlords and residents. The program is run by the San Bernardino County Sheriff's Department with the goal of reducing crime through community partnerships and pro-active steps to improve the quality of life for the community. The programs consist of three phases towards making a property a safer living environment for the tenants. The phases must be completed under the supervision of the local sheriff's station. Property managers and owners can become individually certified after completing training in each phase and the property can become certified when all phases are completed. The program applies to any property that contains four or more rental units that are being rented out for residential dwelling purposes.

The program aims to increase community participation, provide accountability for property owners, and lower maintenance costs. The program phases improve public safety for tenants, property owners, and the community. Phase I of the program includes free classroom instruction, which includes establishing fair screening and the legal rights and responsibilities of owners and managers. Phase II of the program includes a property survey. Staff from the local sheriff's station conducts an inspection of the property using Crime Prevention Through Environmental Design (CPTED) principles. CPTED is a nationally accepted multi-disciplinary approach to deterring criminal behavior through environmental design. The property survey is strictly an on-premise inspection.

This program's main point of focus and concern is regarding the safety of tenants and safety issues across the board of all projects over four rental units that are being rented out for residential dwelling purposes. Therefore, the City has determined that implementation of the Crime-Free Ordinance Program does not constitute a constraint on providing housing for all income levels throughout the community, and does not have an implication on affirmatively furthering fair housing in the City because it is not targeting specific groups or classes. Refer to **Section 1.8.7 of Appendix C – Constraints and Zoning Analysis**, for additional guidelines and requirements.

4.2. Segregation and Integration

Patterns of segregation have been commonly linked to poorer life outcomes in income, housing equity, educational attainment, and life expectancy, according to research from the University of California,

Berkeley.¹ Affirmatively furthering fair housing involves overcoming [and reversing](#) patterns of segregation. [And taking meaningful actions](#) that foster inclusive communities.

4.2.1. Race and Ethnicity

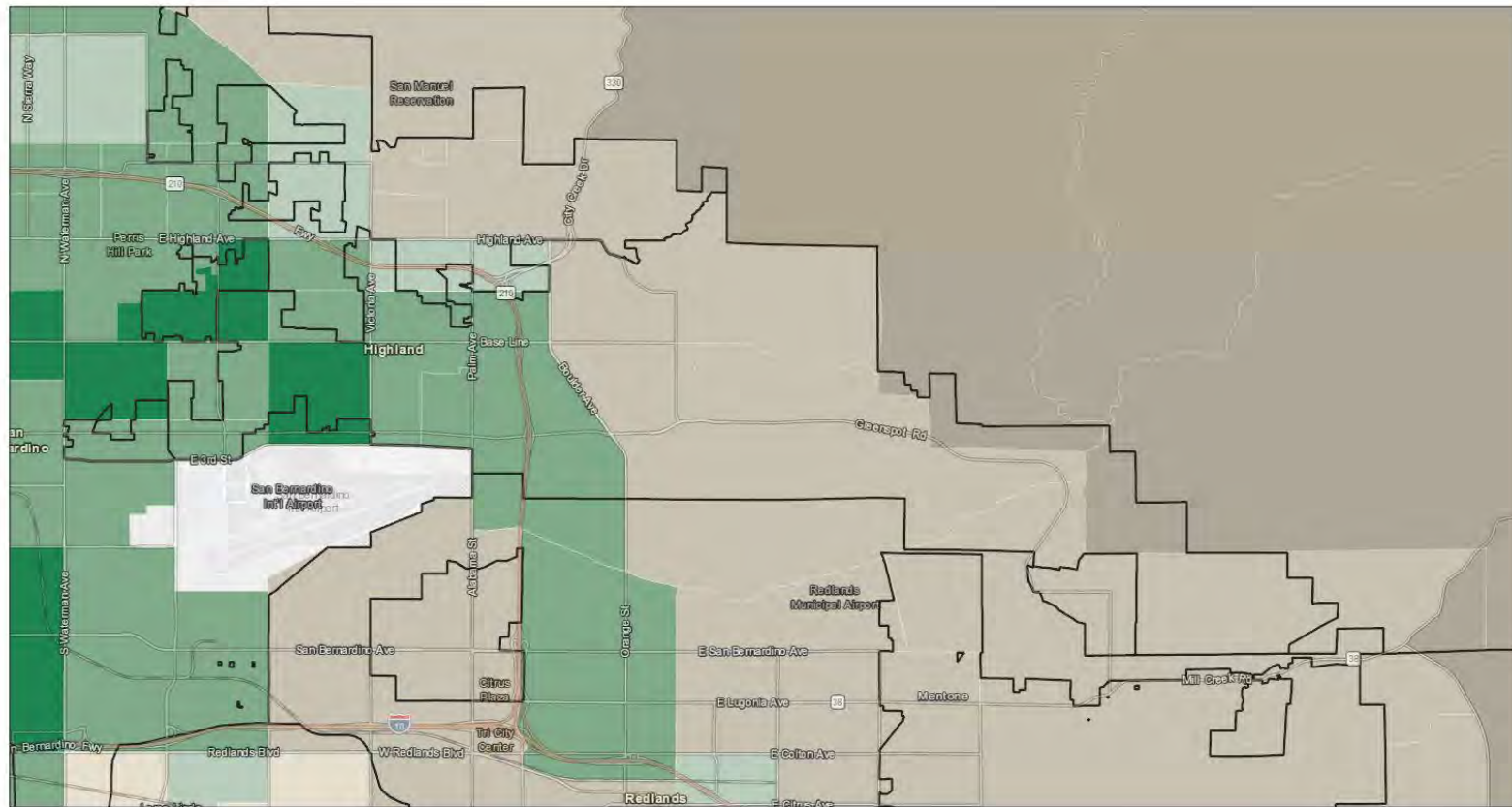
Like much of Southern California, [Highlandthe City](#) is becoming more racially and ethnically diverse. The population of [the CityHighland](#) is primarily White and/or Hispanic. As of 2018, [HighlandCity](#) residents who reported being White were the majority. Non-Hispanic White residents made up 41.7 percent of [Highland'sthe City's](#) population in 2000, and only made up 27.6 percent of the population in 2018. In regard to ethnicity, the number of Hispanic residents of any race increased significantly from 2000 to 2018, going from 36.6 percent of the population to now more than half the population. Residents of African American/Black or Asian race do not make up the majority of the population in any of the City's Census tracts, but there are over 4,000 African American/Black residents and Asian residents each within the City. From 2000 to 2018, the non-Hispanic African American/Black population has reduced from 11.7 percent of the population to 8.1 percent. The non-Hispanic Asian population has increased from 5.9 percent in 2000 to 9 percent in 2018. These changes could be attributed to several factors, including migration and childbearing, and trends can be complicated to discern when considering many individuals can be multiple races, and ethnicity is not exclusive of race. As shown in **Figure 1A**, Race and Ethnic Distribution, the proportion of the Hispanic population in [Highlandthe City](#) is primarily in western Highland. The non-Hispanic White population is primarily in eastern Highland, with Boulder Avenue as the boundary distinguishing the eastern and western portions of Highland. The Hispanic majority in eastern Highland is sizeable or predominant for most of western Highland, whereas the White majority in eastern Highland is slimmer compared to the next predominant population. [When compared to the broader region, Figure 1B, Race and Ethnic Distribution in the Region, it is revealed that the split in demographics continues east and west of the City. Fontana, Ontario, and San Bernardino which are located west of the City are predominantly Hispanic, whereas Redlands and Yucaipa which is located east of the City is predominantly White in population.](#)

Generally, the average racial composition and number of people of different races or ethnicities in neighborhoods differs depending on location. To further examine this distribution, this assessment relies on a calculation of the average racial composition of neighborhoods experienced by members of each racial group. These are sometimes referred to as “exposure indices.” This is because they show the exposure a given race group experiences with members of their own and other races (as a percentage of 100) in an average neighborhood of the city (or metropolitan area) being examined. In the [City-of Highland](#), Hispanic residents are exposed to 42.7 percent Hispanic residents and 35 percent White residents. On the other hand, White residents are exposed to 30.7 percent Hispanic residents and 48.9 percent White residents.² This shows that White residents are more likely to be exposed to other White residents, and Hispanic residents are more likely to be exposed to other Hispanic residents. This is true to varying degrees for all races and ethnicities examined in [Highlandthe City](#). **Figure 2A**, Diversity Index, displays the levels of diversity across the different neighborhoods within the City. Higher diversity is seen

¹ Menedian, S., and S. Gambhir. 2018. “Racial Segregation in the San Francisco Bay Area,” *Othering & Belonging Institute, UC BERKLEY*. <https://belonging.berkeley.edu/study-finds-strong-correlations-between-segregation-and-life-outcomes-sf-bay-area>.

² Frey, W.H., and D. Myers. n.d. Segregation: Neighborhood Exposure by Race. CensusScope. https://www.censusscope.org/us/s6/p36448/chart_exposure.html.

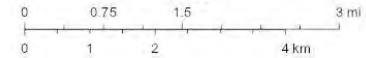
in the predominantly Hispanic resident western core, whereas lower diversity is seen in eastern Highland. From 2010 to 2018, the diversity of neighborhoods in Highland improved slightly across the City. [Figure 2B, Regional Diversity Index, shows that neighboring San Bernardino and other cities west of Highland are also higher in diversity. Diversity becomes lower moving eastward in the region.](#)



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- City/Town Boundaries
- (R) Predominant Population - White Majority Tracts
- Slim (gap < 10%)
- Slim (gap < 10%)
- Sizeable (gap 10% – 50%)
- Sizeable (gap 10% – 50%)
- Predominant (gap > 50%)
- Predominant (gap > 50%)

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Figure 1A. Race and Ethnic Distribution³

³ HUD (U.S. Department of Housing and Urban Development). n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

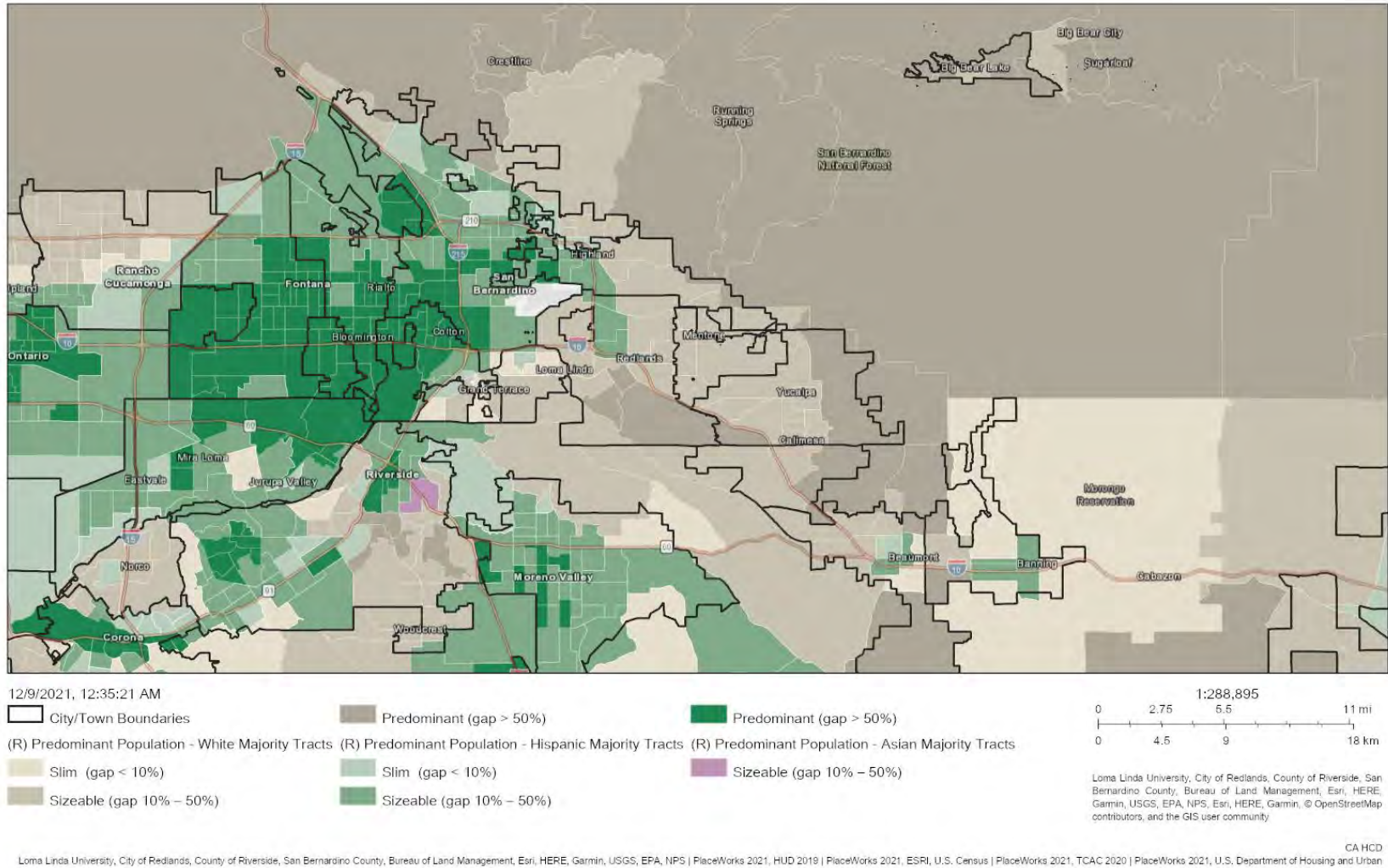
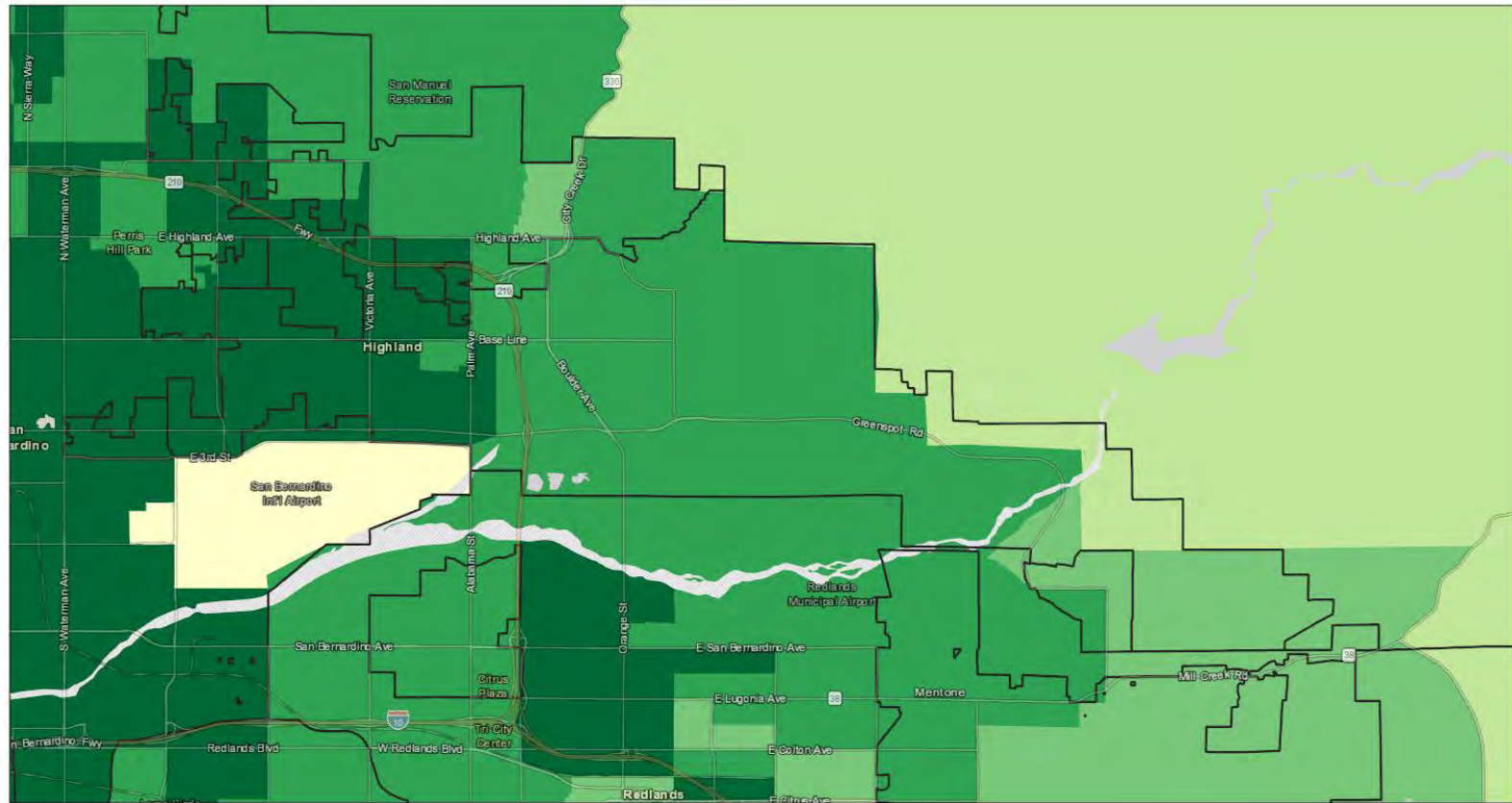
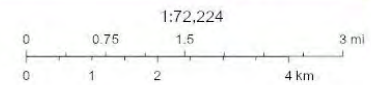


Figure 1B. Race and Ethnic Distribution in the Region⁴

⁴ HUD (U.S. Department of Housing and Urban Development). n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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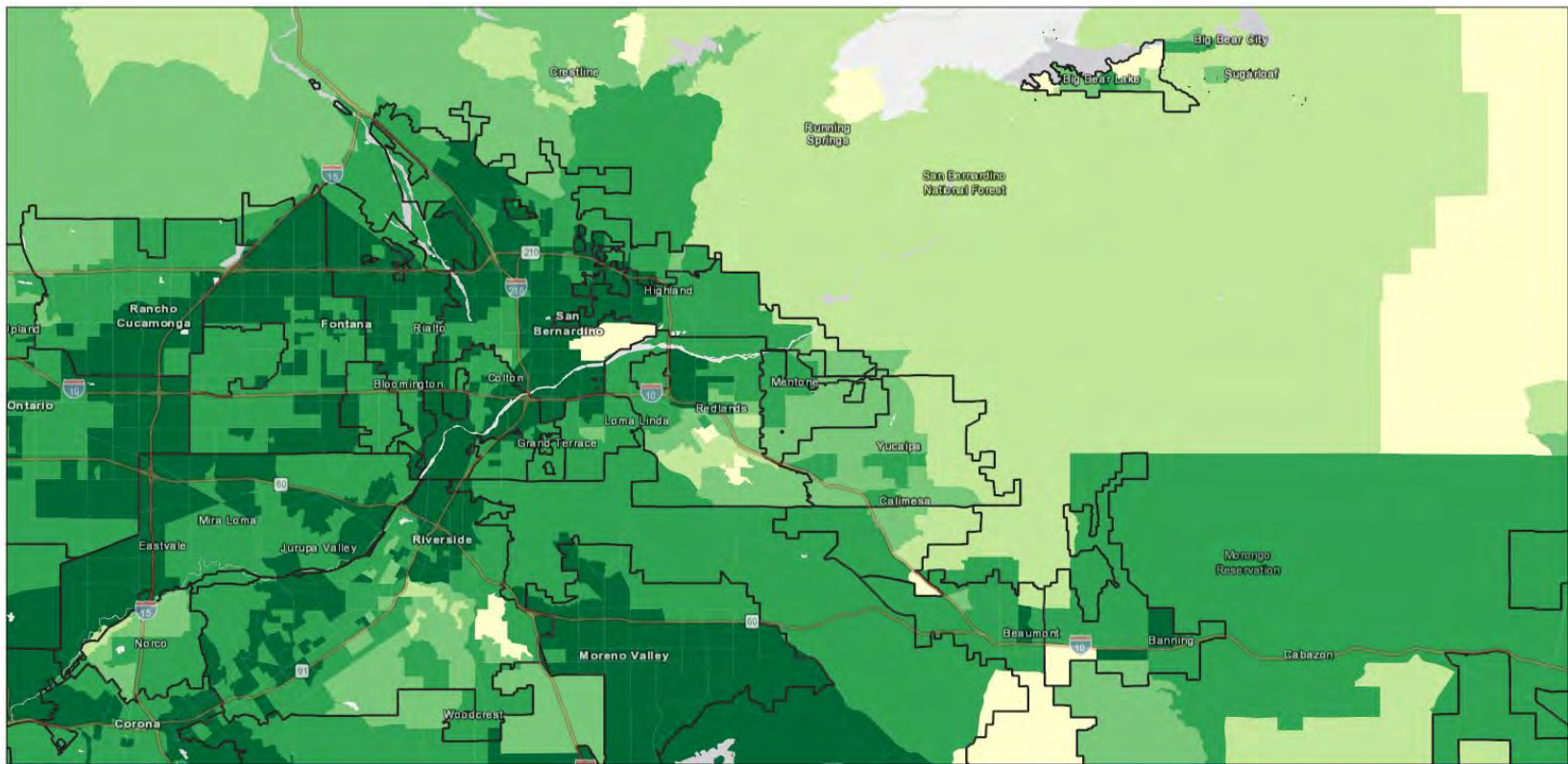


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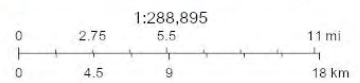
Figure 2A. Diversity Index⁵

⁵ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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- City/Town Boundaries
- (A) Diversity Index (2018) - Block Group
- Lower Diversity
- 40 - 55
- 55 - 70
- 70 - 85
- Higher Diversity



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Figure 2B. Regional Diversity Index⁶

⁶ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

Another measure of segregation between two groups is the dissimilarity index (DI). The DI measures the degree to which two specific racial or ethnic groups are distributed across a geographic area. The DI varies between 0 and 100 and measures the percentage of one group that would have to move across neighborhoods to be distributed the same way as the second group. A dissimilarity index DI of 0 indicates conditions of total integration under which both groups are distributed in the same proportions across all neighborhoods. A dissimilarity index DI of 100 indicates conditions of total segregation such that the members of one group are located in completely different neighborhoods than the second group. This is a helpful metric because it can show which race or ethnicity is the most segregated. Generally, the City of Highland is moderately segregated. Highland received an index rating of 36.2 when comparing White and Hispanic populations, indicating that roughly 36.2 percent of Hispanic households are not distributed the same way as White households in the City. When comparing White and African American/Black populations, Highland has a similar score of 33.8. And when comparing White and Asian populations, Highland has a lower score of 18.4. Since the other ethnic/racial groups within the City have a small population percentage, the DI may be high even if the group is evenly distributed throughout the area. Thus, this assessment only compares White, Hispanic, African American, and Asian populations.⁷

4.2.2. National-Origin

The proportion of foreign-born population is consistent with San Bernardino County at 21 percent.⁸ Those born in Latin America make up 70 percent of the foreign-born population in Highland and the second largest subset are those born in Asia at 25 percent of the foreign-born population. This is a significant portion of the population and should be given consideration for fair housing outreach and education.

4.2.3. Language

In the City and across the region, approximately 42 percent of residents speak languages other than English at home.⁹ Individuals who do not speak English as their primary language and who have limited ability to read, speak, write, or understand English have limited English proficiency. Language barriers can increase the discrimination that immigrant populations may face in access to housing. Generally, immigrants with limited resources often face difficulty in acquiring adequate housing as they adjust to their new surroundings and obtain employment. As a result, housing problems such as overcrowding and overpayment are often more prevalent among those populations that recently immigrated.

4.2.4. Household Income

Household income is the most important factor determining a household's ability to balance housing costs with other basic life necessities, although economic factors that affect a household's housing choice are not necessarily a fair housing issue. Fair housing issues occur when relationships among household income, household type, race/ethnicity, and other factors create misconceptions, biases, and differential treatments. Discriminatory housing practices of the past, such as redlining, restrictive zoning, urban renewal, and steering, while illegal today, have led to a disproportionate gap in household wealth based on race and ethnicity.

⁷ Frey, W.H., and D. Myers n.d. Segregation: Dissimilarity Indices. CensusScope. https://www.censuscope.org/us/s6/p33588/chart_dissimilarity.html.

⁸ U.S. Census Bureau. 2019. Demographic Trends. American Community Survey (ACS) 2014–2019.

⁹ U.S. Census Bureau. 2019. Demographic Trends. ACS 2014–2019.

Within the City in 2019, the “Asian Alone” group had the highest poverty rate of any race or ethnicity at 22.6 percent. The Hispanic population has the next highest poverty rate for a racial or ethnic group in the City at 21.8 percent. A total of 17.9 percent of the Black, non-Hispanic population in the City were below the poverty level in 2019. The White, non-Hispanic population was far more fortunate, with only 9 percent of residents below the poverty level for 2019.¹⁰

Household income in the City is displayed in [Figures 3A through 5A at the local level](#), and [Figures 3B through 5B at the regional level](#). [Figure 3A](#), Median Income, shows that the lowest median income in the City is found in the western core. All communities east of Palm Avenue have median household incomes at or above the State average of \$87,100. [Figure 3B](#), Median Income in the Region, shows that [the lower median income households in west Highland are similar to that of the adjacent City of San Bernardino](#). [Throughout the entire region, median income varies. However, the median income is likely to be below the State average in the urban cores of each city](#). Much of the same western area has over 30 percent of residents in poverty, as can be seen in [Figure 4A](#), Poverty Status. The farthest southwest portion of the City has over 40 percent of residents in poverty. Areas to the east of this concentration of poverty have the next lowest incomes and percentages of people in poverty. [Poverty for the most part is below 30 percent for much of the region, apart from Riverside and San Bernardino, as shown in Figure 4B](#), Poverty Status in the Region. [Figure 5A](#), Low to Moderate Income, displays the percent of the population with low or moderate income, furthering the points made within this section. [Additionally, Figure 5B](#), Low to Moderate Income in the Region, illustrates that [most populated tracts in the Inland Empire cities have low to moderate income populations that are more than 25 percent](#).

¹⁰ U.S. Census Bureau. 2019. Poverty Status in the Past 12 Months. 2019 ACS 5-Year Estimates.

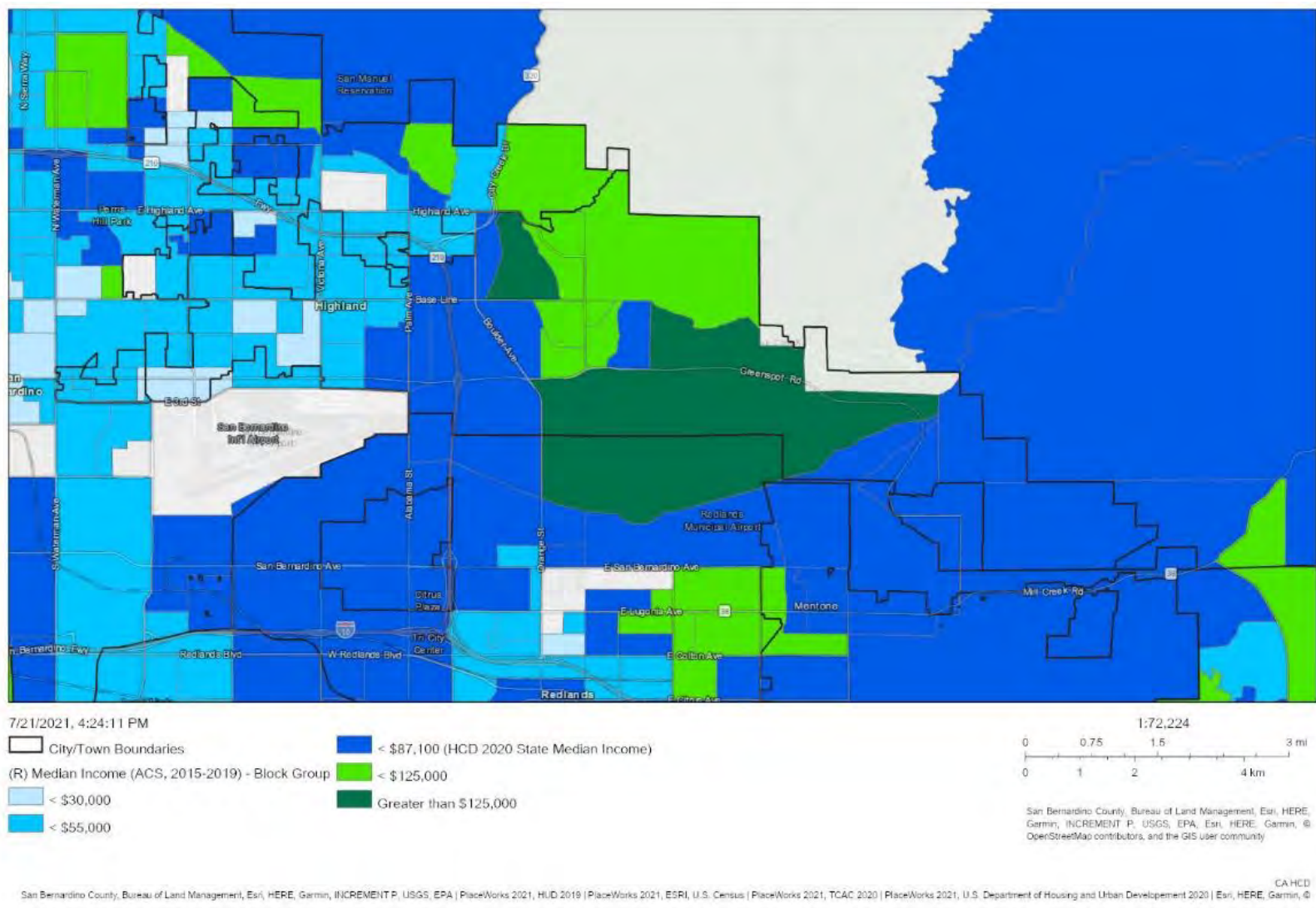
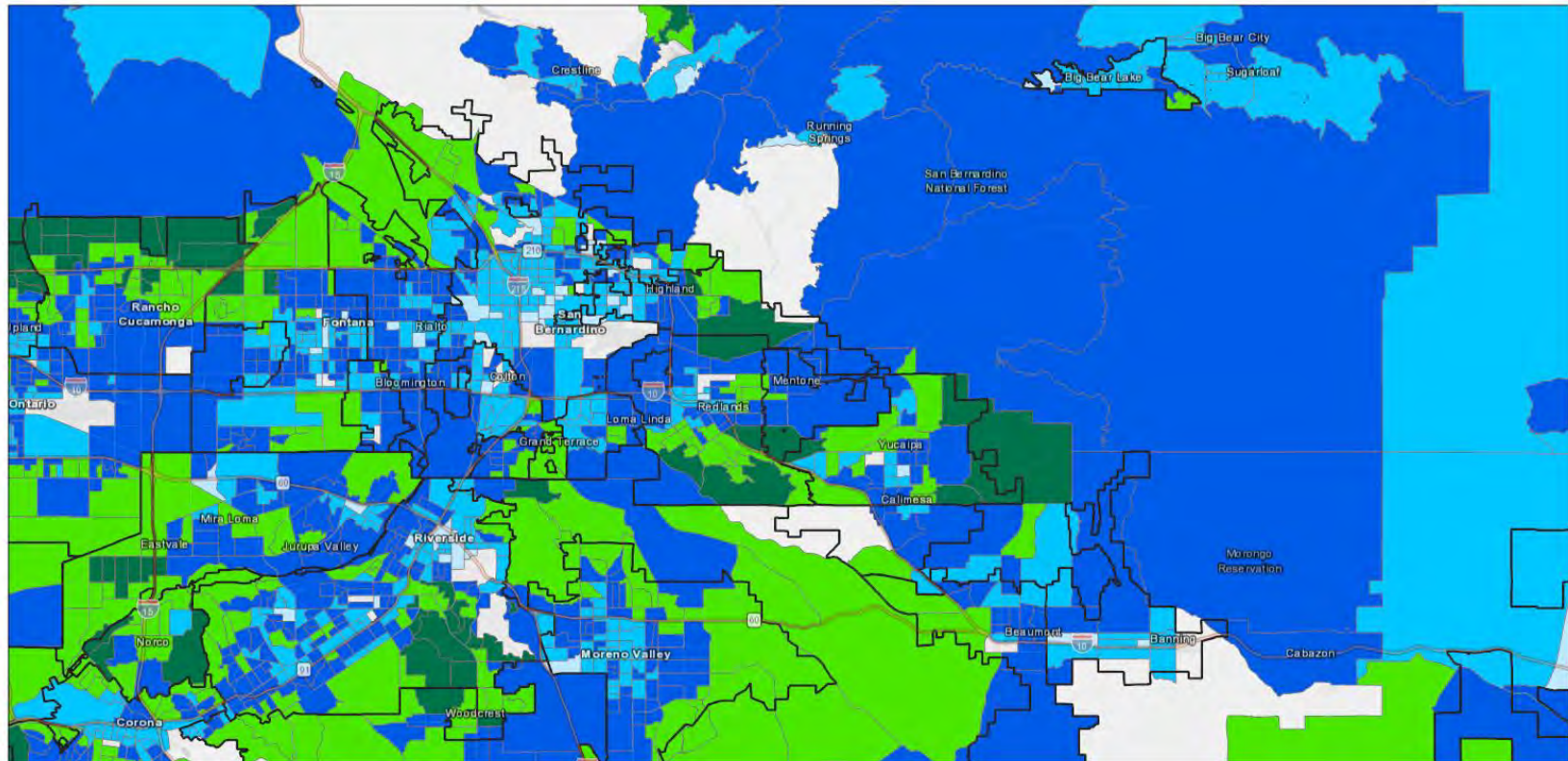


Figure 3A. Median Income¹¹

¹¹ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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- City/Town Boundaries
- < \$87,100 (HCD 2020 State Median Income)
- (R) Median Income (ACS, 2015-2019) - Block Group < \$125,000
- < \$30,000
- Greater than \$125,000
- < \$55,000

1:288,895

0 2.75 5.5 11 mi

0 4.5 9 18 km

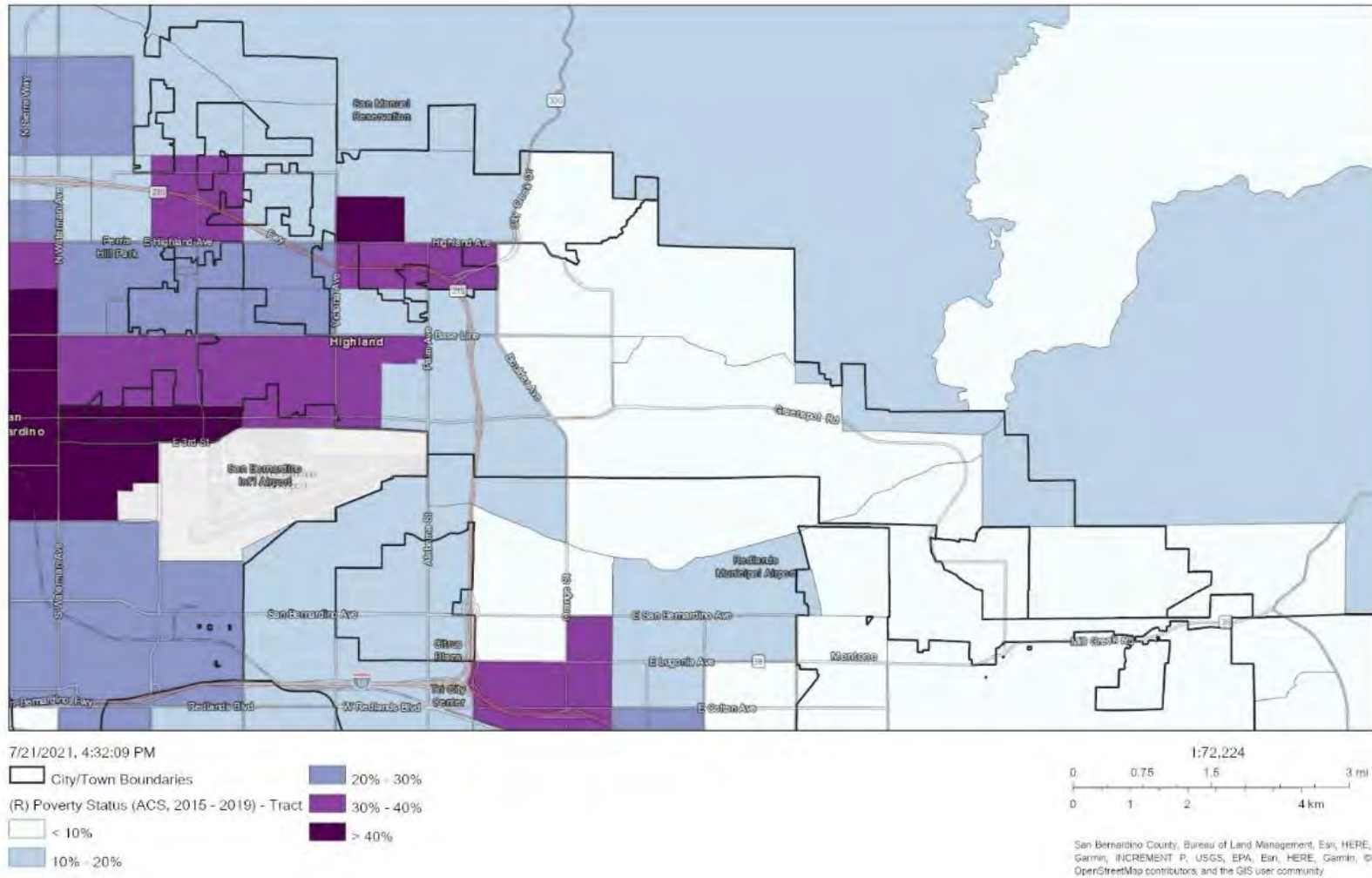
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Figure 3B. Median Income in the Region¹²

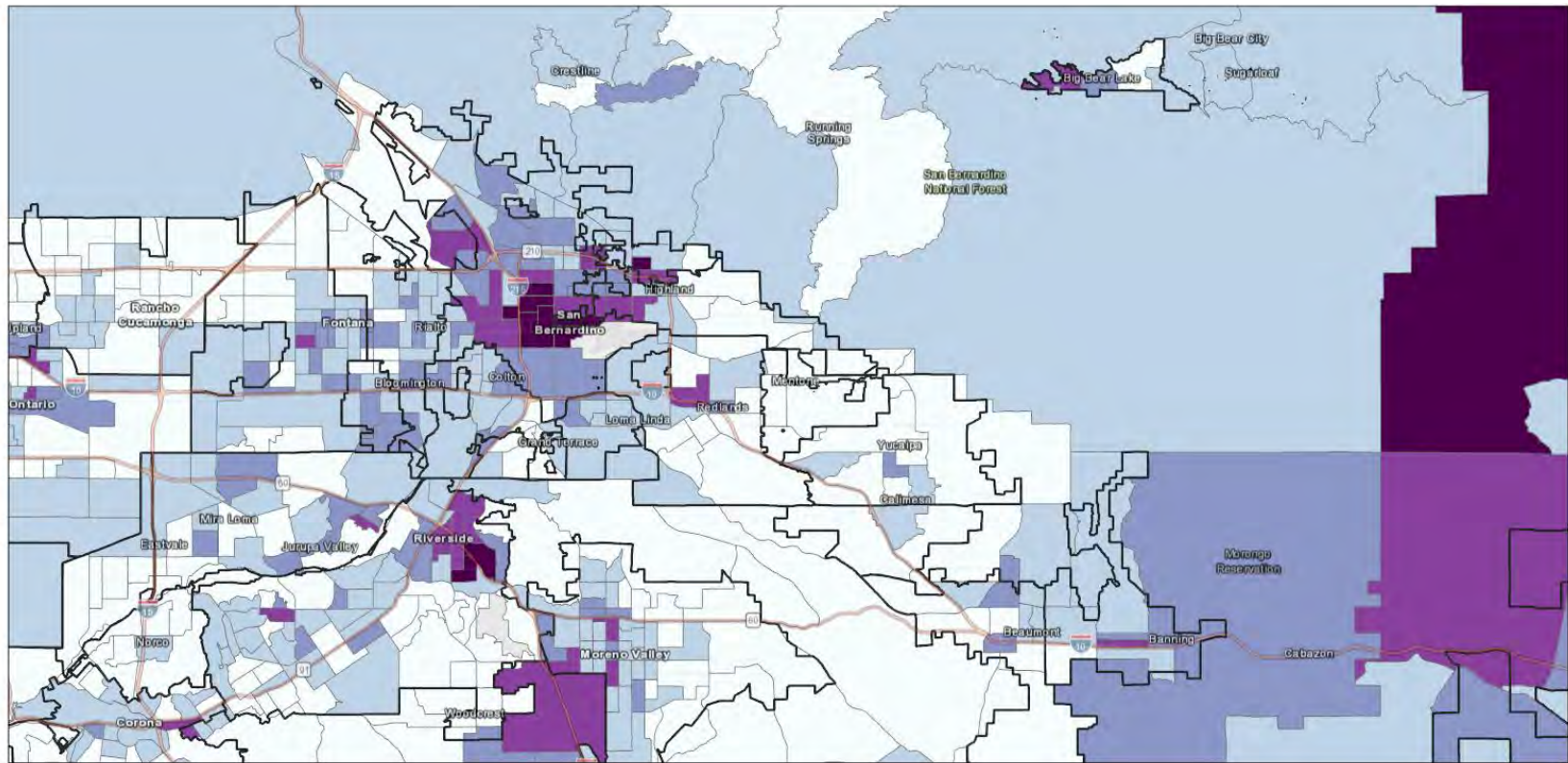
¹² HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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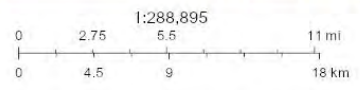
Figure 4A. Poverty Status¹³

¹³ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



12/9/2021, 12:10:56 AM

- City/Town Boundaries
- (R) Poverty Status (ACS, 2015 - 2019) - Tract
- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%



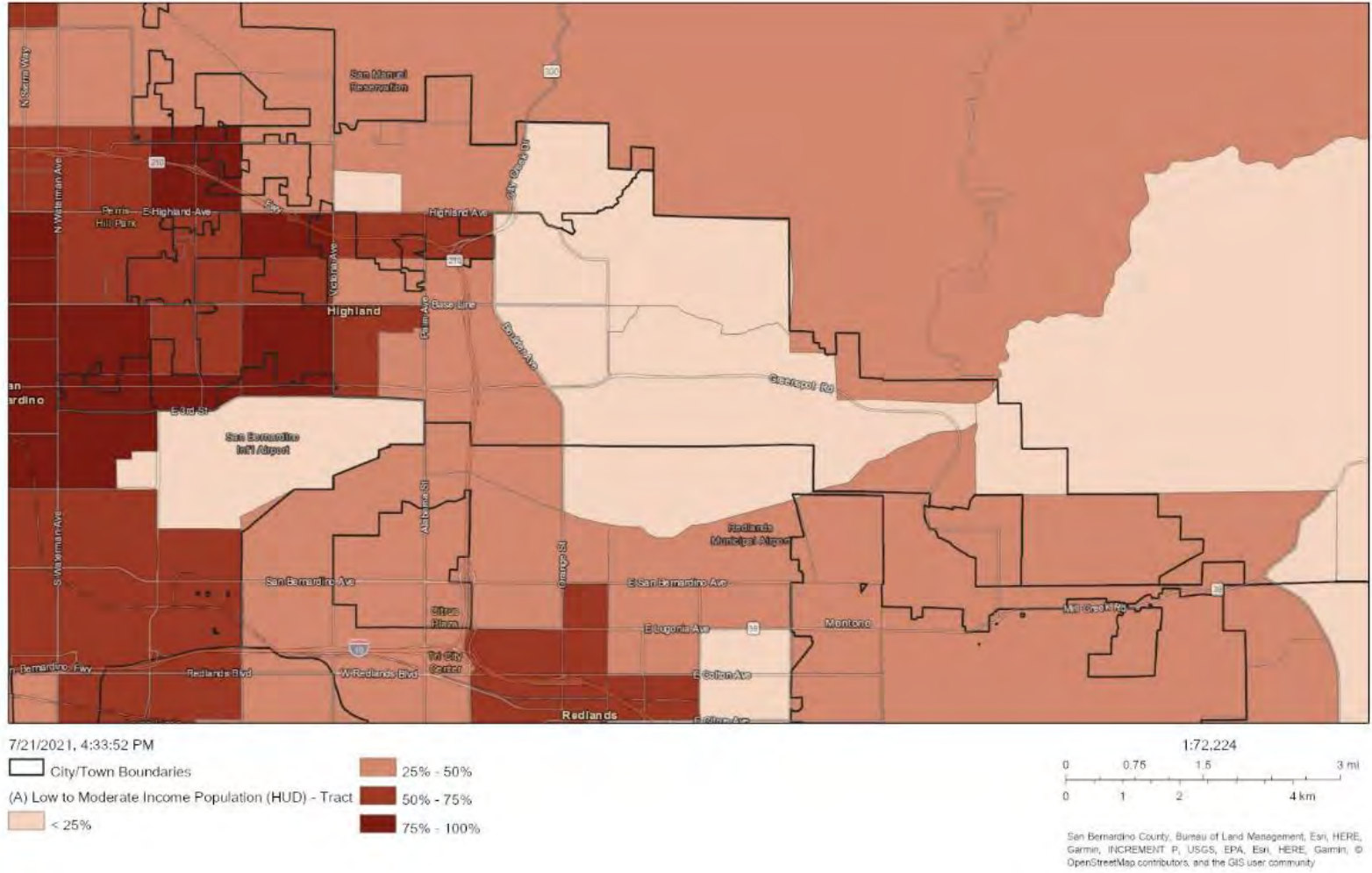
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Figure 4B. Poverty Status in the Region¹⁴

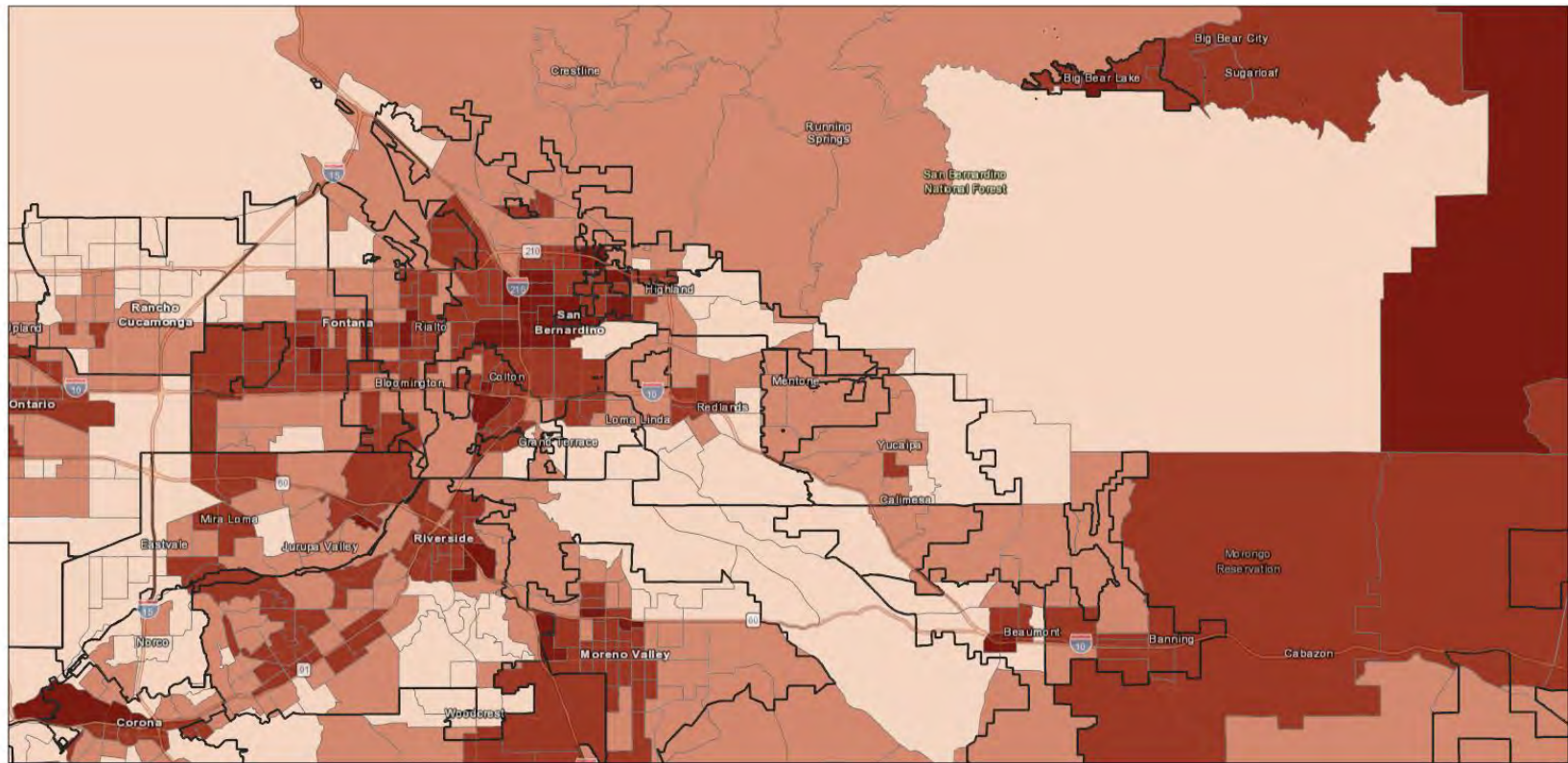
¹⁴ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



San Bernardino County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, © CA HCD

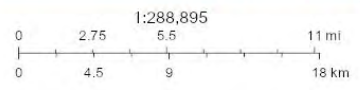
Figure 5A. Low to Moderate Income¹⁵

¹⁵ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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City/Town Boundaries	25% - 50%
(A) Low to Moderate Income Population (HUD) - Tract	50% - 75%
< 25%	75% - 100%



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Figure 5B. Low to Moderate Income in the Region¹⁶

¹⁶ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

4.2.5. Familial Status

Family structure is something that impacts the care of children, type of housing needed, financial needs, and more. Single-parent households require more time to take care of children than married or cohabitating couples, which can impact the jobs available to parents, income levels, and the amount of support afforded to children. Family structure is something that has evolved over time in the United States, with fewer couples marrying, and cohabitation occurring more often. Families with children, especially those who are renters, may face discrimination or differential treatment in the housing market. For example, some landlords or property owners may charge larger households a higher rent or security deposit. According to the American Community Survey (ACS) 2014–2019, there were 4,209 family households with married couples and 2,410 single-parent households in the City. **Figure 6A, Children in Single-Mother Headed Households**, shows that single-mother headed households are more prevalent in the westernmost portions of the City. At the regional level, **Figure 6B, Children in Single-Mother Headed Households in the Region**, show that the number of single-mother headed households in Highland the City are as low as many places in the region. **Figure 7A, Children in Married Couple Households**, shows that the farthest southeast portion of the City has the highest proportion of children in married couple households. Needs of single-parent households include affordable housing and proximity to schools, childcare centers, transportation, recreation, employment, and other opportunities. **Figure 7B, Children in Married Couple Households in the Region**, illustrate that the City has comparable percentages of children in married couple households to other cities. The trend follows where suburban areas tend to have a higher percentage than the urban core.

The household living structure of adults also can be examined for potential fair housing issues. Housing is much more affordable when costs and responsibilities are shared with a spouse. Areas with high rates of adults living alone can cause people to pursue the most affordable living situation possible, which can lead to overcrowded living situations or substandard housing. **Figure 8A, Adults Living Alone**, shows that there are not many adults in the City who live alone. Likewise, **Figure 8B, Adults Living Alone in the Region** reveals that not many adults live alone throughout the Inland Empire. The cost of living in the region may be too high for households of single income. **Figure 9A, Adults Living with a Spouse**, shows the lowest rates of adults living with a spouse was in western Highland. The highest rates of adults living with a spouse are in northern Highland. Furthermore, **Figure 9B, Adults Living with a Spouse in the Regions**, shows that northern Highland has one of the highest rates of adults living with a spouse in general when compared to the region.

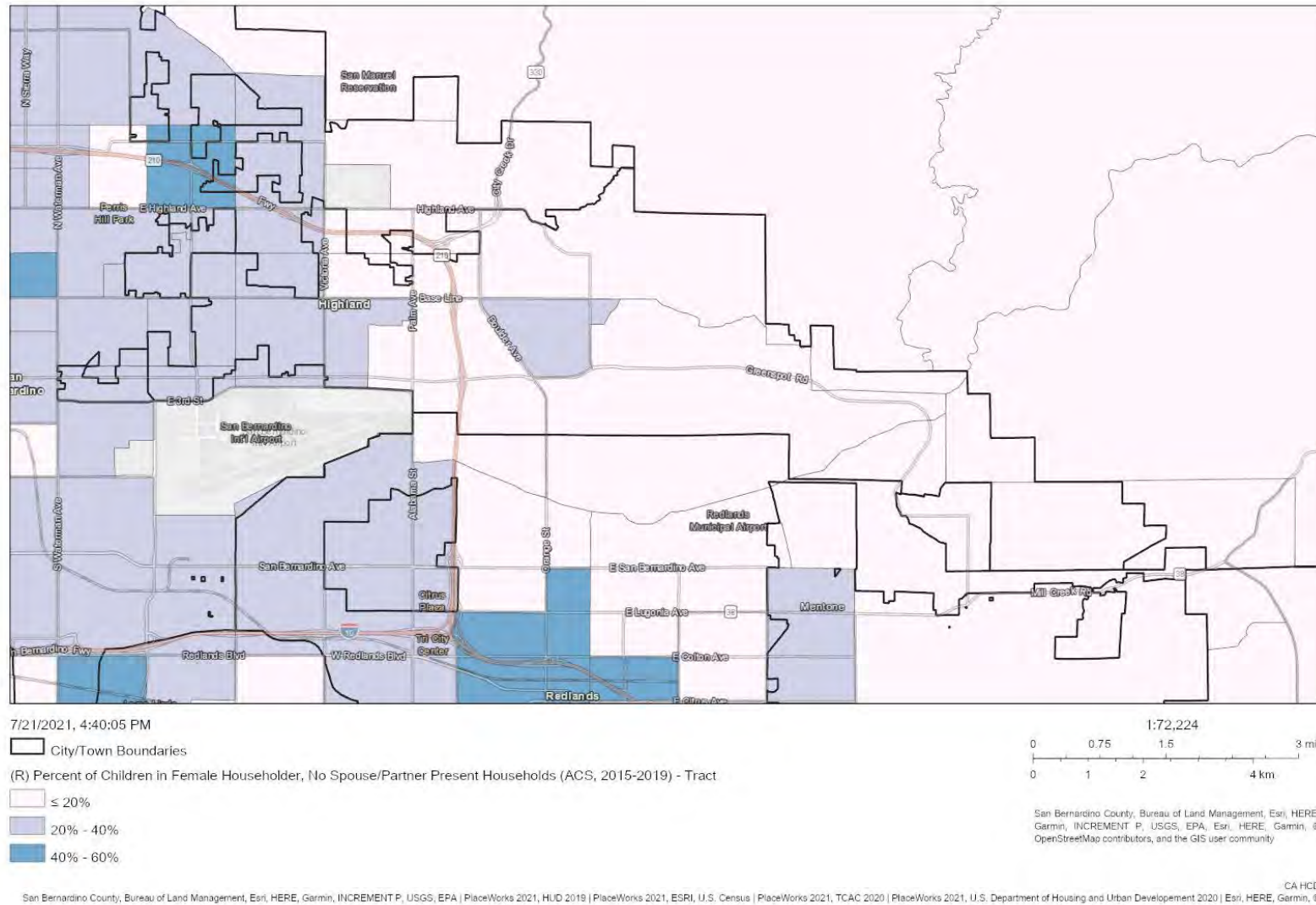
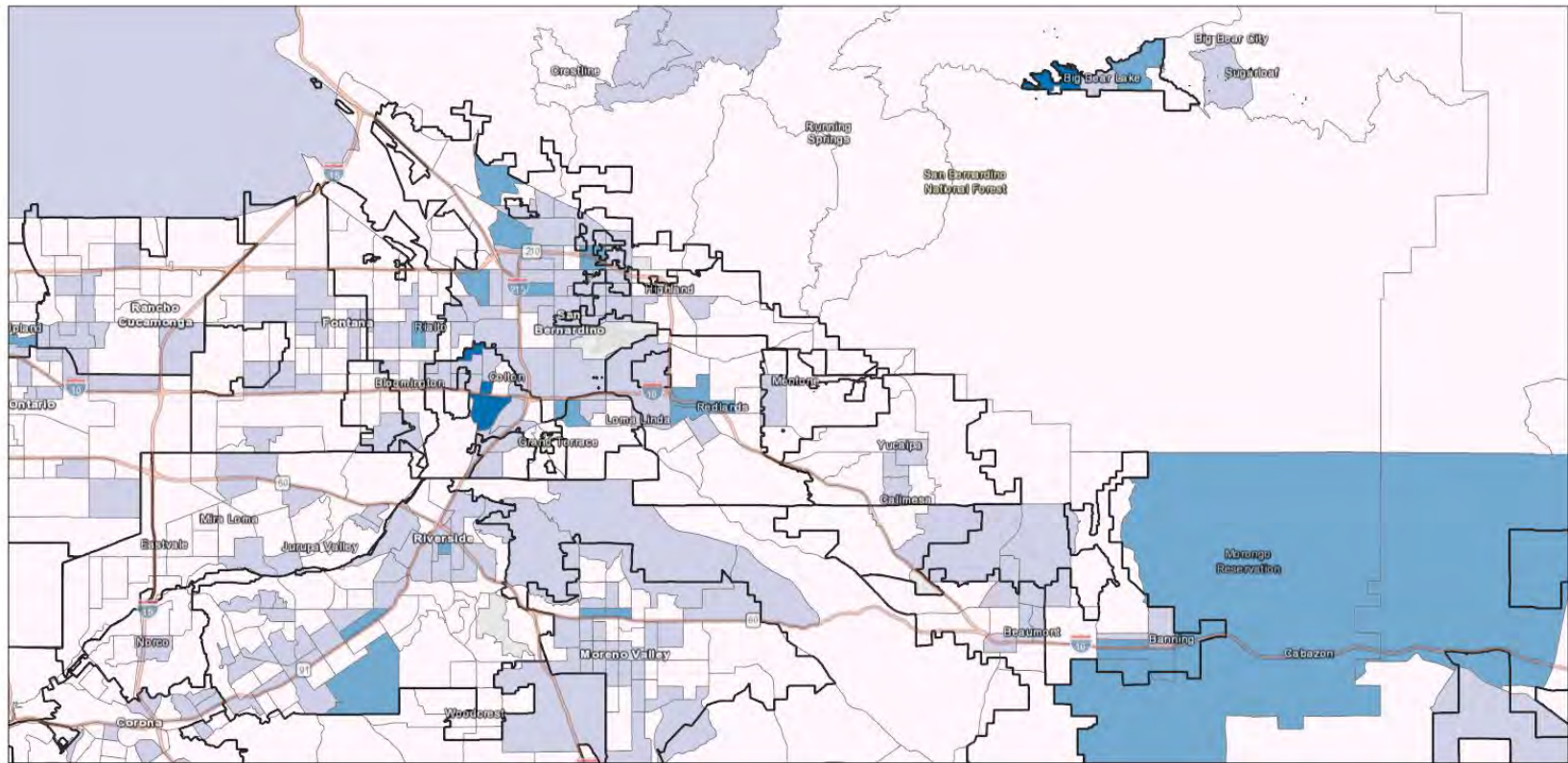


Figure 6A. Children in Single-Mother Headed Households¹⁷

¹⁷ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



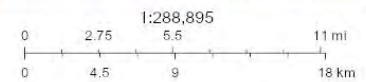
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City/Town Boundaries

(R) Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019) - Tract

- ≤ 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%

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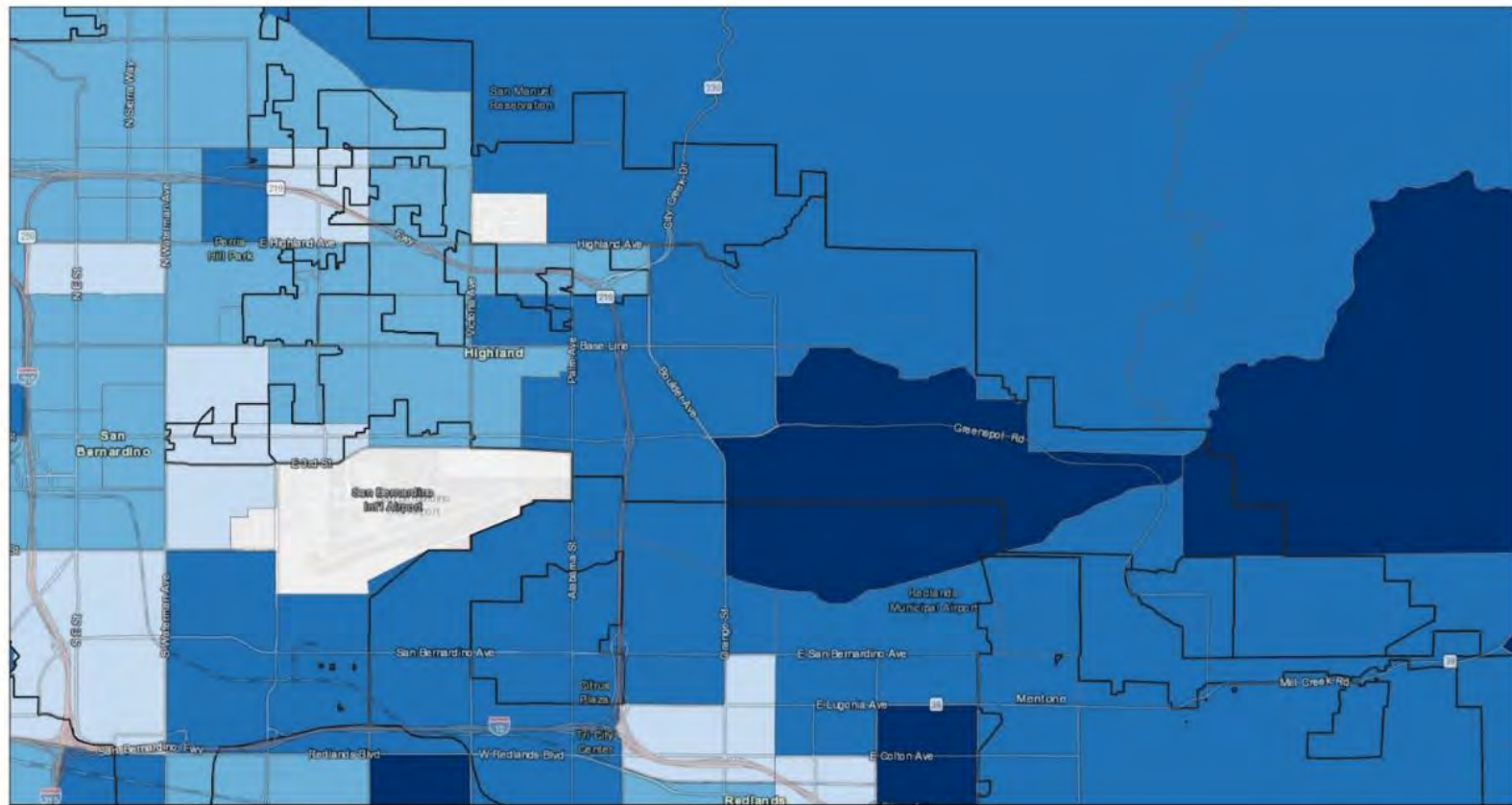


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Figure 6B. Children in Single-Mother Headed Households in the Region¹⁸

¹⁸ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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City/Town Boundaries

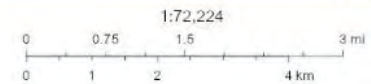
(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

20% - 40%

40% - 60%

60% - 80%

> 80%

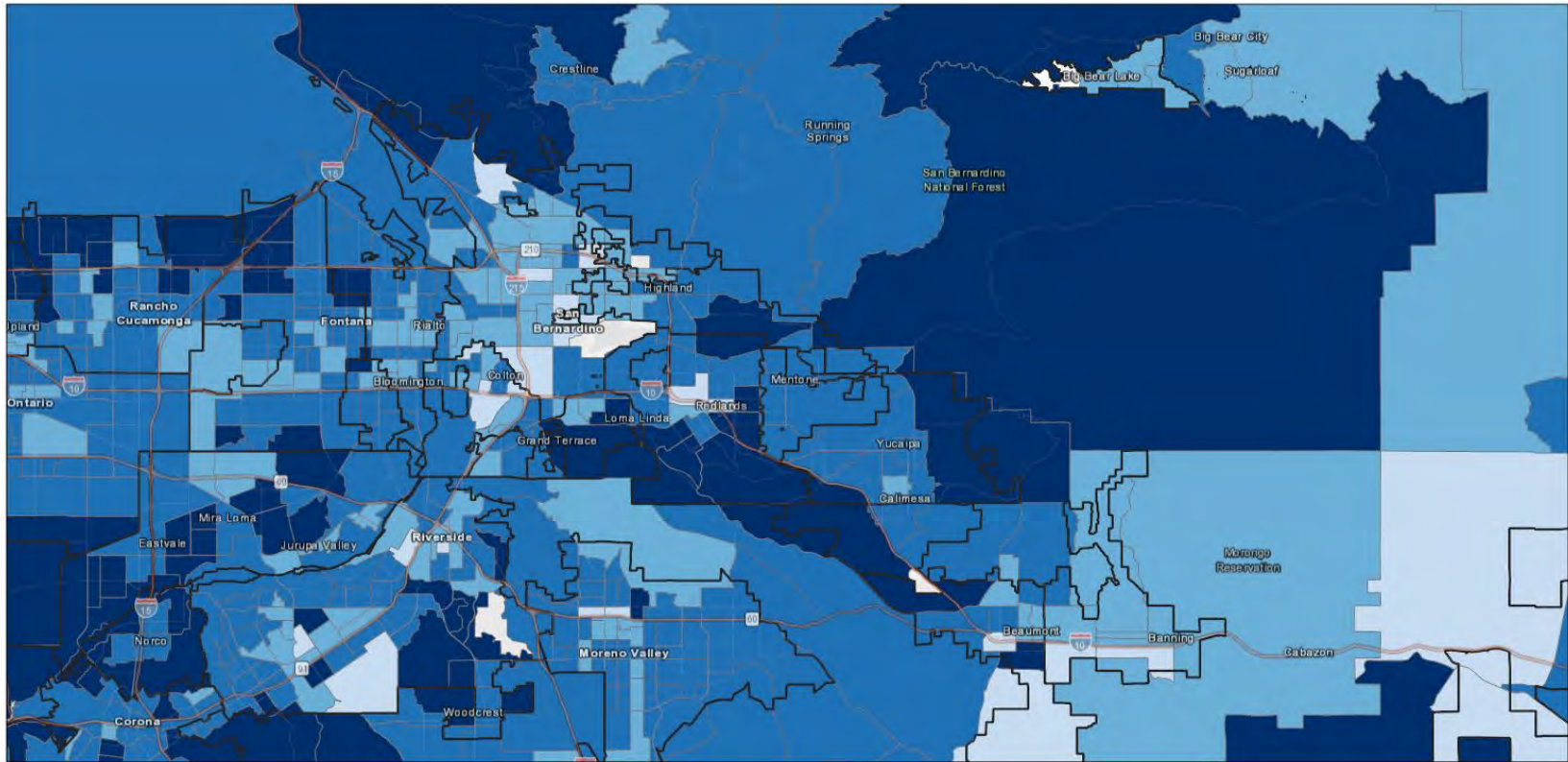


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Figure 7A. Children in Married Couple Households¹⁹

¹⁹ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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City/Town Boundaries

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

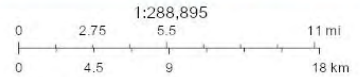
< 20%

20% - 40%

40% - 60%

60% - 80%

> 80%



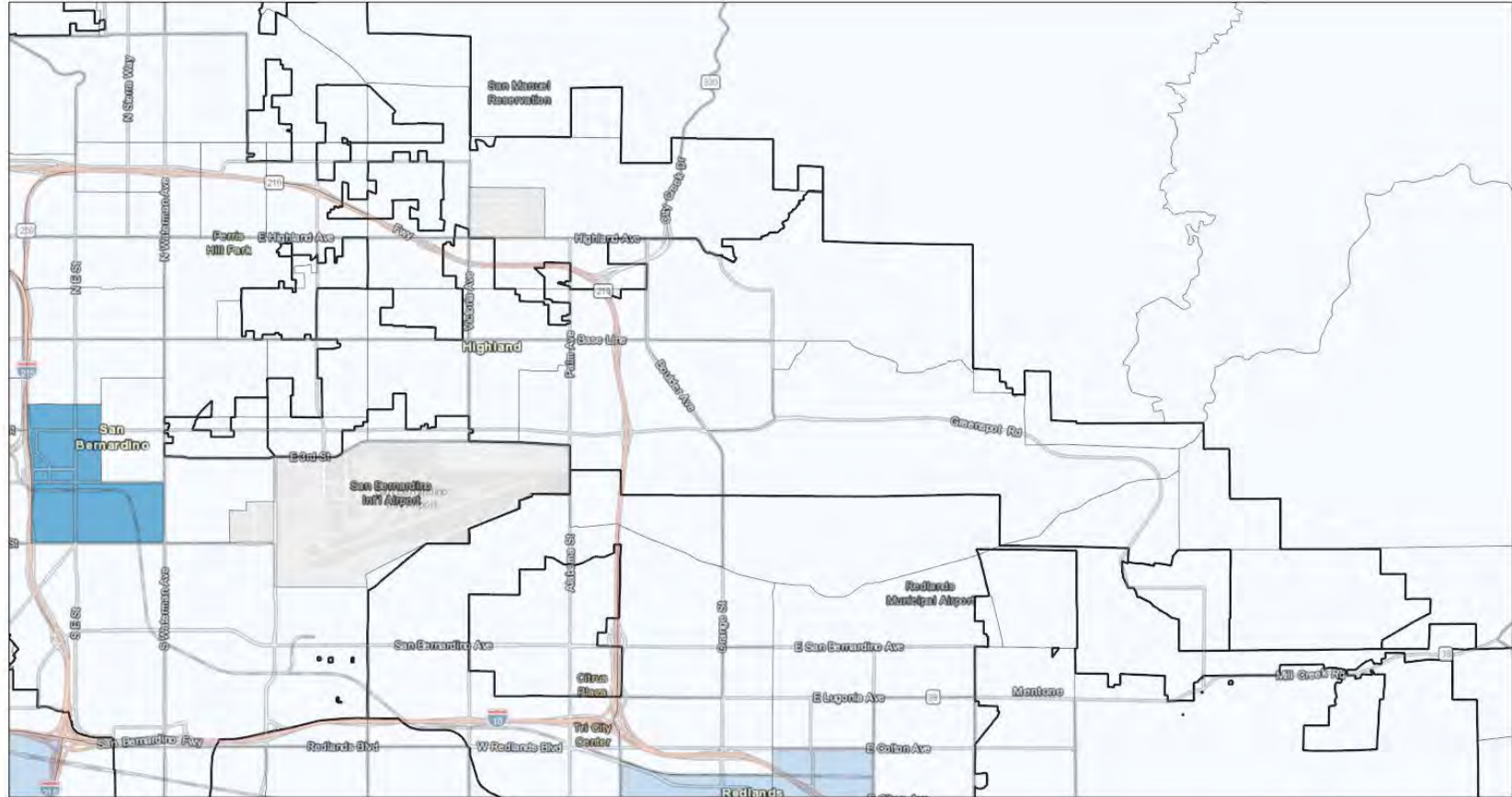
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Figure 7B. Children in Married Couple Households in the Region²⁰

²⁰ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



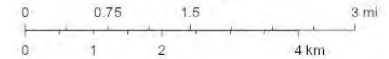
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City/Town Boundaries

(R) Percent of Population 18 Years and Over in Households Living Alone (ACS, 2015-2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%

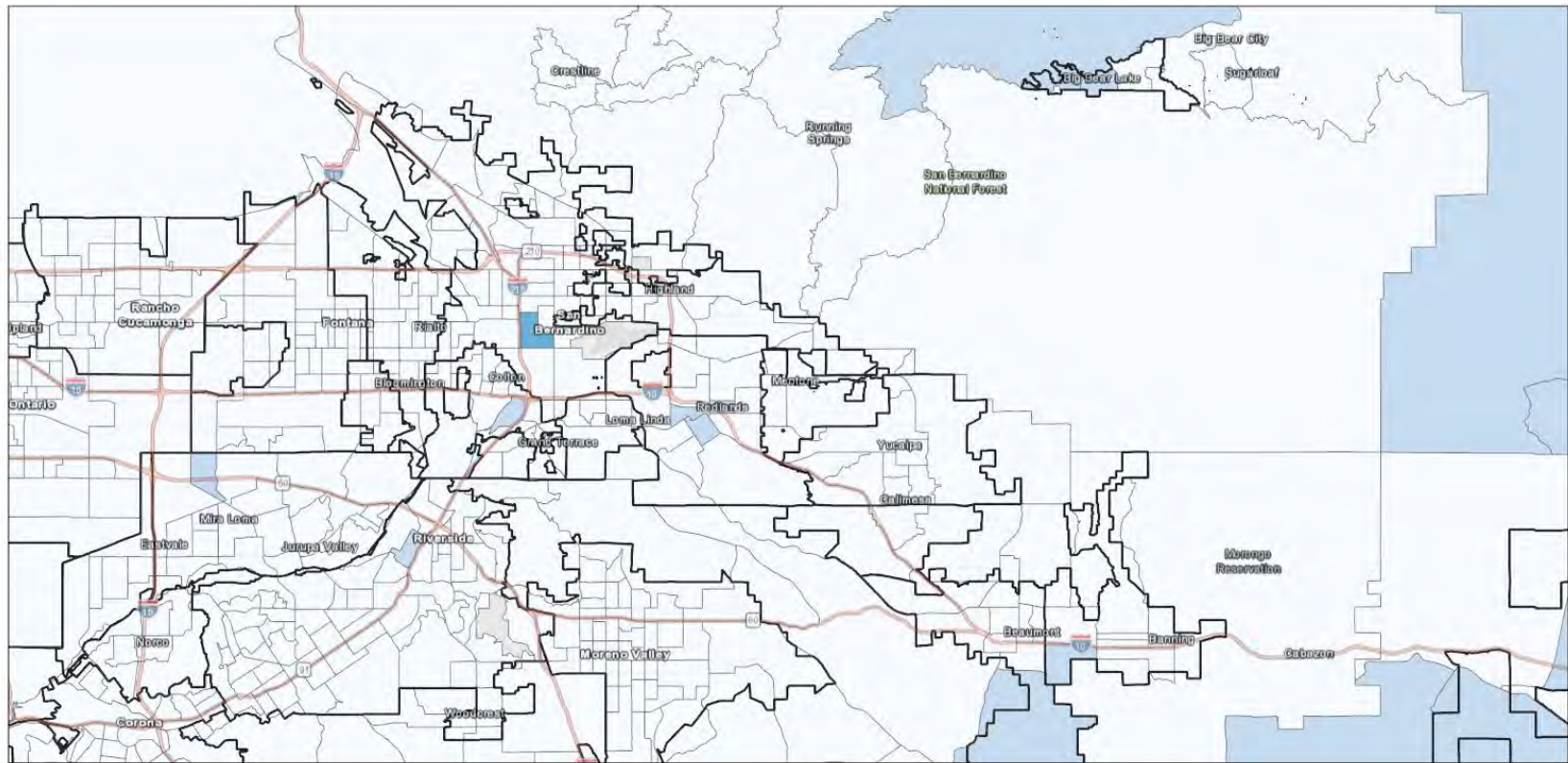
1:72,224



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Figure 8A. Adults Living Alone²¹

²¹ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

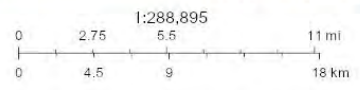


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City/Town Boundaries

(R) Percent of Population 18 Years and Over in Households Living Alone (ACS, 2015-2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%



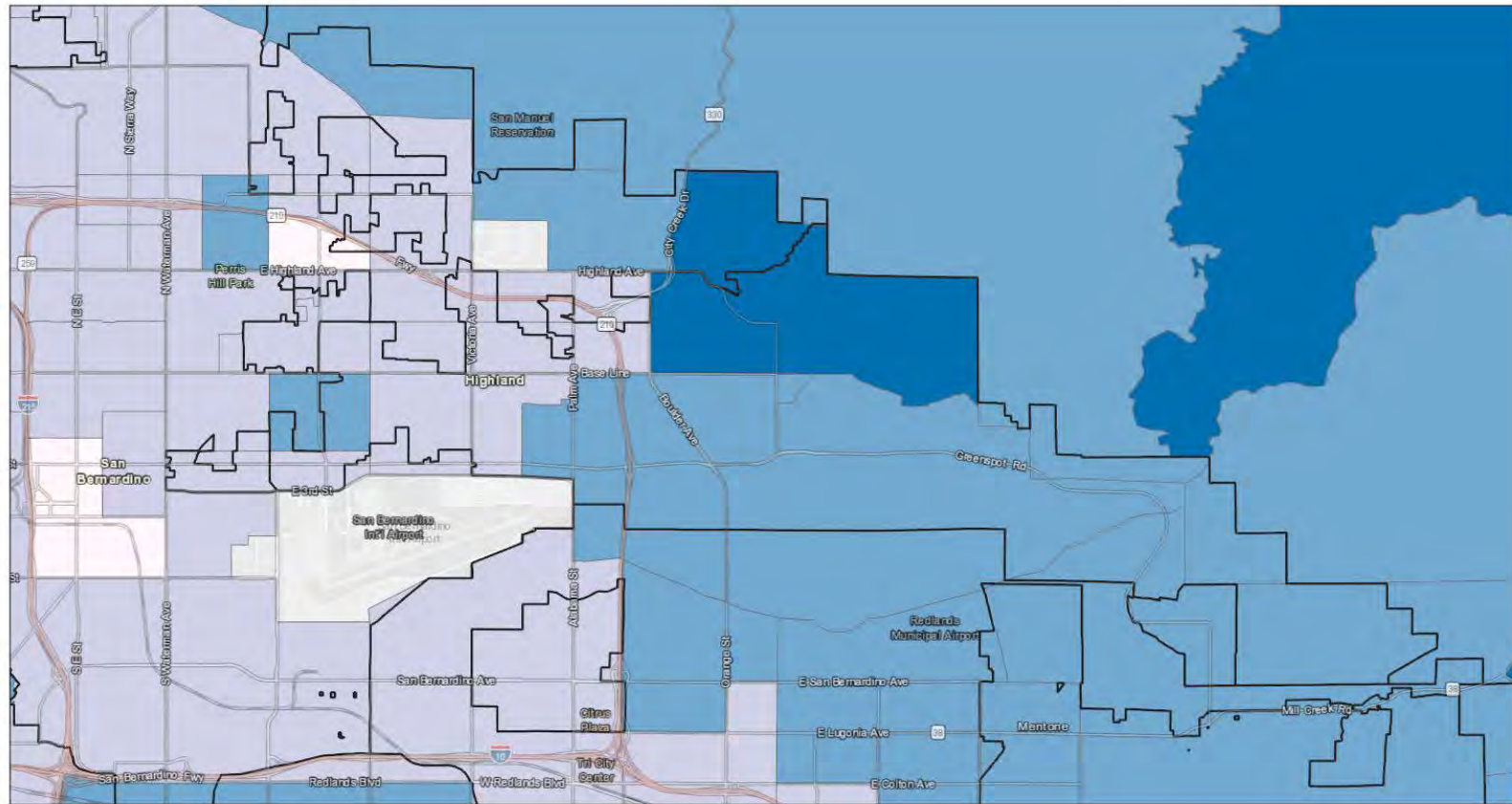
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Figure 8B. Adults Living Alone in the Region²²

²² HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

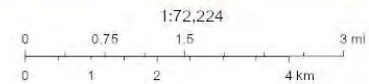


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City/Town Boundaries

(R) Percent of Population 18 Years and Over in Households Living with Spouse (ACS, 2015-2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%



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Figure 9A. Adults Living with a Spouse²³

²³ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

4.2.6. Persons with Disabilities

Fair housing choice for persons with disabilities can be compromised based on the nature of a person's disability. Persons with physical disabilities may face discrimination in the housing market because of the need for wheelchairs, home modifications to improve accessibility, or other forms of physical assistance. A major barrier to housing for people with mental disabilities is opposition based on the stigma of mental disability. Landlords or property owners might refuse to rent to tenants with a history of mental illness. Further, neighbors may object when a house becomes a group home for persons with mental disabilities.

According to population disability data available through ACS 2014–2019, 6.5 percent of the population in the City under 65 years of age have some type of disability. In general, many persons with disabilities have lower incomes since the disability often affects their ability to choose from a range of employment opportunities. [The cost of housing may also be greater for persons with disabilities as there are additional costs when retrofitting for ADA improvements which can have a significant impact on a person's income, especially lower-income groups.](#) Thus, persons with disabilities often have a greater need for affordable housing, as well as supportive services. Persons with disabilities are relatively evenly spread throughout the City, with higher concentrations falling within tracts outside of the central core, as seen in **Figure 10A**, Population with a Disability. [Similarly, Figure 10B, Population with a Disability in the Region, shows that persons with disabilities is evenly spread throughout the region as well.](#)

4.2.7. Neighborhood Segregation

As previously mentioned, residents in highly segregated neighborhoods often experience poorer life outcomes. The typologies in **Figure 11A**, Neighborhood Segregation, identify which race/ethnicity populations have more than 10 percent representation within the given tract. **Figure 11A** demonstrates a relatively diverse mix of ethnic/racial groups within a given tract. The City is primarily “Latinx-White” in the east and “3 Group Mix” in the west. Both figures identify a concentration of non-White groups in the western portion of the City. The more diverse areas are also associated with a higher concentration of renters and poverty status. [Figure 11B, Neighborhood Segregation in the Region, illustrates that much of the Inland Empire have tracts that are either predominantly Latinx-White or 3-4 Group Mix. As with eastern Highland, much of the eastern region is primarily Latinx-White. Highland is one of the few cities in the region with a tract that is primarily Black-Latinx, along with Moreno Valley, Rialto, and San Bernardino.](#)

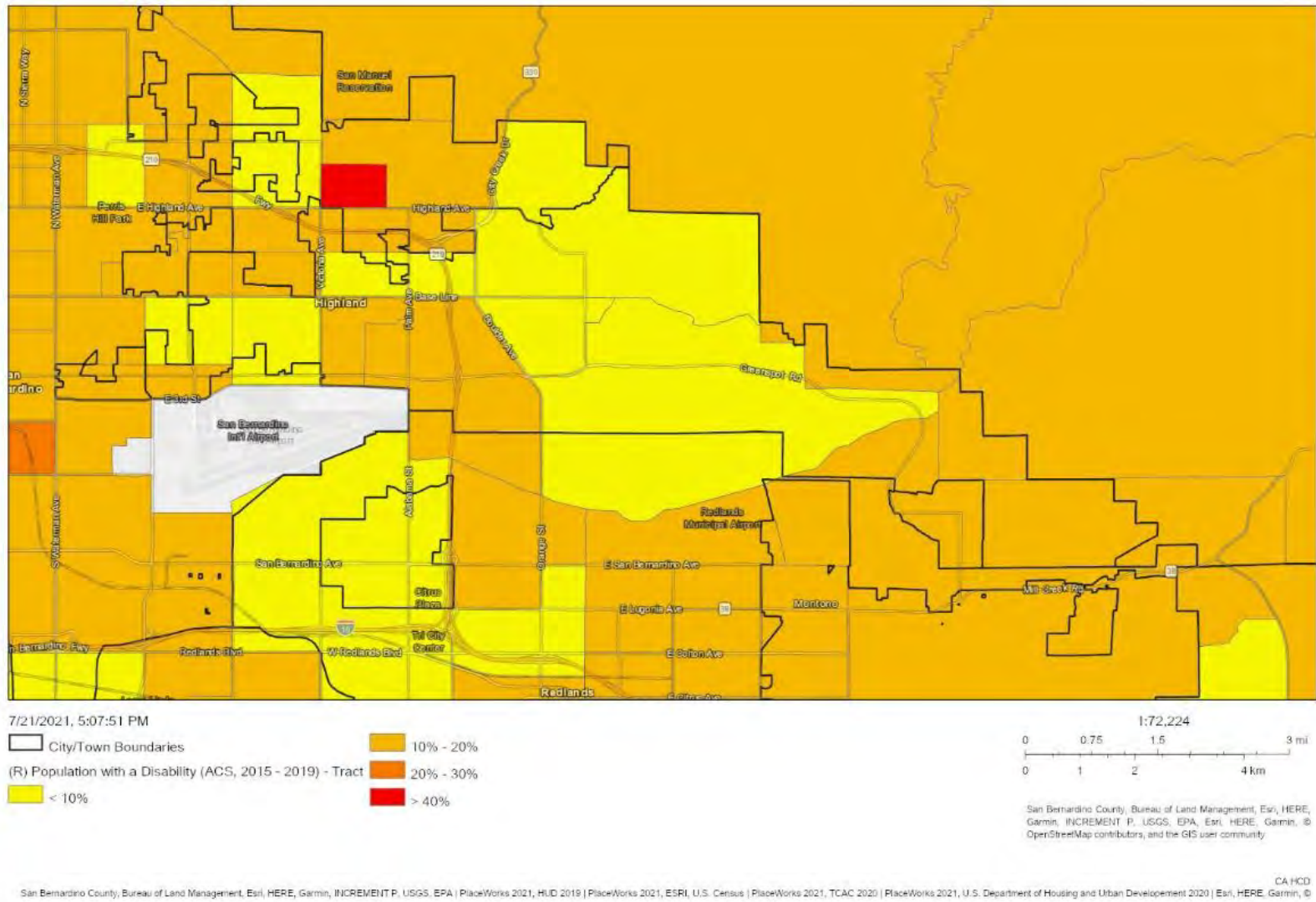
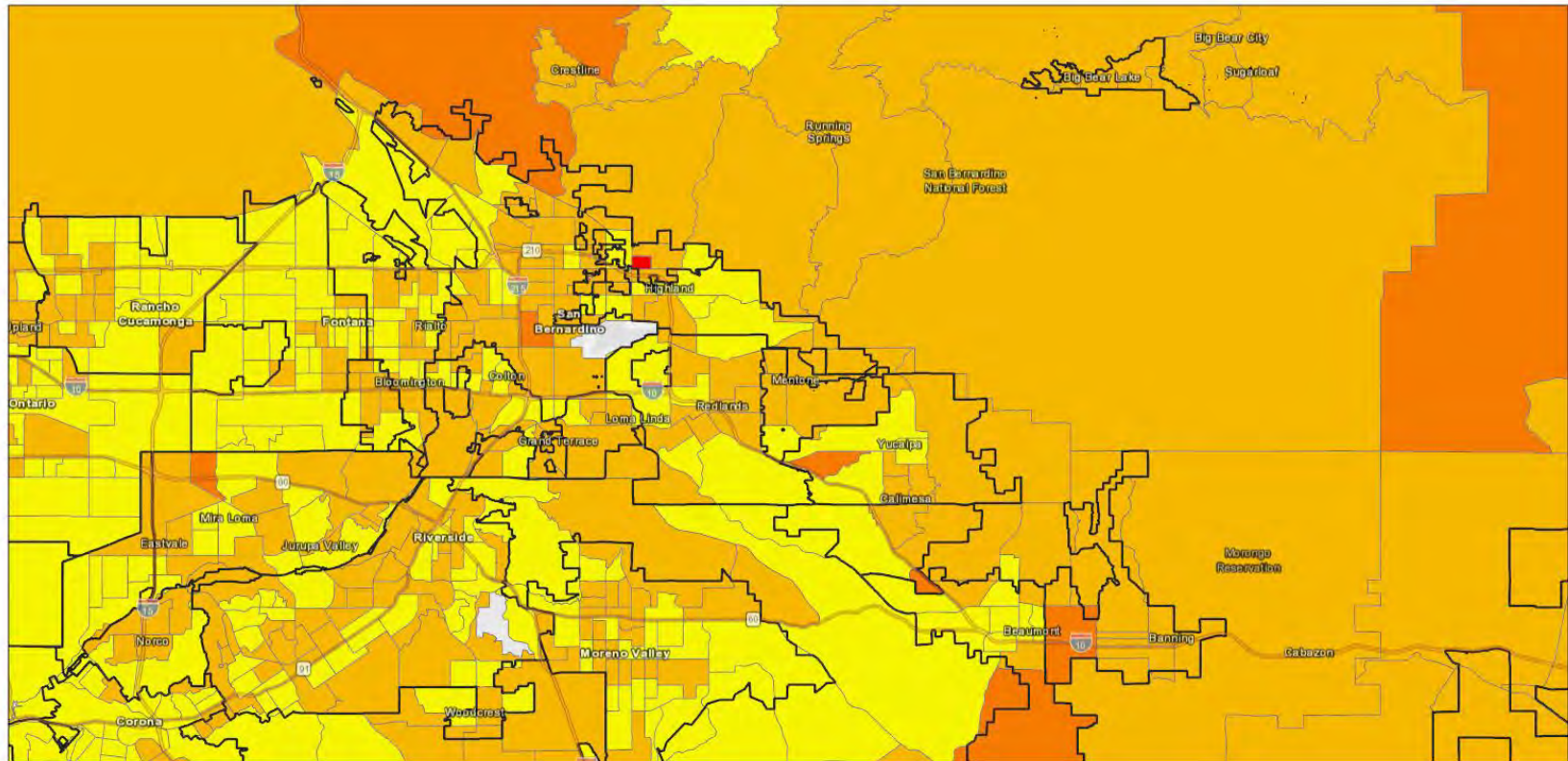


Figure 10A. Population with a Disability²⁵

²⁵ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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City/Town Boundaries

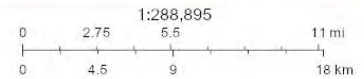
(R) Population with a Disability (ACS, 2015 - 2019) - Tract

< 10%

10% - 20%

20% - 30%

> 40%



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Figure 10B. Population with a Disability in the Region²⁶

²⁶ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

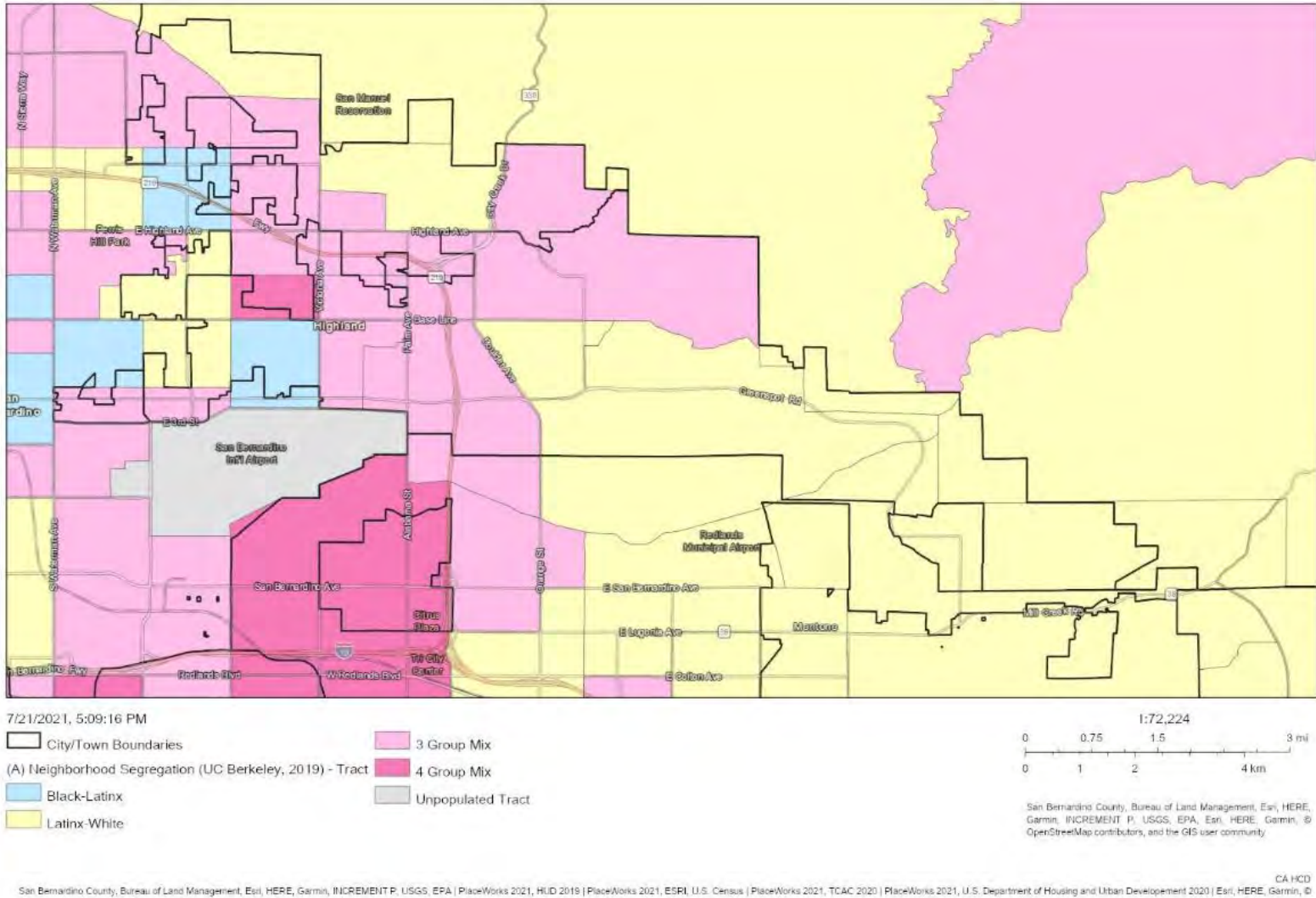
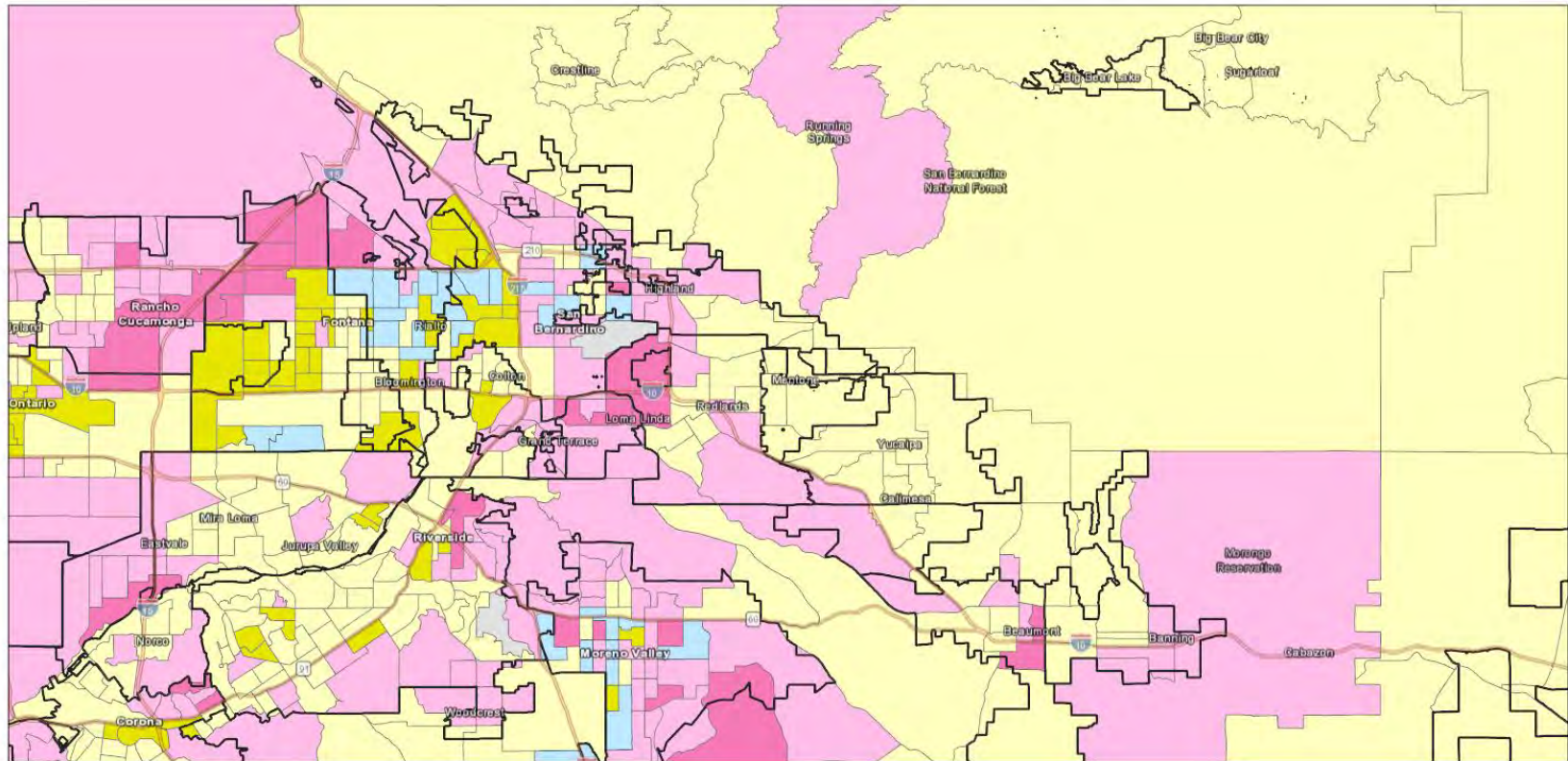


Figure 11A.: Neighborhood Segregation²⁷

²⁷ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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City/Town Boundaries

(A) Neighborhood Segregation (UC Berkeley, 2019) - Tract

Black-Latinx

Latinx-White

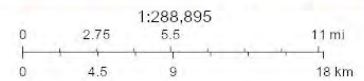
Mostly Latinx

Mostly White

3 Group Mix

4 Group Mix

Unpopulated Tract



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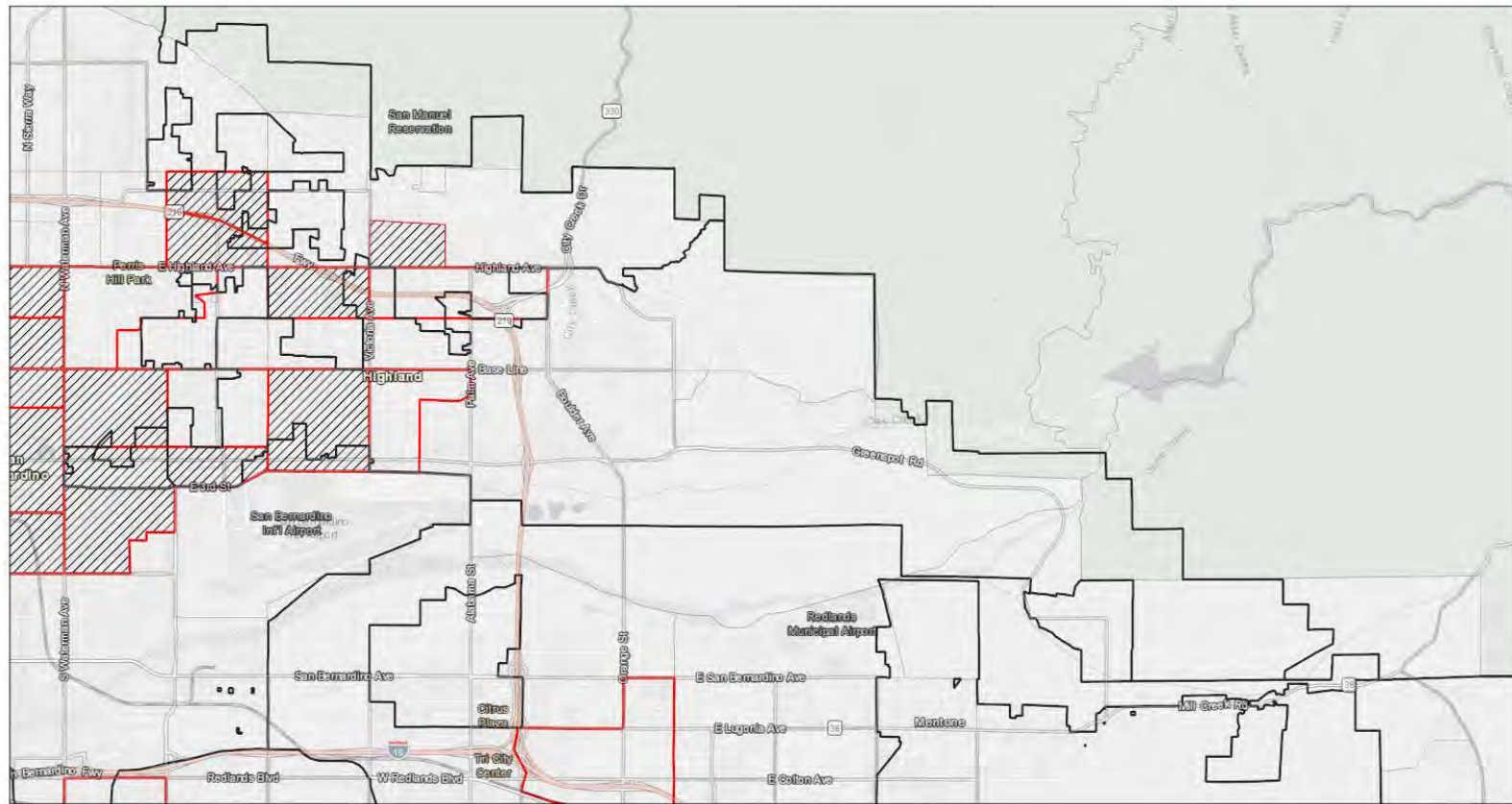
Figure 11B. Neighborhood Segregation in the Region²⁸

²⁸ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

4.3. Racially and Ethnically Concentrated Areas of Poverty

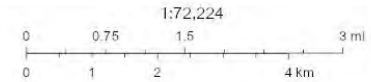
Racially or ethnically concentrated areas of poverty (R/ECAPs) are neighborhoods with concentrations of both poverty and singular races or ethnicities. These are generally Census tracts with a majority of non-White residents and a poverty rate of 40 percent and higher in the City, or three times the average tract poverty rate for San Bernardino County. In addition to highlighting historic discrimination, R/ECAPs also have lower economic opportunity in the present day. **Figure 12A**, R/ECAP and Segregation and Poverty, shows the three Census tracts considered R/ECAPs in the City are concentrated in areas near the City of San Bernardino to the west. The farthest west R/ECAP tract is Census Tract 65, the middle R/ECAP tract is Census Tract 74.07, and the upper R/ECAP tract is Census Tract 76.01. These are also near areas of high segregation and poverty identified by the California Tax Credit Allocation Committee (TCAC). This is consistent with the concentration of R/ECAP parcels in the City that are near the City of San Bernardino. R/ECAPs are uncommon throughout the region, as shown in **Figure 12B**, R/ECAP and Segregation and Poverty in the Region, and are mainly found in the cities of Ontario, Riverside, and San Bernardino.

These R/ECAPs contain approximately 17.4 percent of the City's population, which amounts to about 9,500 people. Two of the three R/ECAPs are primarily residential areas, while the farthest west of the three is more of a mix between commercial and residential. According to 2019 U.S. Census data, each of the three R/ECAPs contain more than 10 percent above the rate of the Hispanic population for the overall City. Additionally, the central R/ECAP tract has more than double the proportion of African American/Black residents than the City overall. All three R/ECAP tracts have significantly higher levels of poverty than the City's total, with the farthest west R/ECAP having the highest poverty rate at 48.7 percent of the population. The west and middle R/ECAPs have nearly three times as many renters as homeowners, and the northernmost R/ECAP is consists of approximately half renters and half homeowners.



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- City/Town Boundaries
- ▭ (R) TCAC Area of High Segregation and Poverty (2021) - Tract
- (R) Racially or Ethnically Concentrated Areas of Poverty "R/ECAP'S" (HUD, 2009 - 2013) - Tract
- 0 - Not a R/ECAP
- ▨ 1 - R/ECAP

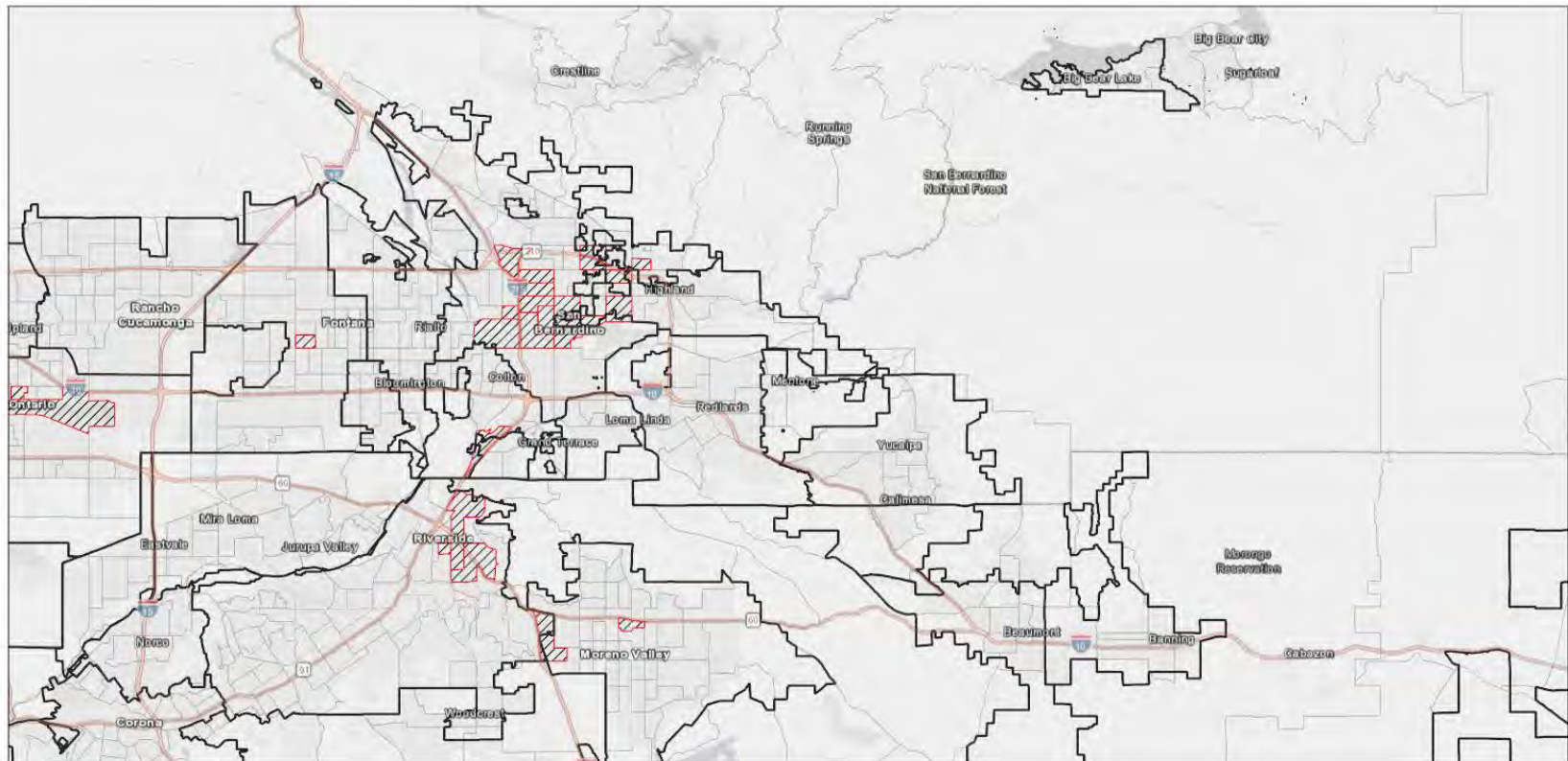


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Figure 12A. R/ECAP and Segregation and Poverty²⁹

²⁹ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



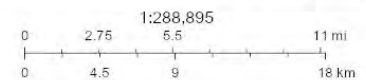
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City/Town Boundaries

(R) Racially or Ethnically Concentrated Areas of Poverty "R/ECAP'S" (HUD, 2009 - 2013) - Tract

0 - Not a R/ECAP

1 - R/ECAP



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Figure 12B. R/ECAP and Segregation and Poverty in the Region³⁰

³⁰ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

4.3.1. Racial Concentrations in Areas of Affluence

In addition to an analysis of R/ECAPs, this Affirmatively Furthering Fair Housing analysis considers racially concentrated areas of affluence (RCAA). Scholars at the University of Minnesota Humphrey School of Public Affairs have created the RCAA metric to tell the story of segregation in the United States more fully. Based on their research, RCAAs are defined as Census tracts where:

- 80 percent or more of the population is White, and
- the median household income is \$125,000 or greater (slightly more than double the national the median household income in 2016).

While this is a useful measure nationwide, the California Department of Housing and Community Development (HCD) has adjusted the RCAA methodology to better reflect California's relative diversity. HCD's RCAA data is not yet available, but **Figures 1A** and **3A**, above, provide a preliminary analysis that displays the areas where the White population exceeds 50 percent of the population and where the median household income is \$125,000 or greater. The tracts with the highest proportion of the White population are Census Tracts 060710111.01 and 060710115.00, which overlap within Highland but are primarily located outside of the City's boundary. The block groups where the median income exceeds \$125,000 are Block Group 2, Tract 79.01 and Block Group 3, Tract 79.04.

4.4. Patterns Over Time

Historically in the United States, housing discrimination (both explicit and covert) has occurred through land use policy and zoning, mortgage lending practices, landlord or property owner decisions on rental applications, and patterns of public and private investment and disinvestment. These trends have resulted in residential segregation based on race, ethnicity, income, disability, and other characteristics, and has limited housing choices and access to opportunities for many Americans, especially for communities of color.

Significant historical events in the City that influenced early land use patterns include the forced relocation of the San Manuel Band of Mission Indians to a reservation in 1891, followed by settlements along Base Line and Palm Avenue then Palm Avenue and Pacific Street during westward expansion. The growth of the citrus industry in the early and mid-1900s gave rise to large farms and packing houses throughout the City.

In 1942, Norton Air Force Base began operation, and the surrounding Highland neighborhoods experienced significant development of small and mid-sized tract homes with corresponding commercial development along Base Line and other east/west corridors.

In the 1980s, developer Mobile Oil purchased approximately 1,800 acres in the eastern portion of the City and received approval from the County of San Bernardino to construct a new community with multiple housing types, common areas, and amenities. The establishment of this "new community" is the defining event that led to the perceived split in the City between east/west, new/old, and more/less affluent. The construction of the 210 Foothill Freeway exacerbated this perception, along with the division of school districts along similar boundaries.

The City was incorporated in 1987 and derived its early land-use policy from the County of San Bernardino. In 1991, the City formed a Redevelopment Agency that identified a target area of lower-income

neighborhoods, vacant and underutilized land, and areas in need of basic infrastructure. The Redevelopment Agency adopted goals and policies to “increase, improve and preserve the quality of low/moderate income housing throughout the project areas and the City.” Housing needs goals included securing long-term affordability covenants, creating rehabilitation programs for rental units and single-family homes, providing a down payment assistance program, working with the County of San Bernardino Department of Housing, identifying funding programs and housing needs, and identifying inclusionary and replacement housing. The Redevelopment Agency was successful in many of its endeavors, including the construction of 184 low-income apartment units, rehabilitation of several hundred single-family homes, a new 17-acre park, a community center, a library, a police station, and miles of infrastructure almost wholly on the west side of the City. The Redevelopment Agency was dissolved by the State of California in 2012.

During the 4th and 5th Cycle Housing Elements, the City rezoned numerous properties to permit medium- and high-density housing by right, and rezoned properties mid-block along Base Line from commercial to residential. Properties in the vicinity of Interstate 210, with excellent access to bus lines, were rezoned Mixed Use to allow a variety of housing types in conjunction with a new pharmacy, grocery store, retail, and restaurant. The City has engaged several affordable housing developers to construct a lower-income senior housing project on Housing Authority property on Central Avenue, south of Base Line.

Public participation is of the utmost importance as the City continues to modify and improve its housing policy. The City follows all public noticing policies, has a newly updated website, social media accounts on several platforms, and easily accessible staff. Public outreach has occurred at the City’s Community Center, Library, City Hall, Chamber of Commerce events, and remotely via computer applications.

4.4.1. Mortgage Loan Access

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home. Lending policies and requirements related to credit history, current credit rating, employment history, and the general character of applicants permit lenders to use a great deal of discretion, and in the process, deny loans even though the prospective borrower would have been an acceptable risk. Despite the illegality of discriminatory practices in the housing credit system, patterns of inequality still exist.

Discriminatory practices in home mortgage lending have evolved in the past five to six decades. In the 1940s and 1950s, racial discrimination in mortgage lending was easy to spot. From government-sponsored racial covenants to the redlining practices of private mortgage lenders and financial institutions, ethnic minorities were denied access to home mortgages in ways that severely limited their ability to purchase a home. During the recent rise of the subprime loan market,³¹ discriminatory lending practices became more subtle. By employing high-pressure sales practices and deceptive tactics, some mortgage brokers pushed minority borrowers into high-cost subprime mortgages that were not well-suited to their needs and led to financial problems.

Conventional and Government-Backed Financing

According to the Federal Financial Institutions Examination Council (FFIEC) data for 2016, approximately 48,209 households (for a total of \$13,388,132) applied for conventional loans in the Metropolitan

³¹ TD Bank Corp. 2007. *A Primer on the U.S. Sub-Prime Market*. April 30, 2007. The subprime mortgage market ballooned in 2005 and 2006 to 20 percent–25 percent of all new mortgages, capturing more than twice the market share seen over the prior 10 years.

Statistical Area of (MSA) of Riverside–San Bernardino–Ontario, California. Among all applications received that year, 25,573 loans were originated and 3,469 were denied. The population of White persons participated at the highest level, submitting 27,278 conventional loan applications. The Hispanic population, the second highest participants, provided the market with 12,921 loan applications. Even though the Hispanic population make up 50 percent of the total population within the MSA, they only accounted for 27 percent of all loan applications submitted. The African American population submitted just 296 applications in 2016, which was the lowest participation rate amongst the four largest populations. There was no significant variance in rate of denial amongst racial/ethnic groups.

According to the FFIEC data, approximately 35,874 households (for a total of \$9,823,136,000) applied for government-backed loans in the MSA of Riverside–San Bernardino–Ontario, California. Among all applications received in 2016, the number of loans originated was 25,573, and the number of percentage of applications denied was approximately 10 percent. When broken down by race and ethnicity, participation in the market varied. The population of White persons once again had the highest participation levels, similar to conventional loans, submitting 27,278 government-backed loan applications, amounting to \$7,251,363,000. The population of African American persons were the lowest participants in government-backed loans, with only 296 applications submitted in 2016, for a total amounting to \$80,132,000. With all racial/ethnic groups denial rates being within 4 percent of each other as well as the MSA area as a whole, there was no significant variance in rate of denial.

Subprime Lending

According to the Federal Reserve, prime mortgages are offered to persons with excellent credit and employment history, and income adequate to support the loan amount. Subprime loans are loans to borrowers who have less-than-perfect credit history, poor employment history, or other factors, such as limited income. Subprime lenders generally have interest rates that are higher than those in the prime market and often lack the regulatory oversight required for prime lenders because they are not owned by regulated financial institutions. Although subprime lending cannot in and of itself be equated with predatory lending, studies have shown a high incidence of predatory lending in the subprime market. The FFIEC data does not provide information on which loans were subprime loans. As such, analysis on this topic is difficult. It will be important to monitor lending institutions with high loan approval rates in the City, should any be discovered.

4.4.2. Demographic Trends

Patterns developed over time in the City are apparent in the demographic, household, and housing characteristics. Between 2000 and 2019 the median age of the population has increased by 4.5 percent, the proportion of the Hispanic population increased by 16 percent. Overpayment of homeowners declined in nearly all tracts across the city between the 2010-2014 period and the 2015-2019 period and overpayment by renters saw similar declines in many tracts across the City during the same period. The Needs Assessment, provided in **Appendix B, Community Profile**, provides additional data and analysis of the demographic patterns within the City. The effects of the previously discussed historical patterns over time can be seen through the current demographic makeup of the City.

4.5. Disparities in Access to Opportunity

Neighborhoods with high access to opportunity are places that result in strong economic, environmental, health, and educational outcomes for residents. Lower-income households and racially segregated

communities are more highly concentrated in distressed and disadvantaged areas with low access to opportunity where residents are disproportionately exposed to crime, environmental hazards, and a lack of investment, resulting in poorer physical and mental health outcomes. Disadvantaged areas tend to have less access to quality employment opportunities, leaving lower-income households at a greater risk of remaining financially insecure.

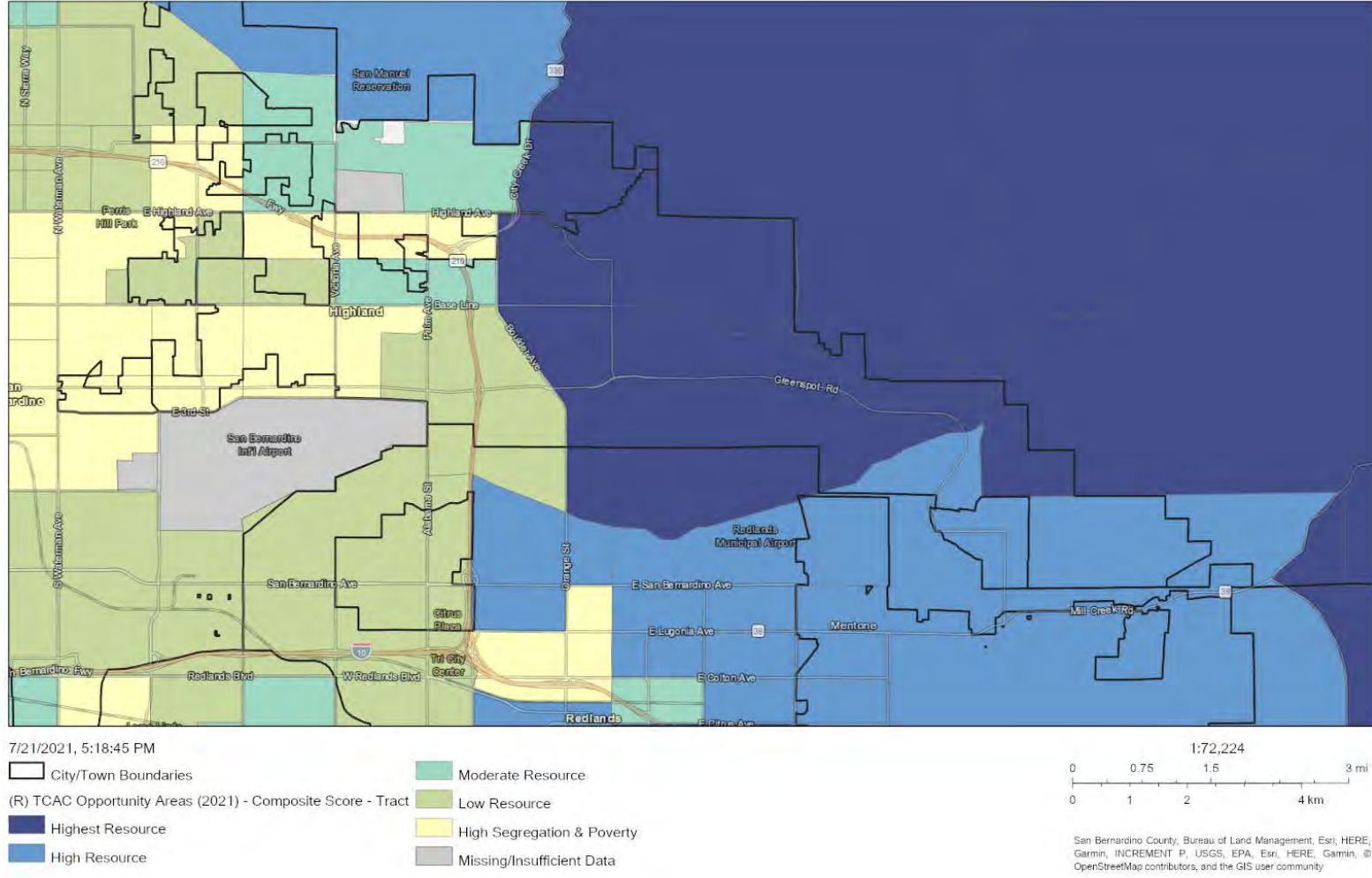
When affordable housing is located in high-opportunity/high-resource areas, this increases access to resources such as quality schools, employment, transportation, low poverty exposure, and environmentally healthy neighborhoods. Research indicates that among various economic and social factors, being in proximity to certain amenities can encourage positive critical life outcomes.³² When affordable housing is dispersed throughout new development in high-resource residential areas, as opposed to being concentrated in existing areas of poverty, research consistently shows that residents of such affordable housing developments have increased quality of life, better access to opportunity and prosperity, and higher school performance. For example, a study by the Urban Institute’s Metropolitan Housing and Communities Center found that lower-income residents who reside in mixed-income communities report an increased sense of neighborhood safety; improved employment prospects; improved job readiness and job promotions; better emotional, mental, and physical health; and significant improvements in children’s academic performance.

Federal and State agencies have shown an increased focus in promoting increased access in high-opportunity areas. This trend is evident in the States’ allocation of Low-Income Housing Credit dollars, the primary subsidy that is available for developing and preserving affordable housing. To allocate these credits, the California Housing Finance Agency (CalHFA) develops a competitive scoring system. In recent years, the scoring system has been adjusted to promote investment in affordable housing in areas with access to opportunity. Several agencies, including the Department of Housing and Urban Development and the HCD in coordination with TCAC, have developed methodologies to assess and measure geographic access to opportunity (including education, poverty, transportation, and employment) in areas throughout California. The Opportunity Map created by TCAC and HCD (using data from 2020) is used to identify areas in the region whose characteristics are shown by research to support positive economic, educational, and health outcomes for families—particularly long-term outcomes for children. Further, this section will review access to opportunity in relation to education, economic development, environment, transportation, and access to opportunities for persons with disabilities.

High-resource areas are those areas, according to research, that offer low-income children and adults the best chance at certain positive life outcomes: economic advancement, high educational attainment, and good physical and mental health. The Opportunity Map plays a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity. The 2021 TCAC/HCD Opportunity Map identifies the areas east of Boulder Avenue as high-resource areas (**Figure 13A**, Opportunity Map). To the areas west of Boulder Avenue, tracts are identified as high segregation and poverty, low resource, and moderate resource. The high segregation and poverty area aligns with the R/ECAP zones identified in previous sections. Economic, educational, and environmental indexes show low scores in the identified R/ECAP areas. In contrast to the opportunity areas shown in the map, many of the City’s resources related

³² Freddie Mac and the National Housing Trust. 2020. Spotlight on Underserved Markets: *Opportunity Incentives in Low-Income Housing Credit Qualified Allocation Plans*. https://www.sahfnet.org/sites/default/files/uploads/resources/opportunity_incentives_in_lihtc_qualified_allocation_plans.pdf.

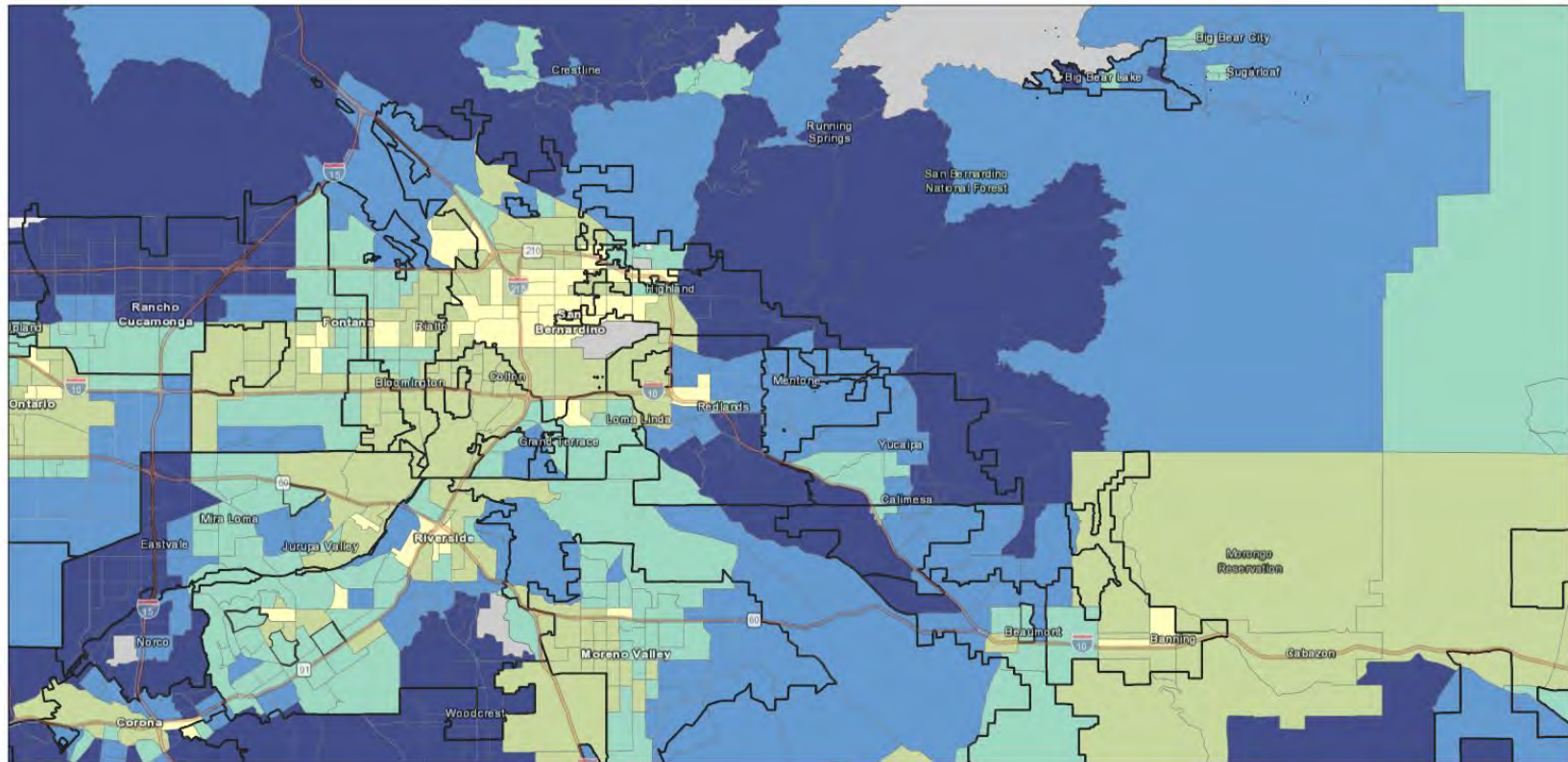
to commercial and governmental services, such as mental health facilities, mass transit access, parks and recreational facilities, food access, and other commercial services, are located in the eastern portions of the City. At a regional scale, Figure 13B, Regional Opportunity Map, illustrates a pattern of highest resources being concentrated in suburbs and foothill communities, which may explain why Highland's the City's highest resources are to the northeast part of the City.



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Figure 13A. Opportunity Map³³

³³ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Composite Score - Tract

Highest Resource

High Resource

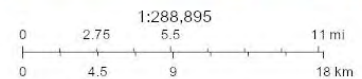
Moderate Resource (Rapidly Changing)

Moderate Resource

Low Resource

High Segregation & Poverty

Missing/Insufficient Data



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Figure 13B. Regional Opportunity Map³⁴

³⁴ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

4.5.1. Access to Education

Access to quality education is one aspect of opportunity. The City is served by the Redlands Unified School District and the San Bernardino City Unified School District.^{35 36} The boundaries for the Redlands Unified School District encompasses the eastern portion of the City until City Creek. The San Bernardino City Unified School District encompasses the western portion of the City.

Redlands Unified School District encompasses 147 square miles and serves the communities of Redlands, Loma Linda, Mentone, Forest Falls, and portions of San Bernardino and the City. The Redlands Unified School District consists of 15 elementary schools, 4 middle schools, and 4 high schools. Current enrollment in grades K–12 is 21,333 students. The ethnicity of the student population is consistent with the City’s population of various ethnic/racial backgrounds (31.6 percent White and 45 percent Hispanic). The district serves 1,965 English-language learners (9.2 percent). Thirty separate languages comprise the home languages of these students. The Redlands Unified School District reportedly ranks 8/10 in testing, ranking above the Statewide average in both math and reading proficiency, and spends \$11,364 per student each year.

The San Bernardino City Unified School District consists of 50 elementary schools, 11 middle schools, and 10 high schools. Enrollment in K–12 is 53,037 students. According to the 2019/2020 district summary, there are 20.8 percent English-language learners, and 89.4 percent of students are considered socioeconomically disadvantaged. The student population is predominately Hispanic (77.7 percent). The San Bernardino City Unified School District offers dual immersion programs at several elementary schools, spends \$12,604 annually per student, and provided 1,330 student-earned scholarship/grants in 2018/2019. The San Bernardino City Unified School District reportedly ranks 3/10 in testing and falls below the Statewide averages for both math and reading proficiency.

Table 1, California Assessment of Student Performance and Progress – Science (2018–2019), compares the standardized test scores for grades 5, 8, and high school in science by race/ethnicity for both districts.

Table 1: California Assessment of Student Performance and Progress – Science (2018–2019)

Student Group	Total Enrollment	Number Tested	Percent Tested	Percent Not Tested	Percent Met or Exceeded
<i>San Bernardino City Unified School District</i>					
All	11,725	11,405	97.27%	2.73%	19.32%
Black or African American	1,282	1,229	95.87%	4.13%	12.61%
American Indian or Alaska Native	45	44	97.78%	2.22%	13.64%
Asian	187	185	98.93%	1.07%	48.11%
Filipino	50	48	96.00%	4.00%	50.00%
Hispanic or Latino	9,180	8,947	97.46%	2.54%	18.18%

³⁵ Redlands Unified School District. n.d. Schools Boundary Map. <https://www.redlandsusd.net/Page/114>.

³⁶ San Bernardino City Unified School District. 2021. School Boundaries. <https://sbcusd.com/cms/One.aspx?portalId=59953&pageId=1341450>.

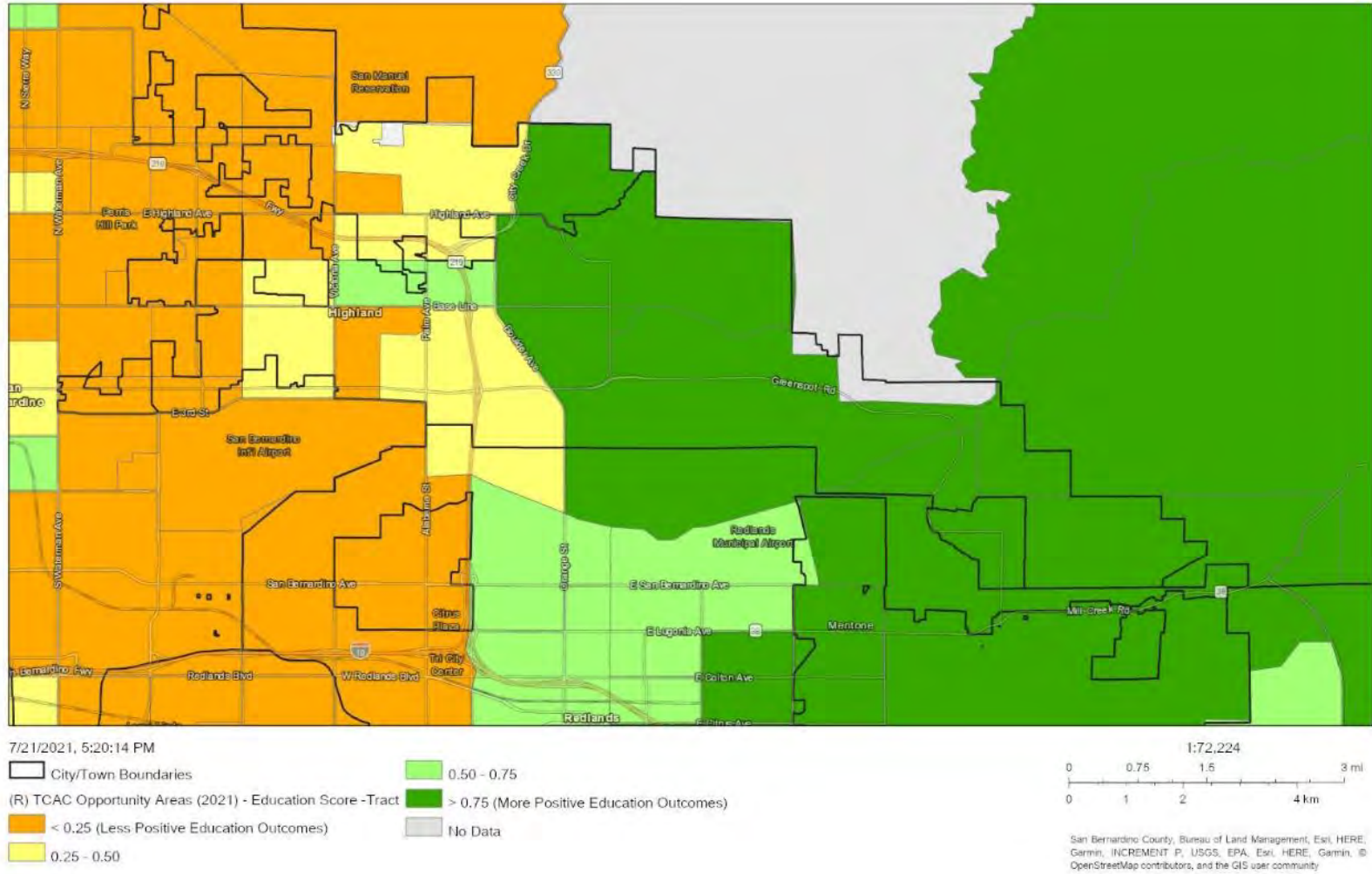
Table 1: California Assessment of Student Performance and Progress – Science (2018–2019)

Student Group	Total Enrollment	Number Tested	Percent Tested	Percent Not Tested	Percent Met or Exceeded
Native Hawaiian or Pacific Islander	48	48	100.00%	0.00%	18.75%
White	660	641	97.12%	2.88%	39.12%
Two or More Races	134	132	98.51%	1.49%	16.67%
<i>Redlands Unified School District</i>					
All	4,815	4,715	97.92%	2.08%	35.26%
Black or African American	302	292	96.69%	3.31%	19.18%
American Indian or Alaska Native	17	17	100.00%	0.00%	29.41%
Asian	450	443	98.44%	1.56%	64.11%
Filipino	117	117	100.00%	0.00%	47.86%
Hispanic or Latino	2,408	2,352	97.67%	2.33%	24.67%
Native Hawaiian or Pacific Islander	12	12	100.00%	0.00%	25.00%
White	1,270	1,245	98.03%	1.97%	46.14%
Two or More Races	230	228	99.13%	0.87%	43.86%
<i>Statewide</i>					
Statewide	1,563,993	1,477,006	94.44%	5.56%	29.93%
Black or African American	85,376	78,167	91.56%	8.44%	13.60%
American Indian or Alaska Native	8,234	7,486	90.92%	9.08%	21.16%
Asian	145,598	141,013	96.85%	3.15%	58.68%
Filipino	38,377	36,890	96.13%	3.87%	44.35%
Hispanic or Latino	845,305	802,572	94.94%	5.06%	18.80%
Native Hawaiian or Pacific Islander	7,338	6,870	93.62%	6.38%	21.01%
White	366,641	341,893	93.25%	6.75%	44.42%
Two or More Races	56,801	53,277	93.80%	6.20%	44.93%

Source: Department of Education. 2019. Local Educational Agency Accountability Report Card. <https://www.cde.ca.gov/ta/ac/le/>.

As shown in Table 1, the San Bernardino City Unified School District overall tested lower in science by about 15 percent compared to the Redlands Unified School District and 10 percent compared to the State. This trend was similar by race/ethnicity as well. Based on information published from the Department of Education, the graduation rate for Redlands Unified School District was 92.08 percent compared to 83.35 percent for San Bernardino City Unified School District.

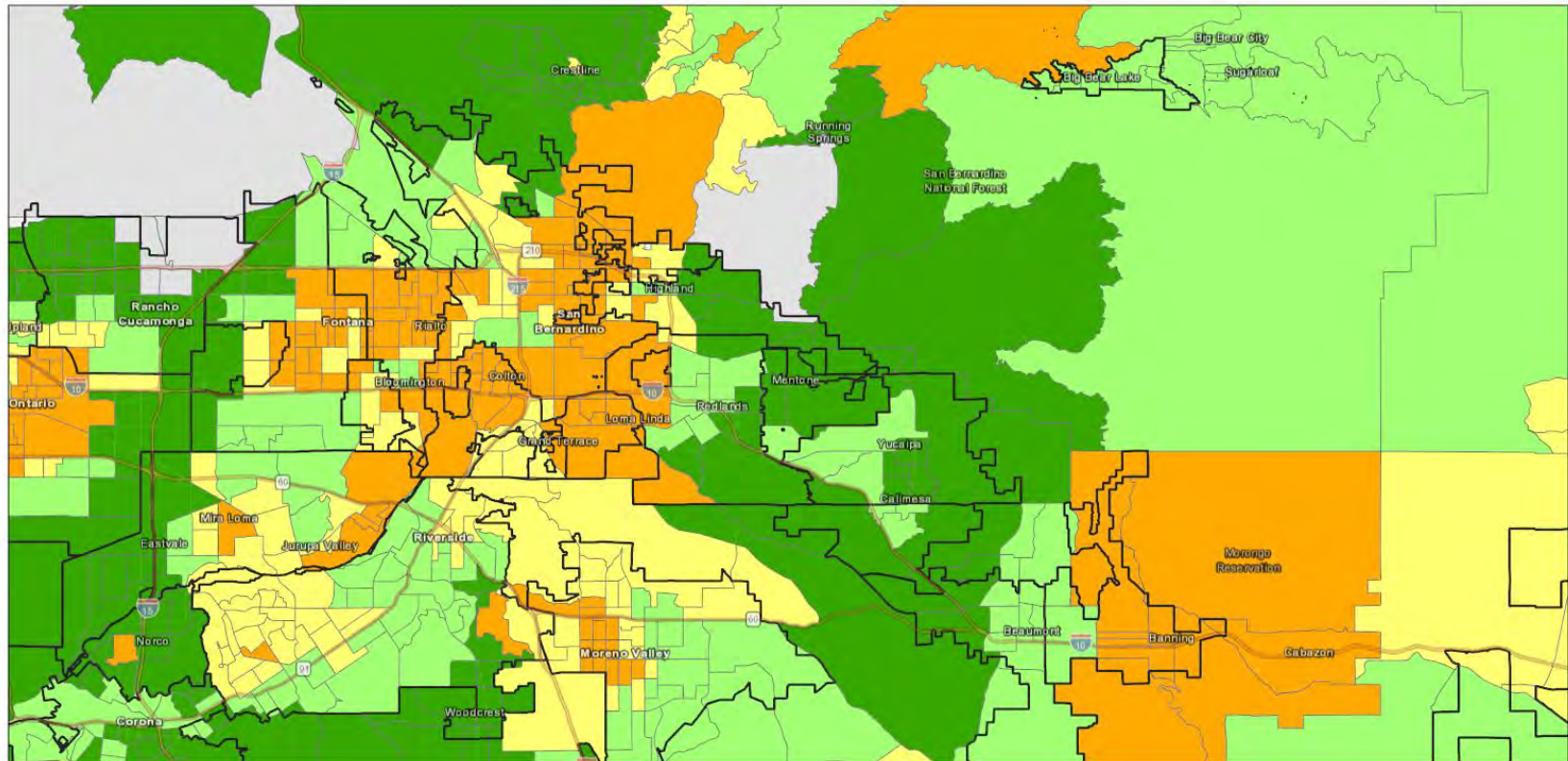
Figure 14A, Opportunity for Education, shows the access to opportunity for education, which displays high levels of opportunity in eastern Highland, and less positive outcomes in western Highland. These differences follow school district lines, with the Redlands Unified School District Census tracts scoring higher than the San Bernardino Unified School District tracts. [Furthermore, Figure 14B, Opportunity for Education in the Region, displays a large area of Fontana to San Bernardino as having less positive education outcomes. More positive education outcomes correspond to higher White populations as identified in Figure 1B. The City recognizes the role and importance of technology for online school and education and intends to promote and support access to technology for all City residents.](#)



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Figure 14A. Opportunity for Education³⁷

³⁷ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Education Score - Tract

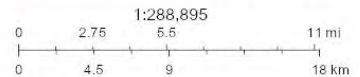
< 0.25 (Less Positive Education Outcomes)

0.25 - 0.50

0.50 - 0.75

> 0.75 (More Positive Education Outcomes)

No Data



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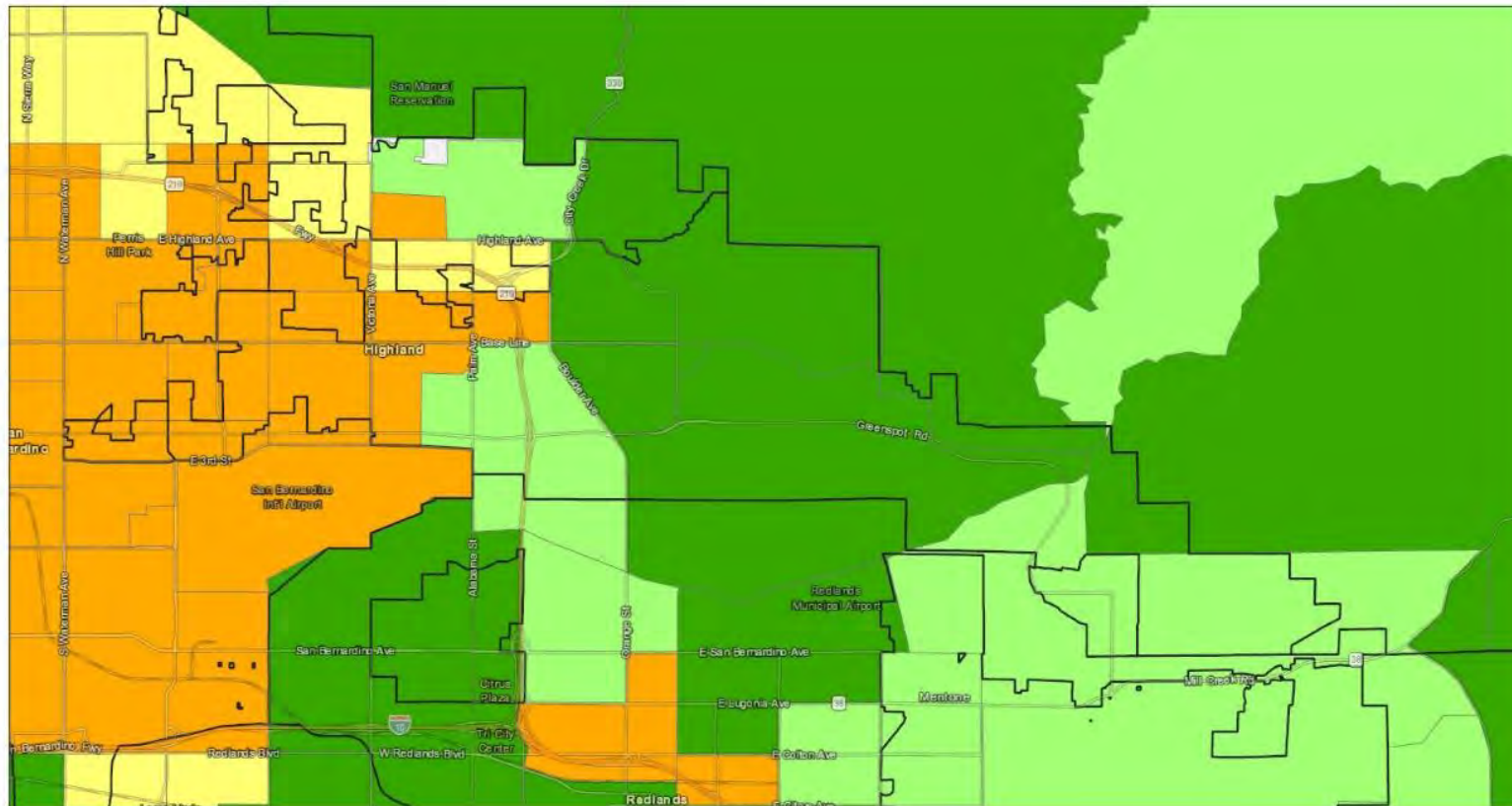
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Figure 14B. Opportunity for Education in the Region³⁸

³⁸ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

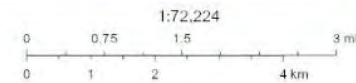
4.5.2. Access to Economic Opportunity

Figure 15A, Economic Outcomes, shows access to economic opportunity. Less positive economic outcomes are in western Highland. In fact, the least positive economic outcomes are centered in San Bernardino and adjacent communities when looking at the regional map of **Figure 15B**, Economic Outcomes in the Region. **Figure 16A**, Jobs Proximity Index, measures the physical distances between residents and jobs, by geography. As shown in **Figure 16A**, the portion of the City in closest proximity to the City of San Bernardino, to the west, had the highest jobs proximity index. The uses to the west and southwest of the City, near the San Bernardino International Airport, are predominately industrial. Due to the low job proximity in East Highland, the East Highland residents are more likely to commute via vehicle, traveling longer distances. The cost of owning a vehicle can be a financial burden for many lower-income households, and long commutes can be even more burdensome due to the expense of fuel consumption and vehicle repairs associated with increased use. **Figure 16B**, Regional Jobs Proximity Index shows that least positive economic outcomes do not correlate to low job proximity and that San Bernardino is the closest job hub for City residents. Like many outer suburbs in the region, most City residents do not work where they live.



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- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Economic Score - Tract
- < 0.25 (Less Positive Economic Outcome)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Economic Outcome)

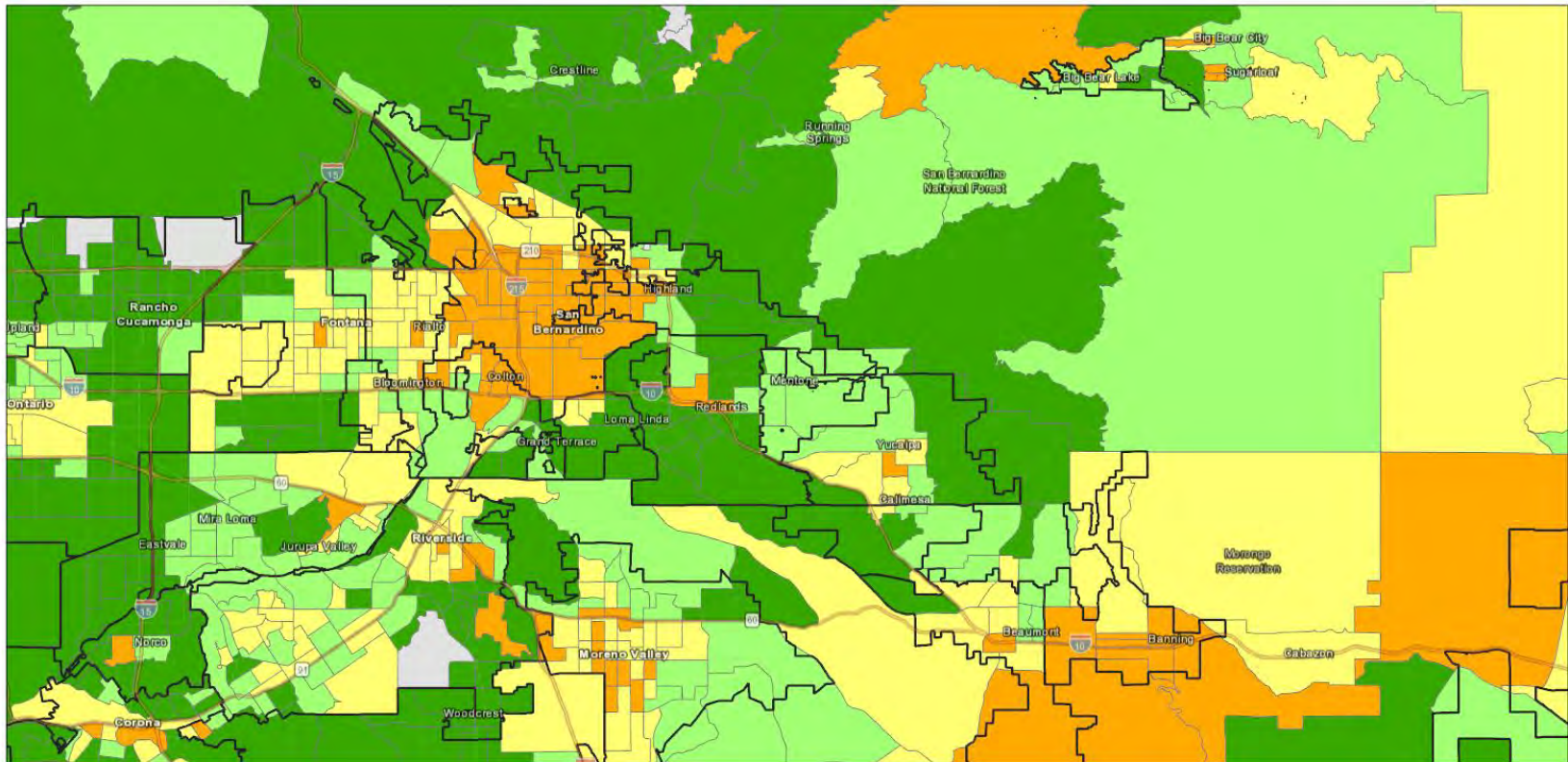


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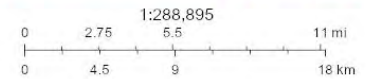
Figure 15A. Economic Outcomes³⁹

³⁹ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Economic Score - Tract
- < 0.25 (Less Positive Economic Outcome)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Economic Outcome)
- No Data



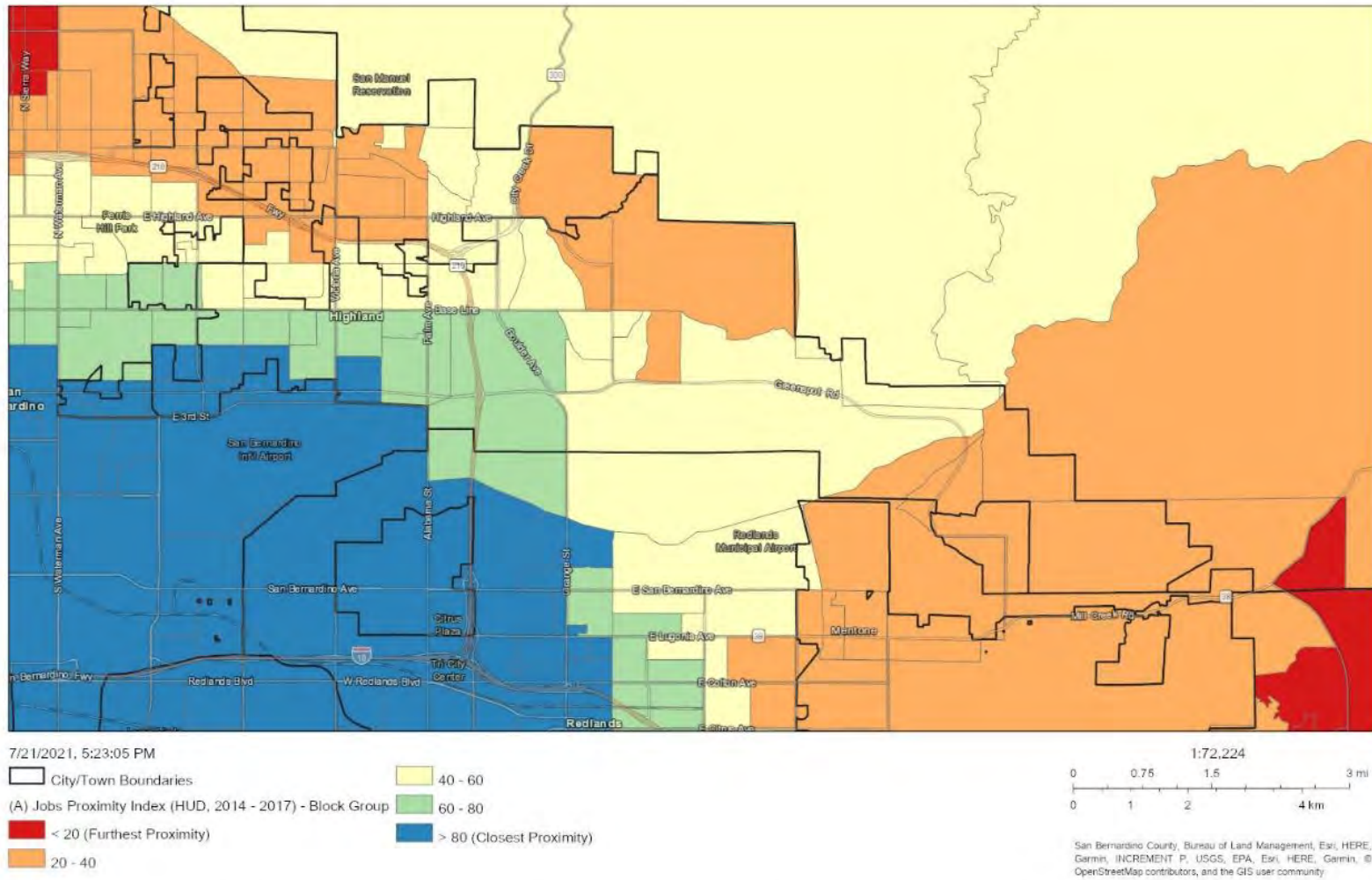
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Figure 15B. Economic Outcomes in the Region⁴⁰

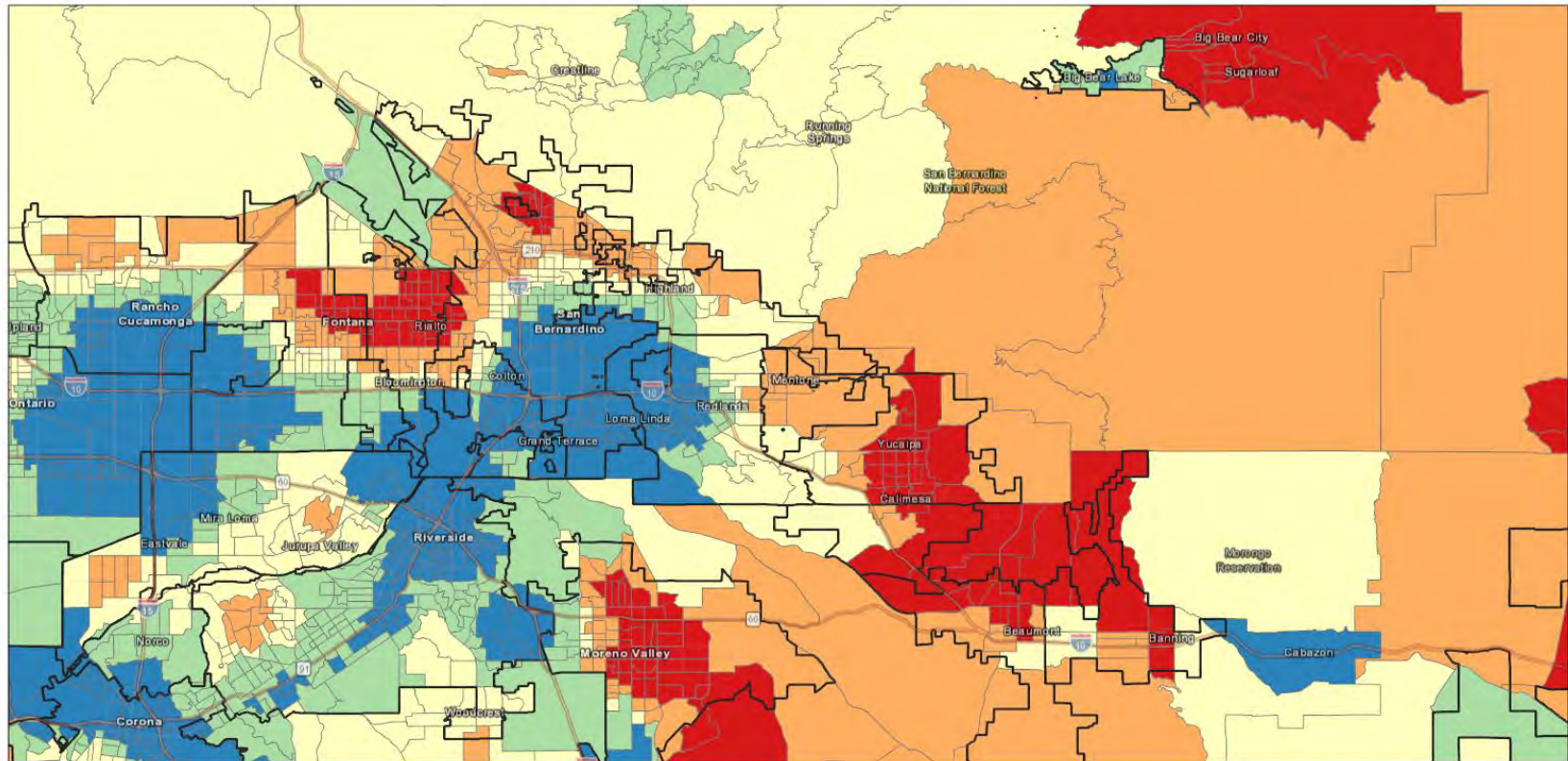
⁴⁰ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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Figure 16A. Jobs Proximity Index⁴¹

⁴¹ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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City/Town Boundaries

(A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group

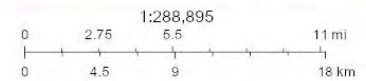
< 20 (Furthest Proximity)

20 - 40

40 - 60

60 - 80

> 80 (Closest Proximity)



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Figure 16B. Regional Job Proximity Index⁴²

⁴² HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

4.5.3. Access to Transportation

Access to transportation opportunities is important, especially for lower-income earning households who may not be able to afford a car. In more rural, suburban, or isolated areas, access to a car may be higher due to necessity and lack of transit opportunities. The rates of automobile ownership can be seen in **Figure 17**, Automobile Ownership Rates. They are higher in eastern Highland, which consists of higher-income households, primarily White households, and farther proximity to employment. Western Highland has lower rates of automobile ownership, which makes sense given the higher concentrations of poverty and lower incomes. Communities with low automobile ownership rates can be benefitted by access to public transit and walkable communities. **Figure 18**, Access to Transit, shows that western Highland is well served by bus stops, with nearly the entire area within walking distance to a transit stop. Eastern Highland, with higher average household incomes and more a suburban setting, is not within walking or biking distance of transit stops. Major transit stops run along Baseline Street, East 9th Street, Palm Avenue, and Church Street. Although western Highland has increased job proximity and transit access as compared to eastern Highland, the specific quality and pay rates associated with the most accessible jobs is unclear.

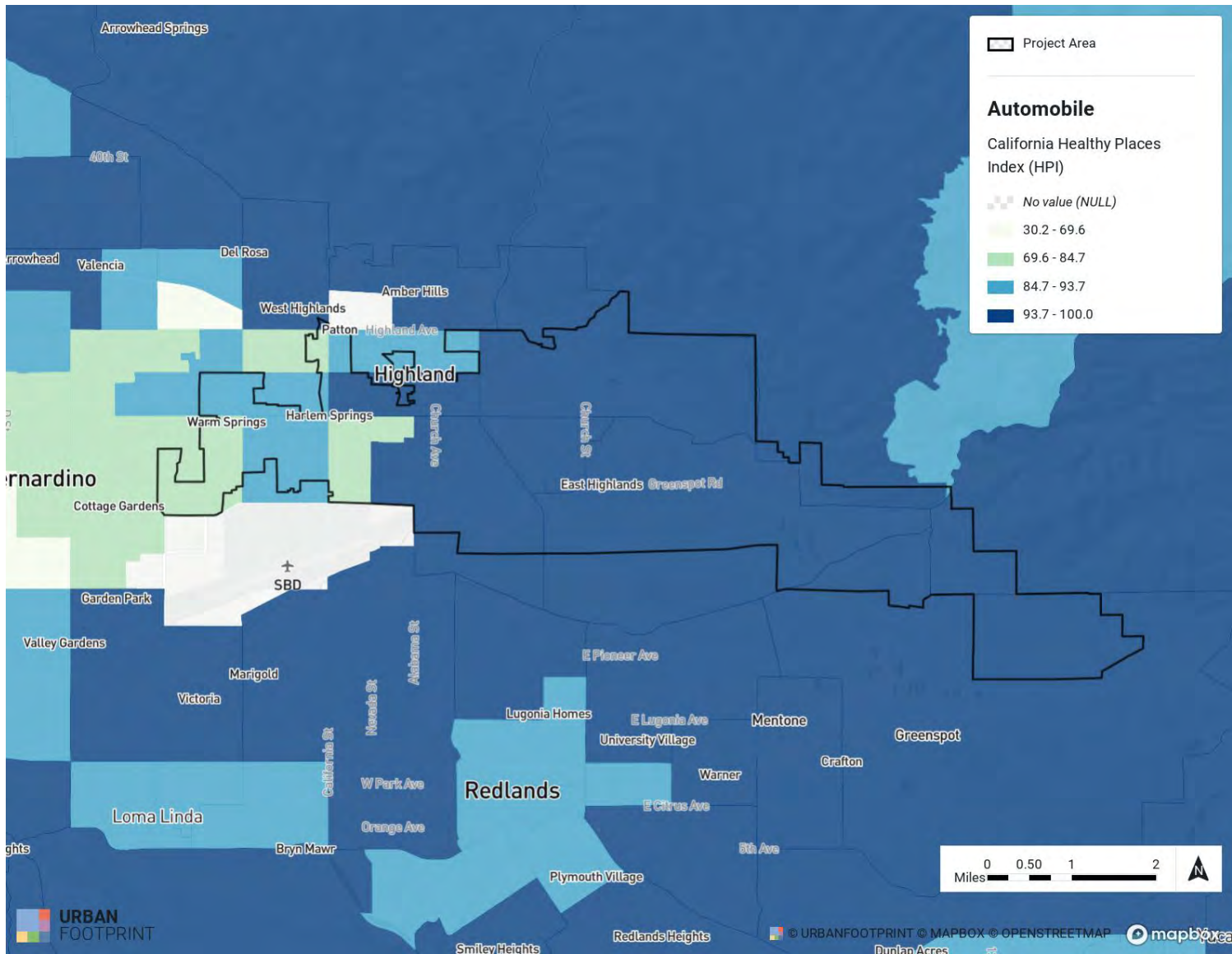


Figure 17. Automobile Ownership Rates

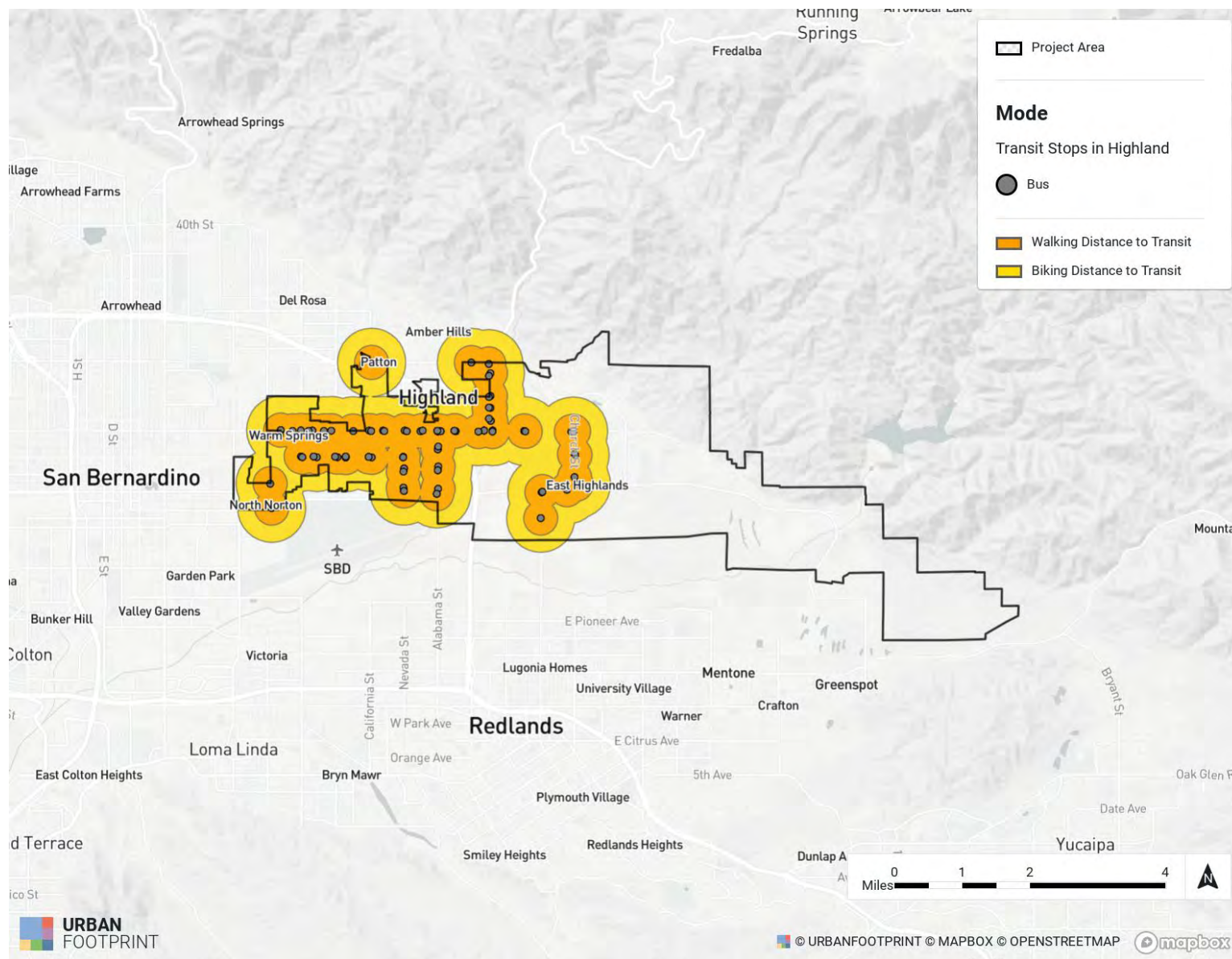
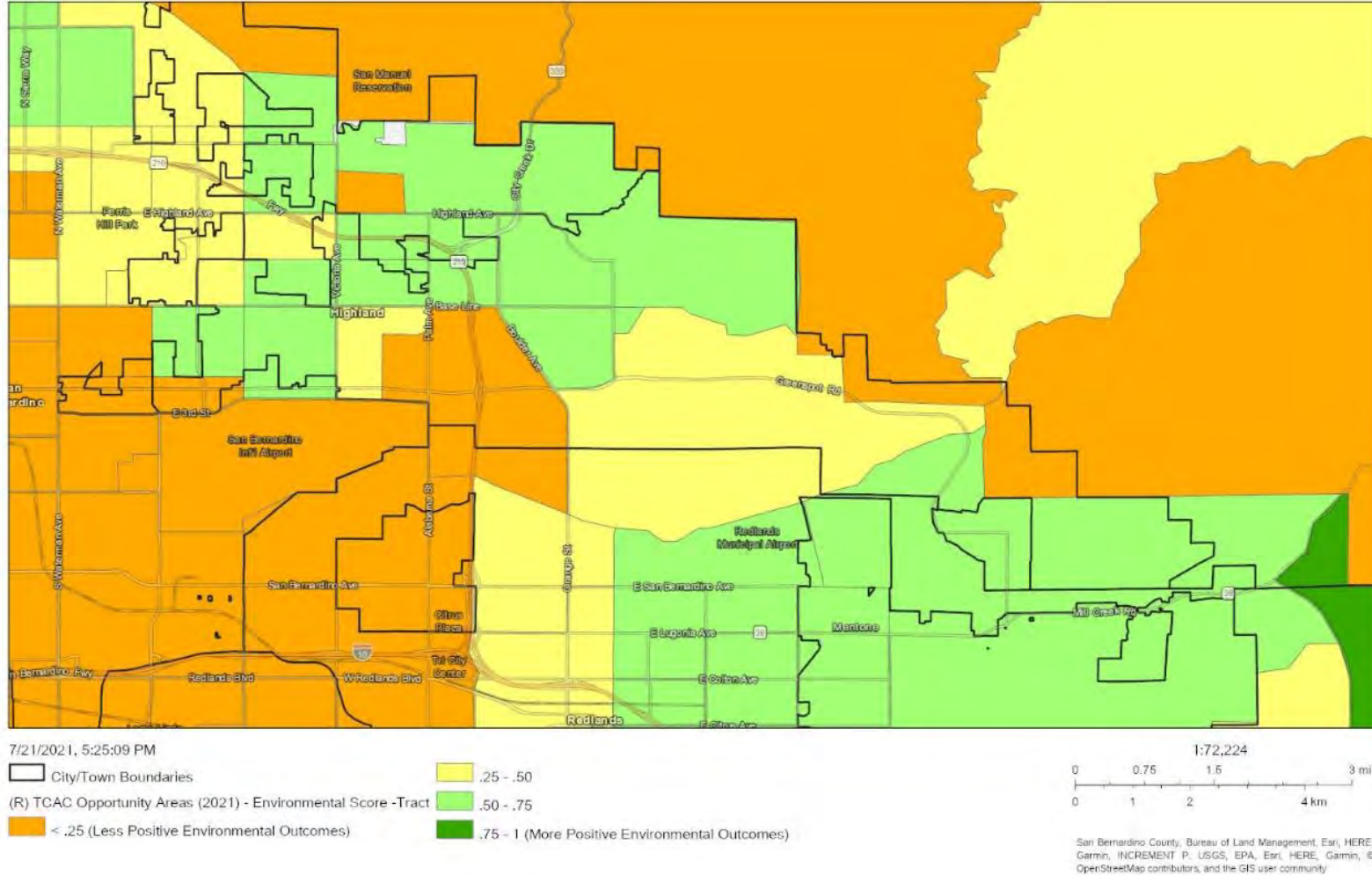


Figure 18. Access to Transit

4.5.4. Access to a Healthy Environment

Access to a clean and healthy environment is an important part of physical and mental health, as well as overall quality of life for residents. Levels of air pollution, water quality, access to open spaces, vegetation, and more contribute to environmental factors that go into different indexes that attempt to distinguish levels of environmental quality. **Figure 19A, Environmental Outcomes Opportunity for a Healthy Environment**, shows environmental outcomes. This figure demonstrates that much of the City has relatively positive environmental outcomes, where the farthest southwestern portion of the City, the south-central portion of the City, and a sliver of the northeastern portion of the City have the lowest scores with less than positive environmental outcomes. Moderately positive outcomes are in the eastern and western most portions of the City. **Figure 19B, Opportunity for a Healthy Environment in the Region shows that the City has more positive environmental outcomes when compared to the region, and that the City is actually flanked by areas of less positive environmental outcomes to the southwest and northeast.**

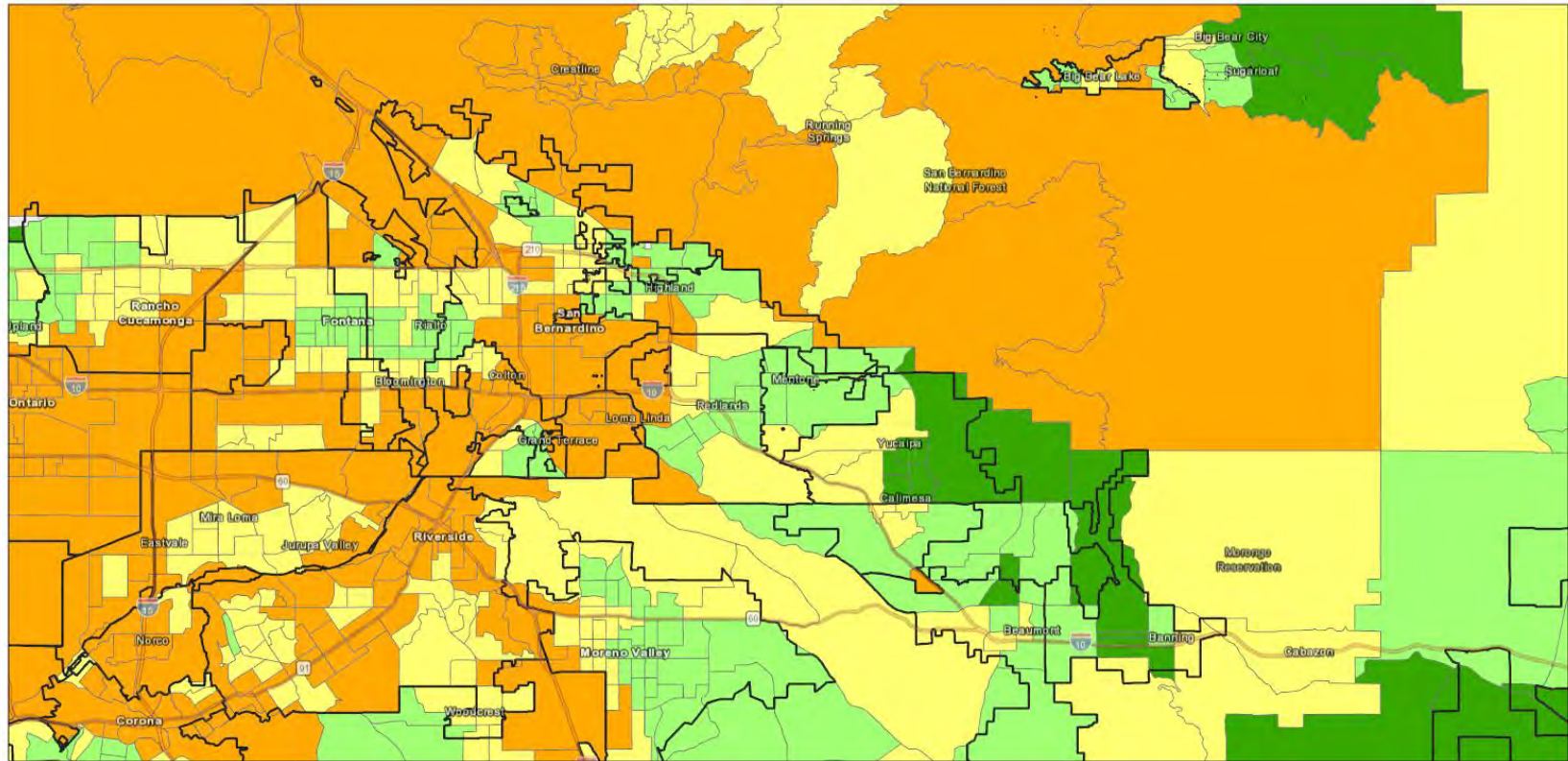
Pollution burden is another aspect of environmental quality and can be visualized using CalEnviroScreen. Displayed in **Figure 20A**, CalEnviroScreen is a mapping tool that identifies the most affected areas by sources of pollution using environmental, health, and socioeconomic information to produce scores for every Census tract in the State. Areas with high scores experience a much higher pollution burden than areas with low scores. To the west of Boulder Avenue and south of Baseline Street, the pollution burden is in the 60th–90th percentile compared to the State of California. The highest pollution burden is the tract that is along the north/south portion of Interstate 210. Some specific pollution factors that are especially poor in some of the more pollution burdened areas in the City include ozone, particulate matter of 2.5 microns or less (PM_{2.5}), and hazardous waste exposure. **Figure 20B, Regional CalEnviroScreen illustrates the City as being on the border of a concentration of high scores indicating pollution that is present in other major cities in the Inland Empire.**



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Figure 19A. Opportunity for a Healthy Environment⁴³

⁴³HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Environmental Score -Tract

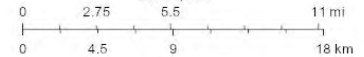
< .25 (Less Positive Environmental Outcomes)

.25 - .50

.50 - .75

.75 - 1 (More Positive Environmental Outcomes)

1:288,895



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Figure 19B. Opportunity for a Healthy Environment in the Region⁴⁴

⁴⁴ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

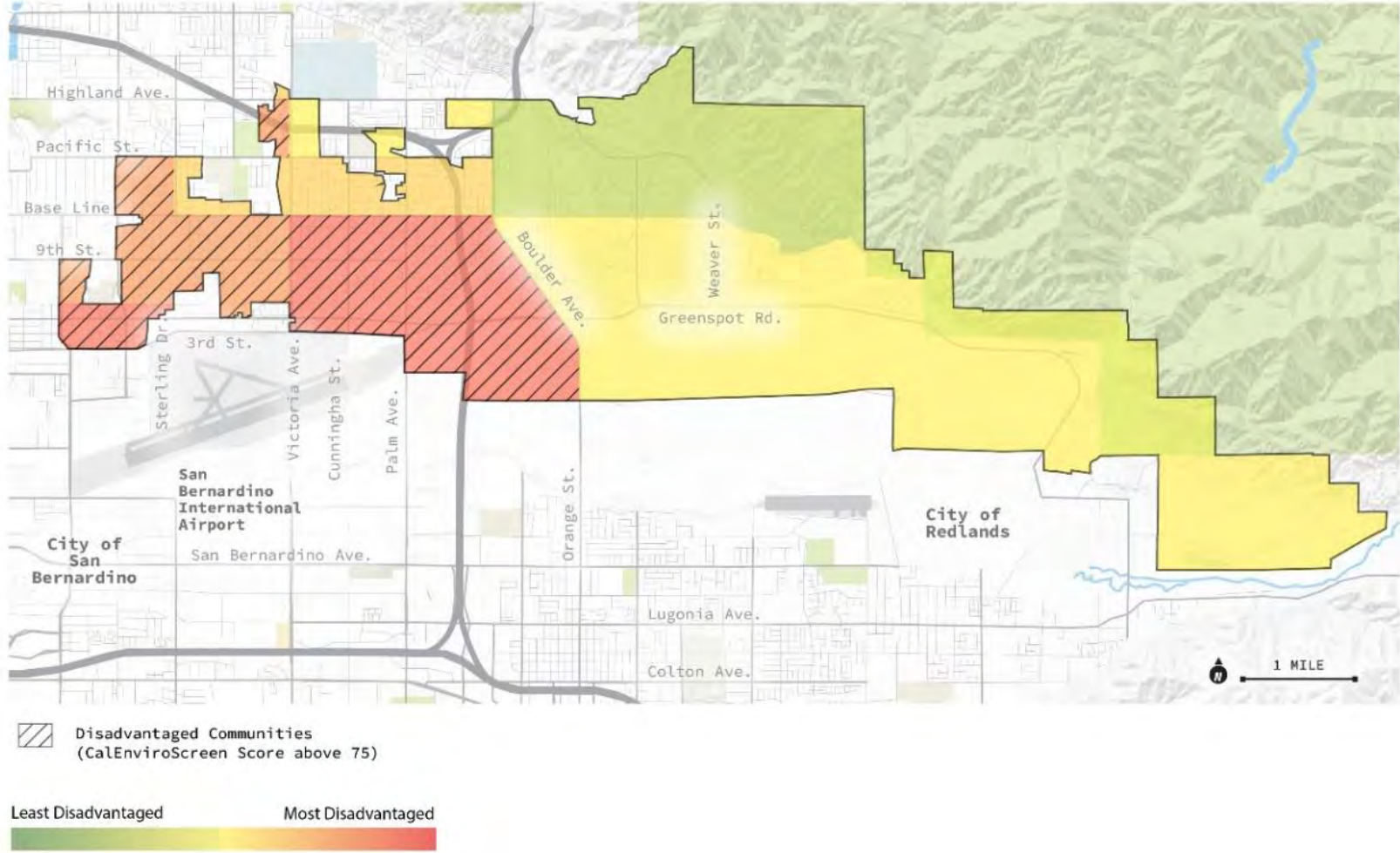
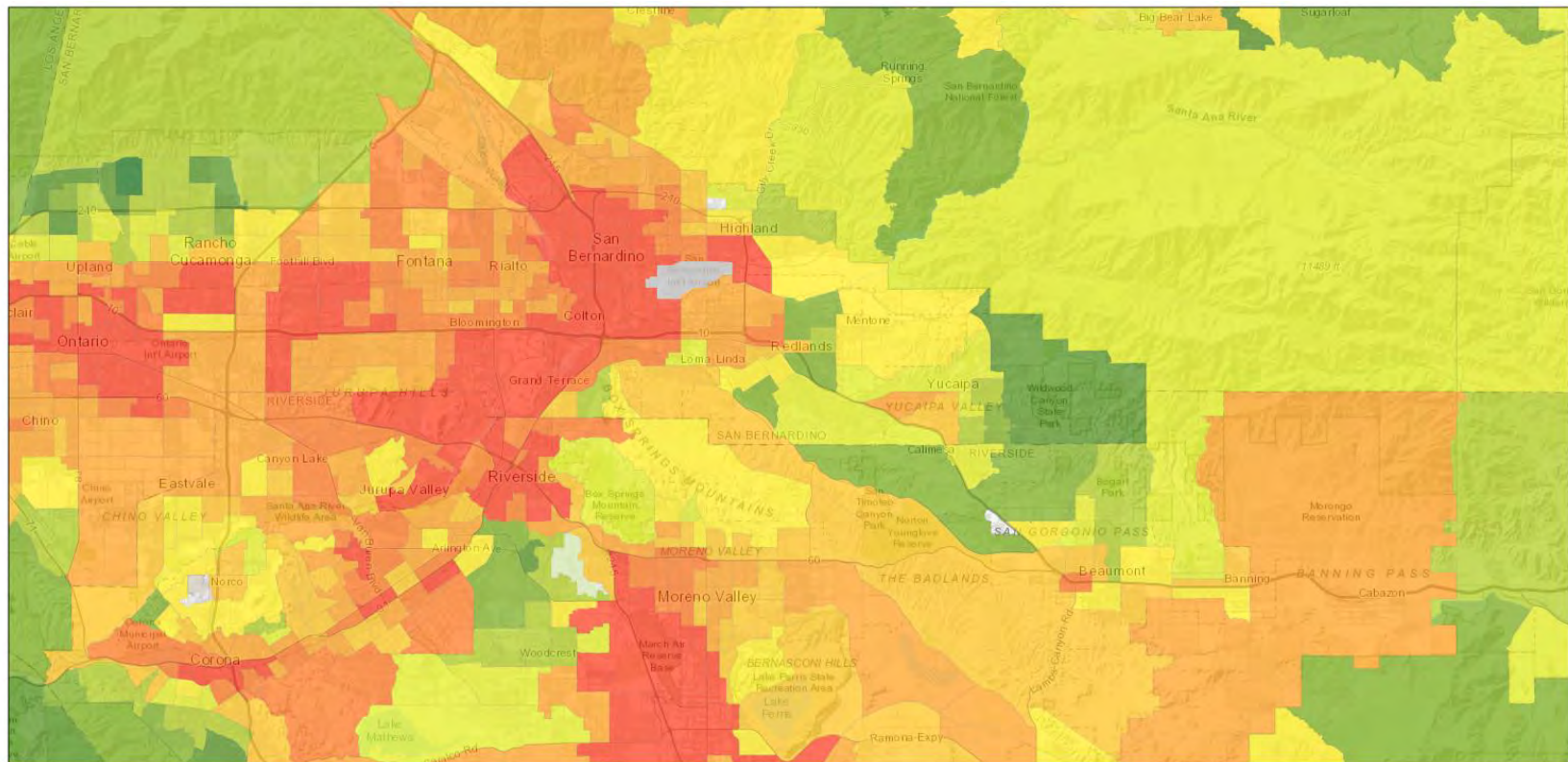
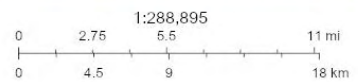


Figure 20A. CalEnviroScreen 3.0⁴⁵

⁴⁵ OEHHA (Office of Environmental Health Hazard Assessment). 2018. CalEnviroScreen 3.0. <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>.



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Web AppBuilder for ArcGIS
Loma Linda University, City of Redlands, County of Riverside, San Bernardino County, Bureau of Land Management, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS | OEHA |

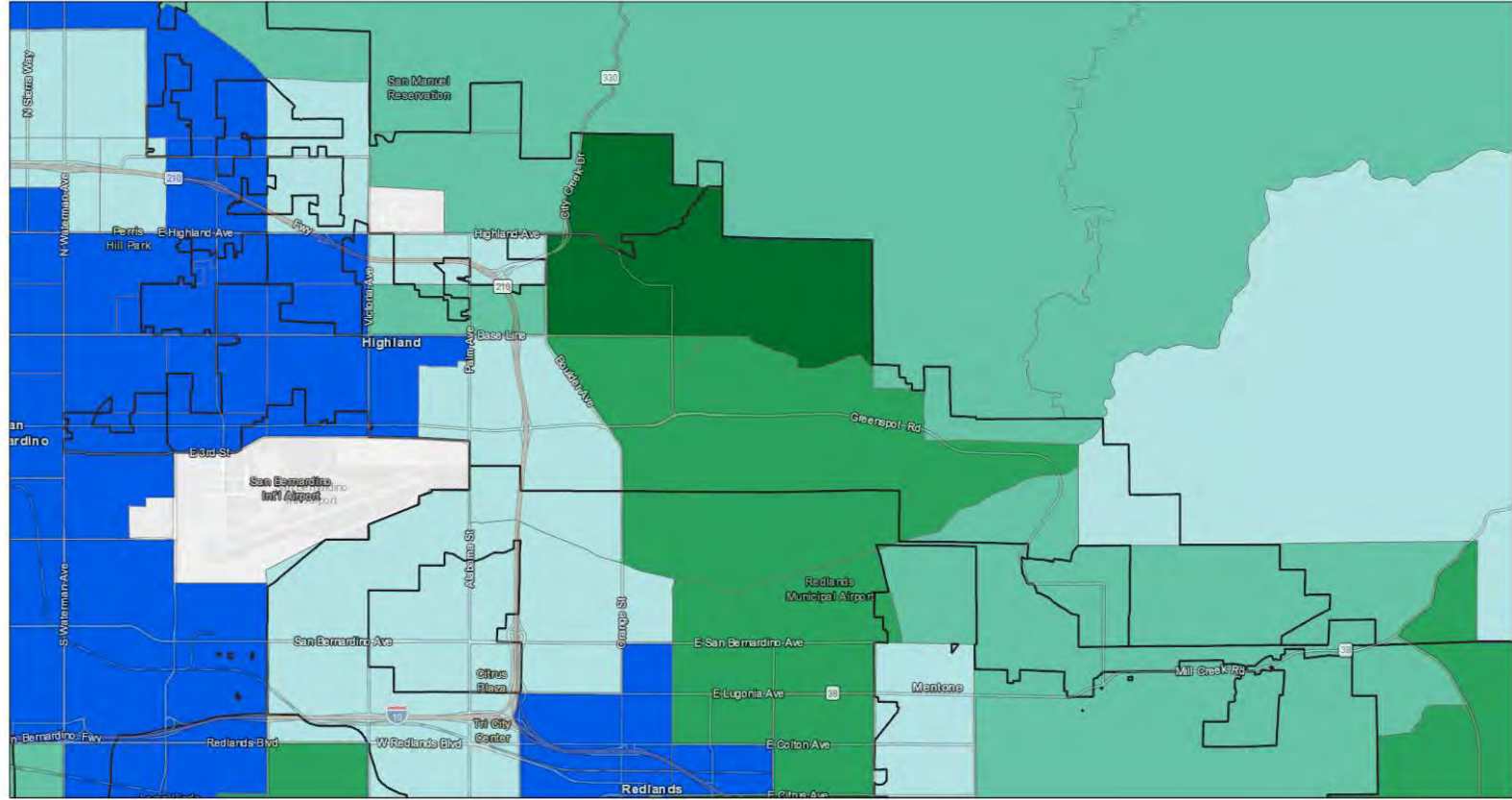
Figure 20B. Regional CalEnviroScreen 3.0⁴⁶

⁴⁶ OEHA (Office of Environmental Health Hazard Assessment). 2018. CalEnviroScreen 3.0. <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>.

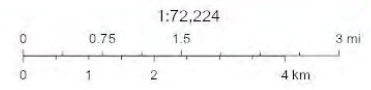
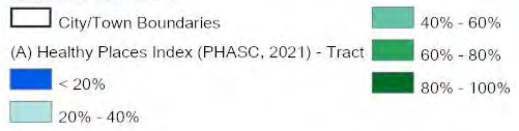
The Healthy Places Index uses data that impacts personal health and compiles it to show where the healthiest and least healthy places are to live. In the City, the least healthy environment is again found in the western portion of town, for the most part to the west of Victoria Avenue. Some concerning health indicators include high levels of asthma, diabetes, poor mental health, and low infant birth weight. Life expectancy at birth is one of the easiest to understand and starkest indicators of quality of life and healthy living. All of Highland west of Boulder Avenue is in the bottom 25th percentile for the State of California for life expectancy at birth, at less than 77 years. **Figure 21A**, Healthy Places Index, shows the Healthy Places Index scores for the City. [As with previous maps, Figure 21B, Regional Healthy Place Index shows San Bernardino as having the less favorable score, explaining why western Highland falls into the same category.](#)

The presence and quality of parks and open spaces are other factors that are considered when determining if an environment is healthy or not. **Figure 22**, Parks, displays parks in the City and schools that have park areas that are opened for public use during hours that the school is not in operation. Parks are least prevalent in the eastern and northern portions of the City. While it may be farther from conventional City parks, the northeastern portion of the City has much closer access to open space just outside City limits. The City relies on the school parks to provide adequate park space for residents.

Further, improvement to the environmental health of neighborhoods requires multiple levels of efforts, including land use planning, transportation considerations, urban forest management, healthy food options, park investments, and more.



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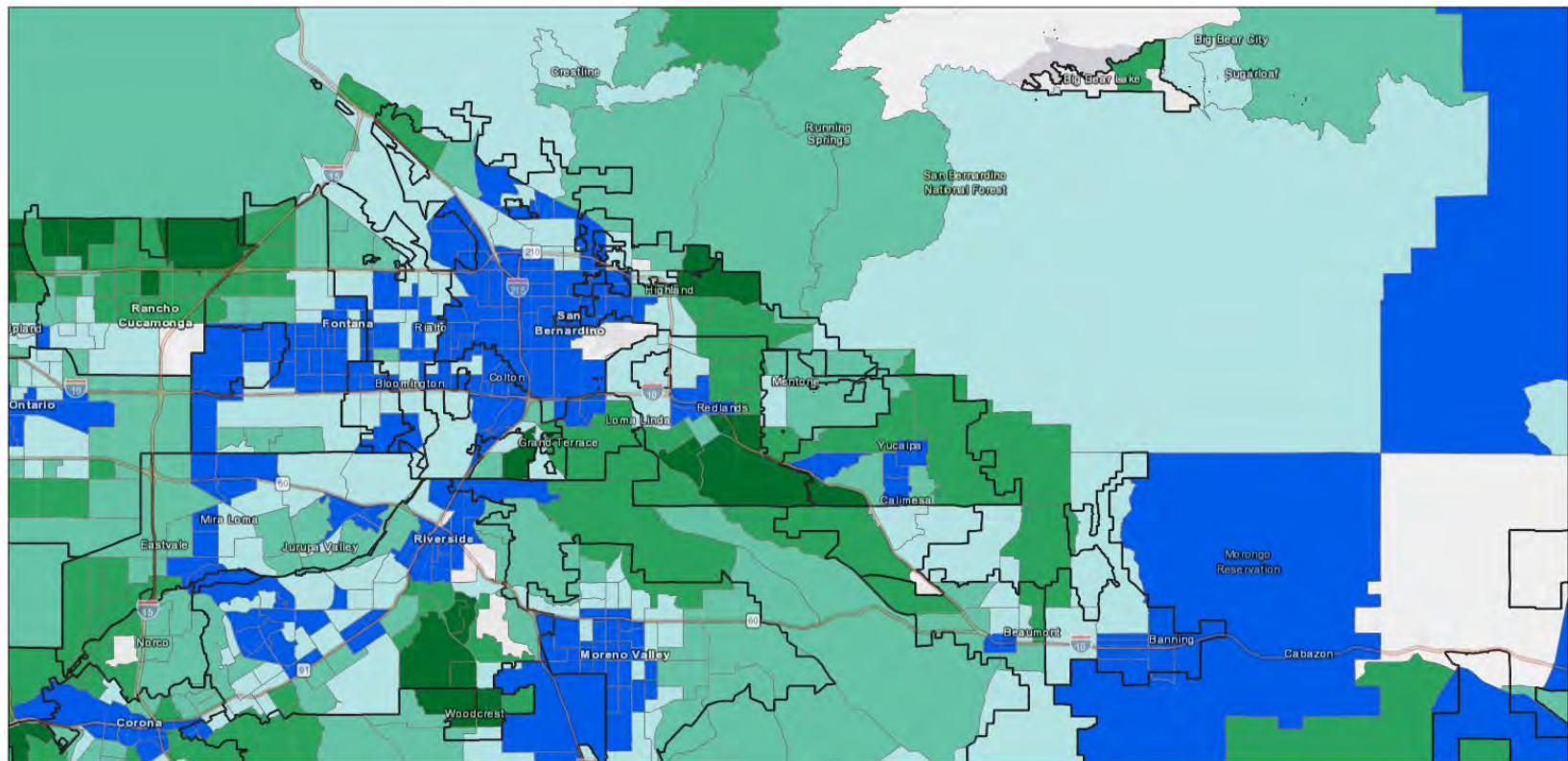


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Figure 21A. Healthy Places Index⁴⁷

⁴⁷ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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City/Town Boundaries

(A) Healthy Places Index (PHASC, 2021) - Tract

< 20%

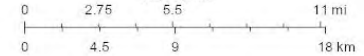
20% - 40%

40% - 60%

60% - 80%

80% - 100%

1:288,895



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Figure 21B. Regional Healthy Places Index⁴⁸

⁴⁸ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

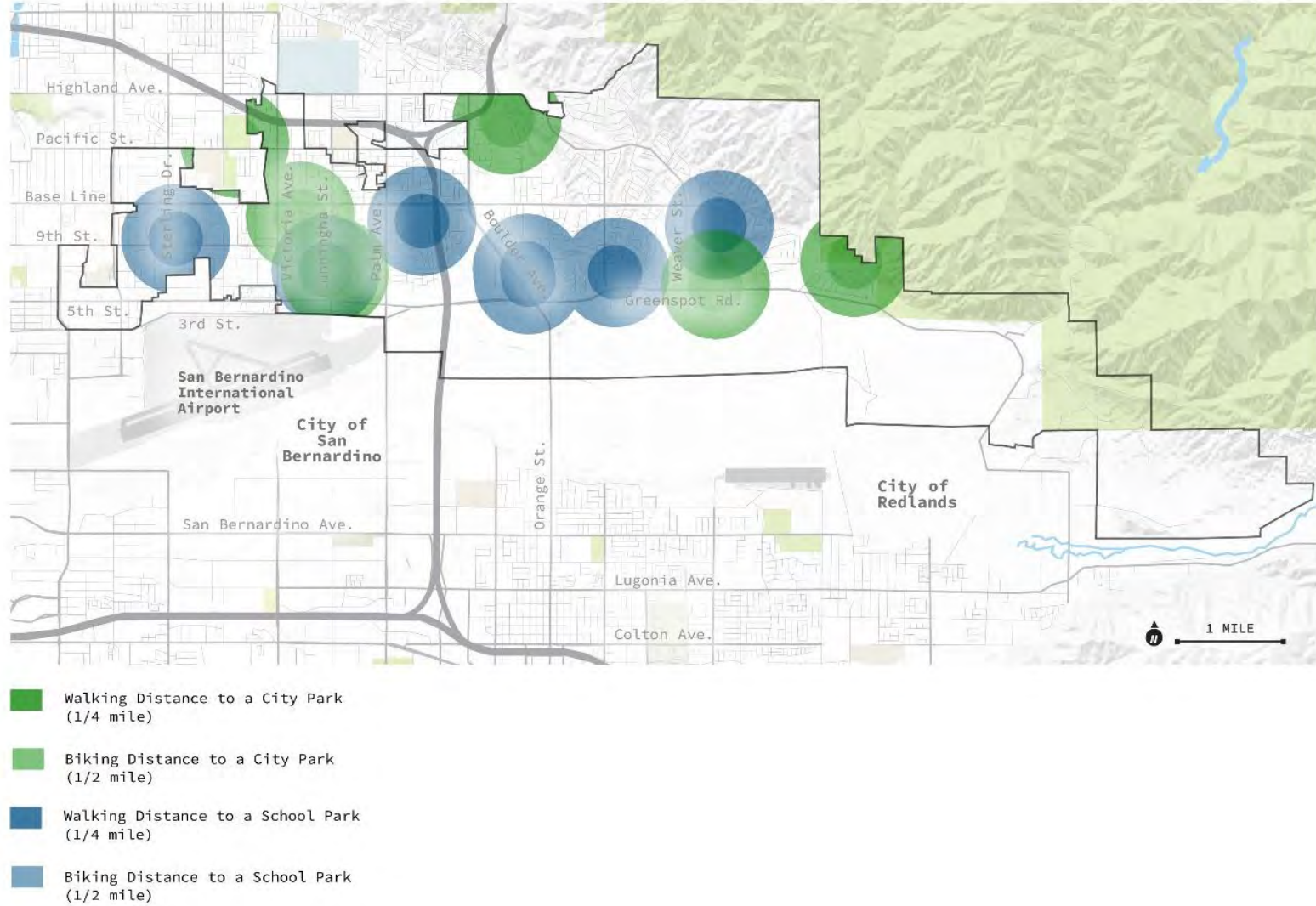


Figure 22. Parks⁴⁹

⁴⁹ City of Highland. 2020.

4.5.5. Access to Opportunity for Persons with Disabilities

Trends related to persons with disabilities, including local and State analysis of prevalence of disabilities by type and age group, are included in **Appendix B, Community Profile**. Some common regulatory barriers that can exist for persons with disabilities include the following:

- Reasonable Accommodation Procedure
 - Common issues with reasonable accommodation procedures include excessive findings of approval, burden on applicants to prove the need for exception, application costs, and discretionary approvals.
- Family Definition
 - Family definitions in zoning or other land use related documents can directly impact housing choices for persons with disabilities, particularly regarding group home situations, which are commonly used by persons with disabilities. Regulating the number of people or requiring occupants to be related can be common elements in family definitions that create barriers.
- Excluding Group Homes
 - Excluding group homes or subjecting these homes to a Conditional Use Permit in single-family zones acts as a barrier to housing choice for persons with disabilities.
- Spacing Requirements
 - Excessive spacing requirements between group homes or community or residential care facilities can directly impact the supply of housing choices for persons with disabilities.
- Unit Types and Sizes
 - The lack of multifamily housing or zoned capacity for multifamily and a variety of sizes, from efficiency to four or more bedrooms, can constrain the ability of persons with disabilities to live in a more integrated community setting.
- Lack of By-Right Zoning for Supportive Housing
 - By-right zoning for supportive housing can result in more objective processes that are less likely to discriminate or have the effect of discriminating against persons with disabilities.⁵⁰

Some of the overarching goals and specific policies within the Housing Element encourage equal access to housing and services to meet the needs of persons with disabilities, including the following:

- Policy 5.1, to provide the regulatory framework necessary to facilitate housing for those with special needs.
- Policy 5.2, to encourage development of accessible housing for levels of ability through regulatory relief.
- Policy 5.4, to support innovative public private, and nonprofit efforts in the development and financing of affordable, special needs housing.

The City has multiple transitional housing homes currently. Two are six-bed facilities, and one of them is reserved for adults ages 18 through 26, while the other is for any unhoused person. The City does not

⁵⁰ HCD. 2021. *Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements*. April 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

have permanent supportive housing stock within the City limits; however, permanent supportive housing is available in adjacent cities. The San Bernardino Department of Behavioral Health Homeless Program provides supportive housing and counseling services for mentally ill persons and are located in the City of San Bernardino. The City has within its Municipal Code definitions and regulations regarding emergency shelters, transitional housing, and permanent supportive housing.

In an effort to prevent and combat homelessness, the City and its partners are also currently participating in the following activities:

- The Community Development Department provides information and referrals to Housing Choice Vouchers for individuals and families experiencing homelessness.
- The Department of Public Works conducts cleanups for City-owned land and in the public right-of-way Citywide.
- Outreach and engagement through the Sheriff's Department, including the County San Bernardino's HOPE Team.
- The Code Enforcement Division responds to homelessness-related complaints regarding private property.
- The Highland Library, Community Center, YMCA, and Senior Center in Highland provide air-conditioned rest areas in dangerously hot weather.
- Saint Adelaide Catholic Church provides emergency food provisions, employment assistance, and marriage counseling.
- The Community Action Partnership of San Bernardino County conducts countywide housing needs assessment. This effort trains and uses homeless service providers, former persons experiencing homelessness, and current persons experiencing homelessness to collect data.
- Vista Guidance Centers of Highland offers psychiatric evaluations, counseling, and referral services.

Programs 19 and 28 of the Housing Element implement strategies to provide support for those experiencing homelessness through emergency shelters, transitional housing, permanent supportive housing, and Low-Barrier Navigation Centers.

4.6. Disproportionate Housing Needs and Displacement Risk

Homeownership is the largest asset of most households in the United States, and, for many households, provides increased opportunity for future generations through increased family wealth. With increased family wealth, younger generations are often afforded increased educational opportunities, higher employment attainment, and access to inheritance. One of the most prevalent consequences of residential segregation is the intergenerational inaccessibility of homeownership. According to the Census, a total of 10,796 occupied units (66.9 percent) in the City were owner-occupied in 2019, while 5,342 units (33.1 percent) were renter-occupied. The rate of owner-occupied units in the City increased by 3.6 percent from 2014 to 2019, while the rate of owner-occupied units in the County decreased by 1.1 percent.⁵¹ The area with the highest percentage of owner-occupied units coincides with the areas that predominantly consist of White residents, have a higher percentage of married-couple households, have

⁵¹ U.S. Census Bureau. 2019. Comparative Housing Characteristics. 2019 ACS 5-Year Estimates. Table CP04.

higher incomes, have increased access to vehicles, and have a lower percentage of persons with disabilities.

4.6.1. Housing Affordability

Housing affordability depends on a number of factors in the housing market, economy, and community. Affordability can be broken up into how affordable it is to rent and how affordable it is to be a homeowner. **Table 2**, Household Tenure, identifies the owner and renter rates within the City, showing that homeownership is more prevalent than renting. However, homeownership rates decreased from 2010 to 2019. During the 1990s, owner-occupancy rates in the City increased as more single-family homes were built. This development trend resulted in a relatively high percentage of owner-occupied units. Overall, the number of renter-occupied units in the City increased by almost 900 between 2010 and 2018; however, the share of renters in the City is lower than in the Southern California Association of Governments region overall, with 47.5 percent renters. As shown in **Figure 23A**, renters are primarily located in western Highland. Central and eastern Highland are primarily occupied by homeowners. As evident by the regional map, **Figure 23B**, suggests that renters are more common in city cores.

Table 2: Household Tenure

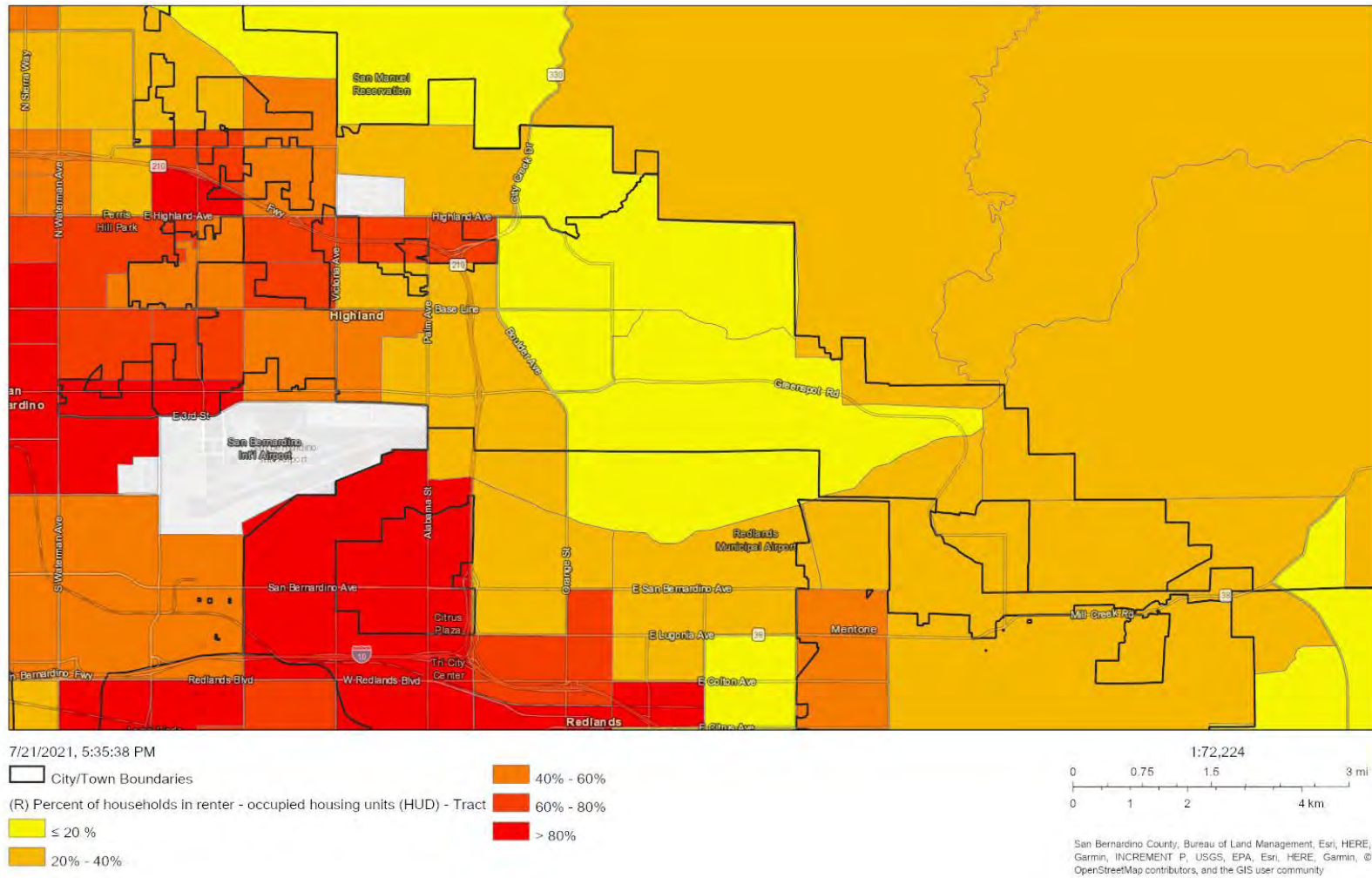
Tenure	2010*		2019**	
	Number	Percent	Number	Percent
Owner-Occupied	10,014	68.2	10,797	66.9
Renter-Occupied	4,675	31.8	5,341	33.1
Total	14,689	100	16,138	100

* US Census Bureau. 2010. Selected Housing Characteristics. 2010 ACS 5-Year Estimates Data Profiles. Table DP04.

** US Census Bureau. 2019. Selected Housing Characteristics. 2019 ACS 5-Year Estimates Data Profiles. Table DP04.

According to the Federal government, households are considered to be burdened by their housing costs when more than 30 percent of their income is spent on total housing costs, including utilities. In 2019, 62 percent of all renters were cost burdened by their housing. This renter cost burden can be seen in **Figure 24A**, Renter Cost Burden, with high levels in western Highland as well as south-central Highland, coinciding with the concentrations of renters and lower incomes. The City Community Development Department works with the Housing Authority to assist those residents with a rental cost burden by providing public assistance or Housing Choice Vouchers. In 2019, 35 percent of all homeowners were burdened by their housing costs. **Figure 24B**, Renter Cost Burden in the Region reveals that overpayment by renters is common at more than 40 percent throughout the region. **Figure 25A**, Homeowner Cost Burden, displays the homeowner cost burden, which is most dramatic in western Highland, although much of the City's households are burdened by their housing costs.⁵² **Figure 25B**, Homeowner Cost Burden in the Region illustrates that homeowner cost burden is greater in urban and rural areas, while the suburban middle falls less than 40 percent.

⁵² U.S. Census Bureau. 2019. Selected Housing Characteristics. 2019 ACS 5-Year Estimates Data Profiles. Table DP04.



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Figure 23A. Percent of Renter-Occupied Housing Units⁵³

⁵³ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

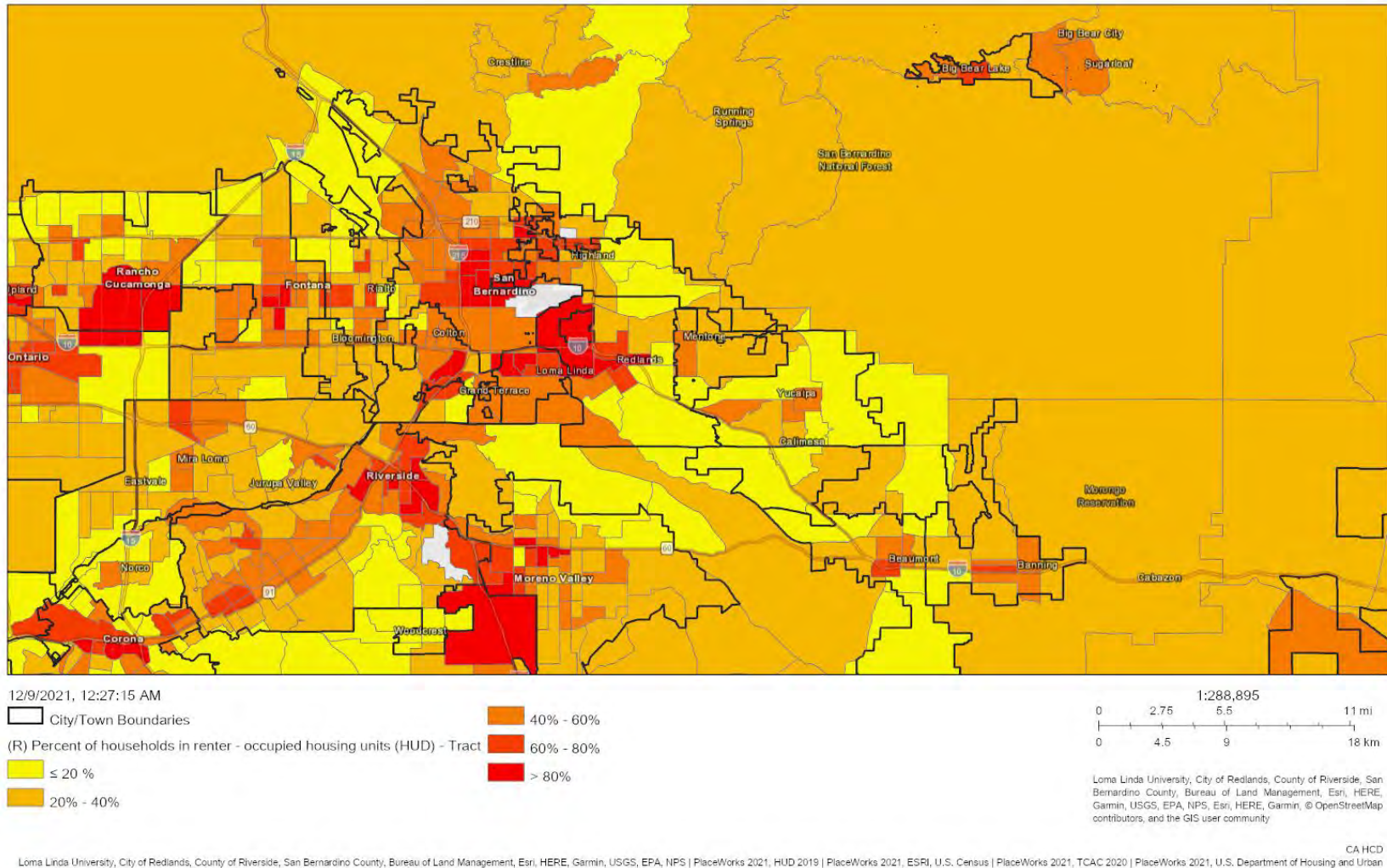
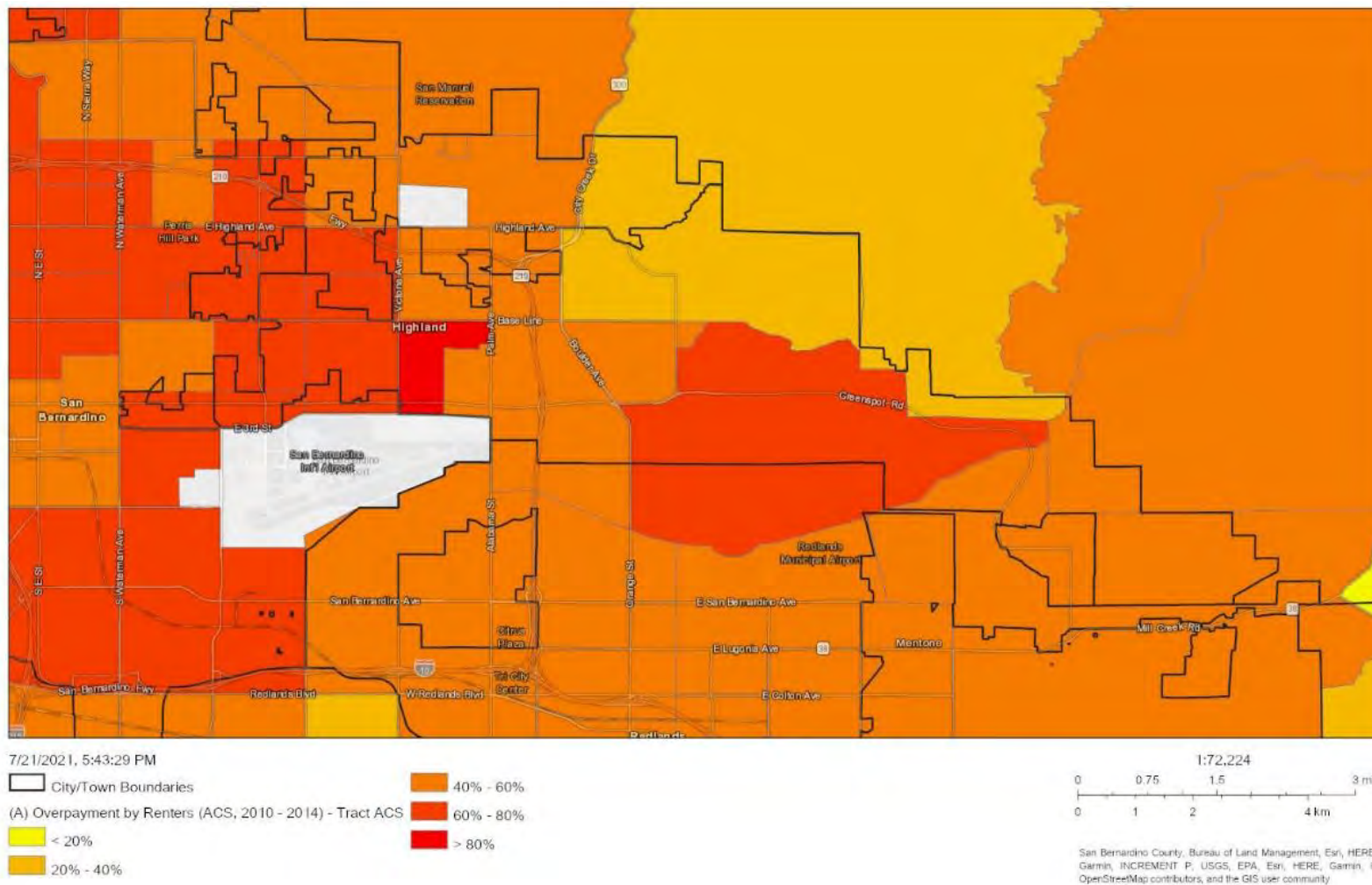


Figure 23B. Percent of Renter-Occupied Housing Units in the Region⁵⁴

⁵⁴ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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Figure 24A. Renter Cost Burden⁵⁵

⁵⁵ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

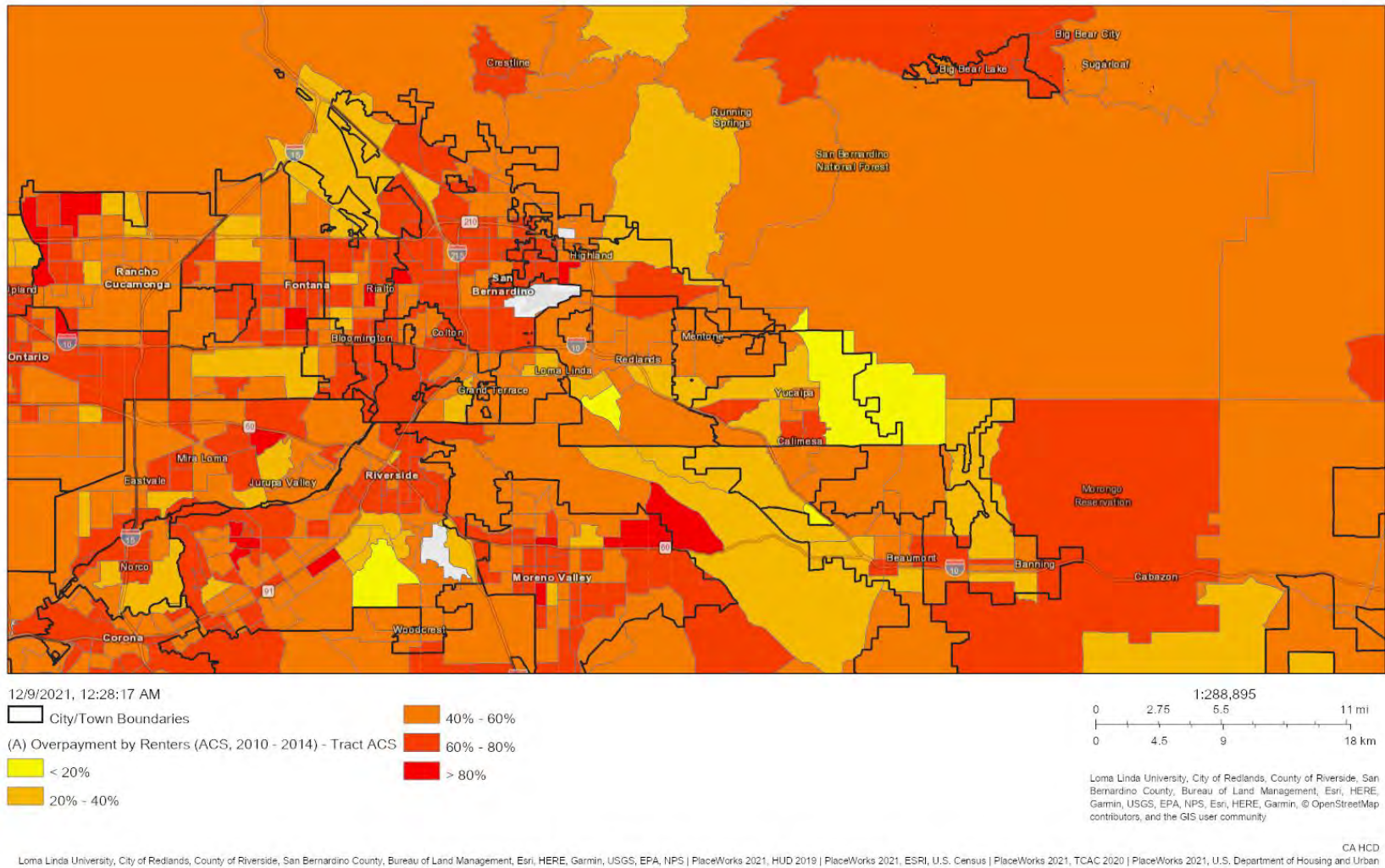


Figure 24B. Renter Cost Burden in the Region⁵⁶

⁵⁶ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

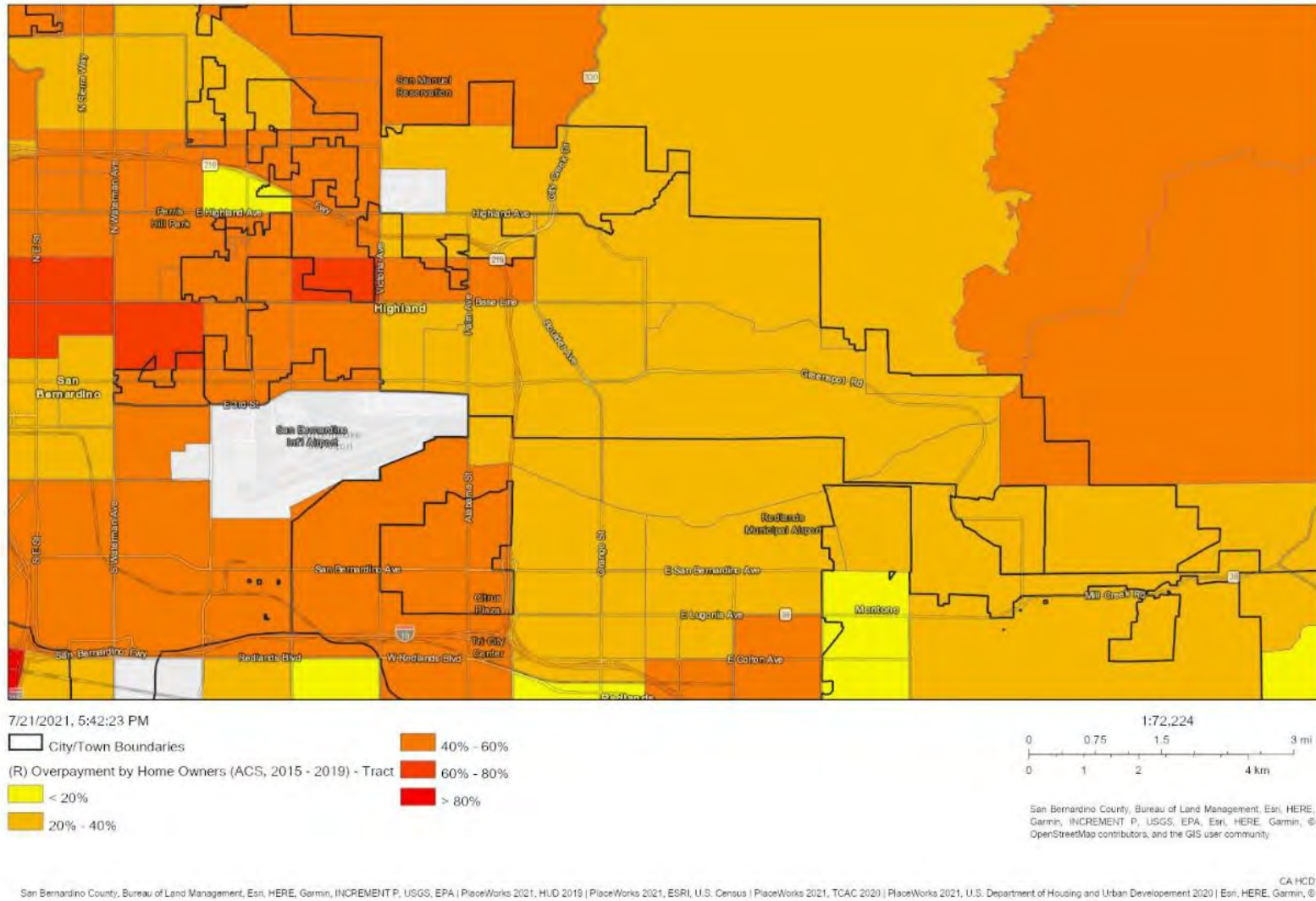


Figure 25A. Homeowner Cost Burden⁵⁷

⁵⁷ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

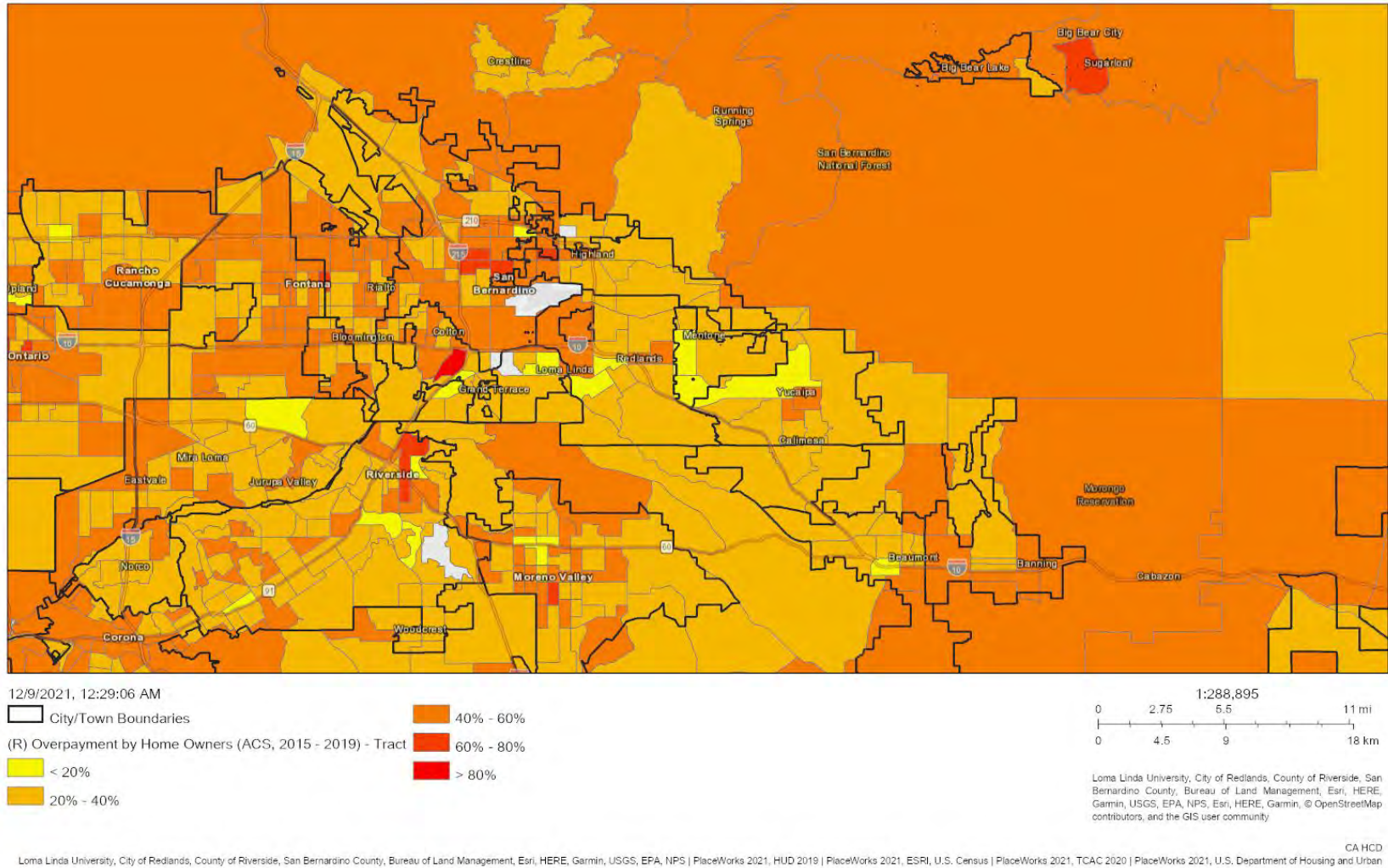


Figure 25B. Homeowner Cost Burden in the Region⁵⁸

⁵⁸ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

4.6.2. Housing Conditions

The quality of housing is dependent on more than just homeownership and requires residents and property owners to be diligent and able to fix or afford to fix issues as they come up. There are four housing problems that are considered severe: lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and monthly housing costs exceeding 30 percent of monthly income. **Table 3** shows an overview of households with any one of the four severe housing problems by housing tenure. This table shows that renters disproportionately have any one of the four severe housing problems compared to homeowners. **Figure 26A**, Any Four Housing Severe Problems, displays this data for the entirety of the City, where any one of the severe housing problems impacts 26 percent of all households. **Figure 26B**, [Any Four Housing Severe Problems in the Region, shows that most cities fall within the 20 to 40 percent range of households.](#)

Table 3: Households Experiencing Any One of the Four Severe Housing Problems

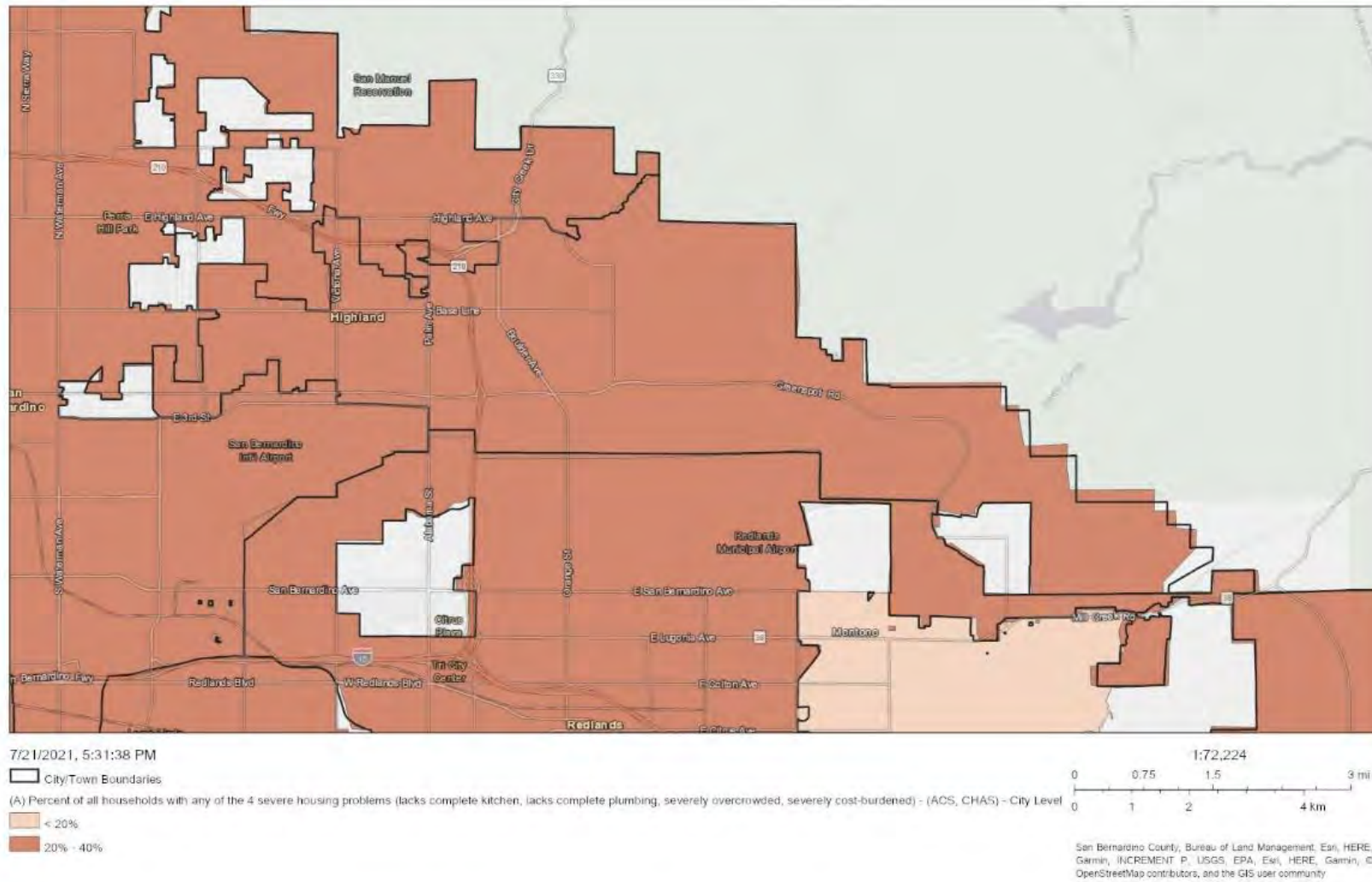
Renters vs. Owners	Number of Households with Problems	Number of Total Households	Percent of Households with Problems
Renters	2,420	5,540	43.68%
Homeowners	1,715	10,245	16.74%
Total	4,135	15,785	26.19%

Source: U.S. Department of Housing and Urban Development. 2017. Consolidated Planning/CHAS Data. <https://www.huduser.gov/portal/datasets/cp.html>.

4.6.3. Overcrowding

The condition of an area’s housing stock is not in itself an impediment to fair housing. However, for many low-income families, substandard housing is the only housing available at an affordable price. According to the 2019 ACS, 34 occupied units in the City lacked complete plumbing facilities. In addition, 136 occupied units in the City lacked complete kitchen facilities. There may be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities. Approximately 10 percent of the City’s total households are overcrowded.⁵⁹ Rates of overcrowding can be seen in **Figure 27A**, Overcrowding, with the highest rates being seen in the western core. **Figure 27B**, [Overcrowding in the Region, shows a similar trend of overcrowded households being more prominent in urban areas as opposed to outer suburbs. This includes a large swath of the region immediately west of the City.](#)

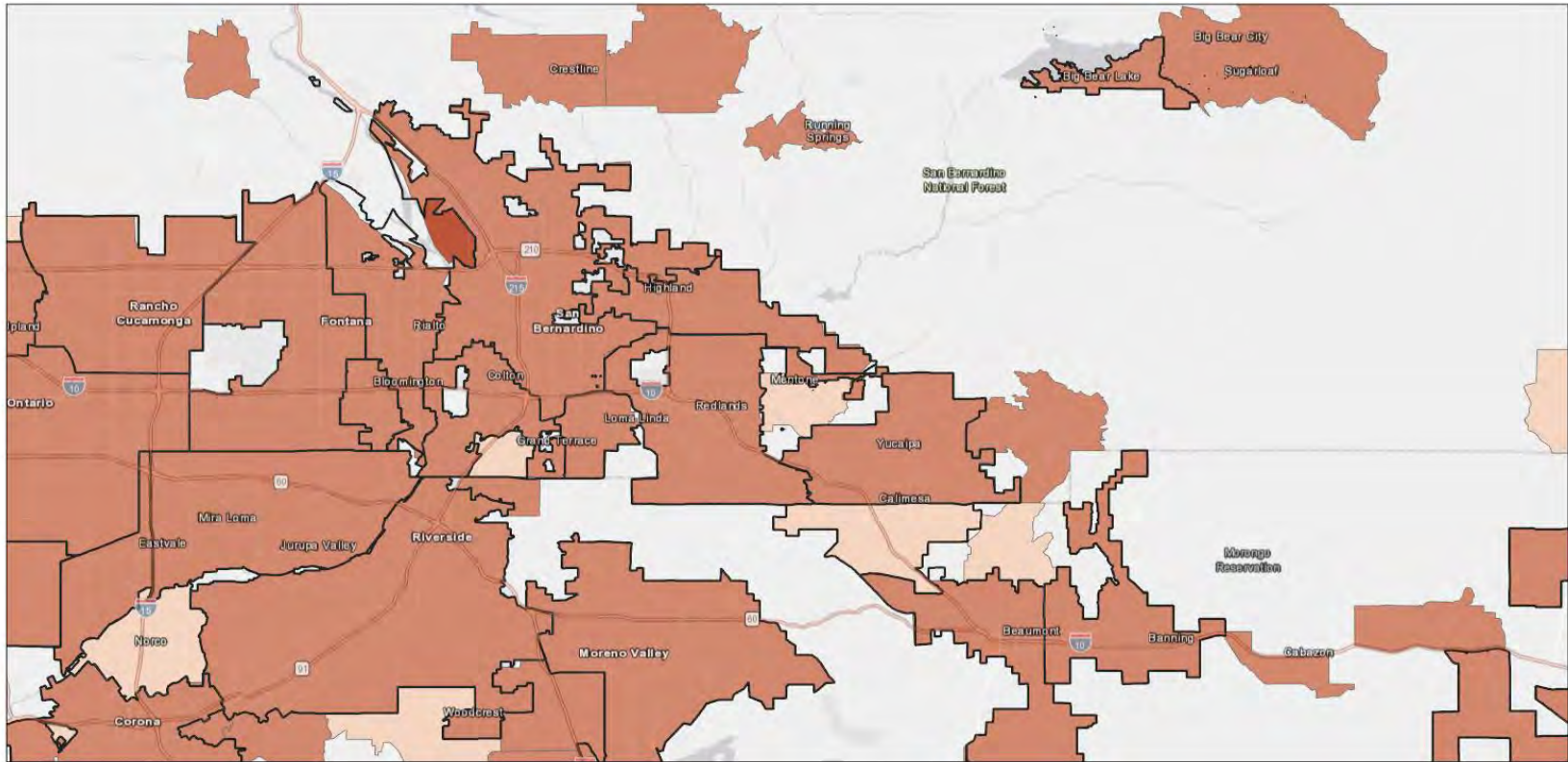
⁵⁹ U.S. Census Bureau. 2019. Selected Housing Characteristics. 2019 ACS 5-Year Estimates Data Profiles. Table DP04.



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Figure 26A. Any Four Severe Housing Problems⁶⁰

⁶⁰ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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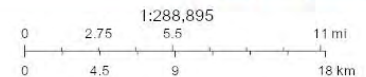
City/Town Boundaries

(A) Percent of all households with any of the 4 severe housing problems (lacks complete kitchen, lacks complete plumbing, severely overcrowded, severely cost-burdened) - (ACS, CHAS) - City Level

< 20%

20% - 40%

40% - 60%



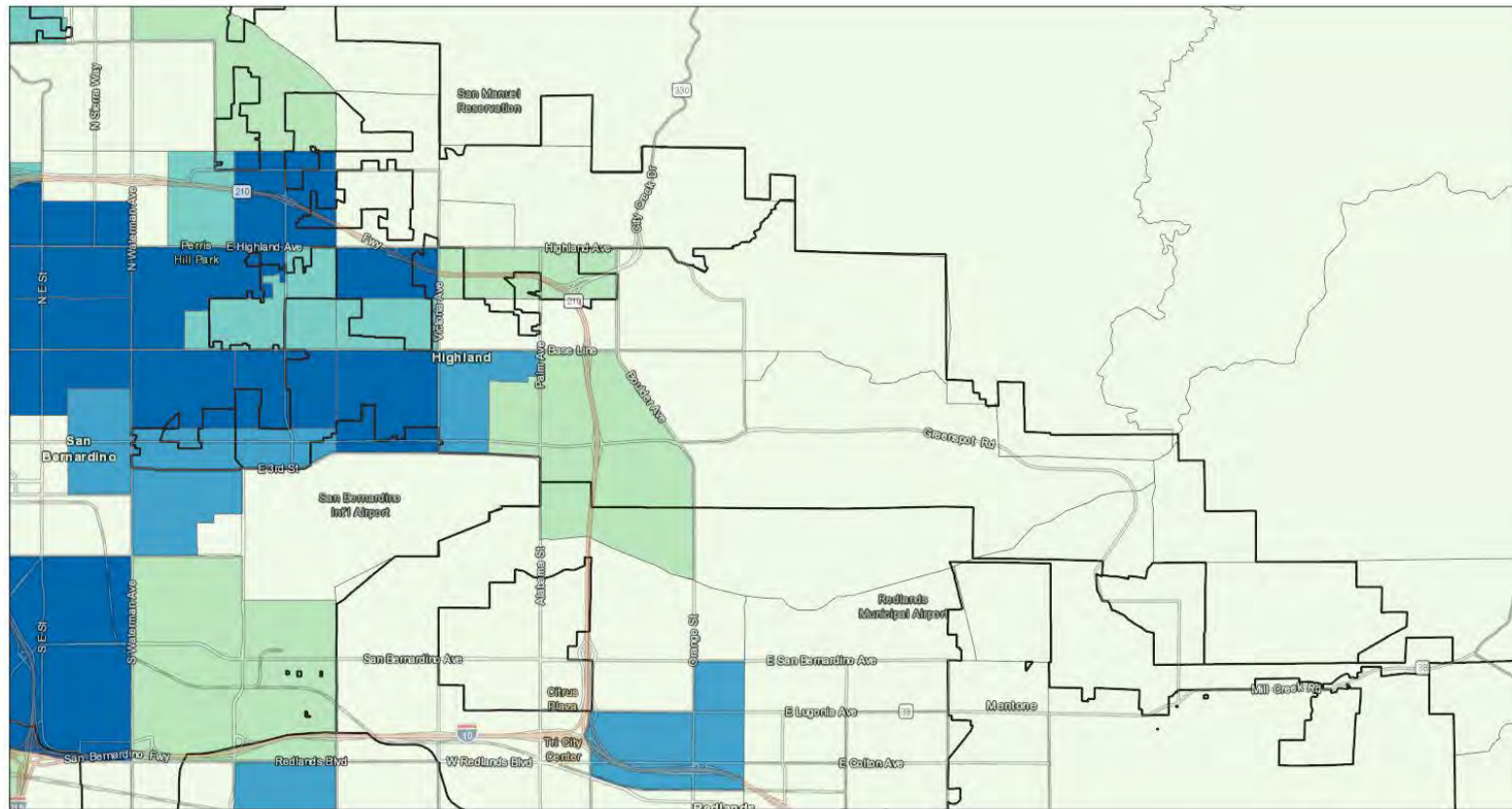
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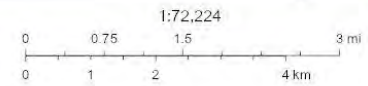
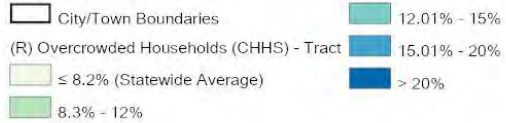
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Figure 26B. Any Four Severe Housing Problems in the Region⁶¹

⁶¹ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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Figure 27A. Overcrowding⁶²

⁶² HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

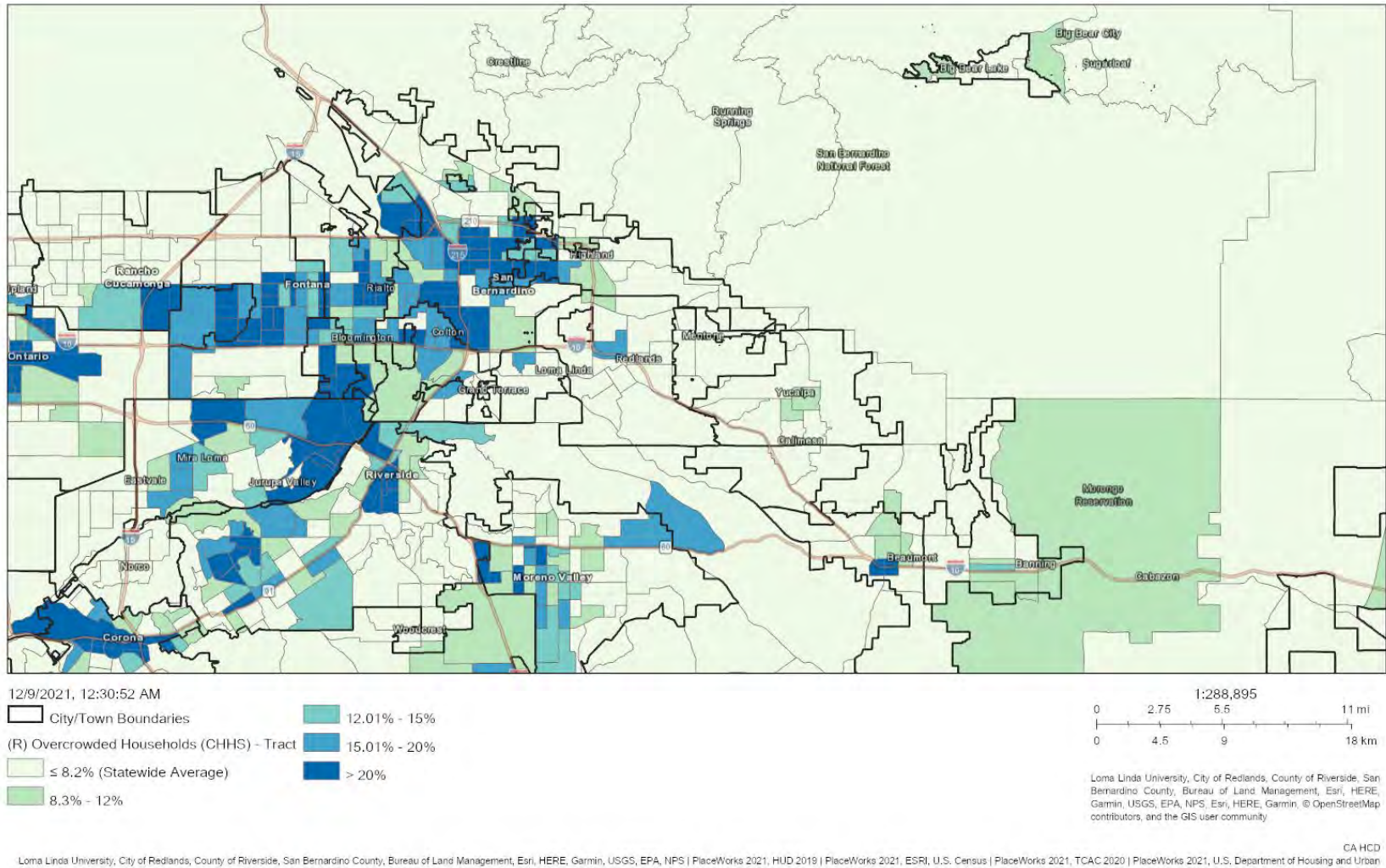


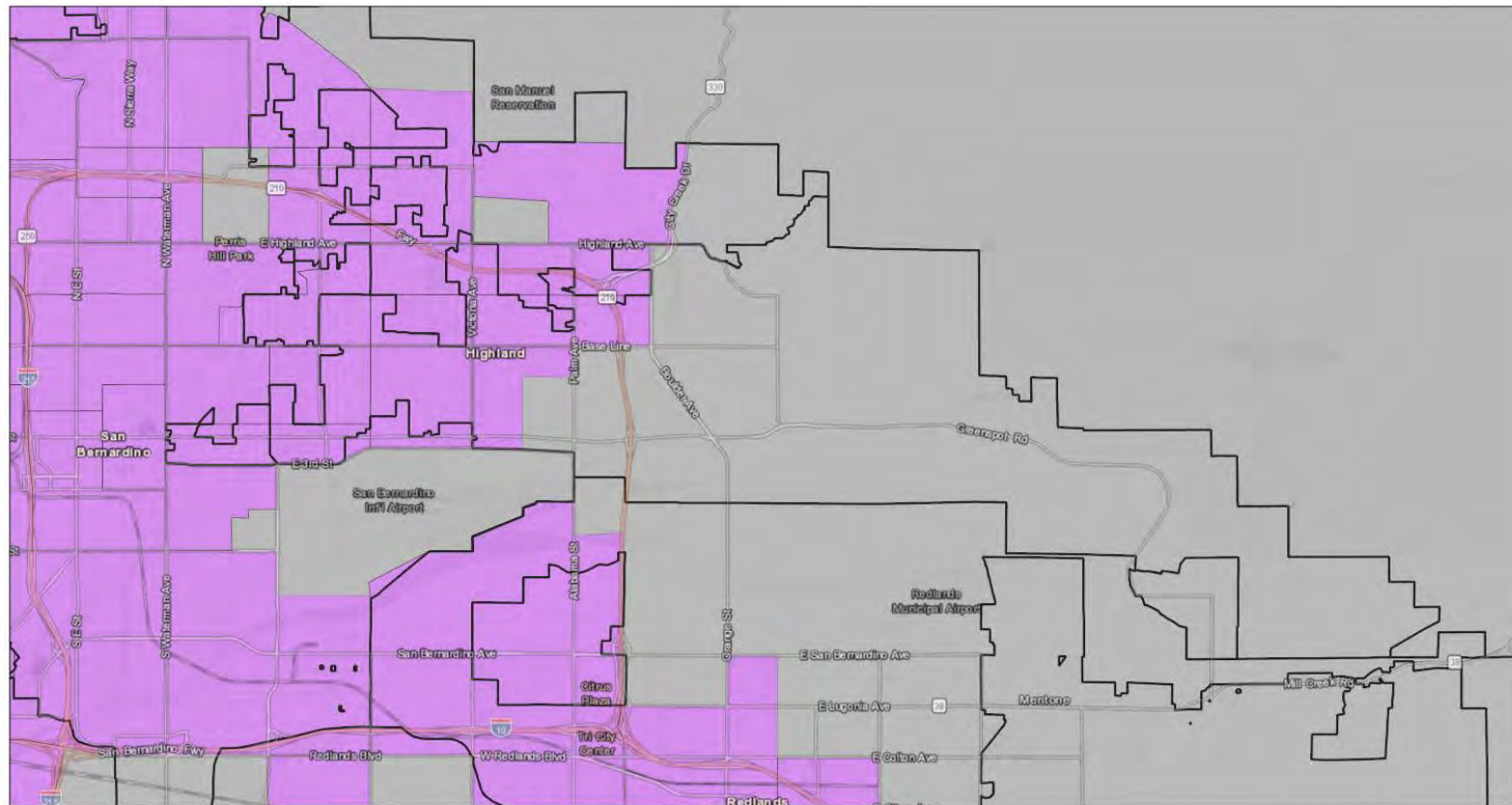
Figure 27B. Overcrowding in the Region⁶³

⁶³ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

4.6.4. Displacement

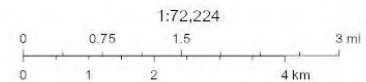
Displacement is an event that occurs for various reasons, including investment, disinvestment, or even disasters. Gentrification, or the influx of capital and higher-income residents into working-class neighborhoods, is often associated with displacement, which occurs when an increase in demand increase rents for both residential and commercial properties, and lower-income households and businesses are priced out of the community or excluded from entering into the community.

There are different stages of displacement, including at risk of displacement, early gentrification, and advanced gentrification. It is important to understand these stages in context of an area because certain policies to counteract displacement may be more or less effective depending on the stage of displacement. **Figure 28A**, Communities Sensitive to Displacement, shows western Highland to be vulnerable to displacement. This is not surprising because these communities have higher levels of poverty and therefore are more vulnerable to increases in rent. [The bigger picture as shown in Figure 28B, Communities Sensitive to Displacement in the Region, reveals that these areas are situated along major freeway corridors such as SR-90, SR-210, I-10, and I-215, where development may be rapidly changing. Due to the seriousness of the public health crisis resulting from Coronavirus \(COVID-19\) pandemic, there is a lot of economic uncertainty which may result in displacement; however, there is no current data. The effects of COVID-19 on displacement in the City will be evaluated in the future as data becomes available.](#)



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- City/Town Boundaries
- (A) Sensitive Communities (UCB, Urban Displacement Project)
- Vulnerable
- Other



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Figure 28A. Communities Sensitive to Displacement⁶⁴

⁶⁴ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

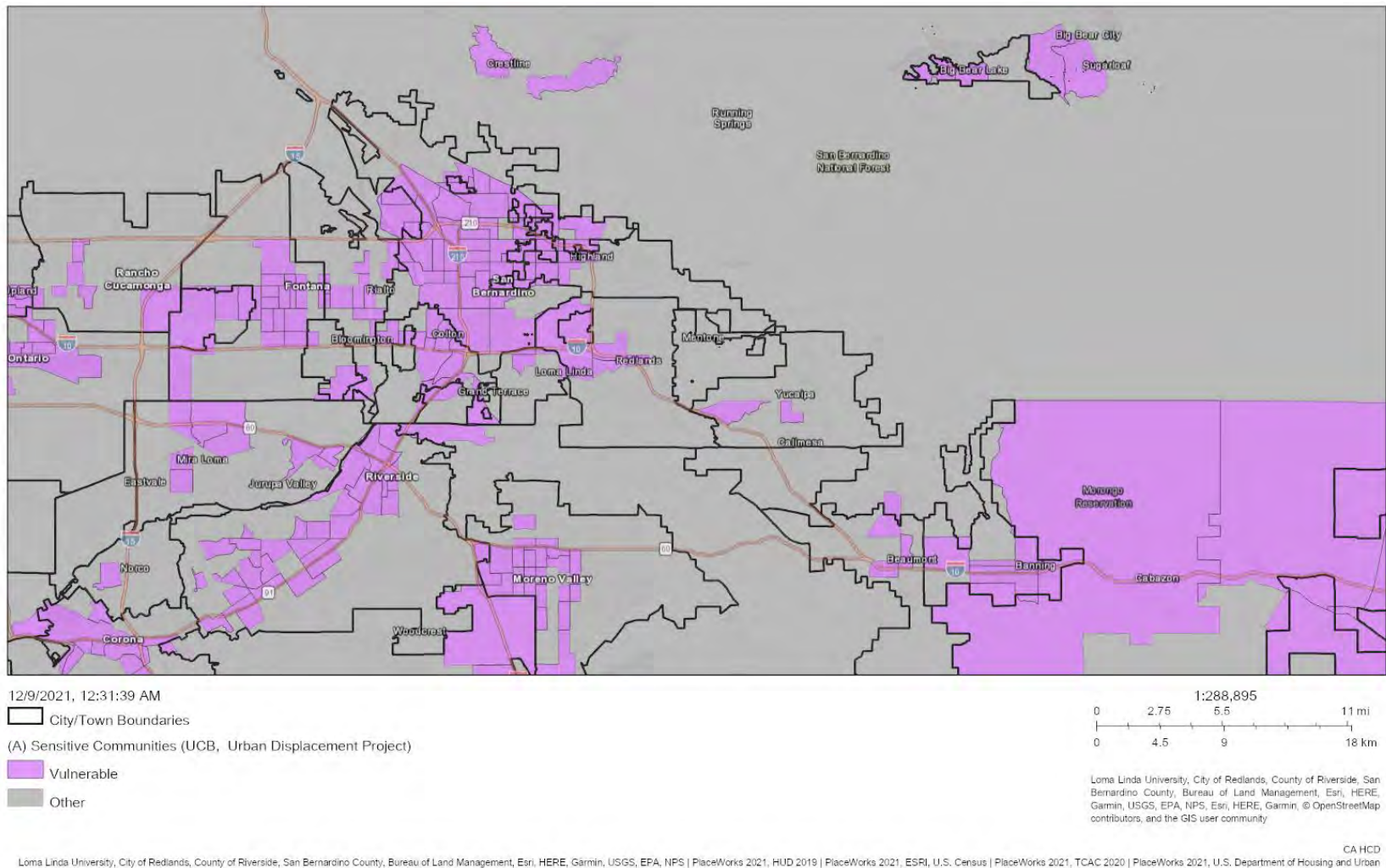


Figure 28B. Communities Sensitive to Displacement in the Region⁶⁵

⁶⁵ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

In regard to natural disasters, some areas may be more vulnerable to disaster-driven displacement due to different hazard risks by location. Fires are more likely to impact northern and eastern Highland in the Fire Hazard Severity Zones that can be seen in **Figure 29**, Fire Hazards. Flooding is more of a concern for south-central Highland, and a portion of western Highland along Warm Creek. The flood areas in southern Highland are less of a concern due to the lack of residential land uses there, but along Highland Creek there are some residential areas that could be at risk of flood-driven displacement or concerns with mold after a flood. **Figure 30**, Flood Hazards, displays where these flood zones are located in the City. Seismic hazard is another hazard event that has the potential to cause long- or short-term displacement. There are Alquist-Priolo fault zones that run diagonally across eastern Highland and can be seen in **Figure 31**, Seismic Hazards. While disasters in this area could cause displacement, higher average incomes provide more options for household recovery.

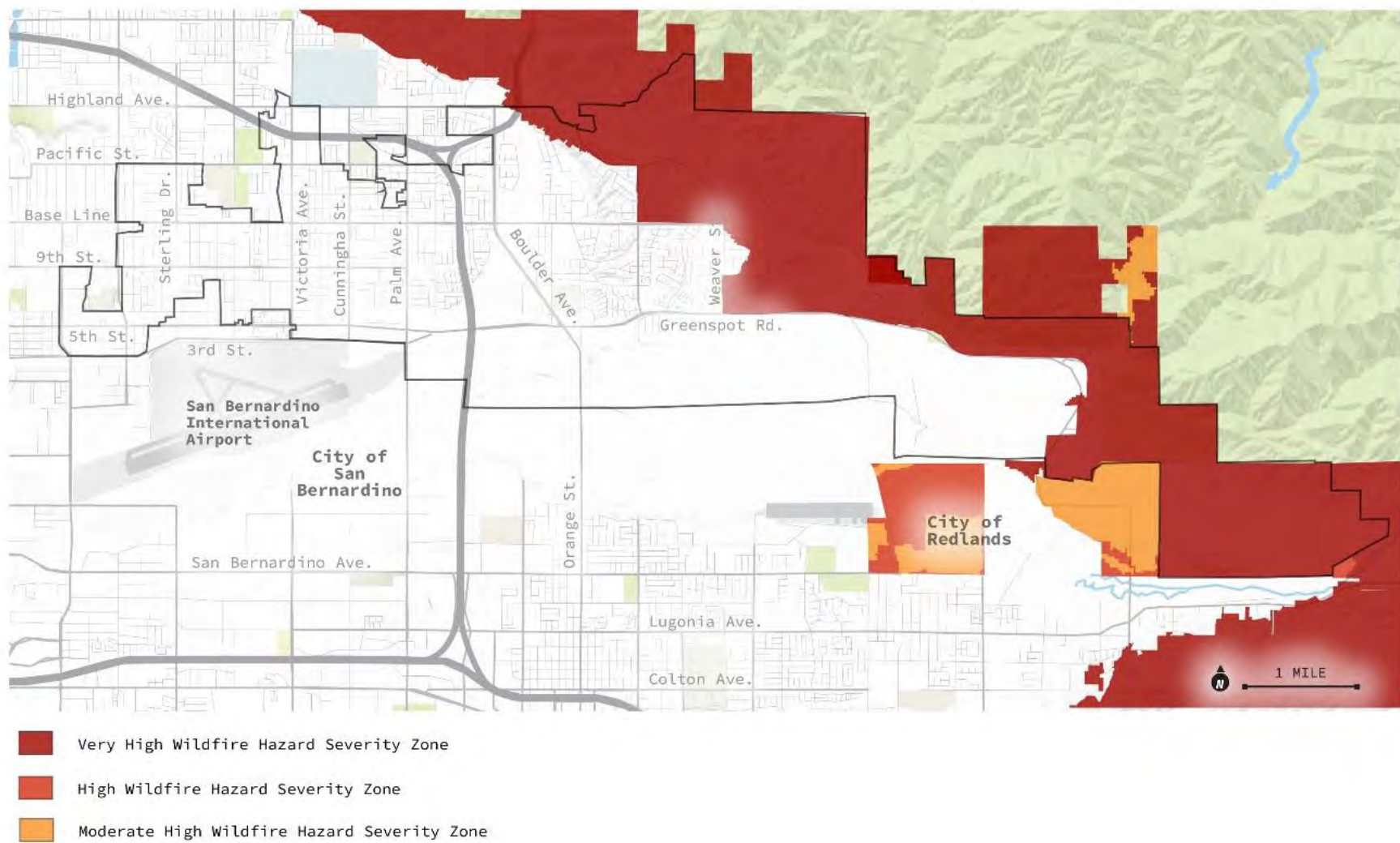


Figure 29. Fire Hazards⁶⁶

⁶⁶ CAL FIRE. 2020. California Fire Hazard Severity Zone Viewer. <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>.

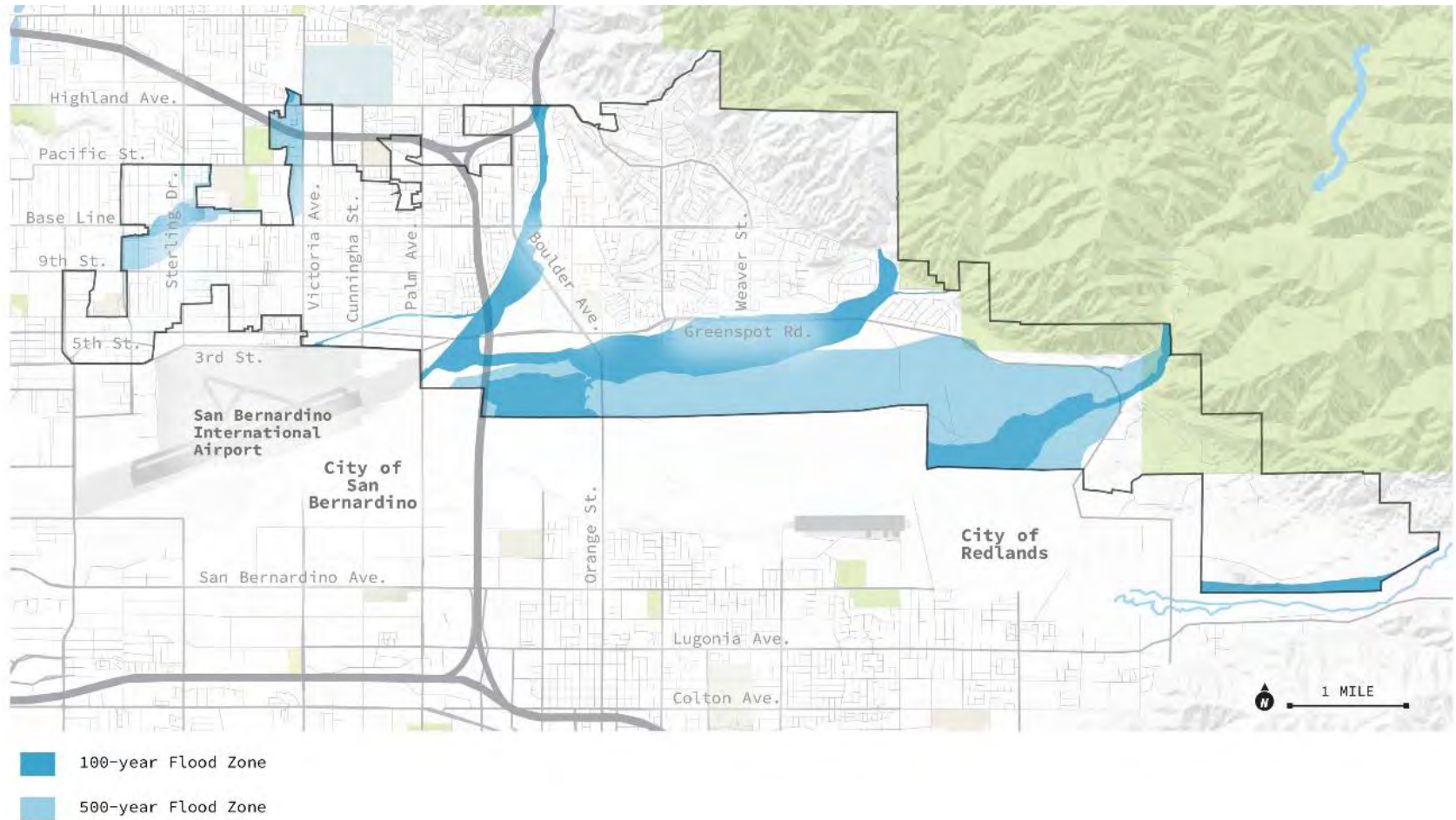


Figure 30. Flood Hazards⁶⁷

⁶⁷ FEMA (Federal Emergency Management Agency). 2020. Flood Hazard Layer Areas. <https://www.floodmaps.fema.gov/NFHL/status.shtml>.

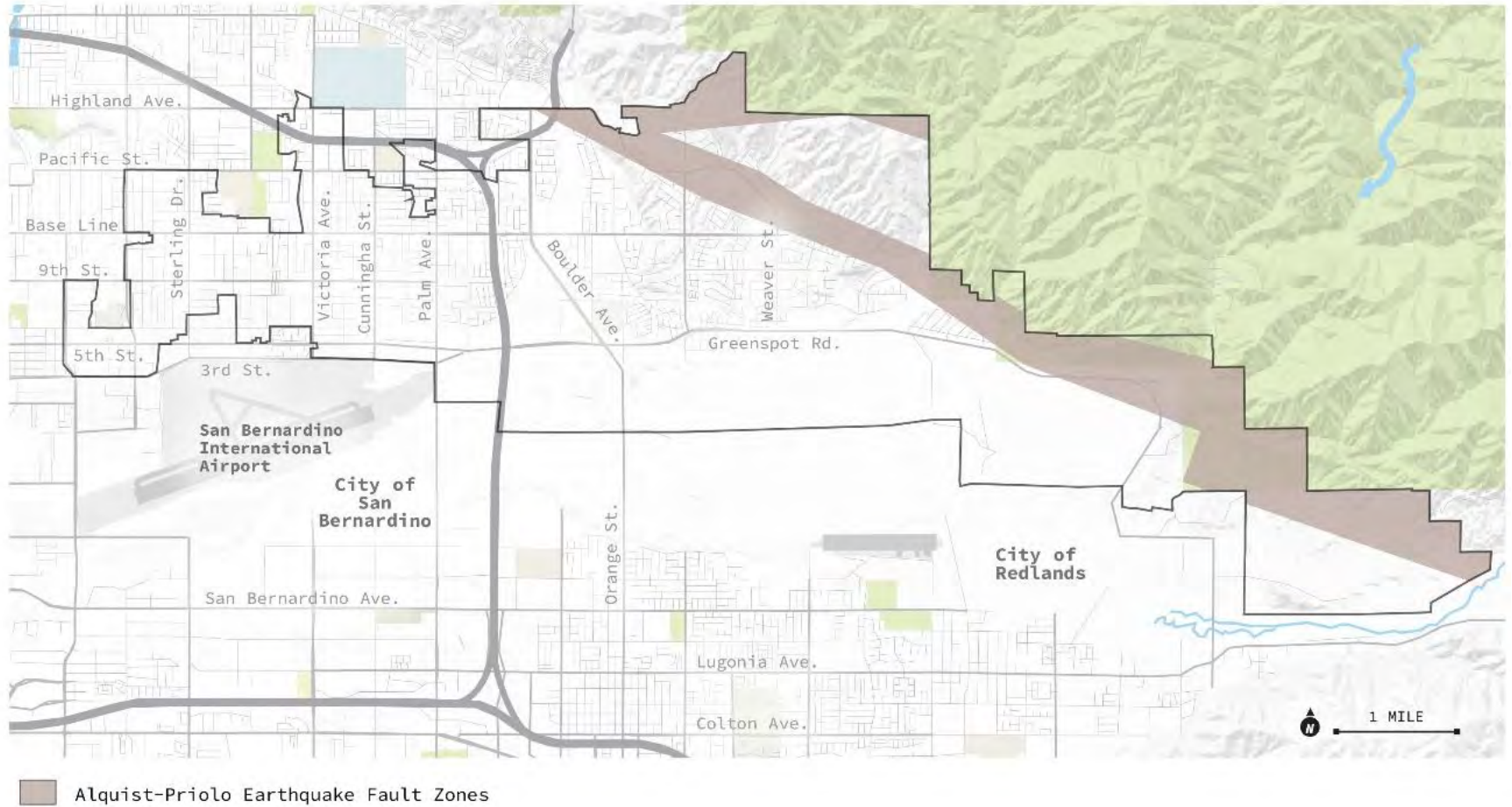


Figure 31. Seismic Hazards⁶⁸

⁶⁸ California Department of Conservation. 2015. Regulatory Maps.
<https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>.

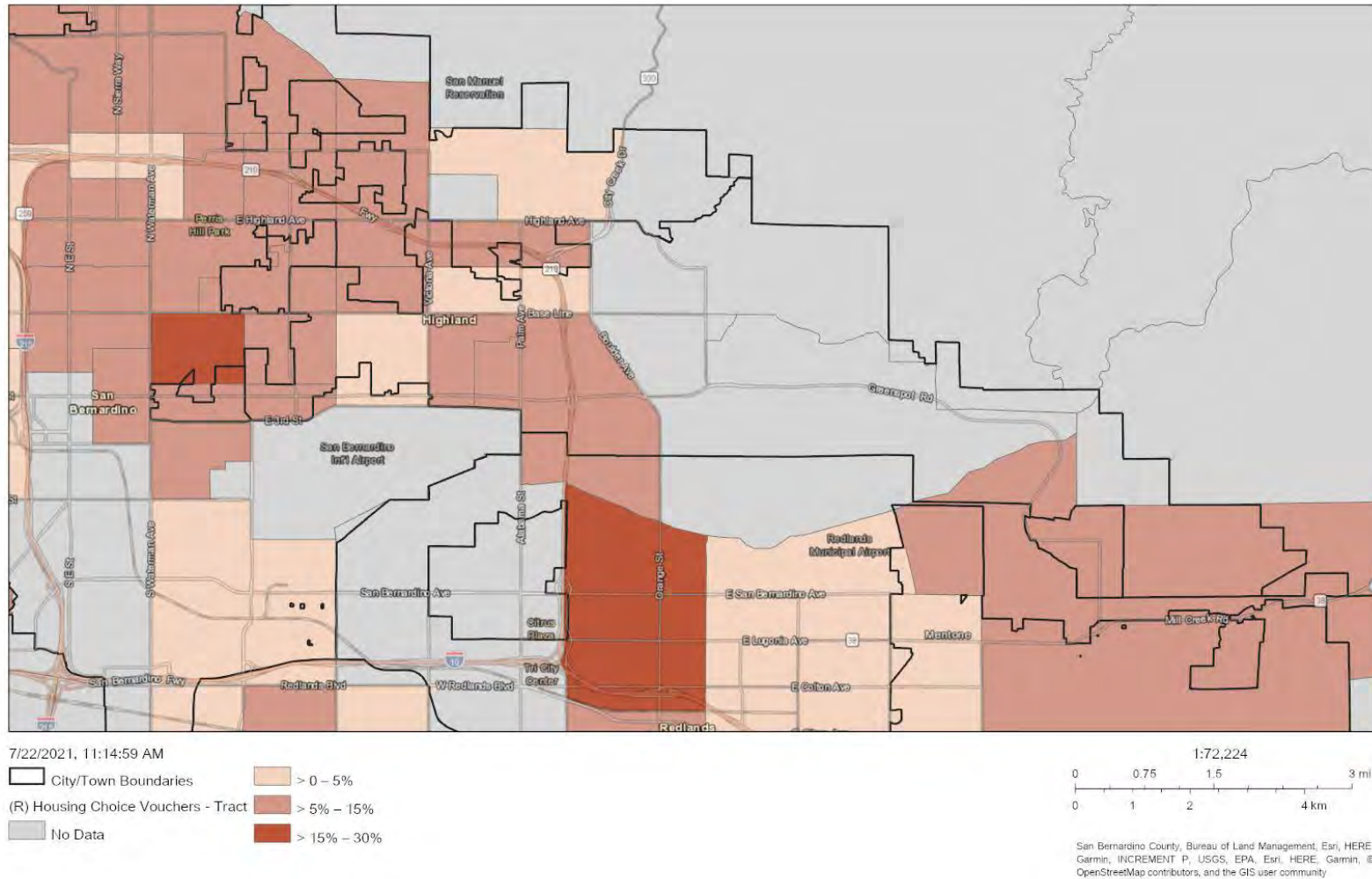
4.7. Other Relevant Components

4.7.1. Demographic Trends

In addition to the demographic trends discussed in this Fair Housing Assessment, further demographic trends regarding race, rates of homelessness, age, and population growth can be found in the Community Profile in **Appendix B, Community Profile**. Trends regarding construction, rent prices, and sale prices can be found in **Appendix C, Constraints and Zoning Analysis**.

4.7.2. Public Assistance

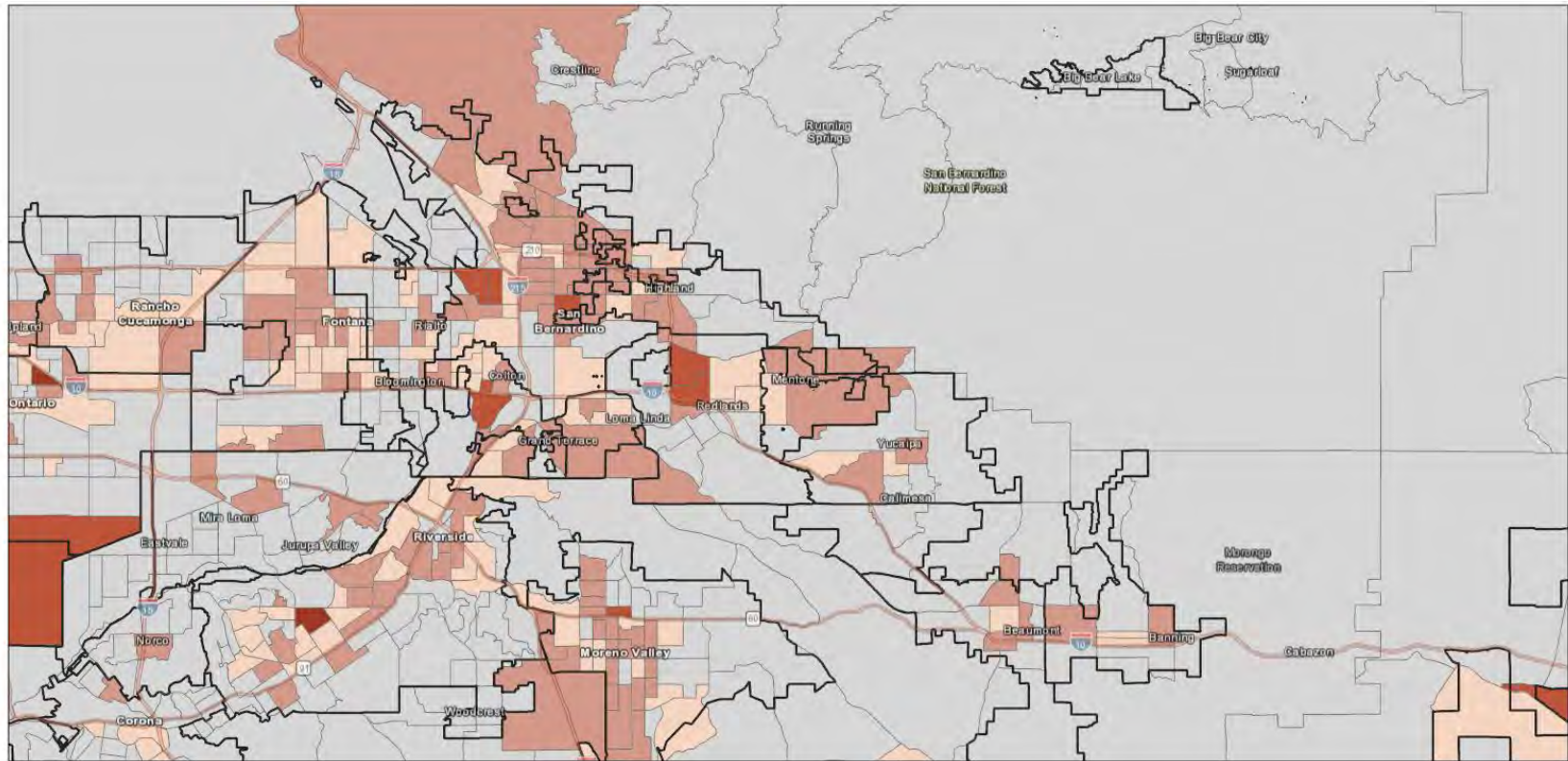
Public housing and Housing Choice Vouchers are two ways that municipalities or housing authorities assist lower-income community members with obtaining affordable rents. As can be seen in **Figure 32A**, Housing Choice Vouchers, most Census tracts across Highland have renters receiving Housing Choice Vouchers. Multiple tracts have over 10 percent of renters receiving Housing Choice Vouchers. [Figure 32B, Housing Choice Vouchers in the Region, shows that Census tracts with renters receiving Housing Choice Vouchers are in the same areas as where renters are vulnerable to displacement.](#)



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Figure 32A. Housing Choice Vouchers⁶⁹

⁶⁹ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.



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City/Town Boundaries
 > 0 – 5%
 > 5% – 15%
 > 15% – 30%
 > 30% – 60%
 No Data

1:288,895

0 2.75 5.5 11 mi

0 4.5 9 18 km

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Figure 32B. Housing Choice Vouchers in the Region⁷⁰

⁷⁰ HUD. n.d. Affirmatively Furthering Fair Housing. <https://egis.hud.gov/affht/>.

5. Sites Inventory Analysis Consistency

State law, Government Code Section 65583.2(a), requires that the sites identified in the Sites Inventory be analyzed with respect to the Affirmatively Furthering Fair Housing analysis to determine if the designation of sites serve the purpose of replacing segregated living patterns with balanced living patterns and transforming R/ECAP into areas of opportunity. Through the various goals, policies, and programs present within the Housing Element, the Regional Housing Needs Allocation (RHNA) should adequately be accommodated in a manner that affirmatively furthers fair housing.

5.1. Improved and Exacerbated Conditions

Highland is a city that is primarily segregated, with non-White populations and lower-income households located largely in the western portions of the City, where Boulder Avenue acts as the dividing boundary. Today's segregated living patterns can be explained, in part, by the growth patterns of the past. Historically, the City began as an agricultural community, consisting primarily of citrus orchards. The area west of Boulder Avenue is where the City's earliest suburban development occurred. Initial suburbanization of the area began as early as 1943 with the establishment of the San Bernardino Army Air Depot (now San Bernardino International Airport). This early suburbanization moved east from the San Bernardino area, stopping at City Creek, which intersects Boundary Avenue. Suburban development east of City Creek did not occur until much later, primarily spurred by the development of East Highlands Ranch Planned Unit Development in the 1980s. Development east of City Creek and Boundary Avenue largely consist of single-family zones and planned developments on large swaths of land with few areas of commercial development. Large areas of open space are designated along the City's creeks and along the southern portion of the City, east of City Creek.

Sites identified to accommodate the RHNA consist of sites both east and west of Boulder Avenue and City Creek. Due to the low-density nature of the available sites east of Boulder Avenue, those sites identified in this area are only identified as appropriate to accommodate the moderate- and above moderate-income RHNA. Sites that qualify as meeting the criteria for the lower-income RHNA are located west of Boulder Avenue where there is the greatest access to public parks, public transportation, and commercial services. The sites identified in the Sites Inventory ([Appendix E - Sites Inventory and Analysis](#)) are shown in **Figure 33**.

HIGHLAND 6TH CYCLE SITES INVENTORY

SELECTED SITES

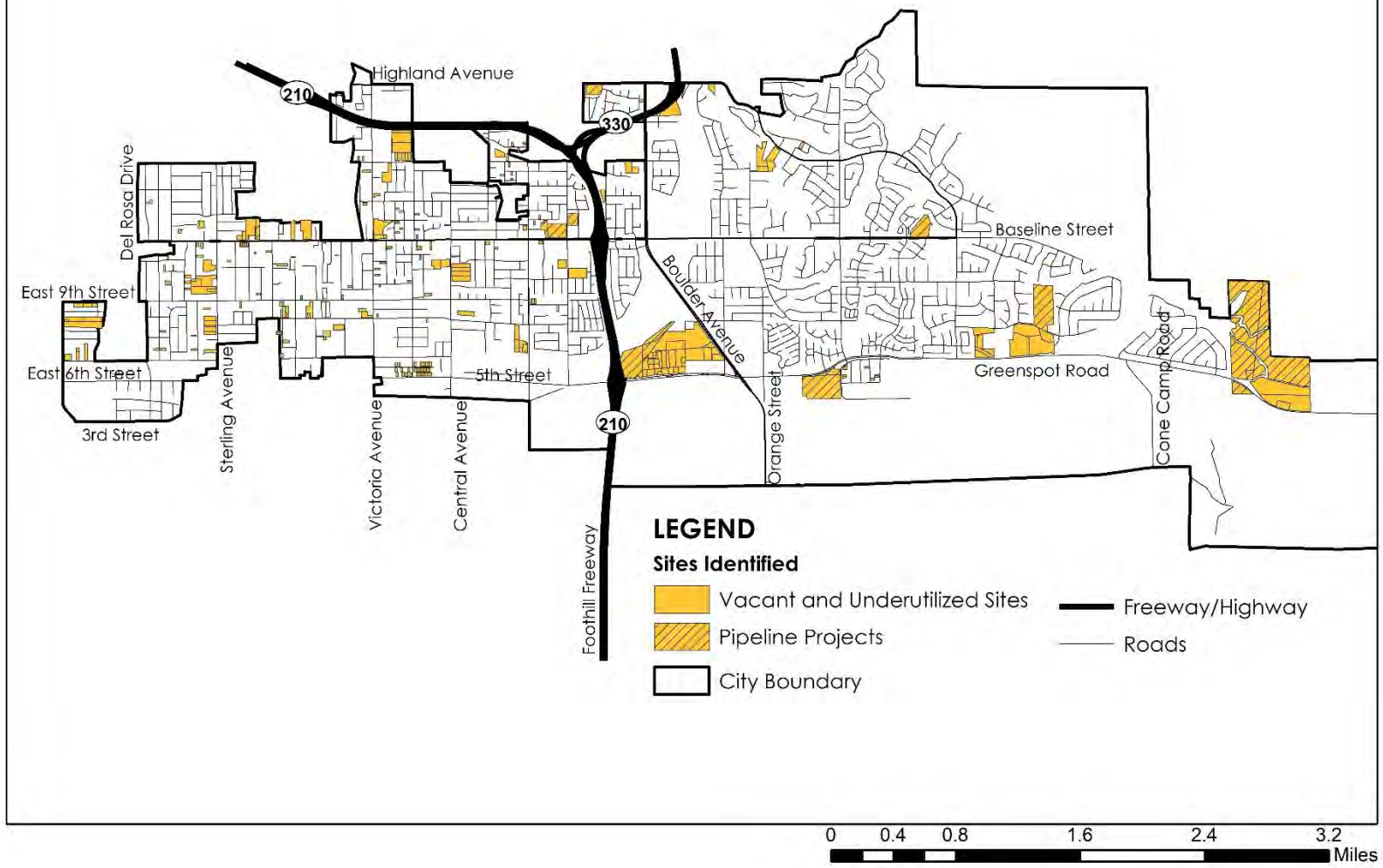


Figure 33. Sites Inventory Map

5.1.1. Segregation and Integration

Racial Demographics

The sites identified in the Sites Inventory to accommodate the lower-income RHNA are located in the areas of Highland of the City that are more racially and ethnically diverse, west of Boulder Avenue. As is detailed in **Appendix E**, the selection of lower-income sites is limited in the R-4 Multifamily Zoning District, as this zone is appropriate to accommodate lower-income housing units per State law [Government Code section 65583.2(c)(3)]. This area is also identified as having a predominant Hispanic population in several tracts. However, the Sites Inventory improves segregated living patterns in the City by identifying moderate- and above moderate-income sites near lower-income sites, in the western areas of the City, to promote housing opportunities at all income levels in a racially and ethnically diverse area of the City.

Household Income

The sites identified in the Sites Inventory improve segregated living patterns in the City as it relates to median household income. **Figure 3A**, in Section 4.2.4, indicates that households with lower median incomes are located in the western area of the City with block groups identified as having a median income at less than \$30,000, while the eastern side of the City indicated block groups with a median income greater than \$125,000. Since zoning adequate for lower-income sites is limited to the western area of the City, the Sites Inventory replaces existing segregation by household income by selecting moderate- and above-moderate sites in the western area of the City near low-income sites. The Sites Inventory also identifies capacity for 200 low-income units within the Greenspot Village and Marketplace Specific Plan which also identifies capacity for moderate-income sites, and 200 above moderate-income units credited toward RHNA as part of a multifamily development project expected to receive their certificate of occupancy within the planning period (see **Appendix E** for further details). Greenspot Village and Marketplace is located in a block group with a median income of greater than \$125,000. As such, the designation of sites at all income levels replaces segregated living patterns and improves conditions by promoting mixed-income neighborhoods.

Population with a Disability

There are no segregated living patterns of persons with disabilities in the City. Generally, there is an even distribution of the percentage of the population with a disability throughout the City. The sites identified, of all income levels, are located in tracts where there is less than 10 percent and 10 percent to 20 percent of the population has a disability.

~~with lower household incomes and higher rates of children living in a single parent home. While the identification of sites to accommodate the lower income RHNA in this area has the potential to further exacerbate segregation, when development within these areas is paired with investments to increase opportunities for residents, affordable housing units can increase stability for households where it is needed most.~~

5.1.1.5.1.2. R/ECAPs

There are several R/ECAPs identified in the City's western area, see **Figure 12A**; however, the Sites Inventory (**Appendix E**) improves conditions in the City by identifying above moderate-income sites within the R/ECAPs. All of the lower-income sites identified in Sites Inventory (**Appendix E**) are located outside of the City's R/ECAPs. As such, the Sites Inventory replaces segregated living patterns by identifying housing opportunities for households with higher incomes to deconcentrate these areas of poverty. ~~Of the~~

~~sites identified within R/ECAPs, those sites are identified to accommodate the moderate- and above-moderate income RHNA.~~

~~5.1.2.~~5.1.3. Disparities in Access to Opportunity

While the areas of ~~the City that are~~ located west of Boundary Avenue have lower rates of positive educational outcomes and lower positive economic outcomes, positive environmental outcomes are relatively consistent throughout the City, with two areas identified as having less than positive outcomes, as previously show in Section 4.5.4, Access to a Healthy Environment, of this analysis. Sites identified at all income levels fall within low-resource and high poverty and segregation tracts which are more predominant on the western side of the City. Many lower-income sites identified in Appendix E fall within low resource areas due to adequate lower-income unit zoning criteria which limits sites to the western area of the City. Therefore, the selection of lower-income sites has the potential to exacerbate conditions of concentrated housing in low resources areas based on TCAC's scoring. However, the Sites Inventory mitigates this potential by identifying 200 lower-income sites within the highest resource areas in the City as part of the Greenspot Village and Marketplace Specific Plan. Further, This area has the highest access to public transportation is highest in the areas east of Boundary Avenue, which is ideal for lower-earning households that have lower rates of automobile ownership. Further, the selection of moderate- and above moderate-income sites within areas of low resources coupled with programs in the Housing Element (detailed below) will increase access to opportunities for residents, incentivize high-quality development projects for all income levels and improve overall conditions in the City.

~~5.1.3.~~5.1.4. Disproportionate Housing Needs, Including Displacement Risk

The sites identified to accommodate the lower-income RHNA are generally located in areas with higher rates of households that are financially burdened by their housing costs, higher rates of household overcrowding, and increased vulnerability to risk of displacement. The development of affordable housing in these areas could provide opportunities for increased housing security for existing residents. When lower-income residents have access to affordable housing, they are no longer at risk of sudden increases in rent. Residents with consistently affordable housing are at a lower risk of displacement due to rent increases in the area. Additionally, because affordable housing is made affordable based on household income and size, residents tend to be less burdened by the cost of housing, leaving money available for other needs. As such, the sites selected in Appendix E, improve conditions, and will mitigate displacement risk.

6. Summary of Fair Housing Issues

The following is a list of key conclusions from this Affirmatively Further Fair Housing Analysis:

- **Racial and Economic Segregation:** ~~Highland~~ The City contains three Census tracts considered as R/ECAPs. All three R/ECAP tracts have significantly higher levels of poverty than the City as a whole, with the farthest west R/ECAP having the highest poverty rate at 48.7 percent of the population. The west and middle R/ECAPs have nearly three times the number of renter households as ownership households, and the upper R/ECAP has a nearly equal proportion of renters and homeowners.

The concentration of areas that are both racially and economically segregated lie in the westernmost tracts of Highland. These areas also have higher concentrations of housing cost burden and overcrowding, lower positive outcomes related to education and economics, and the highest concentrations of adults living alone or single female-headed households.

- **Renter Housing Needs:** According to the Census, a total of 10,796 occupied units (66.9 percent) in the City were owner-occupied in 2019, while 5,342 units (33.1 percent) were renter-occupied. The renter households in Highland are primarily located in western Highland, and have access to fewer educational, economic, and transportation opportunities. Over 80 percent of renter households experience one or more of the four severe housing problems, with higher rates of overcrowding and housing cost burden. Ozone and PM_{2.5} levels are higher in western Highland, as are rates for health indicators such as asthma and diabetes. Additionally, access to opportunity for education is higher in eastern Highland and lower in western Highland. These differences follow school district lines, with the Redlands Unified School District Census tracts scoring higher than the San Bernardino Unified School District tracts.
- **Displacement Concerns:** Western Highland is most vulnerable to displacement due to the higher levels of poverty present and lower rates of homeownership, making these residents more vulnerable to increases in rent. Additionally, flooding of Highland Creek could cause hazard-driven displacement in western Highland, causing more strain on the incomes of lower-income residents.

7. Contributing Factors to Fair Housing Issues and Strategies for Affirmatively Furthering Fair Housing

An analysis of the contributing factors to fair housing issues is used to inform the strategies employed by the Housing Element for Affirmatively Furthering Fair Housing. The key fair housing issues identified through this analysis include racial and economic segregation, renter housing needs, and displacement concerns. Those factors that contribute to these issues are those that can most directly be tied to income and wealth. Factors that can contribute to a household's access to income and wealth can include poor access to upward mobility afforded by high educational outcomes; higher wage attainment; physical or developmental ability; access to affordable housing, transportation, and childcare; access to capital assets such as land ownership or homeownership; and other factors such as access to generational wealth. Many factors that can contribute to low access to income and wealth often disproportionately impact racial and ethnic minorities, creating income inequality. For example, the Federal Reserve reports that data from the 2019 Survey of Consumer Finances revealed that the typical White family has eight times the wealth of the typical Black/African American family and five times the wealth of the typical Hispanic/Latino family.

Historically in the United States, housing discrimination has occurred through land use policy and zoning, mortgage lending practices, landlord or property owner decisions on rental applications, and patterns of public and private investment and disinvestment. These trends have resulted in residential segregation based on race, ethnicity, income, disability, and other characteristics, and has limited housing choices and access to opportunities for many Americans, especially for communities of color.

Land use policies and planning can help or hinder people's access to fair housing. It is both possible and desirable to adopt and implement proactive policies that will help to reverse past negative trends and achieve balanced, integrated, and stable residential neighborhoods.

7.1. Prioritization of Contributing Factors and Actions Designed to Meaningfully Address Contributing Factors

The City's priorities for addressing impediments to fair housing issues are identified as follows:

- 1. Affordable Housing.** Increased access to quality affordable housing opportunities can greatly improve opportunities for Highland's residents. The City's inclusionary housing ordinance (**Program 4**) will be used for the allocation of funding to support affordable housing for lower-income households. **Program 5** calls for an evaluation of existing development impact fees to identify opportunities for reduced fees in exchange for affordable housing development. Other programs of the Housing Element increase coordination and collaboration with City partners to advocate for increased support in meeting the needs of lower-income households.

Additionally, the programs of the Housing Element that have been incorporated to assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households, as well as households with special needs include the following:

- o **Program 4, Inclusionary Housing** implements affordable housing production and also collects in-lieu fees that go into the City's affordable housing preservation fund. Through this program the city will identify affordable housing preservation, rehabilitation, and construction opportunities for the expenditure of acquired funds, especially for funding opportunities of housing for extremely low-income households and households with special needs.
- o **Program 5, Impact Fees** will evaluate impact fees for affordable housing developments, especially those that serve extremely low-income households and households with special needs.
- o **Program 6, Density Bonus** the City will update its ordinance, consistent with State requirements, including the provision of a bonus for student affordable housing, senior housing, and 100 percent affordable developments to further support extremely low-income households and households with special needs.
- o **Program 16, Affordable Housing Preservation Program** is focused on assisting homeowners who may be at risk of foreclosure and providing technical assistance for publicly assisted affordable housing for extremely low-, very low-, low-, and moderate-income tenants.
- o **Program 17, Housing for Persons with Disabilities** will increase housing opportunities for those with disabilities, widening the pool of available housing. Through this program the City will promote the availability of the reasonable accommodation procedures, refer individuals and families with developmental disabilities to the Inland Regional Center in San Bernardino, which is the largest nonprofit, State-funded social service facility in the State that focuses on persons with developmental disabilities.; [Aand](#) to further opportunities for persons with disabilities and older adults with varying levels of ability, the City will explore opportunities to connect residents to resources on increasing in-home accessibility by posting materials on its website related to home retrofit guidance and accessibility in accessory dwelling units.

- Program 18, Residential Care Facilities is focused on providing an update to the Zoning Code to differentiate between residential care facilities serving six or fewer residents and those serving seven or more residents, permitting residential care facilities serving six or fewer persons by right in all residential zones in accordance with the Welfare and Institutions Code Section 5116.
 - Program 19, Emergency Shelters, Transitional Housing, and Permanent Supportive Housing will update relevant sections of the Zoning Code to assist in the development of housing for those with special needs and extremely low-income households and to ensure consistency with State law as it relates to supportive housing, emergency shelters, and transitional housing.
 - Program 20, Affordable Housing Partnerships will support creative models of affordable property ownership and affordable housing preservation through methods such as community land trusts. Informational resources will be provided on the City's website to connect lower-income households, including extremely low-income households and those with special housing needs, to housing advocacy groups, public agencies, and nonprofit organizations in the event that opportunities for purchasing lower-income housing developments become available. The City will conduct outreach to housing advocacy groups to improve coordination and increase publication of how advocacy groups can assist residents.
 - Program 21, Mobile Home Preservation will provide additional protections for mobile home park tenants by ensuring that any approval for a proposed conversion of an existing mobile home park will first consider the findings of a report that details the impact upon the ability of the displaced residents of the mobile home park to be converted or closed to find adequate housing in a mobile home park.
 - Program 22, Collaborative Partnerships the City will contact and partner with local affordable housing service providers and will continue to seek financial assistance from other agencies.
 - Program 23, Lot Consolidation Incentive provides a permit expedite incentive for lot consolidation for multifamily development on sites identified in the Housing Element as having the potential to accommodate lower- or moderate-income units, including those sites with potential for extremely low-income development and development to meet the needs of those with special needs.
 - Program 31, Surplus Lands will ensure that any lands that are declared as surplus by the City will first be offered for the development of affordable housing, including housing for extremely low-income households and households with special needs.
 - Program 33, Reduced Parking Requirements will provide a process by which parking reductions can be granted in exchange for affordable housing.
2. Accessible Housing. According to the 2019 ACS Census data, about 9 percent (4,946) of the City's population have a disability. Approximately 33 percent (1,746) of the population age 65 and older have a disability. As the population ages, the need for housing to meet varying levels of ability will increase. Accessible housing also ensures safe and quality of housing not only to disabled persons, but all residents as well. Program 1, Homeowner Rehabilitation Program, offers homeowners with funds to finance home improvement projects, including health and safety repairs, that may increase the overall accessibility of a dwelling. Program 3, Code Enforcement, ensures that

buildings are maintained and are ADA compliant where necessary. **Program 6, Density Bonus**, will provide provision of a bonus that may increase the availability and quality of senior housing. **Program 12, Accessory Dwelling Units**, can provide opportunities for those with special needs and older adults who may wish to live independently, but with near proximity to caregivers. **Programs 17, 18, and 19** can accommodate special needs individuals and older adults by providing access to housing services and care facilities that are temporary or long-term.

3. **Land Use and Planning Decisions.** Land use and planning decisions can influence and restrict needed housing opportunities. Those sites identified in **Appendix E, Sites Inventory and Analysis**, have been identified in those areas with close proximity to employment, education, services, and other resources. While some of the lower-income sites identified in Appendix E were previously identified in past Housing Element cycles, these areas have been determined to be the most ideal for future housing and the most realistic to be developed. **Program 8** of the Housing Element creates a process by which development may be permitted by right where 20 percent or more of the units are affordable on specified sites. This program will further incentivize the production of affordable housing in areas where it is needed most. **Program 11 will support efforts in creating multimodal mixed-use and transportation corridors that will provide residents of all demographics access to mobility and amenities near their homes.**
4. **Land Use and Zoning Laws.** With the City being less than 50 years old, more than half of the land consists of single-family residential uses with vacant sites scattered throughout. This number increases to the west of the City where much of the land is still largely undeveloped. **HighlandThe City** is relatively isolated, being located on the outskirts of the metropolitan Inland Empire. Therefore, it is necessary for the City to plan its resources carefully and avoid haphazard growth. It is important that future and existing developments in the city meet local and State laws, are well maintained, and are deemed affordable for future generations. The following programs may assist affordable housing developers in producing fair housing for lower income households:
 - **Program 3, Code Enforcement**, will ensure that no buildings in the City are violating Building and Zoning codes and are up to date with State legislation. This will help to minimize substandard qualities of housing that is often afforded to lower income households.
 - **Program 4, Inclusionary Housing Ordinance**, will continue to seek opportunities for funding of housing for extremely low-income households in the form of preservation, rehabilitation, or constructions.
 - **Program 12, Accessory Dwelling Units**, will provide a program that may incentive the construction and permitting of affordable ADUs.
 - **Program 23, Lot Consolidation Incentives**, will amend the code to provide lot consolidation incentives that may increase multifamily developments and can accommodate lower- or moderate-income units.
 - **Program 25, No Net Loss**, will monitor the housing capacity identified in **Appendix E, Sites Inventory and Analysis**, and develop methodology to maintain capacity for remaining RHNA in all income levels.
 - **Program 28, Low Barrier Navigation Centers**, will amend the Zoning Code to permit the development of Low-Barrier Navigation Centers as a use by-right in mixed-use and non-residential zones that permit residential uses.

- Program 29, Affordable Housing Streamlining, provides a process of streamlining for qualifying affordable and mixed-income housing developments.
- Program 30, Objective Design Standards, will help increase the transparency and certainty in the development process by providing verifiable and measurable design standards for future developments.

5. **Fair Housing Outreach.** The Inland Fair Housing and Mediation Board conducts fair housing outreach and other services on behalf of the City. The City is committed to furthering fair housing outreach through the programs of the Housing Element. Through **Program 2, Residential Rental Enhancement and Rehabilitation Program**, the City will continue to provide health and safety hazard checks for landlords, ensuring that tenants are not subject to substandard housing and the City will also continue to provide landlord trainings to ensure property safety measures are taken. **Program 2** further enhances upon this existing program to incorporate fair housing training for landlords. This will expand upon the City's Crime-Free Multiple-Family Rental Housing Program, to ensure that this program is implemented through the lens of fair housing, providing fair housing services for residents and landlords.

Another relevant factor in contributing to fair housing issues is available housing on the market. Although the lack of affordable and accessible housing are impediments to fair housing, the availability of reasonably priced units on the market is yet another contributing factor to fair housing as insufficient supply and increased demand become commonplace for lower income families. As provided under **Section 3.5, Housing Price and Affordability of Appendix B, Community Profile**, local data shows that with the prices of housing lower income households can afford, there is simply not enough housing in that price range are very few opportunities that goes into sale for rent or for sale for extremely low- and lower-income households. Between 2018 and 2019, property values increased in the City by 6 percent. The City's 2019 median property value was \$330,200 which is 1.37 times larger than the national average of \$240,500 during the same year. In the case where they do become available, there is likely to be an increase in competition. This occurs commonly in higher density areas that are closer to amenities and resources and finding a home in these locations come at a premium. Such example is shown in **Figures 3A, 11A, 16A, and 27A**, where west Highland is home to a significant non-White population and is close to job opportunities but is also overcrowded and the median income is among the lowest categories. Additionally, Section 8 Housing Vouchers pose a similar issue in which the waiting list for applicants in need of housing is often prolonged due to a lack of availability or incentives.

Additionally, Housing Element **Programs 16, 27, and 28** were developed to further demonstrate the City's commitment to Affirmatively Further Fair Housing through increasing fair housing awareness in the landlord/tenant screening training and through resources on the City's website, continued partnership with the Inland Fair Housing and Mediation Board, and continued participation and engagement in the Regional Analysis of Impediments to Fair Housing Choice. Additional programs are focused on increasing housing access for residents.

Appendix E: Sites Analysis and Inventory

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1 Introduction

As provided under California State law (Government Code Section 65583 [a][3]), a Housing Element must include an inventory of land suitable for residential development, including vacant sites that can be developed for housing within the planning period and nonvacant sites that have realistic and demonstrated potential for redevelopment during the planning period to meet the local housing need at all income levels. As further detailed in the Regional Housing Needs Allocation (RHNA) discussion in Section 2, every local jurisdiction is assigned a number of housing units representing its share of the State’s housing needs for an 8-year period. The housing need of the City of Highland (City) for the 6th Cycle 8-year planning period [October 15, 2021– October 15, 2029] (6th Cycle) consists of 2,513 total units, including housing at all income levels.

This appendix (sites analysis) of the Housing Element contains an analysis and inventory of sites within City limits that are suitable for residential development during the 6th Cycle. As presented in this sites analysis, the City has an adequate supply of land to fully accommodate the City’s housing allocation of 1,028 lower-income units (including very low- and low-income¹), 471 moderate-income units, and 1,014 above moderate-income units.

This sites analysis describes the City’s housing target for the 6th Cycle RHNA projection period [June 30, 2021, to October 15, 2029] (planning period), known as the RHNA; the methodology by which realistic development capacity was determined; and the approach used for the identification of sites. An overview of the existing capacity in the City is also provided, including residential projects in the pipeline with remaining entitlements or pending residential units that are anticipated in the planning period, and the corresponding approved or anticipated affordability for the units in each project, an analysis of vacant and underutilized sites where housing is currently an allowed use, and the projection of accessory dwelling units anticipated for the planning period.

2 Regional Housing Needs Allocation

Pursuant to State law, each jurisdiction in the State has a responsibility to accommodate a share of the projected housing needs in its region. The California Department of Housing and Community Development (HCD) assesses each region’s housing needs and allocates a unit count (the RHNA) to each region in the state. The RHNA is mandated by State housing law as part of the periodic process of updating local Housing Elements of General Plans. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods.

As part of the assessment and allocation process, each Councils of Governments develops a methodology to determine each jurisdiction’s RHNA as a share of the regional housing need provided by HCD. Each jurisdiction’s RHNA is broken down by income category, ensuring that all economic groups are accommodated. The methodology generally distributes more housing, particularly lower-income housing, near jobs, transit, and resources linked to long-term improvements of life outcomes, and must further State objectives, including affirmatively furthering fair housing.

¹ For sites that are identified in the Sites Inventory to meet the lower-income RHNA, it is assumed that 50% of the realistic capacity of a site counts toward the low-income RHNA, and 50% of realistic capacity counts toward the very-low income RHNA.

The City’s share of regional housing need was determined by a methodology prepared by the Southern California Association of Governments (SCAG) as part of its Final Regional Housing Needs Assessment Allocation Plan adopted in March 2021 and updated June 2021. In accordance with the Final RHNA Allocation Plan, the City must plan to accommodate 2,513 total housing units for the projection period beginning June 30, 2021, and ending October 15, 2029. This is equal to a yearly average of approximately 303 housing units. The 2,513 total units are split into four RHNA income categories (very low-, low-, moderate-, and above moderate-income). **Table 1** provides the City’s RHNA by income category. Of the 2,513 total units, the City must plan to accommodate 619 units for very low-income households, 409 units for low-income households, 471 units for moderate-income households, and 1,014 units for above moderate-income households from 2021 to 2029.

Table 1. City of Highland RHNA 2021–2029		
Income Category	Units	Percent of Total
Very Low-Income ¹	619	24.6%
Low-Income	409	16.3%
Moderate-Income	471	18.7%
Above Moderate-Income	1,014	40.4%
Total	2,513	100%
<p><small>1. The City has a RHNA of 619 very low-income units. Pursuant to State law (AB 2634), 50% of the very low-income units are assumed to be extremely low-income. Therefore, the City’s RHNA of 619 very low-income units may be divided into 309 extremely low-income units and 310 very low-income units. However, for the purposes of identifying adequate sites for the RHNA, the State law does not mandate the separate accounting of units for extremely low-income households.</small></p>		

To ensure that adequate capacity is maintained in the City throughout the 6th Cycle, additional capacity above and beyond the RHNA assigned to the City has been identified. In accordance with State requirements, the City will monitor the housing capacity identified in this sites analysis throughout the planning period to maintain sufficient capacity for the remaining RHNA at all income levels.

3 Vacant and Underutilized Sites Methodology and Assumptions

State law requires each jurisdiction to include a land inventory to identify specific sites that are suitable for residential development and to demonstrate that sufficient land is available to provide adequate housing capacity to meet the RHNA for each income level. This section of the sites analysis describes the methodology used to calculate the housing capacity on all vacant and nonvacant developable land within the City limits that is zoned to allow for housing and available to develop within the Housing Element planning period.

3.1 Process Overview

As part of the sites analysis, the City and consulting team had to identify specific sites that are suitable for residential development to determine whether there are sufficient sites to accommodate the City’s

regional housing need in total and by income category. This analysis helped the City determine the programs that the City will adopt to make sites available with appropriate zoning, development standards, and infrastructure capacity to accommodate the new construction needed during the 6th Cycle (see complete infrastructure capacity discussion in the Housing Element's **Appendix C, Constraints and Zoning Analysis**).

The sites analysis was completed using geographic information system (GIS) mapping software using multiple data sets to identify potentially available housing sites, largely depending on SCAG's annual land use parcel-level dataset (ALU v.2019.2) available from SCAG's open GIS data portal (last updated in June 2021). SCAG's land use dataset provides extensive parcel-level data, including existing land uses principally based on 2019 tax assessor records.² In addition, online mapping tools, including Google Earth and Google Maps, as well as City knowledge of the current projects in the pipeline and development interest in certain areas of the City, were used to verify vacant and underutilized status and existing uses.

With the large quantities of vacant land that exist in the City, the sites analysis largely depends on those vacant sites within City limits that permit for residential development under their existing Municipal Code zoning district (zoning district). Additionally, a small number of sites identified in the sites inventory include nonvacant, underutilized parcels. Under State law, if a housing element relies on nonvacant sites to accommodate 50 percent or more of its RHNA for lower-income households, the nonvacant site's existing use is presumed to impede additional residential development, unless the housing element describes findings based on substantial evidence that the use will likely be discontinued during the planning period. However, only 11 total parcels identified to accommodate lower-income households have existing uses, while 27 total parcels identified to accommodate lower-income households are vacant. Meaning that the housing element relies on nonvacant sites to accommodate less than a third of its RHNA for lower-income households. Nonetheless, the nonvacant sites were thoughtfully selected based on clear evidence that the existing uses on the sites identified to be underutilized are not considered an impediment to future development. Determining which nonvacant sites are underutilized and have the strongest potential for redevelopment can help identify ideal areas for accommodating new housing through redevelopment and capitalizing on existing infrastructure. Underutilized sites are identified through thorough and selective criteria to determine which existing uses are most likely to redevelop when paired with the right land use designation, regulations, and policies. As part of this identification process, an analysis of underutilized sites was conducted to determine where to prioritize Housing Element programs that aim to increase opportunities for housing development.

In addition to analyzing the existing uses and proximity to resources and existing infrastructure on each parcel, the methodology for identifying and prioritizing underutilized sites was largely based on the following factors:

- Existing Use –No known existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development. Existing Use is

² Sources of 2019 existing land use: SCAG_REF – SCAG's regional geospatial datasets; ASSESSOR – Assessor's 2019 tax roll records; CPAD- California Protected Areas Database (version 2020a; accessed September 2020); CSCD – California School Campus Database (version 2018; accessed September 2020); FMMP – Farmland Mapping and Monitoring Program's Important Farmland GIS data (accessed September 2020); MIRTA – U.S. Department of Defense's Military Installations, Ranges, and Training Areas GIS data (accessed September 2020).

reasonably expected to be discontinued within the planning period and is not considered an impediment to development in conjunction with all, or some, of the factors listed below.

- **Building Age** – Buildings that are 50 years or older (all but two residential buildings identified on underutilized parcels were built prior to 1971). The age of housing is often an indicator of housing conditions. In general, housing that is 30 years or older may need minor repair. Housing over 50 years old is considered aged and more likely to generate major repairs.
- **Floor Area Ratio** – Buildings with a floor area ratio (FAR) less than 0.15. FAR is the ratio of a building's total floor area to the size of the piece of land upon which it is built. The average FAR of nonvacant sites identified to accommodate the RHNA for lower-income households is 0.03.
- **Site Size** – Parcels greater than 0.5 acres or less than 10 acres, or smaller parcels with the potential for lot consolidation resulting in a site greater than 0.5 acres. Development of housing affordable to lower-income households on individual parcels that are smaller than 0.5 acres or larger than 10 acres is not typically considered realistic or feasible. However, parcels less than 0.5 acres may be included if there is the potential for combining small lots into larger sites to accommodate higher-density development through lot consolidation (see additional details in Section 3.2.1, Lower-Income Sites), which the City will incentivize through Program 23, Lot Consolidation Incentive, of the Housing Element.

While a few nonvacant sites identified to be underutilized have existing residential uses, none of the underutilized sites are known to have been occupied in the past 5 years with housing occupied by lower-income residents. In addition, the existing units on the sites were subtracted from the realistic capacity to calculate the net-new units, and only net-new units were ultimately accounted for toward accommodating the City's RHNA.

All parcels included in the sites inventory were reviewed for any known environmental constraints; the sites included in the inventory have all been designated for residential development and are not constrained by known site-specific constraints that would limit development. Parcels that were identified as having absolute constraints³ were removed from the site inventory.

Land suitable for residential development must be appropriate and available for residential use in the planning period. As such, the sites were also reviewed according to their development standards and regulations, and compared to recently approved or built residential projects in the same designations where housing is an allowed use.

3.2 Density and Affordability Assumptions

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate that the projected residential development capacity of the sites identified in the Housing Element can realistically be achieved. This realistic capacity may use established minimum densities to calculate the housing unit capacity. The sites analysis estimated realistic capacity as shown in **Table 2**, Density Assumptions by Zone. As a conservative estimate of capacity calculations, the sites analysis estimated realistic capacity based on the minimum permitted density of 20 dwelling units per acre in the City's R-4 zone and Greenspot Village & Marketplace Specific Plan for sites identified to accommodate the City's lower-income RHNA. This does not limit the ability of a project to

³ Per Connect SoCal's Sustainable Communities Strategy Technical Report's (adopted 3, 2020) areas identified to avoid placement of future growth, including absolute constraints such as preserved land where growth has been reduced and redirected, as well as variable constraints where growth could be avoided if possible.

be built at the higher densities allowed under either the zoning or the General Plan. Furthermore, it is expected that property owners will strive for densities above the minimums, assuming developers can earn greater profits for construction on the same parcel of land. Sites identified to accommodate the City’s RHNA with pending projects have been calculated based on their approved or expected densities and affordability (see Section 4.1, Planned, Approved, and Prospective Projects, for a detailed overview of residential development in the pipeline).

Table 2. Density Assumptions by Zone

Zoning District	Maximum Density (dwelling units per acre)	Realistic Density (units per acre)	Income Level
R-4 (Multifamily District)	30	20	Lower
R-3 (Multifamily District)	18	12	Moderate
MU (Mixed Use District)	18	12	Moderate/ Above Moderate
R-2 (Two-Family District)	12	8	Moderate
R-2C (Corridor Residential District)	9	6	Moderate
R-1 (Single-Family District)	6	4	Above Moderate
VR (Village Residential District)	6	4	Above Moderate
EHV (East Highland Village District)	6	4	Above Moderate
A/EQ (Agricultural Equestrian District)	2	2	Above Moderate
PD (Planned Development District) ¹	Varies ²	Varies	Moderate/ Above Moderate
Greenspot Village & Marketplace (SPR-006-001)	Planning Area 2: 30 Planning Area 3: 40 ³	Varies ³	Lower/ Moderate / Above Moderate
<u>Mediterra Planned Development (PD 13-001)</u>	<u>Varies⁴</u>	<u>Varies⁴</u>	<u>Moderate/ Above Moderate</u>

Source: City of Highland Municipal Code, Title 16 Land Use and Development, 2021.

1. The maximum overall intensity of areas designated Planned Development shall be consistent with the provisions of the Highland General Plan or determined through the development review process. Development within areas designated Planned Development are processed using a Specific Plan pursuant to Government Code Section 65450, a planned unit development, a Conditional Use Permit or a similar device.

2. Per the City of Highlands General Plan Land Use Element, Densities for Planned Development areas vary and typically range from 4.6 to 12.0 dwelling units per acre.

3. See Section 4.1.1, Greenspot Village & Marketplace Specific Plan, and Sections 4.2, Lower-Income Sites, and 4.3, Moderate-Income Sites.

4. See Section 4.1.2, Vista Verde at Mediterra, and Sections 4.3, Moderate-Income Sites, and 4.4, Above Moderate-Income Sites.

3.2.1 Lower-Income Sites

In accordance with Housing Element law (Government Code Section 65583.2[c][3]), the City’s default density for lower-income sites must permit at least 30 dwelling units per acre. Further, it is detailed under State guidance that sites that are too small or too large (less than 0.5 acres or greater than 10 acres) may not facilitate developments affordable to lower-income households. As such, sites included in the lower-income sites inventory with only one parcel have been limited to parcels between 0.5 and 10 acres. However, parcels less than 0.5 acres may be included if there is the potential for combining

small lots into larger lots/sites to accommodate higher-density development through lot consolidation. In total, only two sites identified as appropriate to accommodate lower-income units (Sites 9A and 18B as identified in **Table 11**, Sites Inventory Table) include more than 1 parcel and have been identified as having the potential to be reasonably consolidate into one site based on evidence discussed in **Section 4.2, Lower-Income Sites**. The City will incentivize lot consolidation through **Program 23, Lot Consolidation Incentive**, of the Housing Element by amending the Highland Municipal Code to incentivize lot consolidation through an expedited development permit review process on sites identified in the Sites Inventory as having the potential to accommodate lower- or moderate-income units. ~~of this income level, so sites have been limited to those between 0.5 and 10 acres. Generally, a site is a parcel or a group of parcels that can accommodate a portion of the jurisdiction's RHNA. Parcels less than 0.5 acres that have been included in the lower-income sites inventory are anticipated to be consolidated into one site and have been clearly marked. All parcels identified as having the potential to be consolidated as a single site, have been clearly marked by a letter following the site number in **Table 11**.~~

The City has one zoning district that permits densities of 30 dwelling units per acre, the R-4, Multifamily District. As such, sites identified in this zoning district were included in the inventory as lower-income sites. In addition, the City currently has a Residential High Density Special Overlay (HDS) that permits densities of at least 20 but not greater than 30 units per acre. However, the 52-acre HDS Overlay is now located entirely within the 104-acre Greenspot Village & Marketplace Specific Plan (Specific Plan) area which allows for a greater density range. The Specific Plan, which was adopted in 2013 (SPR-006-001 Greenspot Village & Marketplace), allows a density range of 18 to 40 dwelling units per acre. As such, the sites analysis relied on the development standards of the Specific Plan in lieu of the HDS Overlay, and sites identified in the Specific Plan zoning designation were included in the inventory for all three income categories: lower-, moderate-, and above moderate-income. ~~as~~Specifically, vacant sites in the Specific Plan area were identified as appropriate to accommodate lower- and moderate-income housing, further detailed in **Sections 4.2, Lower-Income Sites**, and **4.3, Moderate-Income Sites**, while units in the project pipeline in the Specific Plan area have been credited toward the above -moderate-income RHNA based on their approved affordability (see discussion related to TREH Partners development detailed in **Section 4.1.1**, Greenspot Village & Marketplace Specific Plan).

3.2.2 Moderate-Income Sites

Primarily vacant sites in the R-3 (Multifamily District), MU (Mixed Use District), R-2 (Two-Family District), and R-2C (Corridor Residential District) districts were inventoried at the moderate-income level based on each zoning district's permitted uses and maximum densities ranging from 9 to 18 dwelling units per acre. All four zoning districts provide opportunities for a range of housing choices at medium densities. As such, all sites identified within the designations were inventoried at the moderate-income level. In addition, select sites in the PD (Planned Development District), Mediterra Planned Development (PD 13-001) and Greenspot Village & Marketplace (SPR-006-001) zoning districts were identified as having the capacity to accommodate moderate-income sites.

3.2.3 Above Moderate-Income Sites

Primarily vacant sites in the Single-Family (R-1), Village Residential (VR), East Highland Village (EHV), and Agricultural Equestrian (A/EQ) districts were inventoried at the above moderate-income level based on each zoning district's permitted uses and maximum densities ranging from 2 to 6 dwelling units per acre. All four zoning districts provide opportunities for a range of housing choices at low densities. As such, all

sites identified within the designations were inventoried at the above moderate-income level. In addition, based on the unit count and affordability expected for projects in the pipeline, one site in the Mixed Use (MU) zoning district, and select sites in the Planned Development (PD), [Mediterra Planned Development \(PD 13-001\)](#), and Greenspot Village & Marketplace (SPR-006-001) zoning districts were identified as having the capacity to accommodate above moderate-income sites.

3.3 Sites Identified in Previous Housing Elements

Per the statute (Government Code Section 65583.2[c]), a nonvacant parcel identified in a previous planning period and a vacant parcel that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the parcel is subject to a program in the Housing Element to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households.

A total of 30 of the parcels identified in the 2021 Housing Element for lower-income housing were included in a previous Housing Element (see below for individual site and parcel details). Housing Element **Program 8** commits the City to permit the development of housing by right on these parcels where 20 percent of the total units in the development will be affordable to lower-income households, consistent with Assembly Bill 1397 (2017). [All parcels included in previous cycle\(s\) in accordance with the criteria of State law, are called out in the first column of Table 11, Sites Inventory Table.](#)

4 Existing Capacity

The following is a description of planned, approved, or prospective projects expected to be completed within the planning period, and the residential capacity on vacant and underutilized sites within each zoning district permitting residential uses. **Figure 1**, City Overview of Sites Inventory, provides an overview of the existing capacity identified in the sites inventory. The vacant and underutilized sites identified in Figure 1 are the vacant and nonvacant sites that have been included in the sites inventory. It is not a comprehensive inventory of all vacant and underutilized sites in the City.

HIGHLAND 6TH CYCLE SITES INVENTORY

SELECTED SITES

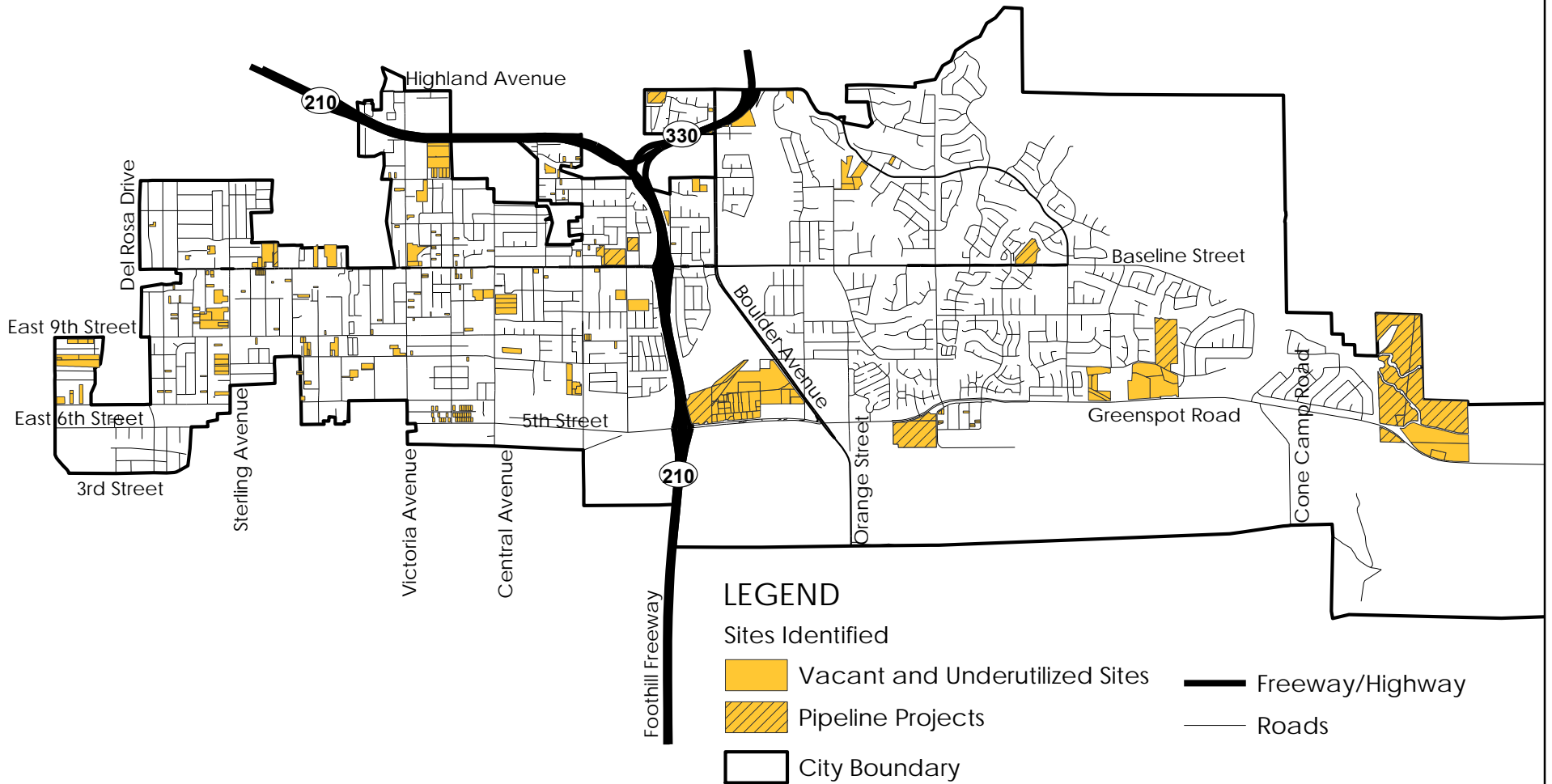
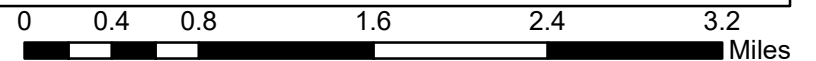


Figure 1. City Overview of Sites Inventory



4.1 Planned, Approved, and Prospective Projects

Several development projects in the pipeline are seeking entitlements or actively pursuing construction, or have prospective development expected to be built within the planning period. **Table 3**, Summary of Pipeline Residential Development, summarizes the current inventory of nine residential projects included in the sites inventory with active entitlements or under review, or with prospective development and expected to be built within the planning period. **Figure 2**, Pipeline Residential Projects, provides an overview of the nine residential projects in the pipeline included in the sites inventory. As of August 2021, there were an estimated 1,313,752 housing units in the pipeline that are counted toward meeting the 6th Cycle RHNA. There are a number of other projects in the City with residential units, such as single-unit developments, that have not been included in this analysis but are expected to be completed during the planning period.

Table 3. Summary of Pipeline Residential Development				
Project	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
Total Pipeline Residential Development Credited Toward RHNA	<u>200</u>	<u>250</u>	<u>863,752</u>	<u>1,313,752</u>
Source: City of Highland RHNA = Regional Housing Needs Allocation See Sites <u>233-243, 232-240</u> in Table 11 for individual site and parcel details.				

4.1.1 Greenspot Village & Marketplace Specific Plan

The Greenspot Village & Marketplace Specific Plan is a master-planned, mixed-use development located west of Interstate 210 within the area identified in the City’s General Plan Land Use Element as the “Golden Triangle Community Policy Area,” and the City’s zoning designation SPR-006-001. The Specific Plan includes three planning areas Planning Area 1 allows for commercial uses; Planning Area 2 allows for residential uses; and Planning Area 3 permits a mix of residential, commercial, governmental, and professional office uses. The total number of dwelling units between Planning Areas 2 and 3 may not exceed 800. Planning Areas 2 and 3 allow development at density ranges of 20 to 30 and 18 to 40 dwelling units per acre and permit 500 to 700 units and 100 to 300 units, respectively; within that limit, dwelling units may be transferred between Planning Areas 2 and 3.

As detailed in the section below, a total of 200 multifamily units in Planning Area 2 expected to be completed during the planning period have been credited toward the above moderate-income RHNA (see Section 4.1.1.1, Planning Area 2/ TREH Partners Project, for details). In addition, a 200-unit residential project in Planning Area 3 will be completed during the planning period; however, construction is already underway and the units were previously included in the City’s 2020 annual progress report during the 5th Cycle planning period, so they have not been credited towards the 6th Cycle RHNA (see Section 4.1.1.2, Planning Area 3, for details). Based on the total number of residential units permitted by the Specific Plan, a remaining capacity of 400 total units exists in the Specific Plan area. As a residential project has not been proposed and approved by the City for the remaining capacity of 400 units, they are not credited as pipeline projects, but they have been identified as existing capacity

and included in the Sites Inventory (see Sections 4.2, Lower-Income Sites, and 4.3, Moderate-Income Sites).

4.1.1.1 *Planning Area 2/ TREH Partners Project*

Planning Area 2 is envisioned for high-density residential villages and open space and permits a minimum of 20 and up to 30 dwelling units per acre and allows single-family detached and attached housing, including townhomes, duplexes, and small to large multiple-family attached structures. The planning area permits 500 to 700 dwelling units so long as the total dwelling unit count for the overall Specific Plan area does not exceed 800 dwelling units. ~~Due to the permitted densities, purely residential uses and range in housing types permitted, and vacant land available, the sites inventory expects housing to be developed at a mix of income levels in Planning Area 2, including 100 lower income units and 200 moderate income units. In addition, A 200-unit, rental market rate attached single family and multifamily project is expected to be developed by TREH Partners as part of the Greenspot Crossings/Marketplace project, an approximately 19.8-acre mixed-use project (Parcels 1201-331-01, 1201-341-01, 1201-341-08, and 1201-341-09). As of August 2021, City Council approved a Design Review Application (DRA No. 20-012) for the construction of approximately 85,316 square feet of commercial uses (Greenspot Crossings) within Planning Area 1, a 200 attached residential unit complex with a 6,214-square-foot clubhouse in Planning Area 2, and a Tentative Parcel Map (TPM No. 20-002) to increase the number of parcels from four parcels to eight parcels. The 200 units will be built on an 8.79-acre pad for an average density of approximately 22.75 dwelling units per acre, and. They are expected to be built in the planning period, and they have been included credited toward in the sites inventory as the~~ above moderate-income ~~RHNA~~units.

4.1.1.2 *Planning Area 3*

Planning Area 3 is envisioned for a mix of residential, retail, office, and commercial uses and permits a minimum 18 and up to 40 dwelling units per acre. The planning area permits 100 to 300 dwelling units so long as the total dwelling unit count for the overall Specific Plan area does not exceed 800 dwelling units. There is currently one active project in Planning Area 3, the San Carlo Townhome Apartments. The San Carlo Townhome Apartments project is a 200-unit development on Greenspot Road, being developed by Rexco Development at an approximate density of ~~1820~~ dwelling units per acre. The residential project, entitled in 2020, is located on 10.85 acres on the southern portion of Planning Area 3 and was finishing the construction plan check and process for the grading permits in March 2021. As such, the 200 units have been excluded from the sites inventory, leaving a remaining capacity of 100 units permitted in Planning Area 3.

~~Based on the permitted densities, range in housing types, and vacant land available, the 100 units have been included in the sites inventory as having the capacity to accommodate lower income sites. Based on the total number of 800 residential units permitted under the Specific Plan, a remainder of 400 units can be built between Planning Areas 2 and 3. These 400 units have been identified as existing capacity. The Sites Inventory assumes housing will be developed at a mix of lower and moderate income levels in Planning Areas 2 and 3, including 200 lower income units and 200 moderate income units. See Sections 4.2, Lower-Income Sites, and 4.3, Moderate-Income Sites, for details on existing capacity.~~

4.1.2 Vista Verde at Mediterra

Mediterra is a planned development community (PD 13-001) off Greenspot Road on the far eastern side of the City. ~~The project Mediterra~~ includes eight planning areas that allow for a low-density residential development of 200 residential lots (2.1 to 6 dwelling units per acre); a medium-density development of 110 residential units (4 to 12 dwelling units per acre); six estate lots (0 to 2 dwelling units per acre); and several lettered lots containing two parks, landscaping, and a water quality management basin on approximately 178 gross acres. ~~As of August 2021, a~~ Design Review Application (DRA-21-007) was ~~submitted approved by Planning Commission (Resolution No. 2021-014) in August 2021 to the City~~ for Vista Verde at Mediterra by D.R. Horton for the construction of a 149 single-family home community, a public park, public trails, a private common area, a private community pool, and recreation center within Phases 1 and 2 of the Mediterra Planned Development (Parcels 0297-021-25, 0297-021-26, 0297-021-27, and 0297-021-28). The 149 single-family units in Vista Verde at Mediterra are expected to be built in the planning period, and they have been credited toward the above moderate-income RHNA (see Table 4).~~included in the sites inventory as above moderate-income units.~~

The remaining 167 dwelling units that are permitted in the Mediterra Planned Development expected to be completed as part of Phase III and IV of the Mediterra development have ~~in the community have been not been credited towards the RHNA, however they have been identified as existing capacity and have been~~ included in the sites inventory as moderate- and above moderate-income units based on the range of medium and low densities permitted (see Table 4 Sections 4.3, Moderate-Income Sites, and 4.4, Above Moderate-Income Sites).

4.1.3 Blossom Trails

Blossom Trails is a residential housing development in East Highlands Ranch on the southwest corner of Church Street and Greenspot Road that will include 137 single-family units on approximately 25.5 acres (Parcels 1201-401-02 and 1201-431-61) at an approximate density of 5.4 dwelling units per acre. The City adopted the development's Tentative Tract Map (TTM 17-001, No. 20090) and Tentative Parcel Map (TPM 17-002, No. 19958) in March 2018. The 137 units are expected to be completed during the planning period and have been included in the sites inventory as above moderate-income units.

4.1.4 Highland Park

Highland Park is a planned development community on the north side of Base Line Street in the eastern side of the City. The project has received a Tentative Tract Map (TTM 19915), which received an extension of 18 months under Assembly Bill 1561 but has not received building permits as of June 2021. The site is approximately 7.9 acres and will include 46 single-family market-rate residential units and a neighborhood park, at an approximate density of 6 dwelling units per acre. The 46 units are expected to be completed during the planning period and have been included in the sites inventory as above moderate-income units.

4.1.5 Crestwood Communities

The Crestwood Communities development is planned to accommodate 49-50 market-rate, attached condominiums within 12 two-story buildings, associated landscaping, active and passive recreation amenities, and parking. The City approved a Tentative Tract Map (TTM 18-002, No. 20190) for a planned development on approximately 4.2 acres (Parcel 1200-041-02) in 2018 at an approximate density of 12

dwelling units per acre. The 49-50 units are expected to be completed during the planning period and have been included in the sites inventory as above moderate-income units.

4.1.6 Other Pending Projects

Other pending projects that have been included in the sites inventory are as follows:

Kiel 54 at 29996 Santa Ana Canyon Road (Parcel 1210-371-51)

- 54 single-family homes on approximately 21.6 acres at a density of approximately 2.5 dwelling units per acre. A Tentative Tract Map was approved by the City (TTM 018-001, No. 20142) in 2018. The 54 units are expected to be completed during the planning period and have been included in the sites inventory as above moderate-income units.

Senior Assisted Living Facility (Parcels 1191-181-01 and 1191-191-06)

- 60 units entitled by the City in 2018 (Resolution 2018-008). The site is located on Base Line Street east of Sterling Avenue next to the Mountain Breeze Villas, a 168-unit affordable housing apartment complex. The 60 units are expected to be completed during the planning period on approximately 2 acres at a density of approximately 30 dwelling units per acre, and have been included in the sites inventory as above moderate-income units.

Tractor Supply Co. Project (Parcels 1200-381-43 and 1200-381-05)

- A mixed-use project planned to include 15-20 market-rate multifamily units and 2-1 single-family homes, a Tractor Supply Site store, retail space, and a fast-food drive-through restaurant on approximately 9.1 acres. The proposed project is being developed by Woodcrest Real Estate Ventures and is located at the intersection of Base Line Street and Church Avenue. As of August 2021, the City had received the project's Design Review Application (DRA-21-004). Construction is expected to begin in 2022 and be completed 1 year later. The 23-21 units have been included in the sites inventory as above moderate-income units.

Paseo Del Oro Highland Heights (Parcel 1200-421-34)

- 34-35 small-lot single-family homes being developed by KZ Companies on approximately 2.9 acres at a density of approximately 12 dwelling units per acre. As of August 2021, the project has been entitled by the City, but has not received permits. The project is located across from the Tractor Supply Co. project on Base Line Street and Church Avenue. The 34-35 units are expected to be completed during the planning period and have been included in the sites inventory as above moderate-income units.

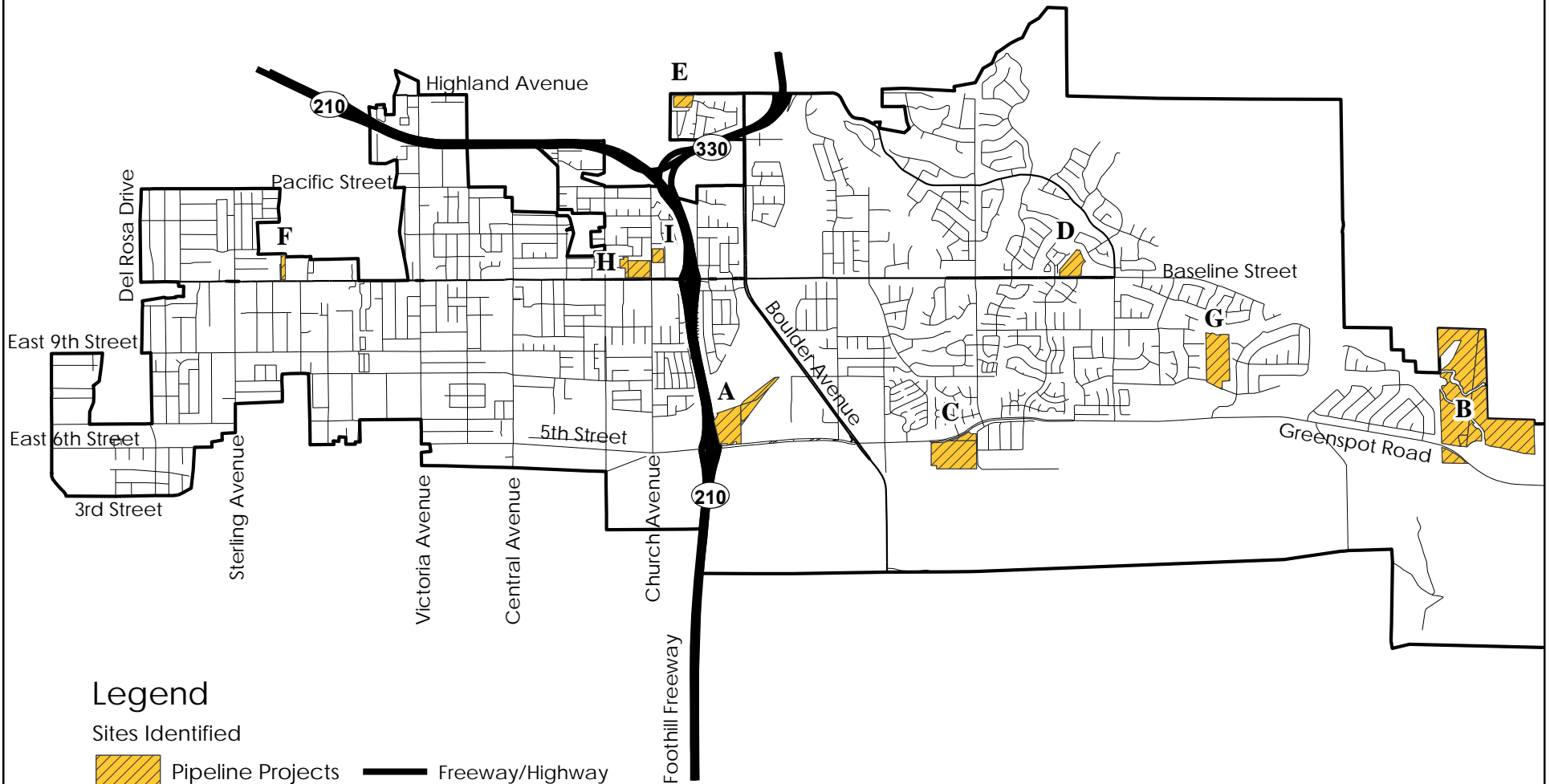
Table 4, Pipeline Residential Development Credited Toward RHNA, provides a detailed overview of the current inventory of nine residential projects included in the sites inventory with active entitlements, under review, or with prospective development and expected to be built within the planning period.

Table 4. Pipeline Residential Development Credited Toward RHNA

Corresponding Map ID (See Figure 2)	Project	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units Credited Toward RHNA
A	TREH Partners Project in Greenspot Village & Marketplace Specific Plan (including TREH Partners project)	200	200	200	600 <u>200</u>
B	Vista Verde at Mediterra	—	50	266 <u>149</u>	316 <u>149</u>
C	Blossom Trails	—	—	137	137
D	Highland Park	—	—	46	46
E	Crestwood Communities	—	—	495 <u>0</u>	495 <u>0</u>
F	Senior Assisted Living Facility	—	—	60	60
G	Kiel 54	—	—	54	54
H	Tractor Supply Co.	—	—	172 <u>1</u>	172 <u>1</u>
I	Paseo Del Oro <u>Highland Heights</u>	—	—	343 <u>5</u>	343 <u>5</u>
Total Units		200	250	863 <u>752</u>	1,313 <u>752</u>





Source: City of Highland
 RHNA = Regional Housing Needs Allocation

PIPELINE RESIDENTIAL DEVELOPMENT SITES



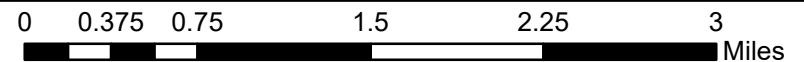
Legend

Sites Identified

-  Pipeline Projects
-  Freeway/Highway
-  Roads
-  City Boundary

Note: Please refer to Table 4, Pipeline Residential Development Credited Toward RHNA in Appendix E, for corresponding Map ID and project details.

Figure 2. Pipeline Residential Projects



4.2 Lower-Income Sites

~~In addition to the 200 lower income units identified in the Greenspot Village and Marketplace Specific Plan,~~ The City has identified capacity for ~~1,128~~1,261 lower-income units on vacant and underutilized sites. With a total of ~~1,328~~1,280 lower-income units, including projections for accessory dwelling units discussed in Section 4.5, the City has identified an adequate supply of land to accommodate the City's housing allocation of 1,028 lower-income units (including 619 very low- and 409 low-income units), as well as a buffer, as required to accommodate the RHNA throughout the planning period.

All ~~1,128~~1,261 units on vacant and underutilized sites identified as having the capacity to accommodate lower-income units are located on sites in the Multifamily (R-4) and Greenspot Village & Marketplace Specific Plan (Greenspot Specific Plan) zoning districts. The R-4 zoning district provides for the development of multifamily attached residential dwelling units with enhanced amenities (common open space and recreation areas) at a minimum density of 20 dwelling units per gross acre and a maximum density of 30 dwelling units per gross acre. As previously discussed in Section 4.1.1, Greenspot Village & Marketplace Specific Plan, the Specific Plan includes three planning areas. Planning Area 1 is purely commercial, Planning Area 2 permits residential uses, and Planning Area 3 permits a mix of commercial and residential uses. The total number of dwelling units may not exceed 800; within that limit, dwelling units may be transferred between Planning Areas 2 and 3. Planning Areas 2 and 3 include the following density ranges and maximum dwelling units permitted:

- Planning Area 2 has an allowed density range of 20 to 30 dwelling units per acre and permits a maximum of 500 to 700 dwelling units.
- Planning Area 3 has an allowed density range of 18 to 40 dwelling units per acre and permits a maximum of 100 to 300 dwelling units.

Based on the total number of residential units permitted by the Specific Plan and the two projects currently in the pipeline, there is a remaining capacity of 400 total units in the Specific Plan area. 100 of those units may be built in Planning Area 3, and the remaining 300 to 400 dwelling units may be built in Planning Area 2 unless dwelling units are transferred between Planning Areas 2 and 3. Considering permitted densities, purely residential uses, range in housing types permitted, and vacant land available, the Sites Inventory assumes housing will be developed at a mix of lower- and moderate-income levels in Planning Areas 2 and 3. As such, 100 lower-income units in Planning Area 2 and 100 lower-income units in Planning Area 3 have been included in the Sites Inventory. The remaining 200-unit capacity has been identified as appropriate to accommodate moderate-income units (see Section 4.3, Moderate-Income Sites). It should be noted that the parcels in Planning Areas 2 and 3 have been grouped together as Sites 27C and 27D, respectively, in Table 11; however, unlike the other sites identified to be consolidated and denoted by a letter following their site number in Table 11, all of the parcels included in Sites 27C and 27D are not expected to all be consolidated and developed as a single site. Instead, the developers have the flexibility to develop the sites in accordance with the unit cap set for each Planning Area.

Approximately 69 acres of the City are in the R-4 designation, and 104 acres are in the Greenspot Specific Plan. However, as discussed in Section 3.2.1, only parcels or consolidated sites (sites can be made up of single parcels, or two or more parcels that are anticipated to be consolidated and developed into a single site) greater than 0.5 acres or less than 10 acres have been included in the sites inventory.

Based on the permitted density and range of permitted multifamily residential uses and neighborhood-serving amenities, the sites have been identified as appropriate to accommodate lower-income housing.

The two lower-income sites that were identified as having the potential for combining two small lots into larger lots through lot consolidation are sites 9A and 18B as identified in Table 11, Sites Inventory Table. Both sites include a total of two parcels that have been identified as having the potential to be reasonably consolidated into one site. Each site contains a parcel that is individually larger than the minimum 0.5-acre requirement, and as such, those parcels would still be appropriate to accommodate the lower-income RHNA without assuming they will be consolidated. However, both parcels in Site 9A and 18B are owned by the same property owners. Under each site’s common ownership and adjacent geographical locations, it is reasonable to assume that the parcels could be consolidated as one site. To facilitate this opportunity, the City will incentivize lot consolidation through an expedited development permit review process. See Program 23, Lot Consolidation Incentive, of the Housing Element for program details.

Both parcels in Site 9A are owned by the same property owner. The larger parcel (Assessor’s Parcel Number 1191-181-07) is a 4.56-acre vacant lot. The second parcel (Assessor’s Parcel Number 1191-181-06) is a 0.16-acre vacant lot. As shown on the image (i. Site 9A), it would be extremely reasonable to assume that the parcels could be consolidated into one site to maximize the lot size and development opportunity.

Both parcels in Site 18B are also owned by the same property owner. The larger parcel (Assessor’s Parcel Number 1191-241-17) on the right is a 0.66-acre vacant lot and was identified as underutilized based on the existing use and structure built in 1965 with a floor area ratio of 0.06. The second parcel (Assessor’s Parcel Number 1191-241-18) on the left is a 0.41-acre vacant lot. As shown on the image (ii. Site 18B), it would be reasonable to assume that the parcels could be consolidated into one site to capitalize on the adjacent vacant lot and maximize the lot size and development opportunity.



Image i. Site 9A



Image ii. Site 18B

Based on a realistic residential development potential of 20 dwelling units per acre in the R-4 zone and Greenspot Specific Plan, a total of 31-28 sites (including three consolidated sites) with 1,128,261 units on approximately 57-94 total acres have been included in the sites inventory. **Table 5** provides a summary of all vacant and underutilized lower-income sites in the R-4 and Greenspot Specific Plan zoning districts identified in the sites inventory, including 22-27 vacant parcels and 16-11 underutilized parcels making up a total of 31-28 sites.

4.2.1 Nonvacant Sites

All but two of the underutilized parcels identified have structures built over 55 years ago, and the average year of construction for all underutilized parcels is 1949. While many of the underutilized sites have existing residential uses, the majority are single-family homes with one residential unit on large parcels, and the average floor-area-ratio for all underutilized parcels included is 0.04. The majority of the land in the underutilized parcels remain largely undeveloped without any existing structures that may constitute an impediment to additional residential development. A site by site description and explanation for the methodology used to determine the additional development potential of the parcels identified as underutilized within the planning period is provided below. It is expected that the programs of the Housing Element that aim to streamline and facilitate affordable housing, as outlined in Section 4 of Appendix C, coupled with market conditions related to housing market trends, are strong incentives to encourage additional residential development on the sites identified as underutilized.

4.2.1.1 Site 2 (APN 0278-131-48)



Image iii. Site 2

Site 2 was determined to have additional development potential within the planning period. As can be clearly seen on Image iii. Site 2, the majority of the site remains completely undeveloped and is currently underutilized as a large, open dirt field. On the northern portion of the site, there appear to be three nonresidential structures. Assessor’s land use data recognizes two structures on the property built in 1980 and classifies the structures as facilities. The overall floor area ratio is 0.04 and the parcel has an unbuilt acreage of approximately 3.4 acres. There is opportunity for redevelopment of the parcel, or development of the southern undeveloped portion of the lot, by the current owner or a potential developer through a lot split or lot line adjustment. While they are not part of Site 2, two large, vacant parcels south and west of Site 2 are owned by the same owner, and, they have been identified as Sites 3

and 5 in the Sites Inventory. Market conditions related to housing market trends and record-prices, could be a strong incentive to encourage additional residential development on [Site 2](#). Based on the realistic development potential and minimum density permitted in the R-4 zone, [Site 2](#) could accommodate approximately 76 lower-income dwelling units.

4.2.1.2 Site 6 (0278-201-26)

Site 6 was identified as underutilized largely based on the clearly [abandoned](#) existing use and [underutilized parcel](#) as a large portion of the lot remains undeveloped. The existing structure is a vacant and extremely dilapidated building with a floor area ratio of 0.08 and a for sale sign as shown on [Image iv, Site 6](#). While they are not part of Site 6, the two large, vacant parcels east and west of Site 6 share common ownership with Site 6 and are included as Sites 7 and 8 in the Sites Inventory. Based on the realistic development potential and minimum density permitted in the R-4 zone, [Site 6](#) could accommodate approximately 19 lower-income dwelling units.

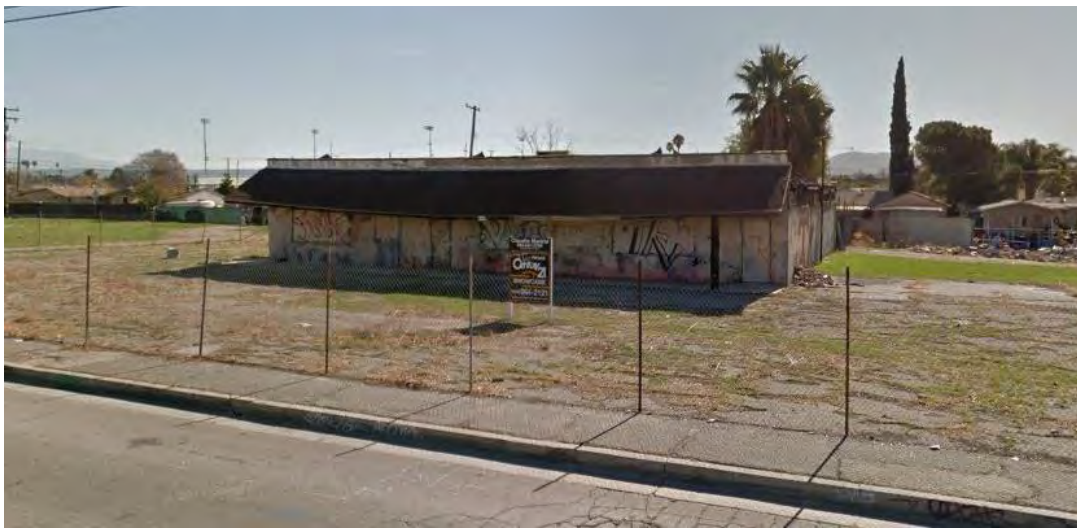


Image iv. Site 6



Image v. Site 6 Aerial View

4.2.1.3 Sites 12 through 14

Sites 12 through 14 are located on the north side of the City. They are each adjacent to each other and share common ownership. As is clearly shown on **Image vi. Sites 12 through 14 Aerial View**, the majority of each parcel remains largely undeveloped as open dirt or grass fields. The sites are within a half mile to many resources including a grocery store, public park, senior center, two high schools and an elementary school. They are also near several commercial and residential projects in the City's development pipeline, signaling developer interest in the area.

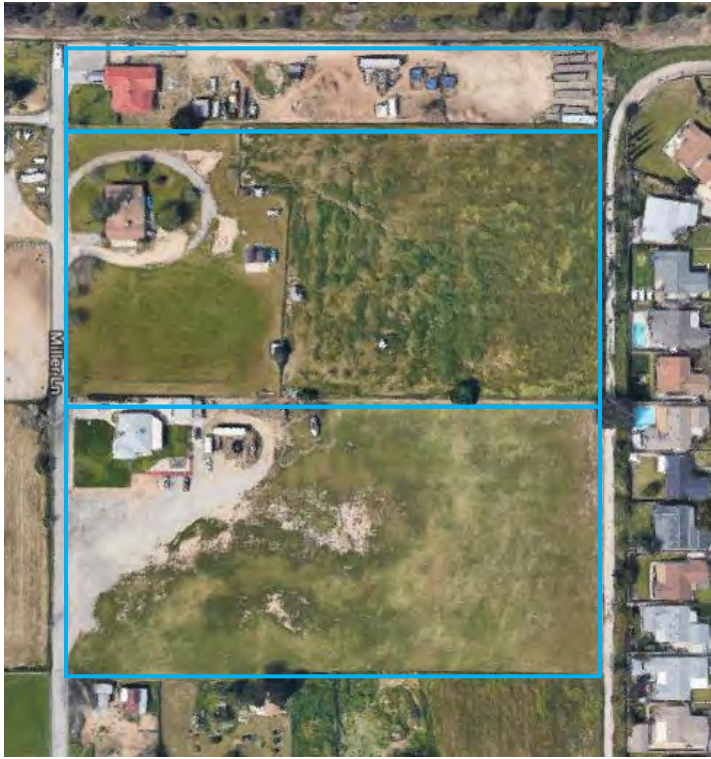


Image vi. Sites 12 through 14 Aerial View

Site 12 (1191-241-09)

The northern parcel shown on **Image vi. Sites 12 through 14 Aerial View**, Site 12, has one existing residential unit built in 1979 with a floor area ratio of 0.033. The 1.46-acre site remains largely undeveloped and has an unbuilt acreage of approximately 1.25 acres, as shown on **Image vii. Site 12**. Based on the realistic development potential and minimum density permitted in the R-4 zone, the site could accommodate approximately 29 lower-income dwelling units (28 net new units).



Image vii. Site 12

Site 13 (1191-241-10)

The middle parcel shown on **Image vi. Sites 12 through 14 Aerial View**, Site 13, has one, 66-year-old existing residential unit built in 1955 with a floor area ratio of 0.0099. The approximately 4.91-acre site remains largely undeveloped and has an unbuilt acreage of approximately 4.77 acres, as shown on **Image viii. Site 13**. Based on the realistic development potential and minimum density permitted in the R-4 zone, the site could accommodate approximately 98 lower-income dwelling units (97 net new units).



Image viii. Site 13

Site 14 (1191-241-12)

The bottom parcel shown on **Image vi. Sites 12 through 14 Aerial View**, Site 14, has one, 58-year-old existing residential unit built in 1963 with a floor area ratio of 0.0099. The 4.92-acre site remains largely undeveloped and has an unbuilt acreage of approximately 4.77 acres, as shown on **Image ix. Site 14**.

Based on the realistic development potential and minimum density permitted in the R-4 zone, the site could accommodate approximately 98 lower-income dwelling units (97 net new units).



Image ix. Site 14

4.2.1.4 Site 17 (1191-241-15)

Site 17 is identified as underutilized, largely based on the existing structure, including the age of the structure, and building condition, and the floor area ratio and development potential remaining on the unbuilt portion of the site. Site 17 is adjacent to two other sites identified in the Sites Inventory, including the vacant parcel directly to the east, shown on **Image x. Site 17 Aerial View**. Site 17 is within a half mile to many resources including a grocery store, public park, senior center, two high schools, and an elementary school. The site is also near several commercial and residential projects in the City's development pipeline, signaling developer interest in the area.

The site has one existing structure on the southern boundary of the parcel and the remainder of the parcel remains largely undeveloped with an overall site floor area ratio of 0.0075. The existing structure is a 70-year-old residential unit built in 1951 that appears to be in need of rehabilitation, as shown on **Image xi, Site 17**. The 0.71-acre site remains largely undeveloped and has an unbuilt acreage of approximately 0.65 acres. Based on the realistic development potential and minimum density permitted in the R-4 zone, the site could accommodate approximately 14 lower-income dwelling units (13 net new units).



Image x. Site 17 Aerial View



Image xi. Site 17

4.2.1.5 Site 18B (1191-241-17)

One of the parcels in Site 18B (see pervious **Image ii. Site 18B**, for an aerial image of the site) is identified as underutilized, largely based on the existing structure, including the age of the structure and building condition, and the floor area ratio and development potential remaining on the unbuilt portion of the Site. The Site is within a half mile to many resources including a grocery store, public park, senior

center, two high schools and an elementary school. They are also near several commercial and residential projects in the City’s development pipeline, signaling developer interest in the area.

The 0.66-acre parcel has one existing structure on the south east corner of the parcel and the remainder of the parcel remains largely undeveloped with an unbuilt acreage of approximately 0.6 acres. The parcel has a floor area ratio of 0.046. The existing structure is a 56-year-old residential unit built in 1956 that appears to be in need of rehabilitation with a for sale sign, as shown on **Image xii, Site 18B**. In combination with the vacant parcel identified as part of Site 18B (1191-241-17), the site could accommodate approximately 21 lower-income dwelling units (20 net-new units) based on the realistic development potential and minimum density permitted in the R-4 zone.

See **Image ii. Site 18B Aerial View**, for an arial image of the Site.

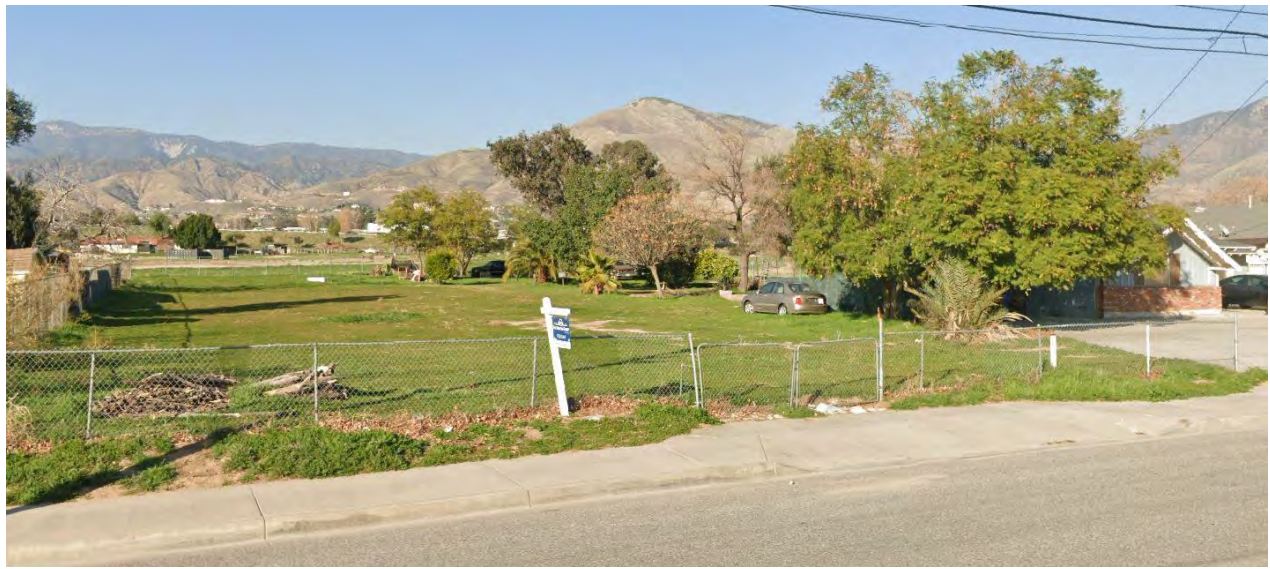


Image xii. Site 18B

4.2.1.6 Site 20 (1192-431-04)

Site 20, shown on **Image xiii. Site 20 Aerial View**, is identified as underutilized, based on the clearly dilapidated, vacant residential unit and extremely low floor area ratio. The parcel has one vacant, dilapidated residential unit that appears to be uninhabitable, as shown on **Image xiv., Site 20**. The structure was built in 1945 and has a floor area ratio of 0.014.

The 1.74-acre parcel has an unbuilt acreage of 1.7 acres. The property is owned by the Housing Authority. The City’s Housing Authority is currently in the process of declaring the properties as surplus consistent with the provisions of Government Code Section 54221. The City’s Housing Authority anticipates development of an affordable senior housing project through a ground lease with an affordable housing developer. The City anticipates the redevelopment of the parcel to generate 90 to 110 affordable senior housing units in combination with vacant Site 21 during the planning period. Site 20 has been included in the Sites Inventory with a realistic capacity to accommodate approximately 40 lower-income units.



Image xiii. Site 20 Aerial View



Image xiv. Site 20

4.2.1.7 Site 22 (1192-581-03)

Site 22 is identified as underutilized, largely based on the existing structure, including the age of the structure, and building condition, and large portion of the lot that remains undeveloped, as shown on **Image xv. Site 22 Aerial View**. The site has one existing structure on the northern boundary of the parcel and the remainder of the parcel remains largely undeveloped with an overall site floor area ratio of 0.017. The parcel has one small residential unit with a for sale sign as shown on **Image xvi, Site 22**. The existing structure is a 73-year-old residential unit built in 1948.

The 1.88-acre site remains largely undeveloped and has an unbuilt acreage of approximately 1.78 acres. Based on the realistic development potential and minimum density permitted in the R-4 zone, the site could accommodate approximately 38 lower-income dwelling units (37net new units).



Image xv. Site 22 Aerial View

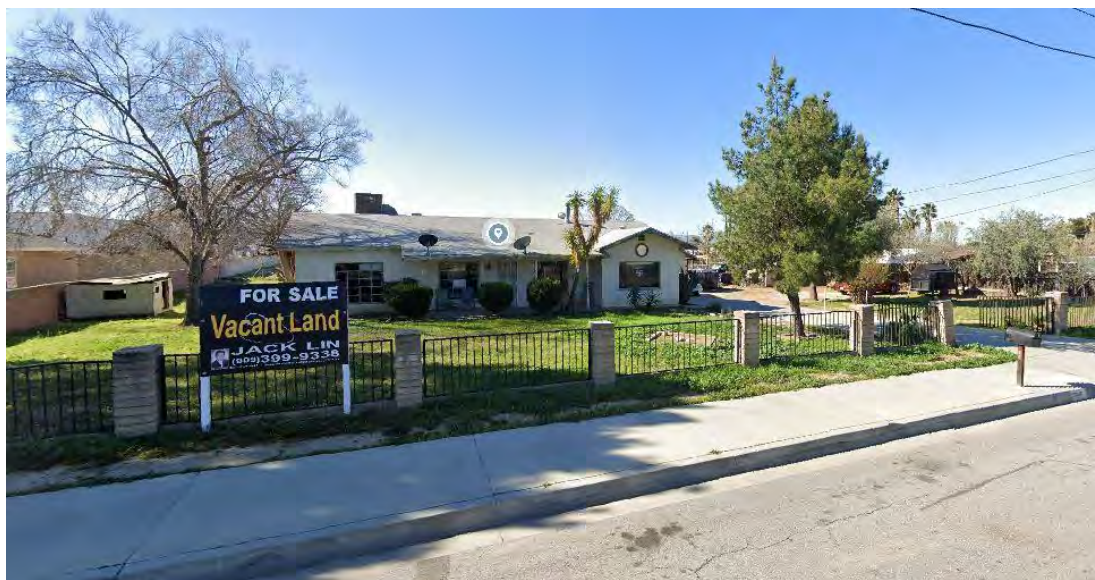


Image xvi. Site 22

4.2.1.8 Sites 28 and 29

Sites 28 and 29 are located directly south of the Housing Authority property (Sites 20 and 21). Like the majority of sites identified as underutilized, both sites have older, residential units that appear to be in need of substantial rehabilitation on the front end of the lot, and as clearly shown on **Image xvii. Sites 28 and 29 Aerial View**, the majority of each parcel remains largely undeveloped as open dirt or grass fields.



Image xvii. Sites 28 and 29 Aerial View

Site 28 (1192-431-06)

The northern parcel on **Image xvii. Sites 28 and 29 Aerial View**, Site 28, has one existing 100-year-old residential unit built in 1920 with a floor area ratio of 0.016 that appears in need of rehabilitation as shown on **Image xviii. Site 28**. The approximately 2.14-acre site remains largely undeveloped and has an unbuilt acreage of approximately 2.08 acres. Based on the realistic development potential and minimum density permitted in the R-4 zone, the site could accommodate approximately 43 lower-income dwelling units (42 net new units).



Image xviii. Site 28

Site 29 (1192-431-07)

The southern parcel on **Image xvii. Sites 28 and 29 Aerial View**, Site 28, has two small, existing residential units built in 1920. One of the units has 1 bedroom and the other has 2 bedrooms, and appear in need of repairs, as shown on **Image xix. Site 29**. Site 29 has a floor area ratio of 0.01. The approximately 2.7-acre site remains largely undeveloped and has an unbuilt acreage of approximately 2.6 acres. Based on the realistic development potential and minimum density permitted in the R-4 zone, the site could accommodate approximately 54 lower-income dwelling units (52 net new units).



Image xix. Site 29

See **Figure 3**, Lower-Income Sites, for an overview of lower-income sites. The vacant and underutilized sites identified in **Figure 3** are vacant and nonvacant sites that have been included in the sites inventory. It is not a comprehensive inventory of all vacant and nonvacant sites in the R-4 [or Greenspot Specific Plan](#) zoning designation.

Table 5. Lower-Income Sites Summary							
Vacant Parcels	Underutilized Parcels	Total Sites	Total Acreage	Maximum Units Permitted	Realistic Capacity (Total Units)	Total Net- New Units	Income Level
2211	1627	3128	56.693. <u>6</u>	1,6982,098	1,1281,261	1,1041,252	Lower- Income
See Sites 1– 31-29 in Table 11 for individual site and parcel details.							

LOWER-INCOME SITES

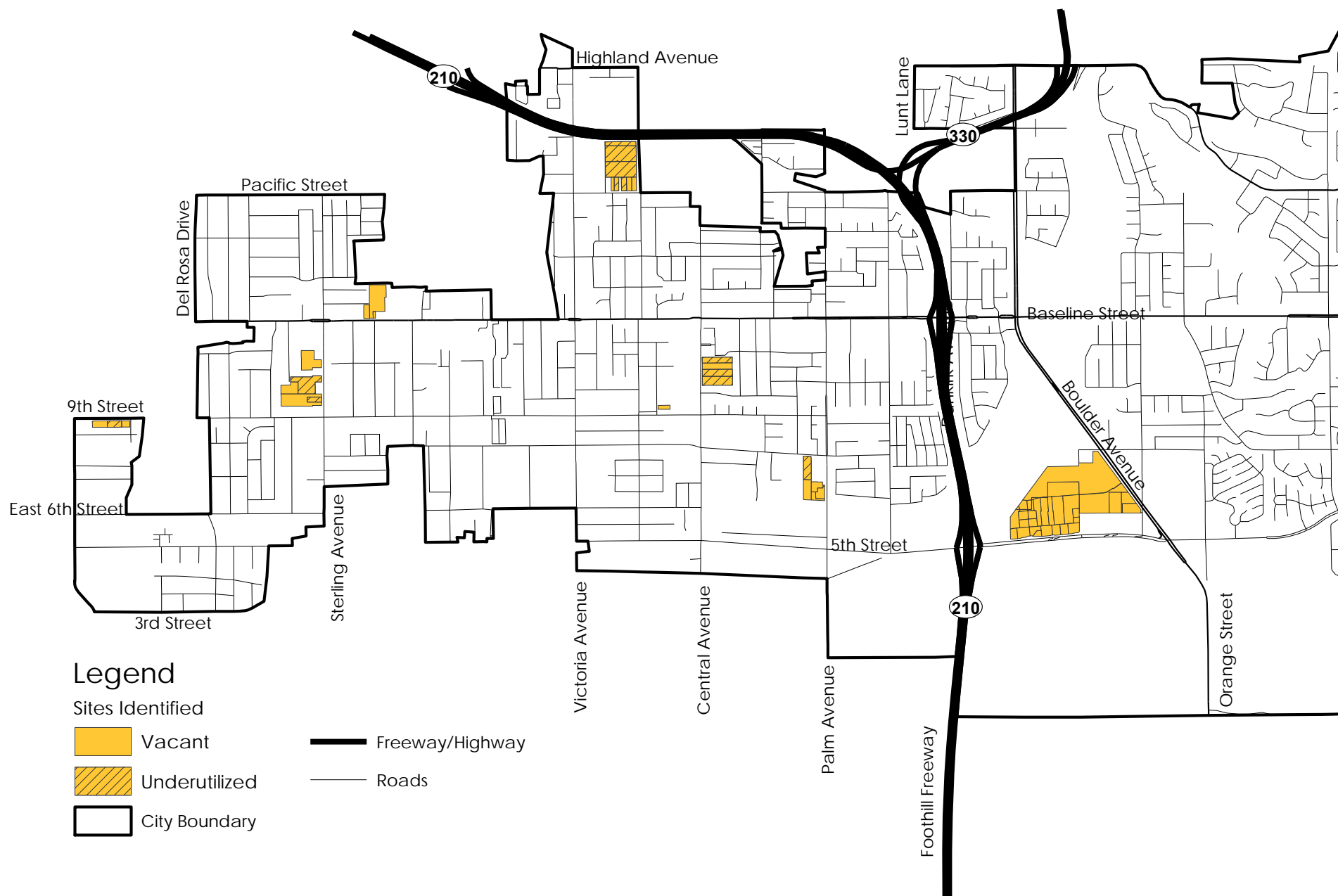
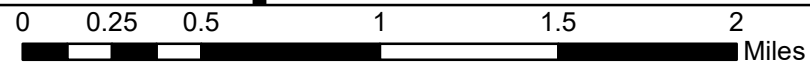


Figure 3. Lower-Income Sites



4.3 Moderate-Income Sites

~~In addition to the 250 moderate-income units identified in Section 4.1, Planned, Approved, and Prospective Projects,~~ the City has identified capacity for a total of 257-507 moderate-income units on vacant and underutilized sites. As such, the City has identified an adequate supply of land to accommodate the City's housing allocation of 471 moderate-income units.

The 257-507 units on vacant and underutilized sites identified as having the capacity to accommodate moderate-income units are located on sites in the Multifamily (R-3), Mixed Use (MU), Two-Family (R-2), Corridor Residential (R-2C), and Planned Development (PD), Greenspot Village & Marketplace (SPR-006-001), and Mediterra Planned Development (PD 13-001) zoning districts. The R-3 zoning district provides for the development of multifamily attached residential dwelling units with enhanced amenities (common open space and recreation areas) at a maximum allowable density of 18 dwelling units per acre. The MU zoning district provides opportunities for an integrated mix of residential, retail, service, civic, entertainment, and office opportunities in attached or detached structures, developed as a single project or multiple related projects at a maximum allowable residential density of 18 dwelling units per acre. The R-2 District provides for residential development, including small-lot single-family detached, single-family attached, and multifamily residential uses and mobile homes, at a maximum allowable density of 12 dwelling units per acre. The R-2C District provides for small-lot single-family detached, single-family attached, and multifamily residential uses at a maximum allowable density of nine dwelling units per acre. Based on the permitted densities and range of permitted residential uses and neighborhood-serving amenities, the sites have been identified as appropriate to accommodate moderate-income housing.

As previously discussed in Section 4.1.1, Greenspot Village & Marketplace Specific Plan, and Section 4.2, Lower-Income Sites, the Greenspot Specific Plan includes three planning areas. Planning Area 2 permits residential uses, and Planning Area 3 permits a mix of commercial and residential uses. Based on the total number of residential units permitted by the Specific Plan and the two projects currently in the pipeline, there is a remaining capacity of 400 total units identified in Planning Areas 2 and 3. Due to the permitted densities, purely residential uses, range in housing types permitted, and vacant land available, the Sites Inventory assumes housing will be developed at a mix of lower- and moderate-income levels in Planning Areas 2 and 3. As such, 200 moderate-income units in the Greenspot Specific Plan have been identified in the Sites Inventory (see Site 27D in Table 11, Sites Inventory Table). The remaining 200-unit capacity has been identified as appropriate to accommodate lower-income units (see Section 4.2, Lower-Income Sites).

Mediterra is a planned development community (PD 13-001) off Greenspot Road. As discussed in Section 4.1.2, Vista Verde at Mediterra, Mediterra primarily allows for low-density residential development between 2.1 to 6 dwelling units per acre and medium-density development between 4 to 12 dwelling units per acre. Considering the total number of residential units permitted in the Mediterra plan area and the Vista Verde at Mediterra project currently in the pipeline, there is a remaining capacity of 167 units identified in the Mediterra Planned Development. Based on the range of medium and low densities permitted and the range in housing types permitted, the Sites Inventory assumes housing will be developed at a mix of moderate- and above -moderate--income levels. As such, 50 moderate-income units in the Mediterra Planned Development have been included in the Sites Inventory (see Site 231E in Table 11, Sites Inventory Table). The remaining 117-unit capacity has been

identified as appropriate to accommodate above moderate-income units (see [Section 4.4, Above Moderate-Income Sites](#)).

Approximately 172 acres of the City are in the R-3, MU, R-2, or R-2C zoning designations. However, approximately 130 acres have existing, multifamily residential uses. As such, the sites analysis largely focuses on the remaining vacant parcels. Five moderate-income sites were also identified on parcels in the PD zoning designation. [In addition to the combined 250 moderate-income units identified in the Greenspot Specific Plan and Mediterra Planned Development, A total of 35 sites in the in the R-3, MU, R-2, R-2C, and PD zones](#) with 257 units on approximately 28.5 total acres have been included in the sites inventory. [The unit calculations are based on the realistic residential development potentials included in Table 2, Density Assumptions by Zone.](#) **Table 6** provides a summary of all vacant and underutilized moderate-income sites in the R-3, MU, R-2, R-2C, ~~and PD,~~ [and Greenspot Specific Plan and Mediterra Planned Development](#) zoning designations identified in the sites inventory, including ~~30-38~~ vacant parcels and 5 underutilized parcels making up a total ~~35-37~~ sites. All of the underutilized parcels identified have structures built over 70 years ago, and the average year of construction for all underutilized parcels is 1936. Although four of the underutilized sites have existing residential uses, only one of the sites has two dwelling units and the other three have single-family homes with single dwelling units on large parcels, and the average floor-area-ratio for all underutilized parcels included is 0.03.

See **Figure 4, Moderate-Income Sites**, for an overview of moderate-income sites. The vacant and underutilized sites identified in **Figure 4** are vacant and nonvacant sites that have been included in the sites inventory. It is not a comprehensive inventory of all vacant and nonvacant sites in the R-3, MU, R-2, R-2C, ~~and PD,~~ [and Greenspot Specific Plan and Mediterra Planned Development](#) zoning designations.

Table 6. Moderate-Income Sites Summary							
Vacant Parcels	Underutilized Parcels	Total Sites	Total Acreage	Maximum Units Permitted	Realistic Capacity (Total Units)	Total Net- New-Units	Income Level
3038	5	3537	82.9	356923	257507	252502	Moderate- Income
See Sites 27D, 30-64, and 231E32-66 in Table 11 for individual site and parcel details.							

MODERATE-INCOME SITES

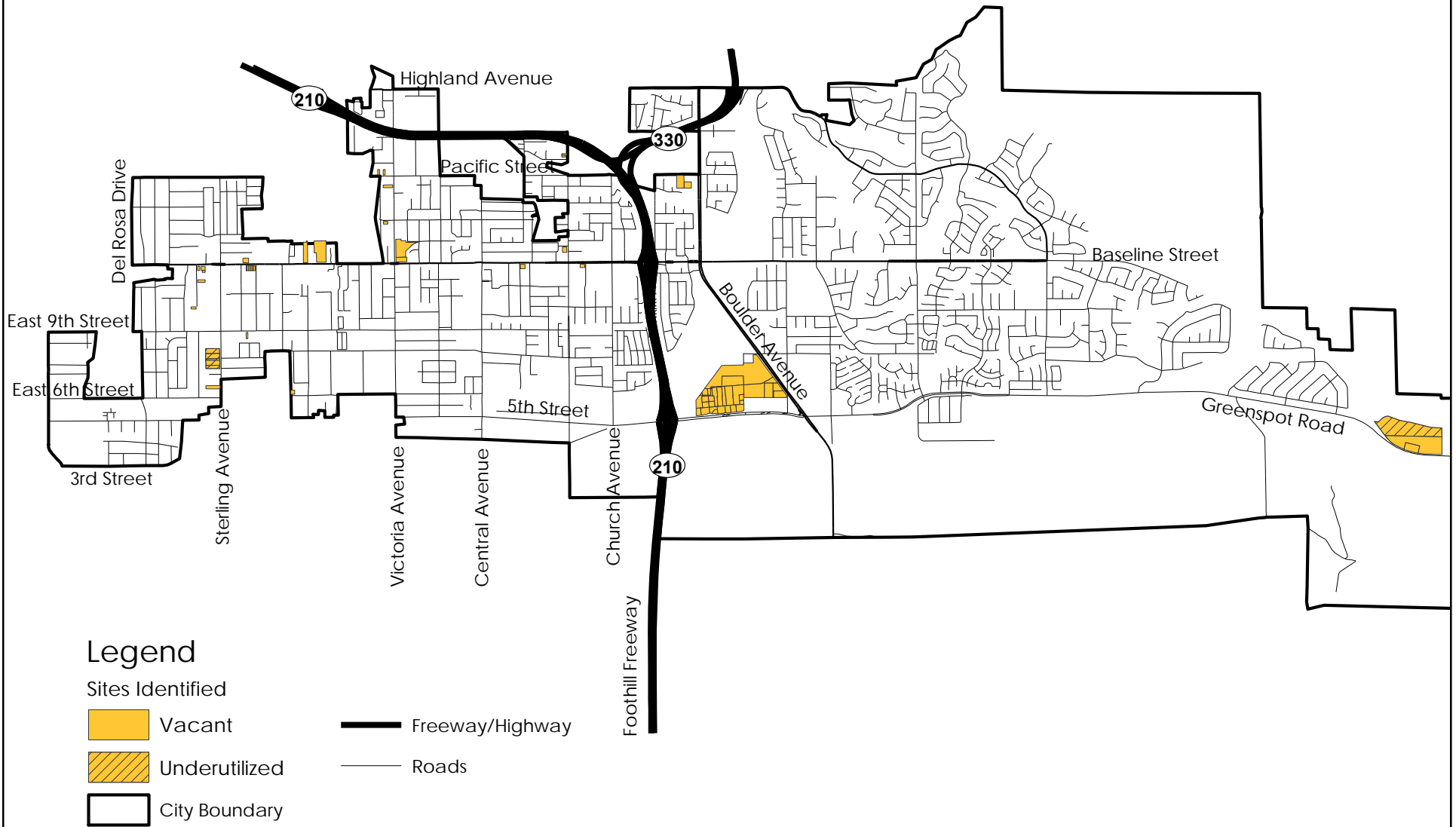
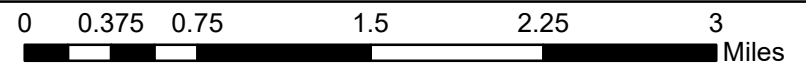


Figure 4. Moderate-Income Sites



4.4 Above Moderate-Income Sites

In addition to the ~~863-752~~ above moderate-income units identified in **Section 4.1**, the City has identified capacity for ~~561-635~~ above moderate-income units on vacant and underutilized sites. With a total of ~~1,4271,387~~ above moderate-income units, the City has identified an adequate supply of land to accommodate the City's housing allocation of 1,014 above moderate-income units.

The ~~561-635~~ units on vacant and underutilized sites identified as having the capacity to accommodate above moderate-income units are located on sites in the Single-Family (R-1), Village Residential (VR), East Highland Village District (EHV), ~~and~~ Agricultural Equestrian District (A/EQ), ~~and~~ Mediterra Planned Development (PD 13-001) zoning districts.

The R-1 zoning district provides for the development of single-family residential, small lot single-family detached, and mobile homes at a maximum allowable density of six dwelling units per acre. The VR zoning districts is intended to preserve and enhance the character of the historic townsite while permitting new development and the rehabilitation and reuse of existing structures at a maximum allowable density of six dwelling units per acre. The EHV zoning district provides for small-lot single-family residential detached housing with a maximum allowable density of six dwelling units per acre. The A/EQ zoning district provides for development of low-density, large-lot, single-family detached residential dwelling units at a maximum allowable density of two dwelling units per acre. Based on the lower densities and residential uses permitted, the sites have been identified as appropriate to accommodate above moderate-income housing.

As previously detailed in **Section 4.1.2**, Vista Verde at Mediterra, and **Section 4.3**, Moderate-Income Sites, Mediterra primarily allows for low- and medium-density residential development. Taking into account the total number of residential units permitted in the Mediterra plan area and the project currently in the pipeline, there is a, a remaining capacity of 167 units identified in the Mediterra Planned Development. Based on the range of medium and low densities permitted and the range in housing types permitted, the Sites Inventory assumes housing will be developed at a mix of moderate- and above -moderate-income levels. As such, 117 above moderate-income units in the Mediterra Planned Development have been included in the Sites Inventory (see **Site 231E** in **Table 11**, Sites Inventory Table). The remaining 50-unit capacity has been identified as appropriate to accommodate moderate-income units (see **Section 4.3**, Moderate-Income Sites).

The sites analysis largely focuses on vacant parcels in the R-1, VR, EHV, and A/EQ zoning designations. One above moderate-income site was also identified on a parcel in the PD zoning designation. In addition to the 117 above moderate-income units identified in the Mediterra Planned Development, a total of 166 164 sites with 561-518 units on approximately 135-126 total acres have been included in the Sites Inventory based on the realistic residential development potentials included in **Table 2**, Density Assumptions by Zone. **Table 7** provides a summary of all vacant and underutilized above moderate-income sites in the R-1, VR, EHV, A/EQ, ~~and~~ PD, ~~and~~ Mediterra Planned Development zoning designations identified in the Sites Inventory, including 161-163 vacant parcels and 45 underutilized parcels making up a total 166-165 sites. Only one of the underutilized parcels has a residential unit, which was built in 1952 and has an FAR of 0.01. The existing uses on the underutilized parcels include one old, nonresidential structure in need of rehabilitation, one old shed, and one older commercial building built in 1964 with a FAR of 0.0066. In addition, ~~all five~~ the three underutilized parcels with existing

structures are being considered by the City for a rezone. While the rezone is not part of the Housing Element, the City is separately considering rezoning Sites 149, 150–152 and 218–228220–230 identified in the Sites Inventory from their current R-1 zoning designation to a PD zoning designation to provide a greater degree of design and land use flexibility for future development opportunities.

See **Figure 5, Above Moderate-Income Sites**, for an overview of above moderate-income sites. The vacant and underutilized sites identified in **Figure 5** are vacant and nonvacant sites that have been included in the sites inventory. It is not a comprehensive inventory of all vacant and nonvacant sites in the R-1, VR, EHV, A/EQ, ~~and PD~~, and Mediterra Planned Development zoning designations.

Table 7. Above Moderate-Income Sites Summary							
Vacant Parcels	Underutilized Parcels	Total Sites	Total Acreage	Maximum Units Permitted	Realistic Capacity (Total Units)	Total Net- New-Units	Income Level
161 <u>163</u>	54 <u>54</u>	1656 <u>1656</u>	135.31 <u>57.8</u>	788873 <u>788873</u>	561635 <u>561635</u>	560635 <u>560635</u>	Above Moderate- Income
See Sites 65–231E67–232 in Table 11 for individual site and parcel details.							

ABOVE MODERATE-INCOME SITES

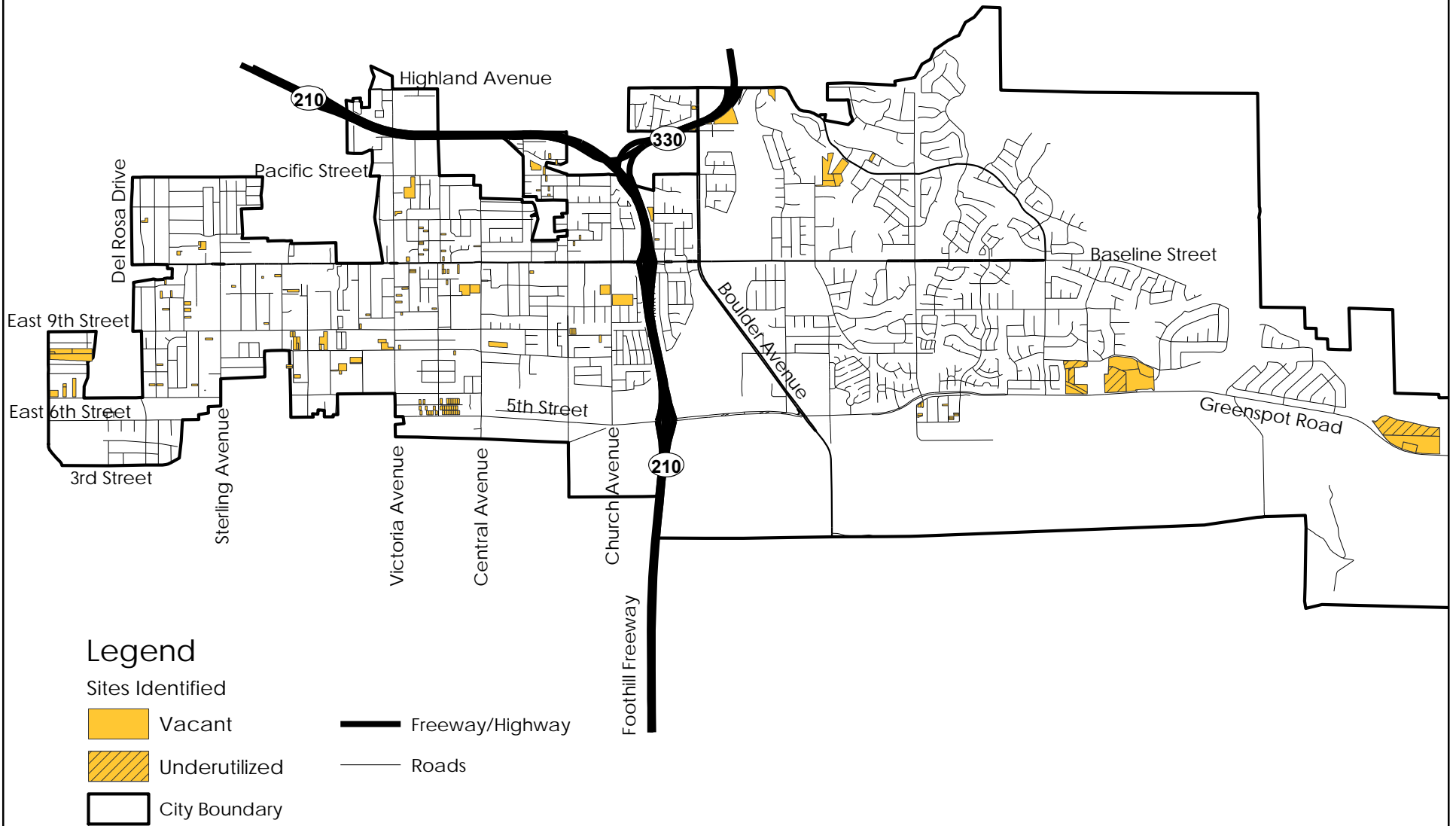
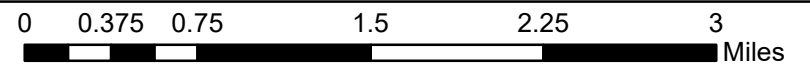


Figure 5. Above Moderate-Income Sites



4.5 Accessory Dwelling Unit Projection

The Housing Element may satisfy its RHNA requirement through methods alternative to the identification of sites. One such methodology is through an analysis of the expected number of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) to be developed within the planning period. The number of ADUs and JADUs that can be credited toward potential development must be based on the following factors:

- ADU and JADU development trends since January 2018
- Community need and demand for ADUs and JADUs
- Resources and incentives available to encourage their development
- The availability of ADUs and JADUs for occupancy
- The anticipated affordability of ADUs and JADUs

Recent changes to legislation governing the development and provision of ADUs and JADUs have sparked growth in these units in cities across California. ADU and JADU production is an ideal strategy for producing needed housing while capitalizing on existing infrastructure, such as water and sewer. Additionally, this is often a strategy that is more easily accepted by stakeholders who may be resistant to change because these units provide a form of “unseen” density that is palatable to many.

From 2018 through 2020, eight ADUs were permitted in the City. **Table 8** details recent ADU and JADU development in the City.

Year	Permitted Units
2018	3
2019	2
2020	5

Source: City of Highland, 2021. Permit Listing Activity Report, 2018–2020.

Because ADU and JADU legislation has been revised several times since 2017, providing increased opportunities for the development of housing, it is expected that development trends will continue upward. To account for this increased potential, this sites analysis used the trends in ADU construction since January 2018 to estimate new production, which averages 2.66 ADUs per year. Based on the local incentives and ADU and JADU trends since January 2018, a conservative estimate of the number of units to be produced under this approach is 4 units each year during the planning period (June 30, 2021, to October 15, 2029), for a total of 33 units.

In addition to calculating the expected number of ADUs and JADUs to be developed within the planning period, the sites analysis must calculate the anticipated affordability of ADUs and JADUs to determine which RHNA income categories they should be counted toward. To facilitate the ADU affordability assumptions for jurisdictions, SCAG conducted the SCAG Regional Accessory Dwelling Unit Affordability Analysis.⁴ As part of the analysis, SCAG conducted a survey of rents of 150 existing ADUs from April

⁴ SCAG (Southern California Association of Governments). 2020. “SCAG Regional Accessory Dwelling Unit Affordability Analysis.” https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527.

through June 2020. Efforts were made to reflect the geographic distribution, size, and other characteristics of ADUs across counties and subregions.

SCAG concluded that 22.7 percent of ADUs were affordable to very low-income households. Based on these assumptions, of the total 33 ADUs that are projected to be built during the planning period, 8 are estimated to be affordable to very low-income households, 11 to low-income households, 11 to moderate-income households, and 3 to above moderate-income households. **Table 9** shows the assumptions for ADU affordability based on the SCAG survey for San Bernardino/Riverside Counties.

Table 9. Estimated Affordability of Projected ADUs 2021–2029		
Income Level	Percent of ADUs	Projected Number of ADUs
Very Low-Income	22.7%	8
Low-Income	34.8%	11
Moderate-Income	34.8%	11
Above Moderate-Income	7.7%	3
Total	100%	33

Source: SCAG (Southern California Association of Governments). 2020. "SCAG Regional Accessory Dwelling Unit Affordability Analysis." https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527.
ADU = accessory dwelling unit

In coordination with the updated policies and programs in the Housing Element and the City’s ongoing efforts to promote the development of ADUs and JADUs, it is likely that these units will be produced at a higher rate.

5 Summary of Capacity to Accommodate the RHNA

The City of Highland is a growing community San Bernardino County. Although the western portion of the City (west of Interstate 210) is largely built-out, large amounts of vacant land remain in the eastern portions of the City with the possibility of providing new housing opportunities. There are also opportunities for ADUs and for the redevelopment of underutilized sites that meet density requirements, have an aging structure, and have a low floor to area ratio (i.e., low ratio of a building’s total floor area to the size of the piece of land upon which it is built). The identification of these sites paired with the programs of the Housing Element will ensure that the City can realistically meet the RHNA targets at all income levels for the 6th Cycle.

Table 10 provides a summary of total residential capacity included in the final sites inventory compared to the City’s 6th Cycle RHNA. As shown in **Table 10**, the City has a total capacity for 1,347, 1,280 lower-income units, 518 moderate-income units, and 1,427, 1,390 above moderate-income units within the residential pipeline of projects, vacant and underutilized sites, and through the expected number of ADUs and JADUs, which is sufficient capacity to accommodate the RHNA of 2,513 units.

A site-by-site overview for all sites identified in this sites inventory is included in **Table 11**. The overview includes each parcel’s Assessor’s Parcel Number; acres; potential number of units under the realistic capacity assumptions; income level; and, if applicable, existing use, age of building, and floor area ratio.

Table 10. Summary of Residential Capacity Compared to 6th Cycle RHNA by Income, City of Highland, June 30, 2021 through October 15, 2029

Category	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
RHNA	2,513	1,028	471	1,014
Pipeline Residential Development Credited Toward RHNA	1,313 <u>752</u>	200	250	863 <u>752</u>
Vacant and Underutilized Site Capacity	1,946 <u>2,403</u>	1,128 <u>1,261</u>	257 <u>507</u>	561 <u>635</u>
Potential Accessory Dwelling Units	33	19	11	3
Total Capacity	3,292 <u>3,188</u>	1,347 <u>1,280</u>	518	1,427 <u>1,390</u>
Total Net-New-Units	3,257 <u>3,174</u>	1,323 <u>1,271</u>	513	1,421 <u>1,390</u>
Total Capacity Surplus (+)/ Deficit (-)	—	295 <u>243</u>	+42	407 <u>376</u>

RHNA = Regional Housing Needs Allocation

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
Lower-Income Sites									
Yes	1	0278-121-41	0.67	R-4	13	0	0	13	Underutilized, older residential unit, built 1948, floor area ratio (FAR) 0.05, IL ratio 0.05
Yes	21	0278-121-42	3.06	R-4	61	0	0	61	Vacant
Yes	3	0278-131-34	0.82	R-4	16	0	0	16	Underutilized, 2 older residential units, built 1936
No	4A	0278-131-40	0.18	R-4	4	0	0	4	Vacant
Yes	4A2	0278-131-48	3.8	R-4	76	0	0	76	Underutilized, 2 nonresidential buildings built 1980, FAR 0.04, large dirt lot
Yes	5	0278-131-41	1.1	R-4	22	0	0	22	Underutilized, units built 1956, FAR 0.12
Yes	36	0278-131-45	4.24	R-4	85	0	0	85	Vacant
Yes	47	0278-131-46	0.71	R-4	14	0	0	14	Vacant
Yes	58	0278-131-47	1.76	R-4	35	0	0	35	Vacant
Yes	69	0278-201-26	0.93	R-4	19	0	0	19	Underutilized, vacant and extremely dilapidated building, FAR 0.08
Yes	710	0278-201-27	0.53	R-4	11	0	0	11	Vacant
Yes	811	0278-201-28	0.97	R-4	19	0	0	19	Vacant
No	12B	1191-181-02	0.17	R-4	3	0	0	3	Vacant
No	12B	1191-181-03	0.17	R-4	3	0	0	3	Vacant
No	12B	1191-181-04	0.17	R-4	3	0	0	3	Vacant
No	12B	1191-181-05	0.16	R-4	3	0	0	3	Vacant
No	9A12 B	1191-181-06	0.16	R-4	3	0	0	3	Vacant

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
Yes	9A12 B	1191-181-07	4.56	R-4	91	0	0	91	Vacant
Yes	1113	1191-181-08	0.81	R-4	16	0	0	16	Vacant
Yes	1214	1191-241-09	1.46	R-4	29	0	0	29	Underutilized, 1 older residential unit, built 1979, FAR 0.03
Yes	1315	1191-241-10	4.91	R-4	98	0	0	98	Underutilized, 1 older residential unit, built 1955, FAR 0.01
Yes	1416	1191-241-12	4.92	R-4	98	0	0	98	Underutilized, 1 older residential unit, built 1963, FAR 0.007
Yes	1517	1191-241-13	0.67	R-4	13	0	0	13	Vacant
Yes	1618	1191-241-14	0.71	R-4	14	0	0	14	Vacant
Yes	1719	1191-241-15	0.71	R-4	14	0	0	14	Underutilized, 1 older residential unit, built 1951, FAR 0.05
Yes	18B2 0C	1191-241-17	0.66	R-4	13	0	0	13	Underutilized, 1 older residential unit, built 1965, FAR 0.06
Yes	18B2 0C	1191-241-18	0.41	R-4	8	0	0	8	Vacant
Yes	21	1191-241-19	0.76	R-4	15	0	0	15	Underutilized, 2 older residential units, built 1925, FAR 0.05
Yes	1922	1192-381-38	1.82	R-4	36	0	0	36	Vacant
Yes	2023	1192-431-04	1.74	R-4	3540	0	0	3540	Underutilized, 1 vacant and dilapidated residential unit, built 1945, FAR 0.01. Owned by the Housing Authority. <u>The Housing Authority anticipates generating 90 to 110 affordable senior housing units during the Planning Period between Sites 20 and 21.</u>

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
Yes	<u>2124</u>	1192-431-05	1.98	R-4	<u>4050</u>	0	0	<u>4050</u>	Vacant. Owned by the Housing Authority. <u>The Housing Authority anticipates generating 90 to 110 affordable senior housing units during the Planning Period on Sites 20 and 21.</u>
Yes	<u>2227</u>	1192-581-03	1.88	R-4	38	0	0	38	Underutilized, 1 older residential unit, built 1948, FAR 0.02
Yes	<u>2328</u>	1192-601-02	1.77	R-4	35	0	0	35	Vacant
No	<u>2429</u>	1192-601-38	0.99	R-4	20	0	0	20	Vacant
Yes	<u>2530</u>	1192-601-39	0.52	R-4	10	0	0	10	Vacant
No	<u>2631</u>	1192-601-40	0.92	R-4	18	0	0	18	Vacant
<u>No</u>	<u>27C</u>	<u>1201-351-14</u>	<u>2.35</u>	<u>PD</u>	<u>100</u>	<u>0</u>	<u>0</u>	<u>100</u>	<u>Vacant, Greenspot Specific Plan (SP) (PA 3)</u>
<u>No</u>	<u>27C</u>	<u>1201-351-15</u>	<u>1.5</u>	<u>PD</u>	<u>see above</u>	<u>0</u>	<u>0</u>	<u>see above</u>	<u>Vacant, Greenspot SP (PA 3)</u>
<u>No</u>	<u>27C</u>	<u>1201-351-16</u>	<u>1.92</u>	<u>PD</u>	<u>see above</u>	<u>0</u>	<u>0</u>	<u>see above</u>	<u>Vacant, Greenspot SP (PA 3)</u>
<u>No</u>	<u>27C</u>	<u>1201-351-28</u>	<u>6.9</u>	<u>PD</u>	<u>see above</u>	<u>0</u>	<u>0</u>	<u>see above</u>	<u>Vacant, Greenspot SP (PA 3)</u>
<u>No</u>	<u>27D</u>	<u>1201-341-29</u>	<u>4.4</u>	<u>PD</u>	<u>100</u>	<u>200</u>	<u>0</u>	<u>300</u>	<u>Vacant, Greenspot SP (PA 2)</u>
<u>No</u>	<u>27D</u>	<u>1201-341-30</u>	<u>0.1</u>	<u>PD</u>	<u>see above</u>	<u>see above</u>	<u>0</u>	<u>see above</u>	<u>Vacant, Greenspot SP (PA 2)</u>
<u>No</u>	<u>27D</u>	<u>1201-341-33</u>	<u>20.65</u>	<u>PD</u>	<u>see above</u>	<u>see above</u>	<u>0</u>	<u>see above</u>	<u>Vacant, Greenspot SP (PA 2)</u>
<u>No</u>	<u>27D</u>	<u>1201-341-59</u>	<u>0.02</u>	<u>PD</u>	<u>see above</u>	<u>see above</u>	<u>0</u>	<u>see above</u>	<u>Vacant, Greenspot SP (PA 2)</u>

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
No	<u>27D</u>	<u>1201-341-60</u>	<u>0.001</u>	<u>PD</u>	<u>see above</u>	<u>see above</u>	<u>0</u>	<u>see above</u>	<u>Vacant, Greenspot SP (PA 2)</u>
Yes	<u>2825</u>	1192-431-06	2.14	R-4	43	0	0	43	Underutilized, 1 older residential unit, built 1920, FAR 0.02
Yes	<u>2926</u>	1192-431-07	2.7	R-4	54	0	0	54	Underutilized, 2 older residential units, built 1920, FAR 0.01
Moderate-Income Sites									
Yes	<u>3032</u>	0278-121-08	0.4	R-2	0	3	0	3	Vacant
Yes	<u>3133</u>	0278-121-12	0.13	R-2	0	1	0	1	Vacant
Yes	<u>3234</u>	0278-121-14	0.21	R-2C	0	1	0	1	Vacant
Yes	<u>3335</u>	0278-121-16	0.33	R-2C	0	2	0	2	Vacant
Yes	<u>3436</u>	0278-131-22	0.21	R-2	0	2	0	2	Vacant
Yes	<u>3537</u>	0278-262-26	1	R-2	0	8	0	8	Vacant
No	<u>3638</u>	0278-252-33	1.50	R-2	0	12	0	12	Underutilized, older residential unit, built 1900, FAR 0.07
No	<u>3739</u>	0278-252-34	1.46	R-2	0	12	0	12	Underutilized, 2 older residential units, built 1946, FAR 0.02
No	<u>3840</u>	0278-252-35	0.49	R-2	0	4	0	4	Underutilized, commercial building built 1948, FAR 0.03
No	<u>3941</u>	0278-262-20	0.98	R-2	0	8	0	8	Underutilized, older residential unit, built 1946, FAR 0.02
No	<u>4042</u>	0278-262-38	1.52	R-2	0	12	0	12	Underutilized, older residential unit, built 1944
Yes	<u>4143</u>	1191-141-28	0.21	PD	0	3	0	3	Vacant
Yes	<u>4244</u>	1191-141-31	0.21	PD	0	3	0	3	Vacant

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
Yes	4345	1191-181-49	0.56	PD	0	7	0	7	Vacant
Yes	4446	1191-191-11	1.9	R-2C	0	11	0	11	Vacant
Yes	4547	1191-201-12	4.94	R-2C	0	30	0	30	Vacant
Yes	4648	1191-231-02	0.55	R-2	0	4	0	4	Vacant
Yes	4749	1191-231-14	0.23	R-2	0	2	0	2	Vacant
Yes	4850	1191-341-32	0.17	R-3	0	2	0	2	Vacant
No	4951	1191-341-33	0.14	R-3	0	2	0	2	Vacant
No	5052	1191-381-01	4.56	MU	0	55	0	55	Vacant
No	5153	1191-381-02	1.06	MU	0	13	0	13	Vacant
No	5254	1191-501-77	0.47	MU	0	6	0	6	Vacant
Yes	5355	1192-011-09	0.19	R-2C	0	1	0	1	Vacant
Yes	5456	1192-011-10	0.18	R-2C	0	1	0	1	Vacant
Yes	5557	1192-011-11	0.18	R-2C	0	1	0	1	Vacant
Yes	5658	1192-011-12	0.18	R-2C	0	1	0	1	Vacant
Yes	5759	1192-011-33	0.09	R-2C	0	1	0	1	Vacant
Yes	5860	1192-011-34	0.18	R-2C	0	1	0	1	Vacant
No	5961	1192-071-08	0.22	R-2	0	2	0	2	Vacant
Yes	6062	1192-201-23	0.35	R-2	0	3	0	3	Vacant
Yes	6163	1192-411-06	0.42	R-2C	0	3	0	3	Vacant
Yes	6264	1200-431-02	2	PD	0	24	0	24	Vacant
Yes	6365	1200-431-04	1	PD	0	12	0	12	Vacant
No	6466	1201-011-08	0.32	MU	0	4	0	4	Vacant

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
Above Moderate-Income Units									
No	6567	0273-152-07	0.24	R-1	0	0	1	1	Vacant
Yes	6668	0273-253-17	0.33	R-1	0	0	1	1	Vacant
Yes	6769	0273-261-26	0.17	R-1	0	0	1	1	Vacant
Yes	6870	0273-261-27	1.04	R-1	0	0	4	4	Vacant
Yes	6971	0278-085-09	0.3	R-1	0	0	1	1	Vacant
Yes	7072	0278-101-27	0.16	R-1	0	0	1	1	Vacant
Yes	7173	0278-102-20	0.23	R-1	0	0	1	1	Vacant
Yes	7274	0278-111-16	0.11	R-1	0	0	0	0	Vacant
Yes	7375	0278-111-21	0.23	R-1	0	0	1	1	Vacant
Yes	7476	0278-113-02	0.45	R-1	0	0	2	2	Vacant
Yes	7577	0278-113-05	0.45	R-1	0	0	2	2	Vacant
Yes	7678	0278-113-14	0.23	R-1	0	0	1	1	Vacant
Yes	7779	0278-201-01	5.86	R-1	0	0	23	23	Vacant
Yes	7880	0278-201-09	0.24	R-1	0	0	1	1	Vacant
Yes	7981	0278-201-11	2.21	R-1	0	0	9	9	Vacant
Yes	8082	0278-201-12	2.27	R-1	0	0	9	9	Vacant
Yes	8183	0278-221-01	1.14	R-1	0	0	5	5	Vacant
Yes	8284	0278-221-05	0.23	R-1	0	0	1	1	Vacant
Yes	8385	0278-221-08	1.33	R-1	0	0	5	5	Vacant
Yes	8486	0278-221-22	0.69	R-1	0	0	3	3	Vacant

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
Yes	8587	0278-242-23	0.24	R-1	0	0	1	1	Vacant
Yes	8688	0278-243-04	0.23	R-1	0	0	1	1	Vacant
Yes	8789	0278-244-07	0.25	R-1	0	0	1	1	Vacant
Yes	8890	0278-252-29	0.32	R-1	0	0	1	1	Vacant
Yes	8991	0278-261-07	0.22	R-1	0	0	1	1	Vacant
Yes	9092	0278-261-15	0.11	R-1	0	0	0	0	Vacant
Yes	9193	0278-262-31	0.01	R-1	0	0	1	1	Vacant
Yes	9294	1191-341-16	1.51	R-1	0	0	6	6	Vacant
Yes	9395	1191-341-18	0.36	VR	0	0	1	1	Vacant
No	9496	1191-341-48	0.19	VR	0	0	1	1	Vacant
Yes	9597	1191-341-69	0.17	VR	0	0	1	1	Vacant
Yes	9698	1191-361-07	0.4	R-1	0	0	2	2	Vacant
Yes	9799	1191-371-29	0.16	R-1	0	0	1	1	Vacant
Yes	9810 0	1191-371-42	0.16	R-1	0	0	1	1	Vacant
Yes	9910 1	1191-381-03	0.18	R-1	0	0	1	1	Vacant
Yes	1001 02	1191-381-35	0.15	R-1	0	0	1	1	Vacant
Yes	1011 03	1191-381-36	0.15	R-1	0	0	1	1	Vacant
Yes	1021 04	1191-381-43	0.15	R-1	0	0	1	1	Vacant
Yes	1031	1191-381-55	0.15	R-1	0	0	1	1	Vacant

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
	05								
Yes	1041 06	1191-411-08	0.18	R-1	0	0	1	1	Vacant
Yes	1051 07	1191-421-03	0.17	R-1	0	0	1	1	Vacant
Yes	1061 08	1191-421-19	0.17	R-1	0	0	1	1	Vacant
Yes	1071 09	1191-421-24	0.15	R-1	0	0	1	1	Vacant
Yes	1081 10	1191-471-03	0.19	VR	0	0	1	1	Vacant
Yes	1091 11	1191-471-34	0.09	VR	0	0	1	1	Vacant
Yes	1101 12	1191-471-55	0.14	VR	0	0	1	1	Vacant
Yes	1111 13	1191-472-07	0.12	VR	0	0	1	1	Vacant
Yes	1121 14	1192-011-28	0.07	R-1	0	0	1	1	Vacant
Yes	1131 15	1192-011-41	0.15	R-1	0	0	1	1	Vacant
Yes	1141 16	1192-021-04	0.1	R-1	0	0	0	0	Vacant
Yes	1151 17	1192-021-09	0.32	R-1	0	0	1	1	Vacant
Yes	1161 18	1192-041-33	0.69	R-1	0	0	3	3	Vacant
Yes	1171	1192-061-44	0.18	R-1	0	0	1	1	Vacant

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
	119								
Yes	1181 20	1192-081-10	0.25	R-1	0	0	1	1	Vacant
No	1191 21	1192-081-11	0.28	R-1	0	0	1	1	Vacant
No	1201 22	1192-081-29	0.94	R-1	0	0	4	4	Vacant
Yes	1211 23	1192-081-30	0.71	R-1	0	0	3	3	Vacant
No	1221 24	1192-081-31	0.25	R-1	0	0	1	1	Vacant
Yes	1231 25	1192-131-13	0.12	R-1	0	0	0	0	Vacant
Yes	1241 26	1192-141-51	0.21	R-1	0	0	1	1	Vacant
Yes	1251 27	1192-141-62	0.16	R-1	0	0	1	1	Vacant
Yes	1261 28	1192-151-14	2.16	R-1	0	0	9	9	Vacant
Yes	1271 29	1192-151-24	0.25	R-1	0	0	1	1	Vacant
Yes	1281 30	1192-161-06	0.57	R-1	0	0	2	2	Vacant
Yes	1291 31	1192-161-09	1.27	R-1	0	0	5	5	Vacant
Yes	1301 32	1192-181-04	0.22	R-1	0	0	1	1	Vacant
Yes	1311	1192-181-05	0.22	R-1	0	0	1	1	Vacant

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
	33								
Yes	132 34	1192-201-12	0.44	R-1	0	0	2	2	Vacant
Yes	133 35	1192-251-13	1.42	R-1	0	0	6	6	Vacant
Yes	134 36	1192-251-18	0.17	R-1	0	0	1	1	Vacant
Yes	135 37	1192-261-07	1.38	R-1	0	0	6	6	Vacant
Yes	136 38	1192-261-08	0.16	R-1	0	0	1	1	Vacant
Yes	137 39	1192-331-28	0.21	R-1	0	0	1	1	Vacant
Yes	138 40	1192-331-29	0.23	R-1	0	0	1	1	Vacant
Yes	139 41	1192-341-17	0.16	R-1	0	0	1	1	Vacant
Yes	140 42	1192-341-18	0.16	R-1	0	0	1	1	Vacant
Yes	141 43	1192-341-20	0.16	R-1	0	0	1	1	Vacant
Yes	142 44	1192-341-23	0.16	R-1	0	0	1	1	Vacant
Yes	143 45	1192-341-29	0.32	R-1	0	0	1	1	Vacant
Yes	144 46	1192-341-49	0.16	R-1	0	0	1	1	Vacant
Yes	145	1192-351-07	0.22	R-1	0	0	1	1	Vacant

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
	47								
Yes	146 48	1192-351-10	0.23	R-1	0	0	1	1	Vacant
Yes	147 49	1192-351-21	0.23	R-1	0	0	1	1	Vacant
No	150	1192-341-11	4.3	R-1	0	0	20	20	Underutilized, 1 home built 1952, FAR 0.0097
No	149 51	1192-361-45	1.8	R-1	0	0	9	9	Vacant
No	150 52	1192-361-47	2.18	R-1	0	0	11	11	Vacant
Yes	151 53	1192-371-12	0.09	R-1	0	0	1	1	Vacant
Yes	152 54	1192-371-21	0.14	R-1	0	0	1	1	Vacant
Yes	153 55	1192-371-26	0.09	R-1	0	0	1	1	Vacant
Yes	154 56	1192-391-76	0.17	R-1	0	0	1	1	Vacant
Yes	155 57	1192-421-25	0.21	R-1	0	0	1	1	Vacant
Yes	156 58	1192-471-21	1.95	R-1	0	0	8	8	Vacant
No	157 59	1192-501-04	0.17	R-1	0	0	1	1	Vacant
No	158 60	1192-531-48	0.2	R-1	0	0	1	1	Vacant
No	159	1192-531-50	0.2	R-1	0	0	1	1	Vacant

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
	61								
No	1601 62	1192-531-53	0.18	R-1	0	0	1	1	Vacant
No	1611 63	1192-531-56	0.18	R-1	0	0	1	1	Vacant
No	1621 64	1192-531-59	0.18	R-1	0	0	1	1	Vacant
No	1631 65	1192-531-61	0.19	R-1	0	0	1	1	Vacant
No	1641 66	1192-531-63	0.19	R-1	0	0	1	1	Vacant
No	1651 67	1192-531-64	0.19	R-1	0	0	1	1	Vacant
No	1661 68	1192-531-65	0.19	R-1	0	0	1	1	Vacant
No	1671 69	1192-531-68	0.19	R-1	0	0	1	1	Vacant
No	1681 70	1192-542-09	0.24	R-1	0	0	1	1	Vacant
No	1691 71	1192-542-10	0.24	R-1	0	0	1	1	Vacant
No	1701 72	1192-542-11	0.24	R-1	0	0	1	1	Vacant
No	1711 73	1192-542-12	0.24	R-1	0	0	1	1	Vacant
No	1721 74	1192-542-13	0.24	R-1	0	0	1	1	Vacant
No	1731	1192-542-14	0.24	R-1	0	0	1	1	Vacant

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
	75								
No	174 76	1192-542-17	0.25	R-1	0	0	1	1	Vacant
No	175 77	1192-542-18	0.2	R-1	0	0	1	1	Vacant
No	176 78	1192-542-19	0.19	R-1	0	0	1	1	Vacant
No	177 79	1192-542-20	0.19	R-1	0	0	1	1	Vacant
No	178 80	1192-542-21	0.19	R-1	0	0	1	1	Vacant
No	179 81	1192-542-22	0.19	R-1	0	0	1	1	Vacant
No	180 82	1192-542-23	0.19	R-1	0	0	1	1	Vacant
No	181 83	1192-542-24	0.19	R-1	0	0	1	1	Vacant
No	182 84	1192-542-25	0.19	R-1	0	0	1	1	Vacant
No	183 85	1192-542-30	0.19	R-1	0	0	1	1	Vacant
No	184 86	1192-542-31	0.19	R-1	0	0	1	1	Vacant
No	185 87	1192-542-32	0.19	R-1	0	0	1	1	Vacant
No	186 88	1192-542-33	0.19	R-1	0	0	1	1	Vacant
No	187	1192-542-34	0.19	R-1	0	0	1	1	Vacant

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
	89								
No	1881 90	1192-542-35	0.19	R-1	0	0	1	1	Vacant
No	1891 91	1192-542-36	0.19	R-1	0	0	1	1	Vacant
No	1901 92	1192-542-37	0.19	R-1	0	0	1	1	Vacant
Yes	1911 93	1200-071-02	0.3	R-1	0	0	1	1	Vacant
Yes	1921 94	1200-071-20	0.16	R-1	0	0	1	1	Vacant
No	1931 95	1200-091-16	4.97	R-1	0	0	20	20	Vacant
No	1941 96	1200-102-34	1.18	R-1	0	0	5	5	Vacant
Yes	1951 97	1200-291-39	4.58	A/EQ	0	0	9	9	Vacant
Yes	1961 98	1200-311-02	2.75	A/EQ	0	0	6	6	Vacant
No	1971 99	1200-341-09	0.59	R-1	0	0	2	2	Vacant
Yes	1982 00	1200-371-08	0.15	R-1	0	0	1	1	Vacant
Yes	1992 01	1200-381-30	0.15	R-1	0	0	1	1	Vacant
Yes	2002 02	1200-451-04	0.15	R-1	0	0	1	1	Vacant
Yes	2012	1200-551-41	1.66	A/EQ	0	0	3	3	Vacant

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
	03								
No	2022 04	1200-591-01	1.87	A/EQ	0	0	4	4	Vacant
No	2032 05	1201-021-09	1.97	R-1	0	0	8	8	Vacant
Yes	2042 06	1201-041-23	0.33	R-1	0	0	1	1	Vacant
Yes	2052 07	1201-041-57	0.27	R-1	0	0	1	1	Vacant
Yes	2062 08	1201-041-58	0.26	R-1	0	0	1	1	Vacant
Yes	2072 09	1201-041-59	0.26	R-1	0	0	1	1	Vacant
Yes	2082 10	1201-061-02	4.75	R-1	0	0	19	19	Vacant
No	2092 11	1210-201-02	0.21	R-1	0	0	1	1	Vacant
No	2102 12	1210-201-03	0.27	R-1	0	0	1	1	Vacant
No	2112 13	1210-201-12	0.2	R-1	0	0	1	1	Vacant
No	2122 14	1210-201-13	0.15	R-1	0	0	1	1	Vacant
No	2132 15	1210-202-14	0.21	R-1	0	0	1	1	Vacant
No	2142 16	1210-202-46	0.17	R-1	0	0	1	1	Vacant
No	2152	1210-202-47	0.17	R-1	0	0	1	1	Vacant

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
	17								
No	216 18	1210-202-52	0.15	EHV	0	0	1	1	Vacant
No	217 19	1210-202-53	0.18	EHV	0	0	1	1	Vacant
Yes	218 20	1210-271-01	3.35	R-1	0	0	13	13	Underutilized, older nonresidential structure
No	219 21	1210-271-02	0.88	R-1	0	0	4	4	Vacant
Yes	220 22	1210-271-03	1.96	R-1	0	0	8	8	Underutilized, older shed
No	223	1210-271-07	4.65	R-2	0	0	23	23	Underutilized, 1 home built 1940, FAR 0.0088
No	222 24	1210-271-08	1.21	R-1	0	0	5	5	Vacant
No	223 25	1210-271-09	1.62	R-1	0	0	6	6	Vacant
No	224 26	1210-271-11	1.78	R-1	0	0	7	7	Vacant
No	225 27	1210-371-13	6.97	R-1	0	0	28	28	Vacant
No	226 28	1210-371-14	3.04	R-1	0	0	12	12	Vacant
Yes	227 29	1210-371-15	10.29	R-1	0	0	41	41	Underutilized vacant commercial structure, built 1964, FAR 0.0066
No	228 30	1210-371-16	10.2	R-1	0	0	41	41	Vacant
Yes	229	1200-401-80	1.04	R-1	0	0	4	4	Vacant, pending project (La Praix)

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
	31								
No	2302 32	1191-351-04	3.37	PD	0	0	15	15	Vacant, pending project <u>for 15 single-family homes from Hispano Investors.</u>
<u>No</u>	<u>231E</u>	<u>0297-021-18</u>	<u>179 total</u>	<u>PD</u>	<u>0</u>	<u>50</u>	<u>117</u>	<u>167</u>	<u>Mediterra Specific Plan</u> <u>(See Vista Verde at Mediterra for Phases 1 & 2 of development)</u>
<u>No</u>	<u>231E</u>	<u>0297-051-12</u>	<u>See above</u>	<u>PD</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>Mediterra Specific Plan</u> <u>(See Vista Verde at Mediterra for Phases 1 & 2 of development)</u>
<u>No</u>	<u>231E</u>	<u>0297-051-16</u>	<u>See above</u>	<u>PD</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>Mediterra Specific Plan</u> <u>(See Vista Verde at Mediterra for Phases 1 & 2 of development)</u>
Planned, Approved, and Prospective Projects									
No	23323 <u>2</u>	1210-371-51	21.6	R-1	0	0	54	54	Underutilized, pending project (Kiel 54)
No	23423 <u>3</u>	0288-562-03	7.9	PD	0	0	46	46	Vacant, pending project (Highland Park)
No	235D	0297-021-18	179 total	PD	0	50	117	167	Vacant, pending project (Mediterra)
No	235D	0297-051-12	See above	PD	0	0	0	0	Vacant, pending project (Mediterra)
No	235D	0297-051-16	See above	PD	0	0	0	0	Vacant, pending project (Mediterra)
No	235D2 <u>34F</u>	0297-021-25	See above	PD	0	0	149	149	Vacant, pending project (Vista Verde at Mediterra)
No	234F2 35D	0297-021-26	See above	PD	0	0	0	0	Vacant, pending project (Vista Verde at Mediterra)
No	234F2 35D	0297-021-27	See above	PD	0	0	0	0	Vacant, pending project (Vista Verde at Mediterra)

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
No	234F2 35D	0297-021-28	See above	PD	0	0	0	0	Vacant, pending project (Vista Verde at Mediterra)
Yes	236E2 35G	1201-401-02	22.97	PD	0	0	137	137	Vacant, pending project (Blossom Trails)
Yes	235G2 36E	1201-431-61	2.41	PD	0	0	0	0	Vacant, pending project (Blossom Trails)
No	237F	1201-351-14	2.35	PD	100	0	0	100	Vacant, Greenspot Specific Plan (SP) (PA-3)
No	237F	1201-351-15	1.5	PD	see above	0	0	see above	Vacant, Greenspot SP (PA-3)
No	237F	1201-351-16	1.92	PD	see above	0	0	see above	Vacant, Greenspot SP (PA-3)
No	237F	1201-351-28	6.9	PD	see above	0	0	see above	Vacant, Greenspot SP (PA-3)
No	238G2 36H	1201-331-01	—	PD	0	0	200	200	Vacant, Greenspot SP pending project (TREH Partners project in Greenspot SP)
No	236H2 38G	1201-341-01	—	PD	0	0	0	0	Vacant, Greenspot SP pending project (TREH Partners project in Greenspot SP)
No	236H2 38G	1201-341-08	—	PD	0	0	0	0	Vacant, Greenspot SP pending project (TREH Partners project in Greenspot SP)
No	236H2 38G	1201-341-09	—	PD	0	0	0	0	Vacant, Greenspot SP pending project (TREH Partners project in Greenspot SP)
No	239H	120134102	1.19	PD	100	200	0	300	Underutilized, Greenspot SP (PA-2); 1 residential unit built 1942, FAR 0.022
No	239H	120134103	1.49	—	see above	see above	0	see above	Underutilized, Greenspot SP (PA-2); 1 residential unit built 1940, FAR 0.032
Yes	239H	120135119	0.08	PD	see above	see above	0	see above	Underutilized, Greenspot SP (PA-2); 1 residential unit built 1942, FAR 0.07

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
No	239H	120135120	0.68	PD	see above	see above	0	see above	Underutilized, Greenspot SP (PA 2); 1 residential unit built 1955, FAR 0.18
Yes	239H	120135121	0.41	PD	see above	see above	0	see above	Underutilized, Greenspot SP (PA 2); 1 residential unit built 1953, FAR 0.07
No	239H	120134104	1	—	see above	see above	0	see above	Vacant, Greenspot SP (PA 2)
No	239H	120134129	4.4	—	see above	see above	0	see above	Vacant, Greenspot SP (PA 2)
No	239H	120134130	0.1	—	see above	see above	0	see above	Vacant, Greenspot SP (PA 2)
No	239H	120134133	20.65	—	see above	see above	0	see above	Vacant, Greenspot SP (PA 2)
No	239H	120134159	0.02	—	see above	see above	0	see above	Vacant, Greenspot SP (PA 2)
No	239H	120134160	0.001	—	see above	see above	0	see above	Vacant, Greenspot SP (PA 2)
Yes	239H	120135122	0.02	PD	see above	see above	0	see above	Vacant, Greenspot SP (PA 2)
No	23712 401	1191-191-06	1.95	R-4	0	0	60	60	Vacant, pending project (senior assisted living)
No	23712 401	1191-181-01	0.30	R-4	0	0	see above	see above	Vacant, pending project (senior assisted living)
No	23812 411	1200-381-43	2.08	MU	0	0	1721	1721	Vacant, pending project (Tractor Supply Company)
No	23812 411	1200-381-05	6.96	MU	0	0	see above	see above	Vacant, pending project (Tractor Supply Company)
Yes	23924 2	1200-041-02	4.19	PD	0	0	4950	4950	Vacant, pending project (Crestwood Communities)

Table 11. Sites Inventory Table

Included in Previous Cycle(s)	Site ID*	Assessor's Parcel Number	Acres	Zoning Designation	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Site Description
Yes	24024 3	1200-421-34	2.9	MU	0	0	3435	3435	Vacant, pending project (Paseo Del Oro Highland Heights)
Total Units					1,3281, <u>261</u>	507	1,4241,387	3,2593 <u>,167</u>	—
<p>* Generally, a site is a parcel or a group of parcels that can accommodate a portion of the jurisdiction's Regional Housing Needs Allocation. All multi-parcel sites are denoted by a number and letter in their Site ID. All parcels belonging to one site have the same Site ID listed in this table.</p>									

Appendix F: Community Engagement Summary

Table of Contents

- [1 Stakeholder Engagement..... 1](#)
- [1.1 Online Survey 1](#)
 - [1.2 Community Outreach Workshops 1](#)
 - [1.3 Planning Commission and City Council Joint Session Public Meeting 2](#)
 - [1.4 Stakeholder Interviews 2](#)
 - [1.5 Housing Element Update City Website 3](#)
 - [1.6 Public Comments 3](#)
- [2 Presentation Material 4](#)

- [Attachment 1, Public Comment49](#)

1 Stakeholder Engagement

The City of Highland (City) conducted a robust public outreach program that engaged a broad spectrum of the community and stakeholders. Stay-at-home orders of 2020 and 2021 resulting from the Coronavirus (COVID-19) pandemic provided the City with opportunities to explore new avenues for public engagement. Virtual meetings, increasing access for those who are not traditionally ~~not~~ involved in the planning process and providing-provided new opportunities for community members to take an active role in updating their City's General Plan Housing Element ~~update process virtually~~. Early outreach and formal engagement activities were held virtually, with bilingual services in English and Spanish, and the City took additional informal opportunities to engage the public. The following outreach activities were conducted to engage stakeholders and inform development of the Housing Element.

1.1 Online Survey

The online survey engaged a total of 112-139 participants to better inform local housing needs and concerns. The survey was made available beginning in late 2020 through the summer of 2021 on the City's website, including through a pop-up notification on the City website's homepage with the survey link to ensure ease of access. The online survey link was also emailed to the City's interested parties list, ~~and including~~ a comprehensive list of stakeholderstakeholders's_group, and ~~In addition, the link was~~ advertised during virtual public meetings and advertised on the City's social media accounts (Facebook and NextDoor). This comprehensive publication effort ensured all income groups were represented in the data and throughout the development of the Housing Element. Survey participants identified a need for single-family housing development, followed by condominiums with multifamily ownership, and accessory dwelling units. Similarly, for those who wish to own a home in the City but do not, respondents acknowledged a lack of available homes within their price range and inability to pay an appropriate down payment as the leading reasons for not owning a home. The vast majority of survey respondents, 94 percent, responded that they currently live in a single-family home, as opposed to only 3 percent who live in a multifamily home. Of the remaining survey participants, 2 percent responded that they currently live in a duplex or attached home, 1 percent in an accessory dwelling unit, and 1 percent in another type of housing. Participants also acknowledged a diversity of reasons for choosing to live in the City, including affordability; proximity to family, friends, and work; safety of neighborhoods; and quality of schools. Identifying strategies for lower-income households to more easily access home-ownership opportunities to a variety of housing types is the desired pathway to address obstacles and meet the City's housing priorities.

1.2 Community Outreach Workshops

A virtual community outreach workshop was held in English and Spanish on November 12, 2020, which allowed interested parties to be engaged in a more formal setting where they learned about the planning process, the components of the Housing Element, and the importance of their role in the development of the Housing Element, and were given the opportunity to take part in an open Q&A session. Bilingual (English/Spanish) services were provided during the virtual public workshop to engage a broad spectrum of community members. The workshop was held on a Thursday evening, outside of regular working hours, to facilitate participation and optimize attendance. The workshop was streamed live via Zoom and onto Facebook, and all comments and questions from the workshop and Facebook were read aloud and responded to live as they were available. This workshop was also noticed in the City's newspaper, website,

and Facebook page; on NextDoor; and on flyers that were mailed to a list of potentially interested parties and stakeholders [to ensure all income groups are represented in the Housing Element](#). The following is a summary of this virtual workshop.

The virtual workshop, held on November 12, 2020, provided participants an overview and history of the Housing Element components, update process, and explanation of the Regional Housing Needs Allocation. Further, the workshop provided an overview of the Public Health, Safety, and Environmental Justice Element as it relates to disadvantaged communities and disproportionate impacts from pollution and fewer community resources. Participants were provided with polling questions relating to their local communities and how they might best be improved through updates to both the Housing Element and the Public Health, Safety, and Environmental Justice Element. A second section of the workshop included an explanation of how residents can best get involved in the planning process [such, summarized as,](#) attending virtual meetings and stakeholder interviews; responding to online surveys; using the City's website, Facebook, and NextDoor as informational resources; and by contacting the City Project Manager with comments, questions, or concerns. The final section of the workshop was an open discussion with participants [with the intention of hearing to hear](#) opinions about the most pervasive issues in the City [as they relate related](#) to the Housing Element. Participants identified overcrowding, affordability, lack of accessible amenities, homelessness, illegal dumping, and lack of green spaces in urban areas as their largest concerns in [Highlandthe City](#).

1.3 Planning Commission and City Council Joint Session Public Meeting

A public joint session of the Planning Commission and the City Council occurred on June 8, 2021. City Council and Planning Commission members were provided an overview of the Housing, Public Health and Safety, and Circulation Elements, as well as associated requirements, components, and needs assessment findings. Bilingual services in English and Spanish were available upon request. This was a publicly noticed meeting under the Brown Act, where members of the public were invited to comment on the information being presented. The presentation highlighted the main issues relating to housing supply and affordability in California, including overcrowding, lack of affordability, and lack of supply, as well as explaining the Regional Housing Needs Allocation in the context of the City and its goals for the next 6th Cycle Housing Period from 2021 to 2029. During the discussion portion of the meeting, City Council and Planning Commission members expressed their concern for increasing density and the difficulty associated with maintaining the character of the community; environmental issues associated with greater waste production; circulation issues relating to increased traffic from housing production; and safety issues, including the potential for increased crime. City Council and Planning Commission members also spoke in support of infill projects and incorporating density bonuses and creative design to revitalize communities with higher-density projects.

1.4 Stakeholder Interviews

As a follow up to the November public workshop, all participants were contacted and invited to participate in individual stakeholder interviews, [including individuals and non-profit organizations that provide affordable housing resources to low-income families to ensure persons of all income groups were represented in the Housing Element update](#). Of those contacted, four participated. Stakeholder interviews were conducted for the Housing, Safety, and Environmental Justice Element updates. Of the organizations and individuals that were contacted, four interviews took place [which were conducted in English;](#)

[however, Spanish services were available and offered.](#) General feedback included information on what people like about living in Highland, such as proximity to parks and libraries; concerns about traffic caused by construction; concerns about crime; comments related to the number of people experiencing homelessness; and a calling to address the needs of older adults, especially as it relates to access to medical facilities and public transportation. There were discrepancies among respondents on the availability of accessible neighborhood amenities, although there was also some mention acknowledging that the eastern side of [Highland the City](#) has more amenities for residents than the western side. While the feedback received was preliminary, all participants were invited to engage in future public workshops and to follow the ongoing update process.

[1.5 Housing Element Update City Website](#)

[The City developed a webpage on their website dedicated to the Housing Element update. The website provided general information about the Housing Element update, including the purpose of the update, Regional Housing Needs Allocation \(RHNA\) summary, and a link to the Public Health, Safety and Environmental Justice Element update occurring concurrently with the Housing Element update. Upcoming events, City contact information, and the online survey were also advertised on this webpage. Additionally, pertinent links to documents such as the Public Review Draft, upcoming and past meeting recordings were available on this dedicated webpage. The webpage was available in various languages through the translation tool feature which includes Spanish translation.](#)

[1.6 Public Comments](#)

[The Housing Element 6th Cycle Public Review Draft was posted to the City’s website on September 30, 2021 and ended on October 30, 2021. The City encouraged public participation during the workshop and joint session meeting. Once the Public Review Draft was posted on the City’s website, the City made a diligent effort to engage the community including all income groups by advertising the Public Review Draft through various forms of media in English and in Spanish. In addition to posting the Public Review Draft on the City’s website, the Public Review Draft was also advertised on the City’s social media accounts, such as Facebook and NextDoor, an email announcement was sent to the interested parties list, which includes non-profit organizations that provide assistance to low-income households to ensure all income groups were included in the development of the Housing Element. In addition to online media advertising, the City also advertised the Public Review Draft on a Public Notice display board at City Hall, the Sam Racadio + Environmental Library, and in front the City’s Fire Station No.1.](#)

[No public comments were received during the public review period. However, one public comment letter was received outside of the public review period. The public comment letter provided input regarding the City’s assigned RHNA, stating that California residents are moving to different states. The comment letter also cited U.S. Census data, and commented that the data does not accurately reflect the actual income levels on the west side of the City, west of Boulder Avenue. The comment letter also noted the general locations of sites identified to accommodate multifamily development in the draft Sites Inventory on the west side of the City. The letter then states the following regarding the west side of the City and the neighboring City of San Bernardino: “The West side of Highland already has an abundance of apartments and multiple housing \(mobile homes\). Many that are bleeding our paramedic and law enforcement dry with calls for services and crime... numerous apartments on Baseline – some of which are in the City of San Bernardino.”](#)

The City acknowledges the public comments, but the City must prepare and accommodate the projected housing needs and increased population for the next 8 years. As such, **Appendix E – Sites Analysis and Inventory**, of the Housing Element identifies sites to ensure there is sufficient capacity, including a buffer, to meet the assigned RHNA. The selected sites identified in Appendix E consider proximity to resources, transit, and in a manner which affirmatively further fair housing such as promoting mixed-income neighborhoods. A copy of the letter is provided as an attachment to this Appendix (see **Attachment 1**).

2 Presentation Material

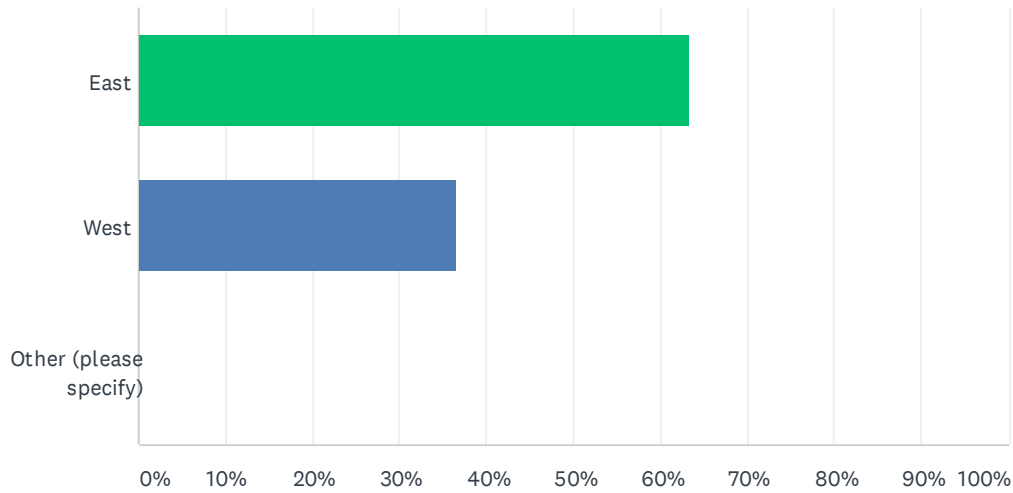
The following sections provide an overview, and copies of the presentation materials used during the Planning Commission and City Council Joint Session Public Meeting, Community Outreach Workshop, and results from the online survey can be found at the end of this section.

2.1 Online Survey Results

A summary and count of the responses and results from the online survey are provided below [**Exhibit A**].

Q1 Do you live east or west of Interstate 210?

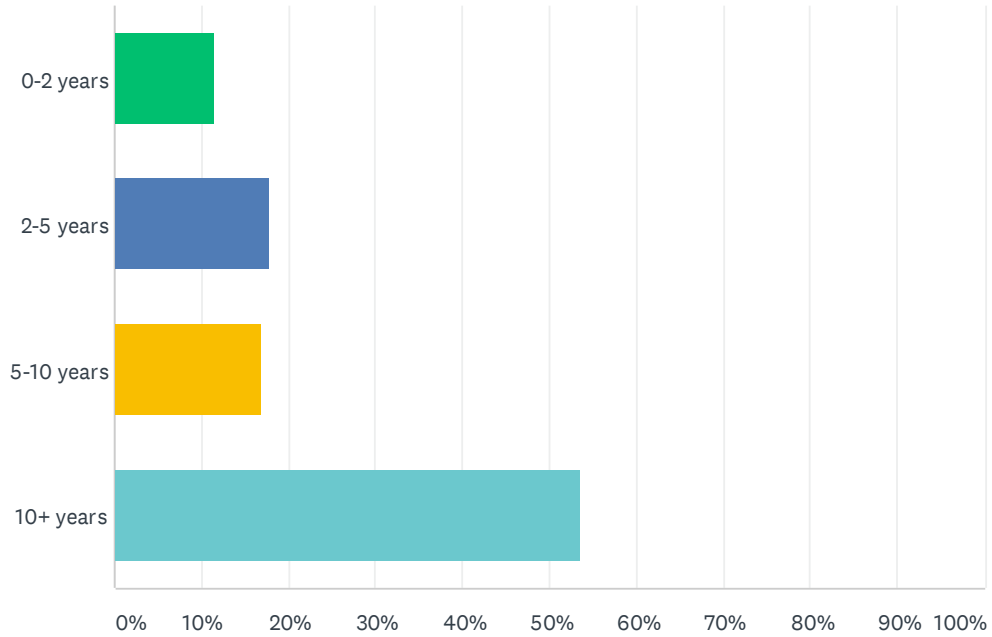
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
East	63.39%	71
West	36.61%	41
Other (please specify)	0.00%	0
TOTAL		112

Q2 How long have you lived in Highland?

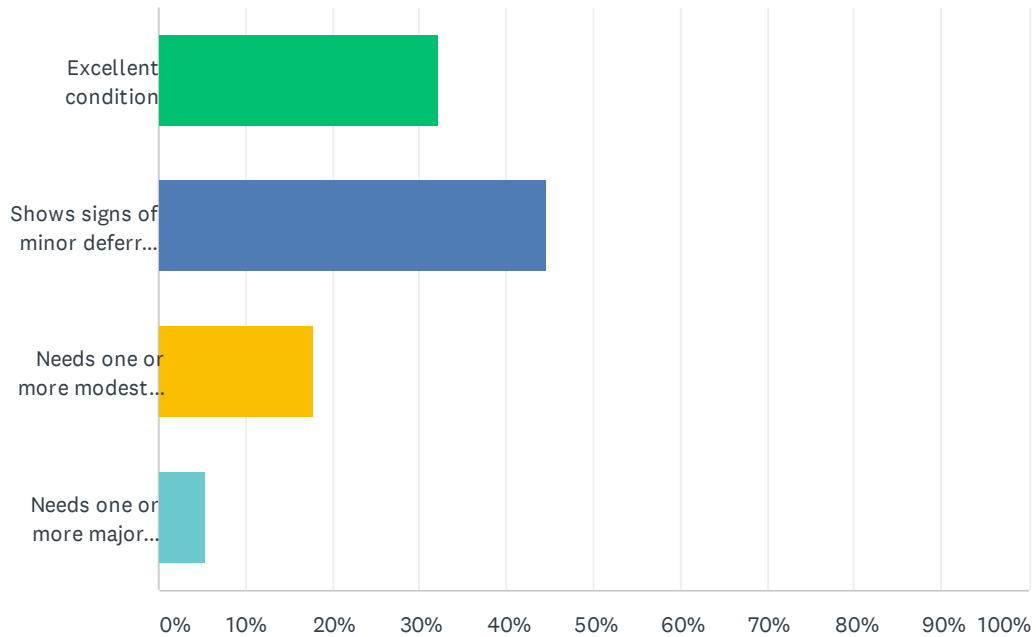
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
0-2 years	11.61%	13
2-5 years	17.86%	20
5-10 years	16.96%	19
10+ years	53.57%	60
TOTAL		112

Q3 How would you rate the physical condition of the residence you live in?

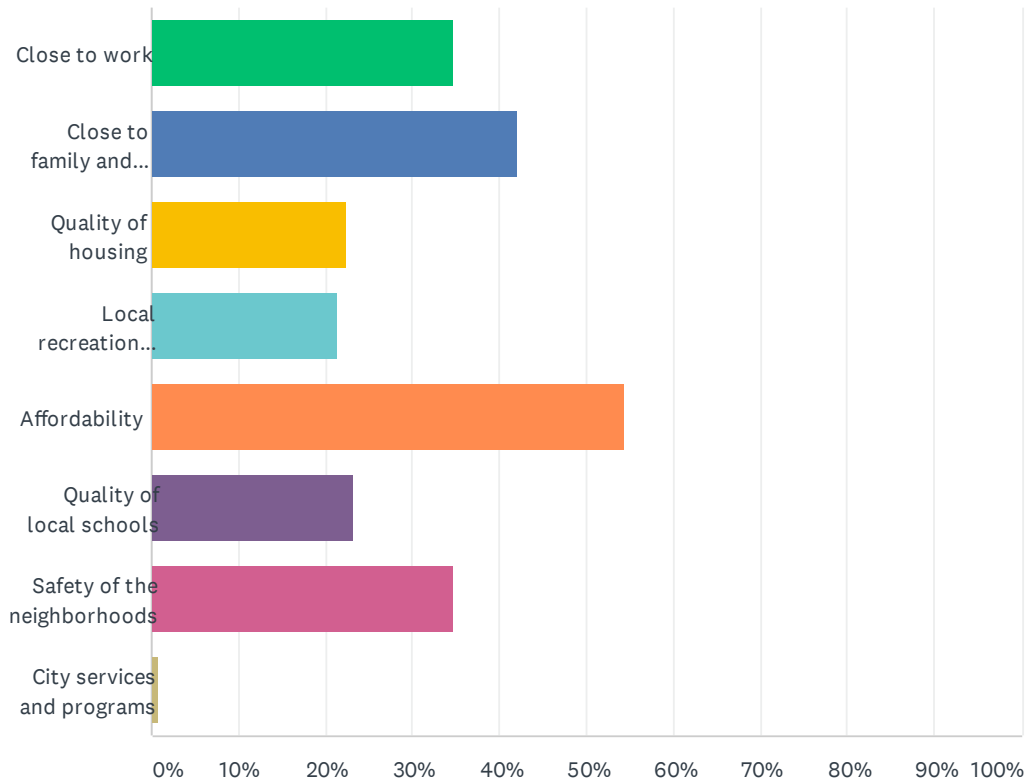
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Excellent condition	32.14%	36
Shows signs of minor deferred maintenance (i.e. peeling paint, chipped stucco, etc.)	44.64%	50
Needs one or more modest rehabilitation improvements (i.e. new roof, new siding, etc.)	17.86%	20
Needs one or more major upgrade (i.e. new foundation, new plumbing, new electrical, etc.)	5.36%	6
TOTAL		112

Q4 Why have you chosen to live in Highland? Select all that apply.

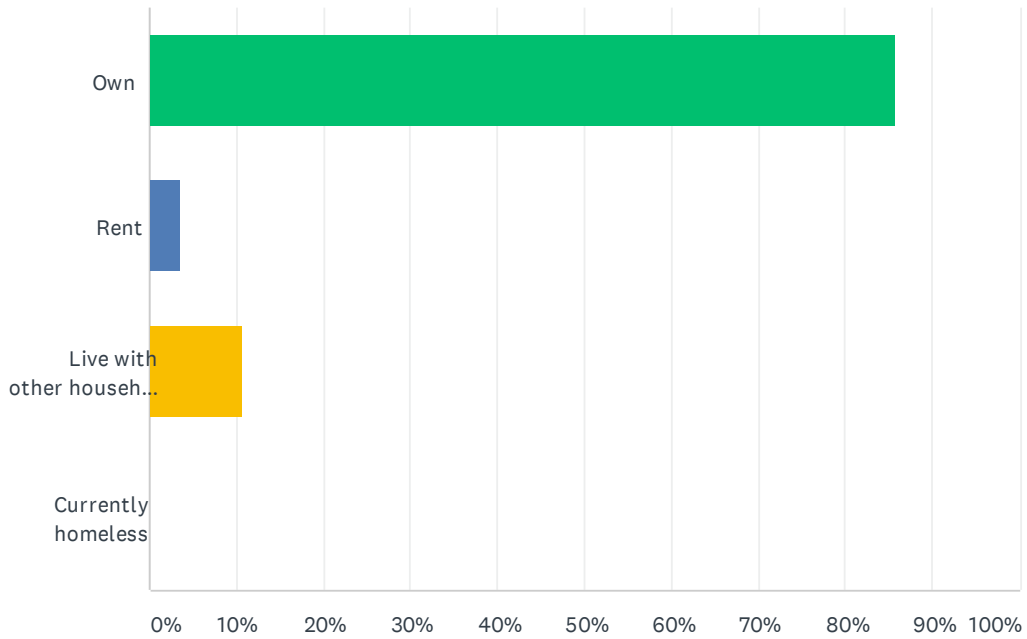
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES
Close to work	34.82% 39
Close to family and friends	41.96% 47
Quality of housing	22.32% 25
Local recreation amenities and scenery	21.43% 24
Affordability	54.46% 61
Quality of local schools	23.21% 26
Safety of the neighborhoods	34.82% 39
City services and programs	0.89% 1
Total Respondents: 112	

Q5 Do you own or rent your home?

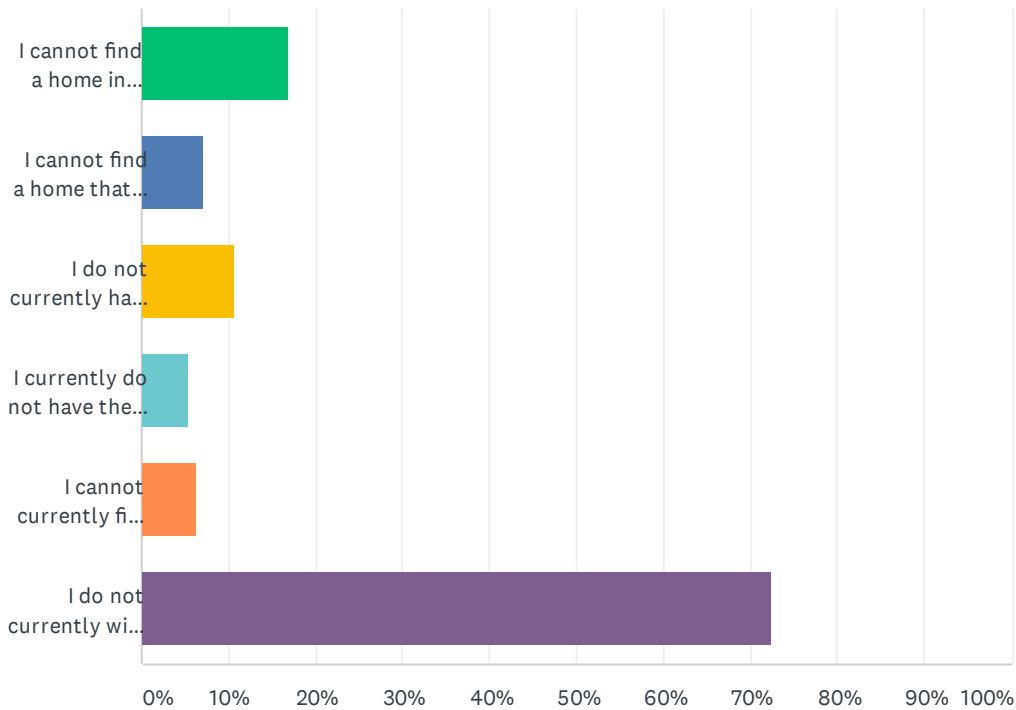
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Own	85.71%	96
Rent	3.57%	4
Live with other household (neither own or rent)	10.71%	12
Currently homeless	0.00%	0
TOTAL		112

Q6 If you wish to own a home in Highland, but do not, what issues are preventing you at this time? Mark all that apply.

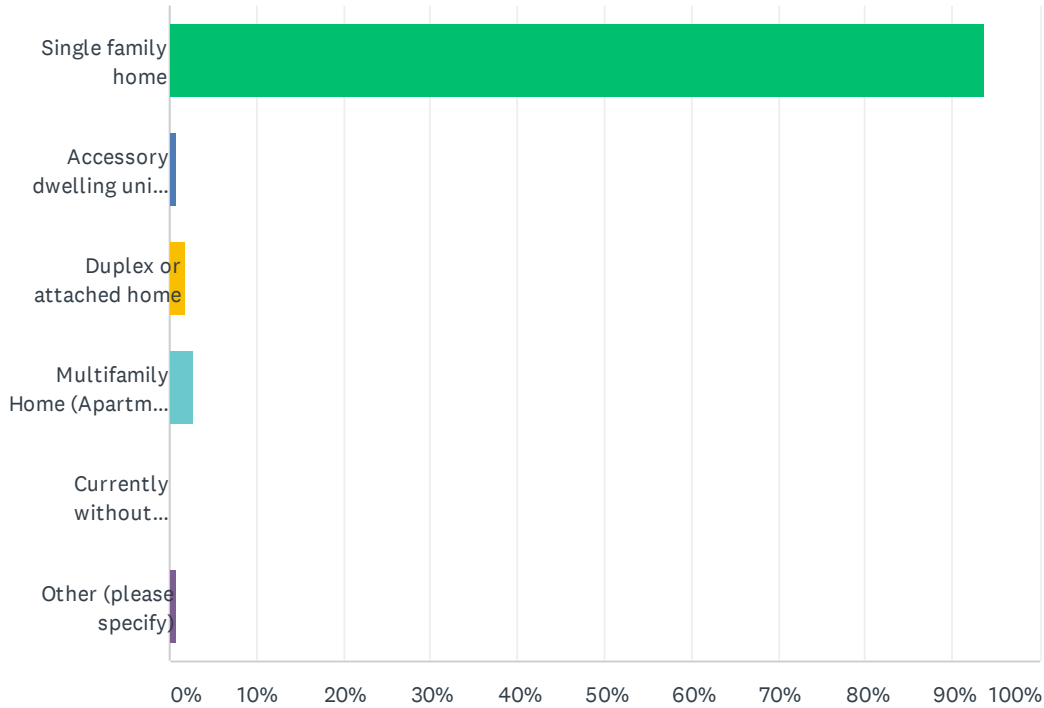
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
I cannot find a home in Highland within my target price range	16.96%	19
I cannot find a home that suits my needs (i.e. size, disability accommodations, etc.)	7.14%	8
I do not currently have the financial resources for an appropriate down payment	10.71%	12
I currently do not have the financial resources for an adequate monthly mortgage payment	5.36%	6
I cannot currently find a home that suits my quality standards in Highland	6.25%	7
I do not currently wish to own a home in Highland, or already own my home.	72.32%	81
Total Respondents: 112		

Q7 Select the type of housing that best describes your current home

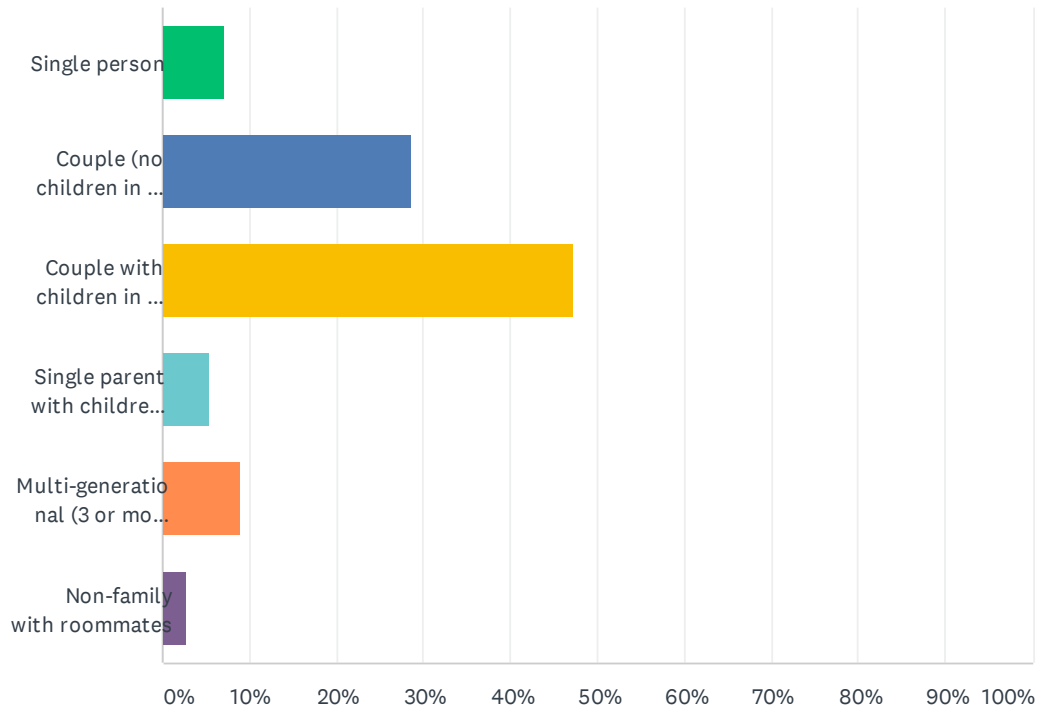
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single family home	93.75%	105
Accessory dwelling unit (granny flat or guest house)	0.89%	1
Duplex or attached home	1.79%	2
Multifamily Home (Apartment or Condo)	2.68%	3
Currently without permanent shelter	0.00%	0
Other (please specify)	0.89%	1
TOTAL		112

Q8 Which best describes your household type?

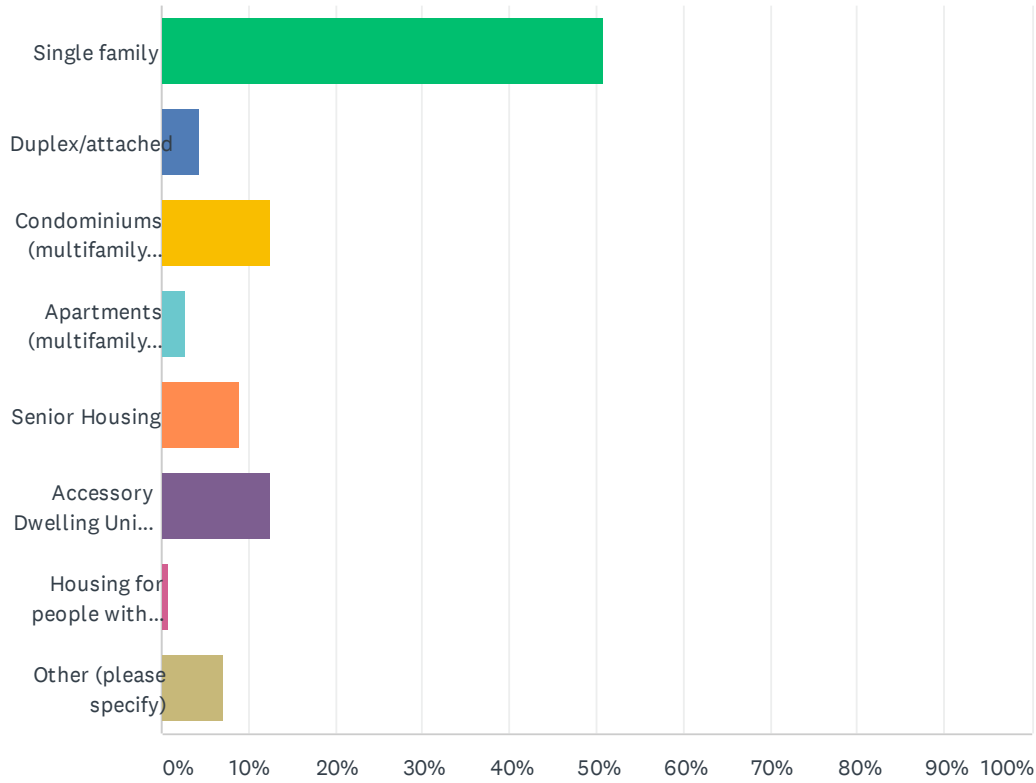
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single person	7.14%	8
Couple (no children in the home)	28.57%	32
Couple with children in the home	47.32%	53
Single parent with children in home	5.36%	6
Multi-generational (3 or more generations in the same home)	8.93%	10
Non-family with roommates	2.68%	3
TOTAL		112

Q9 What type of housing is most needed in Highland?

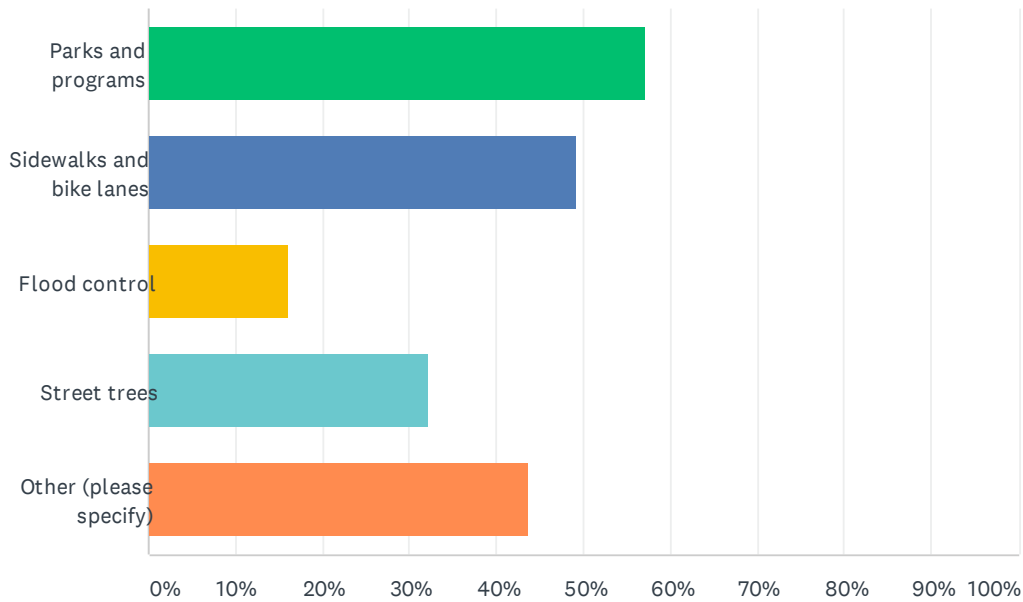
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single family	50.89%	57
Duplex/attached	4.46%	5
Condominiums (multifamily ownership)	12.50%	14
Apartments (multifamily rentals)	2.68%	3
Senior Housing	8.93%	10
Accessory Dwelling Units (granny flat or guest house)	12.50%	14
Housing for people with disabilities	0.89%	1
Other (please specify)	7.14%	8
TOTAL		112

Q10 What public facilities, improvements or programs are needed in your neighborhood? (Select all that apply).

Answered: 112 Skipped: 0



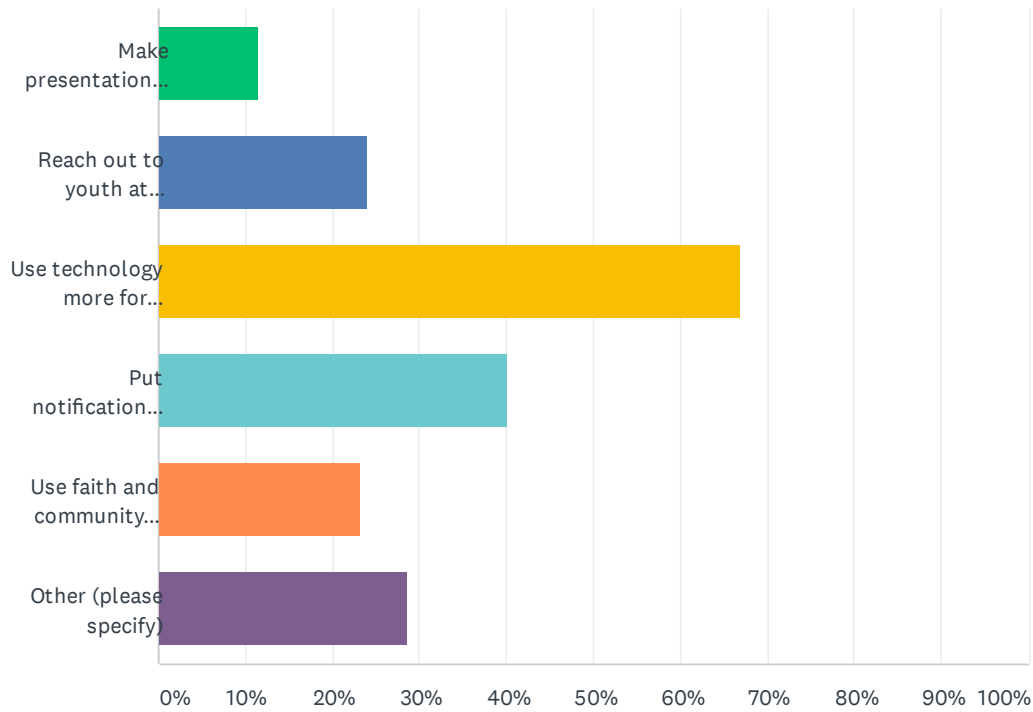
ANSWER CHOICES	RESPONSES	
Parks and programs	57.14%	64
Sidewalks and bike lanes	49.11%	55
Flood control	16.07%	18
Street trees	32.14%	36
Other (please specify)	43.75%	49
Total Respondents: 112		

Q11 What areas of the City have pollution, such as air pollution, and how could this be improved?

Answered: 87 Skipped: 25

Q12 What would help you get involved in Highland get engaged in the public decision making process? (Select all that apply).

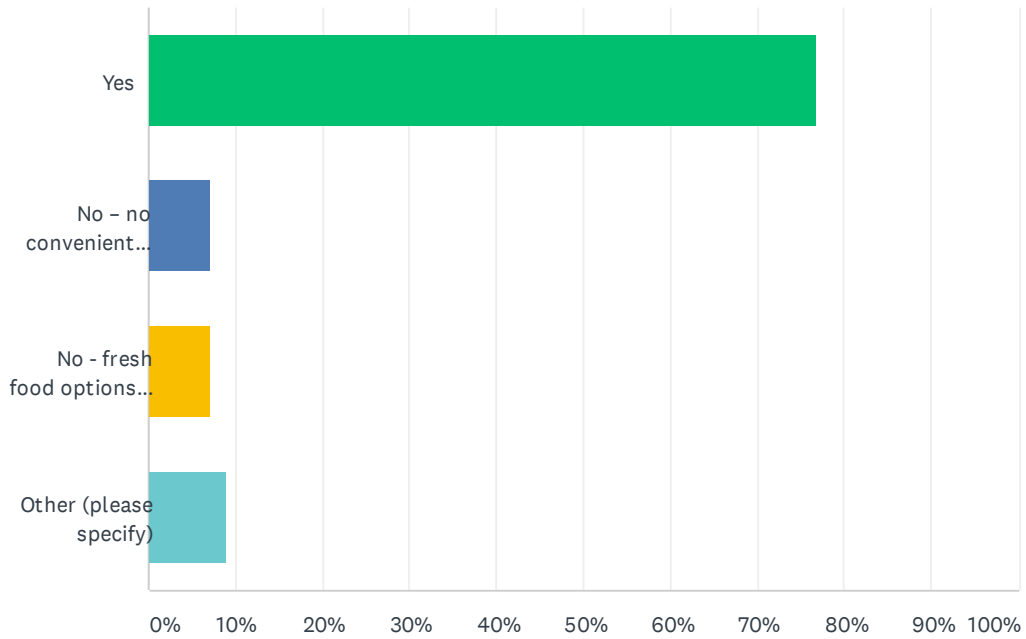
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Make presentations at Senior Centers.	11.61%	13
Reach out to youth at schools and libraries.	24.11%	27
Use technology more for communications (i.e. Facebook live or virtual town halls)	66.96%	75
Put notifications in grocery stores, schools, and other public places.	40.18%	45
Use faith and community leaders	23.21%	26
Other (please specify)	28.57%	32
Total Respondents: 112		

Q13 Is it easy for you to access affordable healthy food? If not, why not?

Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	76.79%	86
No – no convenient shops near my house.	7.14%	8
No - fresh food options are not affordable.	7.14%	8
Other (please specify)	8.93%	10
TOTAL		112

Q14 Is there anything else you would like to share about the future of Highland? Questions to consider: - Are you satisfied with your current housing situation? Why or Why Not. - Do you feel prepared for a natural disaster (examples: heat waves, earthquakes, wildfires, etc.)? Why or Why not?

Answered: 91 Skipped: 21

2.2 Community Outreach Workshop

A virtual community outreach workshop was held on November 12, 2020, which allowed interested parties to be engaged in a more formal setting where they learned about the planning process, the components of the Housing Element, and the importance of their role in the development of the Housing Element. Although the presentation below is in English, during the meeting, the information was presented both in English and Spanish [**Exhibit B**].



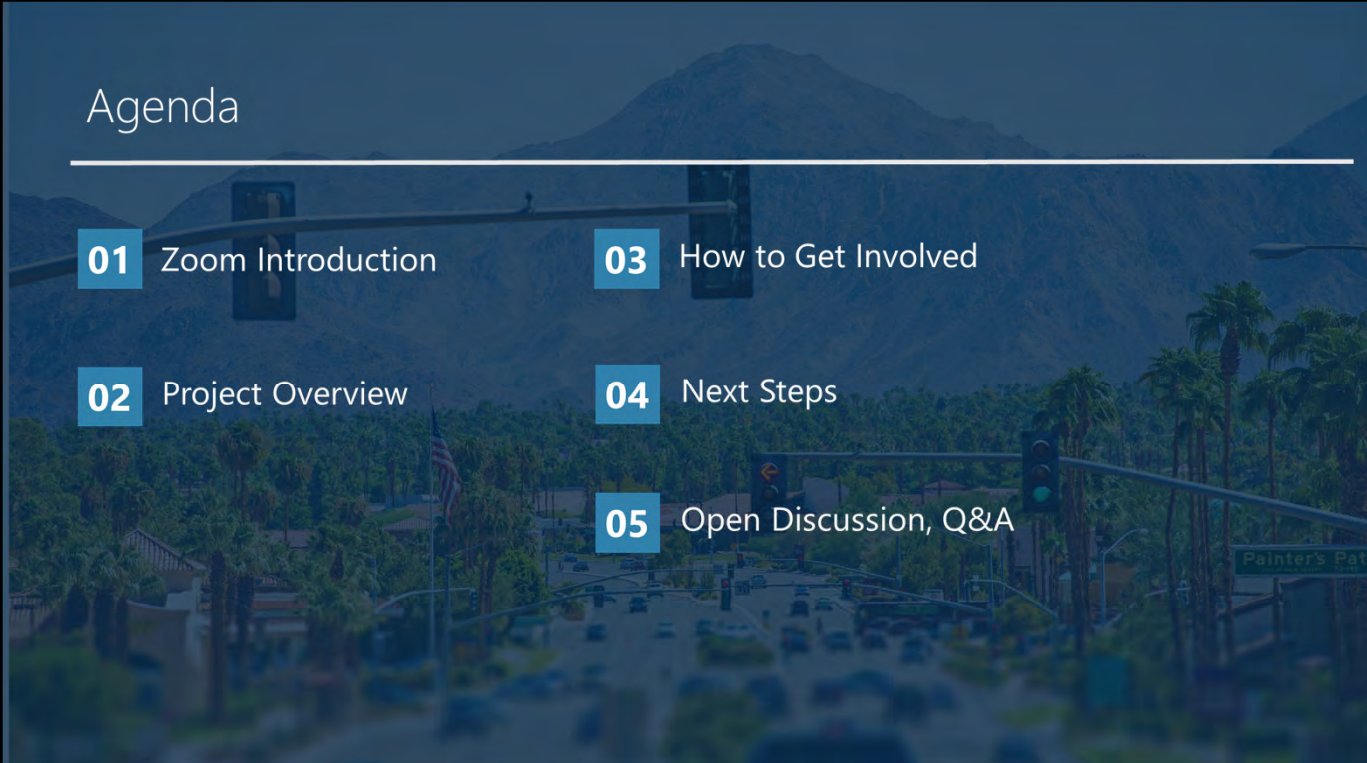
City of Highland's Housing, Safety & Environmental Justice Elements Update

COMMUNITY OUTREACH MEETING NO. 1 NOVEMBER 12, 2020

1

Agenda

- 01** Zoom Introduction
- 02** Project Overview
- 03** How to Get Involved
- 04** Next Steps
- 05** Open Discussion, Q&A



2

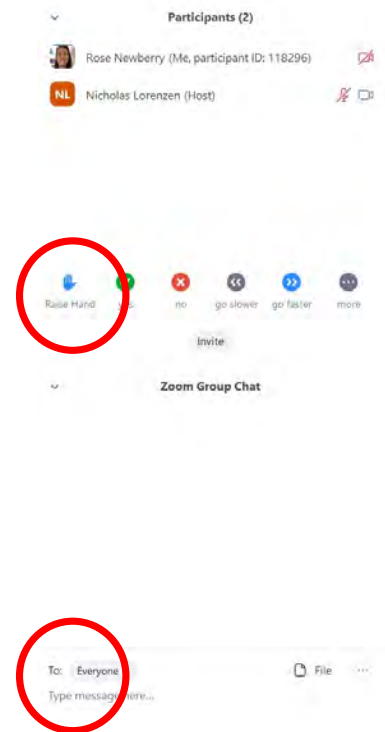
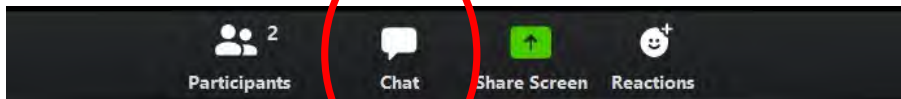
01

Zoom Introduction

3

Zoom Introduction

- Please note that everyone is muted
- You may use the "Raise Hand" feature to talk
- Use "Chat" to submit any questions for Q&A



4

Meet the Team



SALVADOR QUINTANILLA

City Project
Manager

KIM STATER

Assistant Community
Development Director

LARRY MAINEZ

Community
Development Director

DUDEK

ASHA BLEIER

Dudek Project
Manager

SHANNON WAGES

Housing Lead

ROSE NEWBERRY

Safety and Environmental
Justice Lead

ERIKA VAN SICKEL

Housing Planner &
Spanish Translator

5

5

02

Project Overview

6

Project Overview

Housing Element



Required Element of the General Plan since 1969

Every Jurisdiction must accommodate their "fair share" of housing

Must be updated every 8 years, next cycle is 2021-2029

Project Overview

Housing Element



1 - Regional Housing Needs Allocation (RHNA)



2 - Adequate Sites Inventory



3 - Constraints and Barriers



4 - Goals, Policies and Implementation Programs

Project Overview

Housing Element



Complete Housing Element

HCD Submittal and Review

Annual Reporting on progress to meet RHNA

Enforcement

9

9

Project Overview

Questions to Consider:



- Why do you live in Highland?
- What is the #1 housing issue that has impacted you, your friends or your family?
- What type of housing do you live in? What type of housing would you like to see more of in your community?

10

10



Project Overview

Public Healthy, Safety and Environmental Justice Element

Why update the City's Health and Safety Element

- Address climate change vulnerabilities and other emerging hazards

What is Environmental Justice?

- The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of laws, regulations, and policies. This goal will be achieved when everyone enjoys:

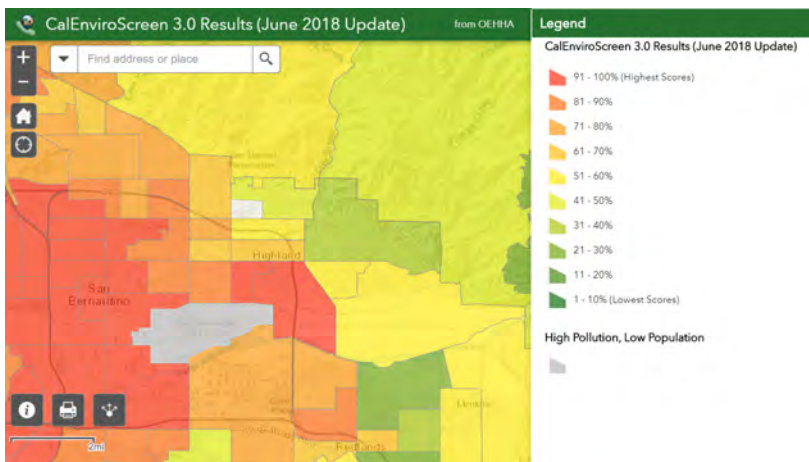
11

11



Project Overview

Public Healthy, Safety and Environmental Justice Element



12

12

Project Overview



Questions to Consider:

- What public facilities, improvements or programs are needed in your neighborhood?
- What areas of the City have pollution, such as air pollution, and how could this be improved?
- What should the City do to address safety or other health related issues in the City?

13

13

03

How to Get Involved

14

How to Get Involved

Outreach Opportunities

- Virtual Meetings (English & Spanish)
- Stakeholder Interviews
- Online Survey (English & Spanish)
- City's Website, Facebook, Nextdoor
- Contact City Project Manager:

Salvador Quintanilla

squintanilla@cityofhighland.org

(909) 864-6861, Ext. 259



15

04

Next Steps

16

Next Steps

We are early in the process...



COLLECTING GIS
DATA



DEFINING
COMMUNITY
PRIORITIES



CONDUCTING
STAKEHOLDER
INTERVIEWS

17

17

Next Steps



PLAN
PREPARATION



PUBLIC
REVIEW



ADDRESS
COMMENTS



PUBLIC HEARINGS



HCD SUBMITTAL

18

18

05

Open Discussion

19



Thank You

Contact for questions or
comments:

Salvador Quintanilla

squintanilla@cityofhighland.org

(909) 864-6861, Ext. 259

20

2.3 Planning Commission and City Council Joint Session Public Meeting

A public joint session of the Planning Commission and City Council occurred on June 8, 2021. City Council and Planning Commission members were provided an overview of the Housing, Public Health and Safety, and Circulation Elements, as well as associated requirements, components, and needs assessment findings. A copy of the PowerPoint presentation is provided below [**Exhibit C**].

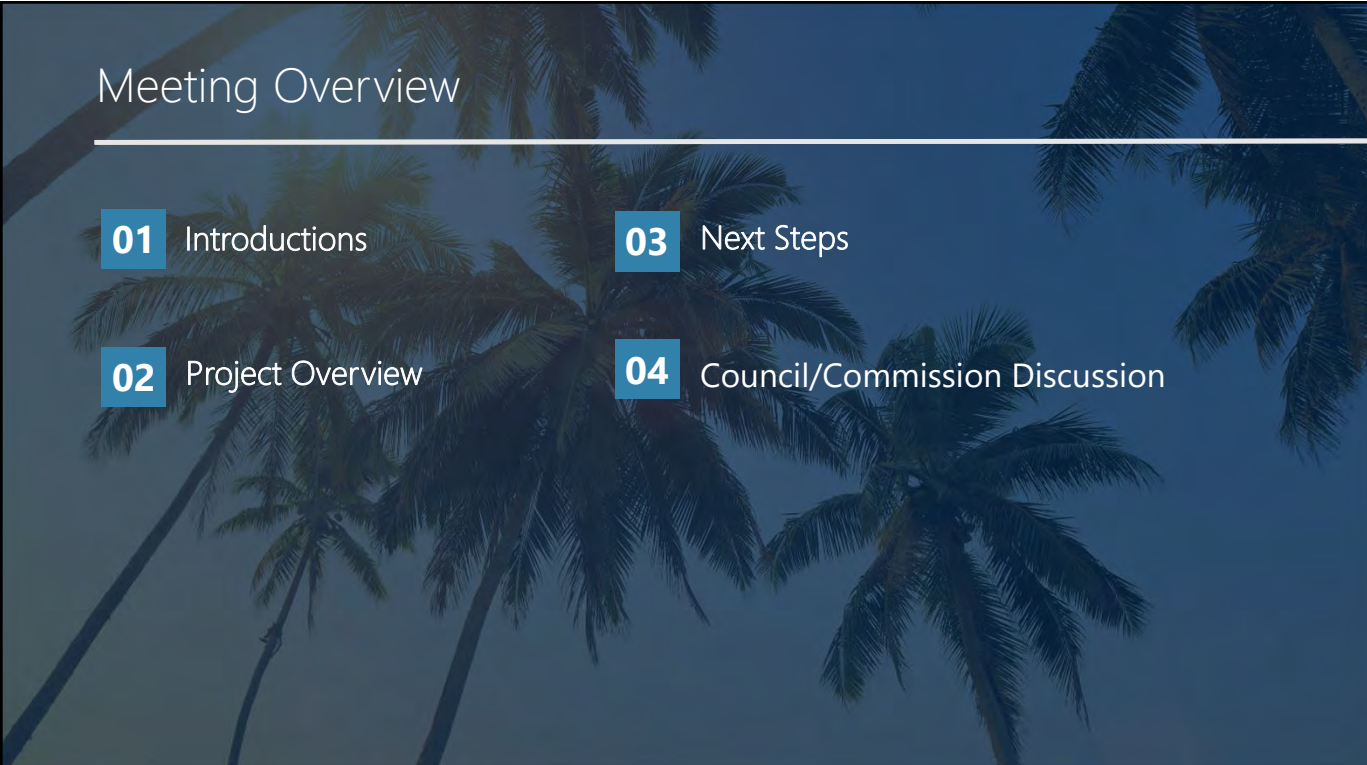


City of Highland
Housing, and Public Health, Safety &
Environmental Justice Elements

JOINT CITY COUNCIL/PLANNING COMMISSION MEETING

JUNE 8, 2021

1



Meeting Overview

01 Introductions

02 Project Overview

03 Next Steps

04 Council/Commission Discussion

2

01

Introductions

3

Meet the Team



LAWRENCE MAINEZ
Community
Development Director

KIM STATER
Assistant Community
Development Director

SALVADOR QUINTANILLA
Associate Planner



ASHA BLEIER
Project Manager

ERIKA VAN SICKEL
Lead Planner

ELIZABETH DICKSON
Planner

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02

Project Overview

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What is a SAFETY ELEMENT?

A set of goals, policies, and actions that address both natural and human caused hazards related to air pollution, extreme heat, flooding, earthquakes, hazardous materials, wildfires, and the potential role of climate change.



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What is the purpose of the Safety Element?



Mitigation

- Reducing or stabilizing the hazard



Preparedness

- Readiness in the event of an emergency



Response

- Stabilizing an emergency event



Recovery

- Steps to build back better after an event



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What are Highland's Risks?

Potential Impact	High		Wildfire	Air Pollution
	Medium	Safe Walking and Biking	Flooding Geologic Hazards	Extreme Heat
	Low			Hazardous Materials
		High	Medium	Low
		Adaptive Capacity		

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CIRCULATION ELEMENT Amendment

Three (3) Street Segments

Cone Camp Road Extension – elimination of the street segment through the Santa Ana River

Base Line – elimination of the street segment connecting from Red Hill to Alta Vista

Greenspot Road Extension to Bryant Street – modify this regional connector into a looping road, connecting back to Garnet Street Bridge

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9

What is the ENVIRONMENTAL JUSTICE ELEMENT?

What is Environmental Justice?

The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of laws, regulations, and policies.

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What is the ENVIRONMENTAL JUSTICE ELEMENT?

What is the purpose of the Environmental Justice plan?



Improve health, air quality, food choices, parks, safety, streets, sidewalks in environmental justice communities (EJCs).



Promote getting involved in your local government so you can affect change for your *neighborhood*.



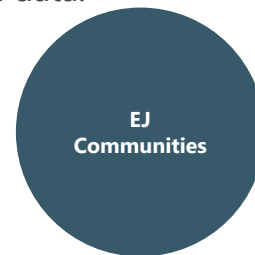
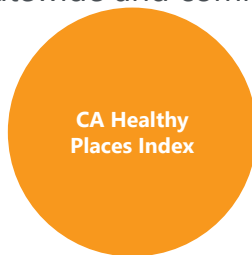
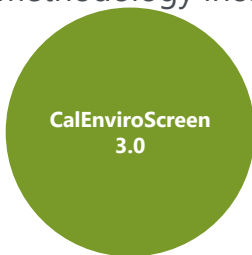
Making improvements happen through programs.

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Identifying Environmental Justice

Within the City's jurisdiction, EJCs are identified through a customized methodology incorporating statewide and community-level data:



Low-income communities with pollution burden score 75% or above.

Address wellness and equity for EJCs of the City.

Examine existing conditions for population characteristics, socioeconomic opportunity, environmental conditions, and health and vulnerability factors.

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What is a Housing Element?

A set of goals, policies, and actions that address the housing needs of all current and anticipated residents at all income levels over eight-years (2021-2029)



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What are the components of the Housing Element?

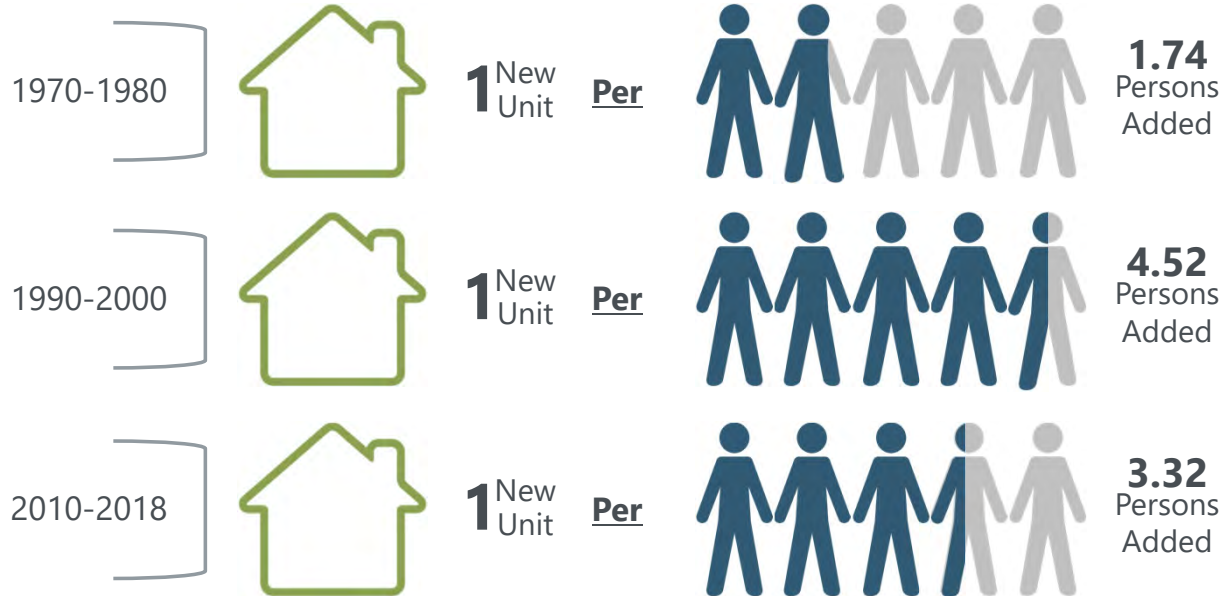
- Identify housing needs
- Identify barriers to housing production
- Analyze and further Fair Housing
- Identify sites available for housing
- Identify programs and actions to meet the needs
- Facilitate housing production on sites identified



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What does the data show?



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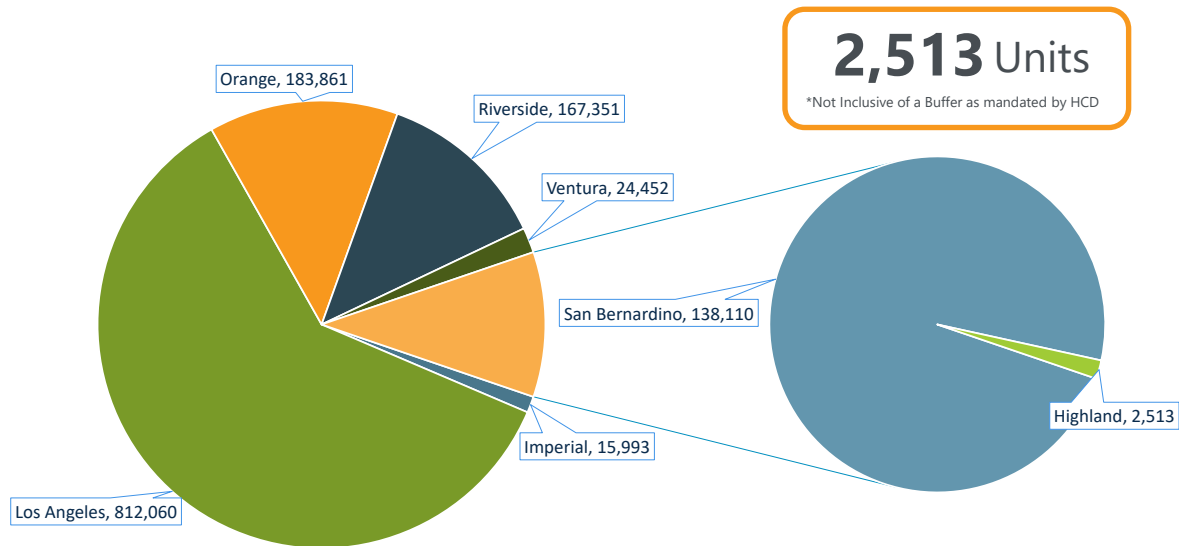
What does the data show?



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How many housing units does Highland have to plan for?



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Low- and Moderate-Income Households



- **Lower-Income Households:** Total annual income is 80% or less of the AMI.
 - Those that earn \$63,200 or less annually
- **Moderate-Income Households:** Total annual income is between 80-120% of AMI.
 - Those that earn no more than \$93,000 annually.

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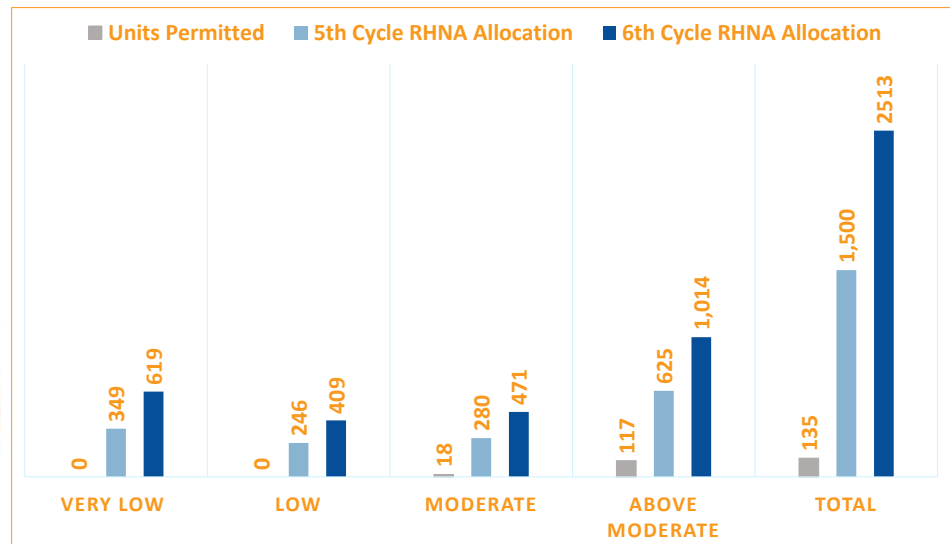
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5th Cycle RHNA Progress

Data Reported 2014-2019

**5th Cycle
Average Units
Permitted Per
Year = 22.5**

**6th Cycle
Average Units
Permitted Per
Year Needed
= 314**



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Addressing the RHNA Allocation

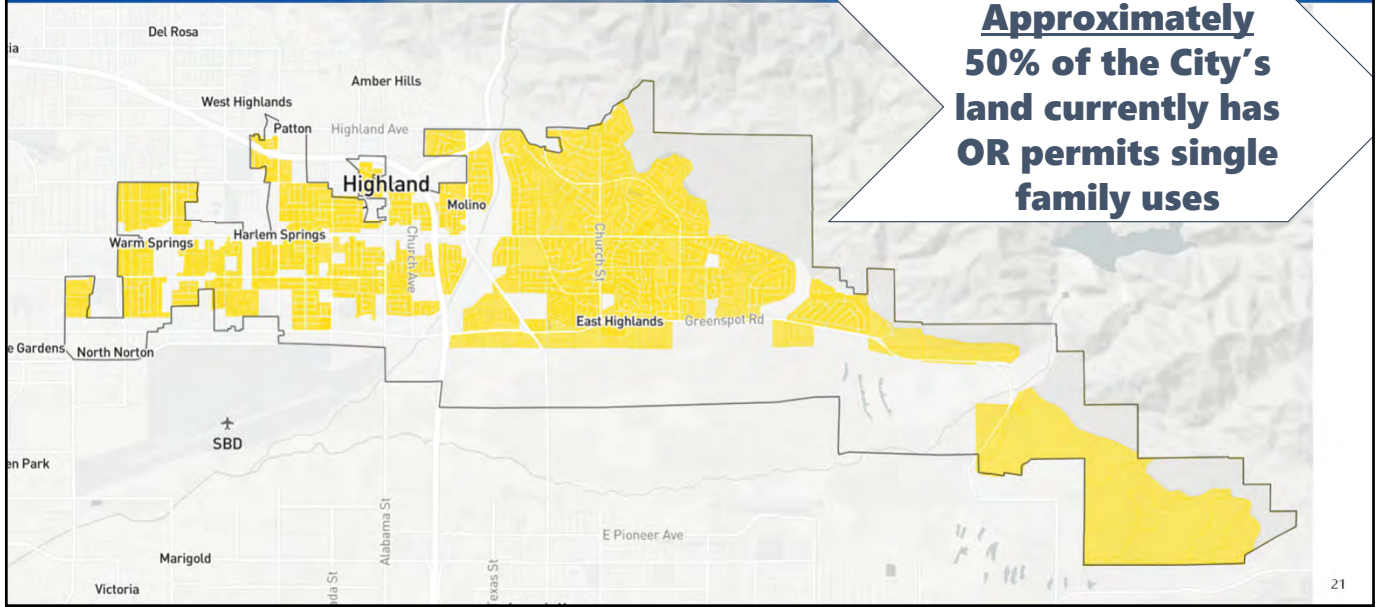


- Vacant Sites/Underutilized
- Size Constraints - 0.5 acres – 10 acres
- IL Ratio – Structure Value compared to Land Value
- Building Age – 1970's and older
- Minimum Densities – 30 du/ac for lower-income sites
- Realistic Capacity – must be based either on:
 - Past density trends near max allowable density in zone;
 - Or Minimum densities

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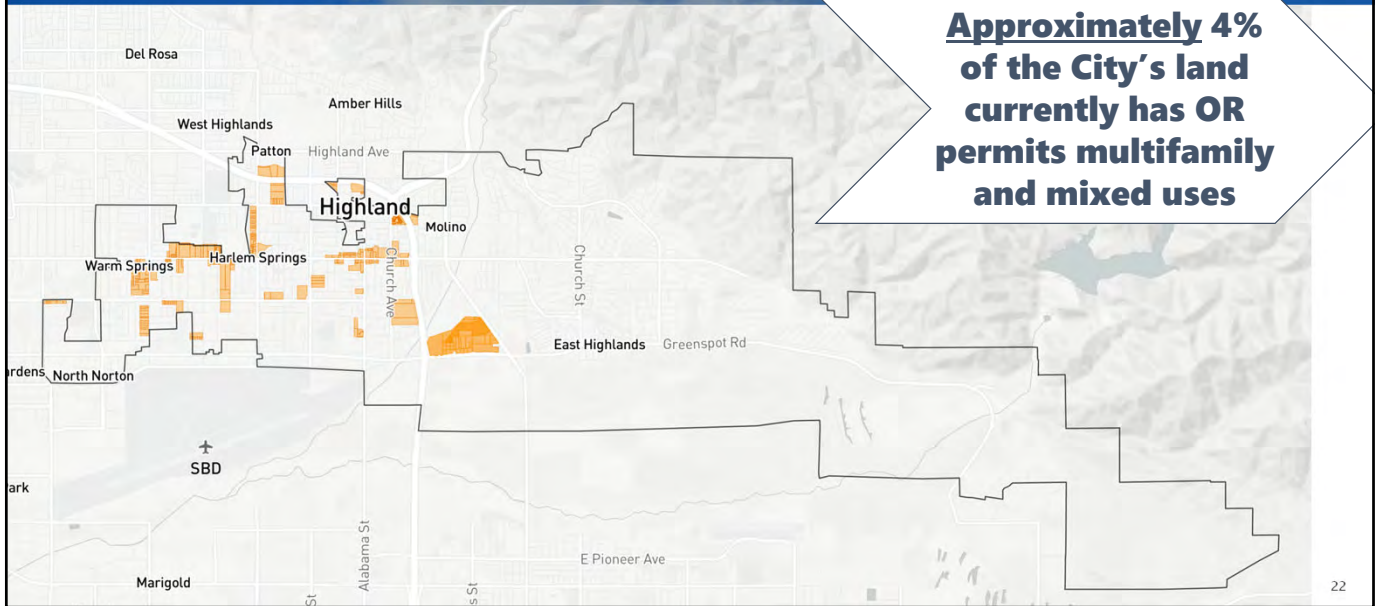
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Where are we today?



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Where are we today?



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Tools in the Toolbox



Regulations

By-Right Processing

Objective Design Standards

Not Net Loss

Incentives

Density Bonus

Streamlining

Regulatory Relief

23

23

03

Next Steps

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Next Steps

We are here in the process...



CONDUCTING
OUTREACH



PLAN PREPARATION



PUBLIC REVIEW

25

25

Approval Steps



HCD REVIEW



ADDRESS
COMMENTS



PLAN
ADOPTION



FINAL
CERTIFICATION

26

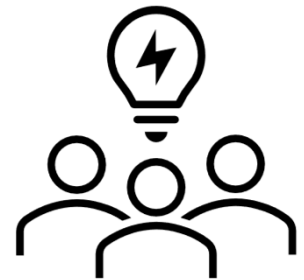
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04

Council/Commission Discussion

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Any questions or comments?



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Questions for Council/Commission

What have you heard from the community are the biggest **safety** issues?



Questions for Council/Commission

What have you heard from the community are the biggest **housing** needs and priorities?



Questions for Council/Commission

What specific barriers, challenges, or factors do you think adversely affect housing production in Highland?



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DUDEK

Thank You

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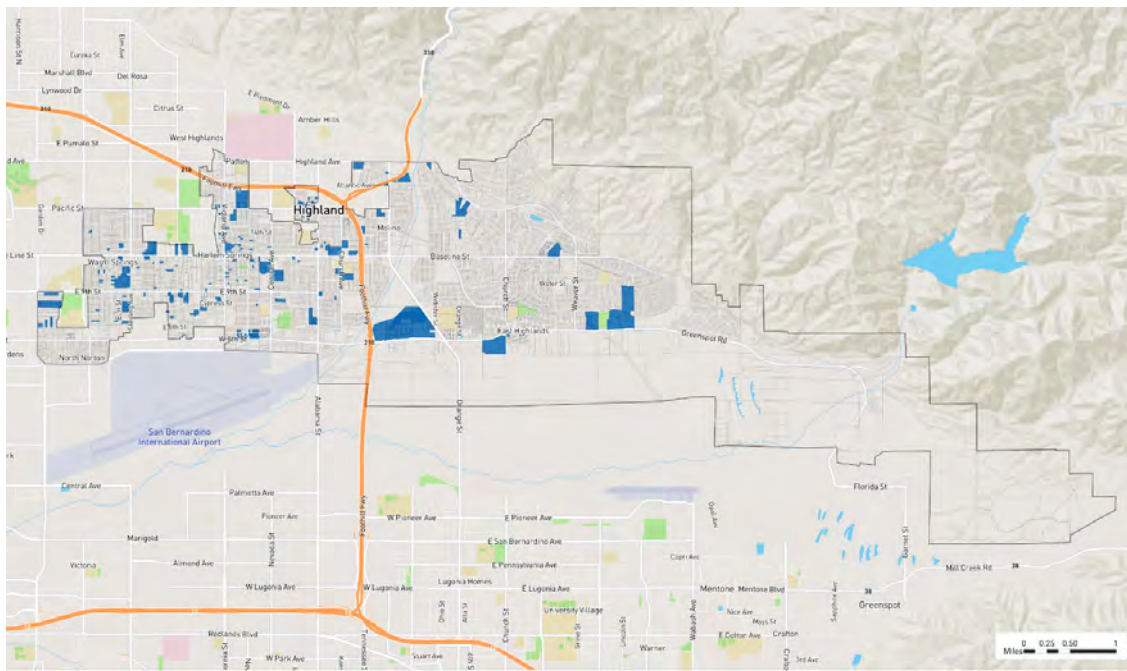
What Happens If a Jurisdiction Does Not Comply with State Law?

- Pro-Housing Default Rule goes into effect
- General Plan deemed inadequate and invalid
- Limited access to state funding
- Private party lawsuits
- Court mandated compliance
- Suspension of local control of planning & building decisions
- Court approval of housing developments

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Sites Inventory Mapping

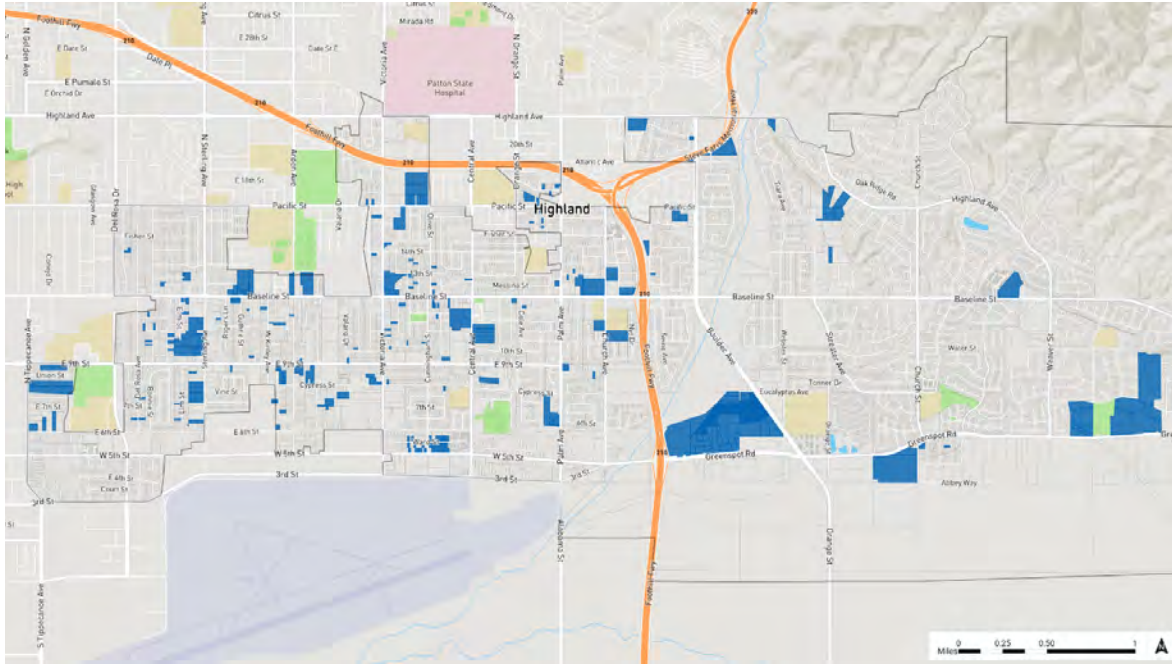


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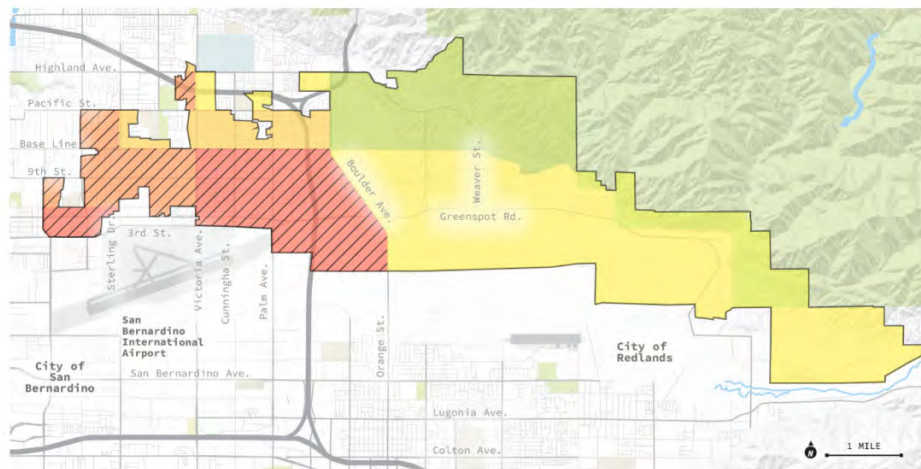
Sites Inventory Mapping



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CalEnviroScreen Mapping Results



CalEnviroScreen 3.0 Results (June 2018 Update)

- 91 - 100% (Highest Scores)
- 81 - 90%
- 71 - 80%
- 61 - 70%
- 51 - 60%
- 41 - 50%
- 31 - 40%
- 21 - 30%
- 11 - 20%
- 1 - 10% (Lowest Scores)

High Pollution, Low Population

Disadvantaged Communities
(CalEnviroScreen Score above 75)

Least Disadvantaged Most Disadvantaged

Source: OEHHA (California Office of Environmental Health Hazard Assessment). 2018. CalEnviroScreen 3.0. Accessed January 2021. <https://oehha.ca.gov/calenviro-screen/report/calenviro-screen-30>

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RECEIVED

JUN 22 2021

Jody Scott
7132 Dundee Avenue
Highland, CA 92346
909/862-3839

CITY OF HIGHLAND
CITY CLERK

cc: Council
Planning Comm
Joe
L. Mainey
Kim

June 22, 2021

City of Highland Council, Planning Commission and Staff:

Regarding the Housing, Health, Safety and Environmental elements of the proposed General Plan I would like you to consider the following:

Housing- The state determined Highland needs 2,800 housing units (9,296 persons)
Why? People are fleeing California in droves. Do we want empty homes to be vandalized ?

How many vacant properties are now in Highland? Where are they located?
450 of the homes must be Low income - \$63,000 or less (Moderate: \$93,000)
Overcrowding is cited as the need for more housing. I submit the income on the West side of Highland (West of Boulder) is much less than that given by the state. A complete census needs to be done .

To address the multiple housing needs, apartments are being considered:

- Baseline/Church (designated Towne Center)
- Baseline/Central (8 acres Coffee property)
9th (between Central & Drummond)
- Central (between Baseline & 9th) (City property)

The West side of Highland already has an abundance of apartments and multiple housing (mobile homes). Many that are bleeding our paramedic and law enforcement dry with calls for services and crime. (Hillview, Pinehurst, numerous apartments on Baseline - some of which are in the City of San Bernardino. Highland also has many mobile home parks (Church, Atlantic, Baseline, Sterling, etc)

Health
&
Safety

Traffic on Baseline is a disaster! Even when the current expansion is completed, it will just cover the safe flow of today's traffic. The addition of 2800 units (9296 people) with 2 vehicles each, will increase automobile traffic by 18,592. (Most of it on Baseline!)

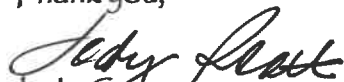
Again, I remind you that statistics regarding multiple housing, such as apartments are usually purchased by absentee landlords and property is not cared for. One only has to look at several apartments in Highland to know that one day they were beautiful townhouses and today they are run-down, crime infested sites that are a blight to their neighborhood and a very real health and safety concern.

Environmental The only way massive building can be good for the environment is to have every unit using solar for electricity, water-saver for lawns and every tenant vehicle no older than 10 years. With such environmental amenities, the cost would certainly exceed even the Moderate income (\$93,000) With two vehicles per unit, the added pollution to the air is a given. For every 600 families an Elementary school is needed. Where will these schools be added? Traffic issues already exist at Cole, Beattie, Cypress, etc.

Parks are mentioned. Has anyone gone to the large Community Park on Central? It is neither clean or safe. Homeless camp there, urinate on the fences, sleep on the kiosks. The city owns the strip of land to the East of the park I propose that be cleaned up so families can enjoy the park.

I am very interested in receiving all information during the process of updating the General Plan, as well as having my questions and comments addressed.

Thank you,


Jody Scott

COMMENT #

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COMMENTS

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, §65588 (a) and (b).)

Special Needs Populations: As part of the review of programs in the past cycle, the element must provide cumulative evaluation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness).

Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)

Outreach: While the element briefly discusses coordination with the Inland Fair Housing and Mediation Board, it, largely, does not address this requirement. The element must include a description of fair housing enforcement and outreach capacity as it relates to the ability of the City and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are aware of fair housing laws and rights.

Regional Patterns and Trends: The element generally describes local patterns and trends but must also analyze Highland relative to the rest of the region regarding integration and segregation, racially and ethnically concentrated areas of poverty, disparities in access to opportunity and disproportionate housing needs, including displacement risks.

Other Relevant Factors: While the element includes local data and knowledge, it must also include other relevant factors that contribute to fair housing issues in the jurisdiction. For instance, the element must analyze the impact of the “Crime Free” ordinance mentioned in Program 2 on affirmatively furthering fair housing (AFFH) throughout the City.

Sites Inventory: The element discusses the proposed number of sites and units relative to income, but it must also address other components of the assessment of fair housing (e.g., R/ECAP, Access to Opportunity, Disproportionate Housing Need, including Displacement). The accompanying analysis shall also be reflective of housing development at all income-levels address how the sites are identified to improve conditions (or if sites exacerbate conditions, how a program can mitigate the impact), whether the sites are isolated by income group.

Goals, Priorities, Metrics, and Milestones: Goals and actions must create meaningful impact to overcome contributing factors to fair housing issues. Currently, programs are not sufficient to facilitate meaningful change and address AFFH requirements. Based on the outcomes of a complete analysis, the element must be revised to add or modify goals and actions. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have metrics and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.

Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)

Extremely Low Income (ELI Households: The element includes analysis regarding ELI households, but it must also identify projected housing needs. The projected housing need for ELI households can be calculated by using available census data to determine the number of very low-income households that qualify as ELI households or presume that 50 percent of the regional housing need allocation (RHNA) for very low-income households qualify as ELI households.

Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)

Overpayment: While the element identifies the total number of households overpaying for housing, it must quantify and analyze the number of lower-income households overpaying for housing by tenure (i.e., renter and owner).

Overpayment: Add or modify policies and programs as appropriate based on the analysis above.

Housing Conditions: The element identifies the age of the housing stock. However, the element must also estimate the number of units in need of rehabilitation and replacement. The analysis could supplement this information with estimates from a recent windshield survey or sampling, estimates from the code enforcement agency, or information from knowledgeable builders/developers, including non-profit housing developers or organizations.

For additional information, see the Building Blocks at <http://www.hcd.ca.gov/communitydevelopment/building-blocks/housing-needs/housing-stock-characteristics.shtml>.

An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)

Nonvacant Sites: The element identifies a large portion of its RHNA at all income levels on nonvacant sites. The element must describe the methodology used to determine the additional development potential within the planning period. The methodology shall consider factors including the extent to which existing uses may constitute an impediment to additional residential development, the City's past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites. Please be aware that relying on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period.

Small Sites: Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income households unless it is demonstrated, with sufficient evidence, that sites are suitable to accommodate housing for lower-income households. The element identifies small sites and as a result should include appropriate analysis and programs or remove the sites. For example, an analysis could provide specific examples with the densities, affordability and, if applicable, circumstances leading to consolidation. In this case, the element should relate these examples to the sites identified to accommodate the RHNA for lower-income households to demonstrate that these sites can adequately accommodate the City's housing need for lower-income households. Based on a complete analysis, the City should consider adding or revising programs to include incentives for facilitating development on small sites.

“Pipeline” Projects: The element identifies a number of units “in the pipeline” per planned development and specific plan communities. However, it is unclear if actual projects have been proposed for these areas, or if the capacity credited is based on the anticipated build out of these areas. If projects have yet to be proposed in these areas, the element should include them in the sites inventory rather than credit them toward the RHNA, and include information related to any phasing or other development requirements that could impact buildout in the planning period. If they are approved projects, the element should state whether the units are expected to be built in the planning period. Specifically, 200 hundred units have been credited toward the lower-income RHNA category as part of the pipeline residential development credit for the Greenspot Village Area specific plans. It is not clear if this is an actual project or an available site in the planning period. If it is an actual project, then the project must be credited per the actual or proposed sales or rents.

Infrastructure: While the element describes water and sewer infrastructure, it must also demonstrate sufficient existing or planned dry utilities supply capacity, including the availability and access to distribution facilities to accommodate the City’s regional housing need for the planning period. (Gov. Code, § 65583.2, subd. (b).)

Sites with Zoning for a Variety of Housing Types:

- *Transitional and Supportive Housing* : Transitional and supportive housing must be permitted as a residential use in all zones and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. The element states that transitional and supportive are allowed consistent with Government Code section 65583, subdivision (c)(5) but then it appears to subject these uses to conditional use permits. The element should either address this inconsistency or include programs as appropriate.
- *Single Room Occupancy (SRO)*: The element describes SROs but it must also explain whether and how the City permits SROs. Based on this analysis, the element should include programs as appropriate.

An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality’s share of the regional housing need in accordance with Government Code section 65584... (Gov. Code, § 65583, subd. (a)(6).)

Requests for Lower Density, Permit Times, and Efforts to Address Nongovernmental Constraints: The element must include analysis of requests to develop housing at densities below those anticipated, and the length of time between receiving approval for a housing development and submittal of an application for building permits that potentially hinder the construction of a locality’s share of the regional housing need.

An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)

Design Review: The element must describe and analyze the design review process, including approval procedures and decision-making criteria, for their impact as potential constraints on housing supply and affordability. For example, the analysis could describe required findings and discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint or it must include a program to address this permitting requirement, as appropriate.

In addition, the Housing Crisis Act of 2019 (SB 330, 2019) was signed by Governor Newsom on October 9, 2019 and became effective on January 1, 2020. The Housing Crisis Act (Gov. Code, § 66300), under specified conditions, suspends the use of subjective design standards. The element should evaluate consistency with these requirements and include actions as appropriate. For additional information and sample analysis, see the Building Blocks at <http://www.hcd.ca.gov/communitydevelopment/building-blocks/constraints/processing-permitting-procedures.shtml>.

Constraints on Housing for Persons with Disabilities: The element details that residential care facilities serving seven or more or more persons are excluded from some residential zones and only allowed with a conditional use permit in other zones. The element should analyze these constraints and include programs as appropriate to allow these uses in all residential zones objectively with approval certainty. In addition, while the element briefly describes the City's Chapter 17.38 Reasonable Accommodation process, it should further describe and analyze its reasonable accommodation criteria, including approval findings and include programs as appropriate.

“Crime Free” Ordinance: In Program 2, the City states that it intends to implement a “Crime Free” ordinance. This program could be potentially problematic for a number of reasons, and the City should provide further analysis on whether this ordinance could constitute a constraint on providing housing for all income levels throughout the community. Such analysis should address:

- how the program is enforced or implemented;
- what entity is charged with implementation and enforcement (e.g., police, code enforcement);
- whether the program or ordinance applies to both renters and homeowners;
- whether the program or ordinance is enforced against federally subsidized properties, or against housing that serves specific populations (e.g., people reentering from contact with the criminal legal system or housing serving people with mental health or developmental disabilities);
- whether the program or ordinance requires or encourages property owners to conduct a criminal background check; and
- what conduct is covered by the ordinance/policy, and what locations of alleged criminal activity the ordinance covers (e.g., on the premises or off premises)

Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city’s or county’s share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)

As noted in the Finding B3, the element does not include a complete sites inventory or analysis; as a result, the adequacy of sites and zoning has not been established. Based on the results of a complete sites inventory and analysis, programs may need to be added, or revised, to address a shortfall of sites and zoning for a variety of housing types.

The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)

While the element includes Program 22 (Collaborative Partnerships), this program should be revised with annual outreach. In addition, the element must include a program(s) to assist in the development of housing affordable to ELI and special needs households. Program actions could include prioritizing some funding for housing developments affordable to ELI households or households with special needs and offering financial incentives or regulatory concessions to encourage the development of housing types, such as multifamily, single-room occupancy (SRO) units, to address the identified housing needs for ELI households. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housingneeds/extremely-low-income-housing-needs.shtml>.

Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)

As noted in Finding B4, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

Promote AFFH opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)

As noted in Finding B1, the element must include a complete analysis of AFFH. Based on the outcomes of that analysis, the element must add or modify programs to have clear timelines and quantifiable outcomes or metrics, and to enhance housing mobility strategies, encourage development of new affordable housing in high resource areas, improve place-based strategies to revitalize neighborhoods, and protect residents from displacement.

Develop a plan that incentivizes and promotes the creation of ADUs that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. For purposes of this paragraph, “accessory dwelling units” has the same meaning as “accessory dwelling unit” as defined in paragraph (4) of subdivision (i) of Section 65852.2. (Gov. Code, § 65583, subd. (c)(7).)

Programs must be expanded to include incentives to promote the creation and affordability of accessory dwelling units (ADU). Examples include exploring and pursuing funding, modifying development standards and reducing fees beyond state law, increasing awareness, preapproved plans and homeowner/applicant assistance tools.

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)

While the element includes a general summary of the public participation process, it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. The element should be revised to discuss outreach to lower-income and special needs groups during the public participation efforts, solicitation efforts for survey responses, and participation in community workshops, and if translation services were provided. In addition, the element should also summarize the public comments and describe how they were considered and incorporated into the element. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/getting-started/publicparticipation.shtml>.

In addition, HCD understands the City made the element available to the public after submittal to HCD. By not providing an opportunity for the public to review and comment on a draft of the element in advance of submission, the City has not yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments in its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including revising the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.

LOCATION	RELEVANT SECTIONS
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A: 5th Cycle Review Appendix A, Section 2

D: Affirmatively Furthering Fair Housing Analysis Appendix D, Section 4

D: Affirmatively Furthering Fair Housing Analysis Appendix D, Section 4

D: Affirmatively Furthering Fair Housing Analysis Appendix D, Section 4;
Appendix A, Section 2

D: Affirmatively Furthering Fair Housing Analysis Appendix D, Section 5

Goals Policies
Programs

Appendix D,
Section 7;
Housing
Element
Programs

B: Community
Profile

Appendix B,
Section 3

B: Community
Profile

Appendix B,
Section 3

Goals Policies
Programs

Housing
Element
Programs 4, 5,
7 and 8.

B: Community Profile Appendix B,
Section 3

E: Sites Analysis and Inventory Appendix E,
Section 4

E: Sites Analysis and Inventory Appendix E,
Section 4

E: Sites Analysis and Inventory Appendix E,
Section 4

C: Constraints and Zoning Analysis Appendix C,
Section 3

C: Constraints and Zoning Analysis Appendix C,
Section 1;
Housing
Element
Programs 9 and
19.

C: Constraints and Zoning Analysis Appendix C,
Section 2

C: Constraints and Zoning Analysis Appendix C,
Section 2

C: Constraints
and Zoning
Analysis Appendix C,
Section 1

C: Constraints
and Zoning
Analysis Appendix C,
Section 1

C: Constraints
and Zoning
Analysis Appendix C,
Section, 1;
Housing
Element
Program 18.

C: Constraints
and Zoning
Analysis Appendix C,
Section 1

E: Sites Analysis
and Inventory Appendix E,
Section 5

Goals Policies
Programs Housing
Element
Programs;
Appendix D
Section 7

C: Constraints and Zoning Analysis Appendix C, Sections 2, 4 and 5.

Goals Policies Programs Appendix D, Section 7; Housing Element Programs

Goals Policies Programs Housing Element Program 12

F: Community Engagement Summary Appendix F, Section 1

F: Community Engagement Summary Appendix F, Section 1, Attachment 1

RESPONSE/CHANGES MADE

Added a new section to describe whether programs were effective in meeting the housing needs of the special needs population, refer to Section 2, Review of Programs Addressing the Housing Needs for the Population with Special Needs, in Appendix A.

Added a description of resources available to City residents, developed the analysis of fair housing enforcement in the City through the Inland Fair Housing Mediation Board. As well as a description of programs in the Housing Element related to fair housing enforcement and outreach. (Appendix D, Section 4.1)

Added text and maps describing the regional trends in relation to Highland in each relevant subsection (4.2 through 4.7) of Section 4, Assessment of Fair Housing, in Appendix D.

See text added to Appendix D, Section 7 to explain why changes to Program 2 will advance fair housing. Added language to Appendix A to explain how we are enhancing this program.

See text added to Appendix D to include a thorough analysis of fair housing as it relates to improved or exacerbated conditions of segregation, disproportionate housing needs, and for persons with disabilities.

Programs in the Housing Element address those contributing factors to fair housing issues as outlined in Section 7.1, Prioritization of Contributing Factors and Actions Designed to Meaningfully Address Contributing Factors, in Appendix D. This section details how programs in the Element are addressing fair housing issues such as affordability in high opportunity areas. Additionally, Program 26 was revised to include two new objectives which will evaluate the City's need to establish an Ad Hoc Fair Housing committee to provide policy recommendations to policies and programs in a manner that furthers fair housing.

The needs assessment has been revised to include a more thorough analysis of extremely low-income households. See new text added in Section 3.8.7 of Appendix B, including a calculation of the projected housing needs for extremely low-income households.

See new text and updated tables to reflect level of payment in Highland in Section 3.7 of Appendix B. Revisions include a more detailed analysis of overpayment by income category and tenure.

Programs of the housing element to address the needs of lower-income households specific to overpayment include:

Program 4: The City's inclusionary housing ordinance will be used for the allocation of funding to support affordable housing for lower-income households. Program 5: calls for an evaluation of existing development impact fees to identify opportunities for reduced fees in exchange for affordable housing development. Program 7: continues referrals of residents to the Housing Authority's Housing Choice Voucher Program. Program 8: incentivizes the production of affordable housing by-right. Additionally, other programs of the Housing Element increase coordination and collaboration with City partners to advocate for increased support in meeting the needs of lower-income households.

The analysis has been revised to include a new section with supporting tables and text to address housing conditions and rehabilitation of units, and programs in the housing element that address substandard housing (refer to Appendix B, Section 3.3).

The large majority of parcels identified in the land inventory to accommodate the RHNA at all income levels are identified on vacant sites. Of the 240 total parcels identified with existing capacity across all income levels, only 20 parcels are nonvacant. Additionally, the element relies on less than 30 percent of the housing needs for lower-income households on nonvacant sites. As such, the City is not accommodating more than 50% of lower-income sites on nonvacant sites and does not trigger the requirement stated in the comment. Nonetheless, a site-by-site overview has been added to provide an in-depth description of the methodology used to determine that the existing uses are not considered an impediment to the additional development potential identified within the planning period on the nonvacant sites identified to accommodate lower-income households, and the City is not aware of any existing leases or other contracts that would prevent additional residential development or redevelopment of the sites. Additionally, regulatory or other incentives to encourage redevelopment or additional residential development of underutilized lots are discussed and identified in Appendix E.

There are a total of 2 parcels identified to accommodate housing for lower-income households that are less than 0.5 acres. However, each parcel is identified as part of a consolidated site (Sites 9A and 18B) that are each reasonably expected to be consolidated into a single site. A full discussion has been added to Section 4.2, Lower-Income Sites, in Appendix E, to explain that it is reasonable to assume that they would each be consolidated into one site to maximize the lot size and development opportunity due to their common ownership; adjacent locations, as shown in the images added to Section 4.2; and because both of the parcels are vacant, so they do not have any existing use that could possibly act as an impediment to residential development. Please note that both of the other parcels in Sites 9A and 18B are individually larger than the minimum 0.5-acre requirement, and as such, those parcels would still be appropriate to accommodate the lower-income RHNA without assuming they will be consolidated. Nonetheless, the City will facilitate the opportunities for lot consolidation through Program 23, Lot Consolidation Incentive, of the Housing Element by amending the Highland Municipal Code to incentivize lot consolidation through an expedited development permit review process on sites identified in the Sites Inventory as having the potential to accommodate lower- or moderate-income units.

As the comment directed, the projects that have yet to be proposed in the specific plan areas have been moved to be included in the sites inventory rather than credited toward the RHNA. The remaining projects listed in Table 4 of Appendix E (Projects A through I) are all expected to be built in the planning period. The text has been updated to ensure that this is stated for each project. The 200 hundred units that were previously credited toward the lower-income RHNA category as part of the pipeline development for the Greenspot Village Area Specific Plan in the previous draft submitted to HCD, are no longer credited units toward the lower-income RHNA category. The corresponding text under Section 4.1.1, Greenspot Village & Marketplace, has been revised. Instead, Sections 4.2, Lower-Income Sites, has been updated to reflect that the 200 units are an available site and have been included under existing capacity identified in the Sites Inventory.

See new text added to Section 3.3.1 of Appendix C to indicate there is sufficient existing or planned dry utilities, including electricity, natural gas, cable, and telephone, to accommodate the City's regional housing need for the planning period.

The element states that Chapter 16.06, Definitions, of the City's Land Use and Development Code defines "supportive housing" and "transitional housing" in accordance with Government Code Section 65583. New text has been added under Section 1.4.4, Emergency Shelters, Transitional Housing, and Permanent Supportive Housing, to clarify how they are permitted. Program 19, Emergency Shelters, Transitional Housing, and Permanent Supportive Housing, already addresses the Zoning Code updates needed to ensure consistency with State law.

The City's Land Use and Development Code does not currently permit single-room occupancy units. This information has been added to Section 1.4.5 of Appendix C. Program 19, Emergency Shelters, Transitional Housing, Permanent Supportive Housing, and Single Room Occupancy, has been updated to state that the City will amend the Zoning Code to identify a process by which single-room occupancies (SRO) can be permitted to further increase housing opportunities for extremely low-income households.

See new text added - Section 2.5, Length of Time between Project Approval and Applications for Building Permits which provides an overview of the average project approval and building permit issuance timelines.

The analysis includes a new section which discusses requests for housing developments at reduced densities and programs in the housing element which will ensure adequate sites remain to accommodate the RHNA throughout the planning period. See Section 2.4, Requests for Housing Developments at Reduced Densities.

See specific replies in Comments 19-21, below.

See all updated text under Section 1.8., Permit Approval Process, of Appendix C to address all local processing and permit procedures.

Text has been updated to provide a detailed description of the Minor and Major Design Review processes including, criteria for the review process the project is subject to, required findings, and an overview of the review authority and hearing procedure for both the Major and Minor Design Review. The analysis has been updated and the City has determined that the Minor and Major design review process, including required findings, is not a constraint to development, and as there have not been any housing projects in the City that have been denied based on the City's Design Review (See Appendix C, Sections 1.8.2 and 1.8.3), it has therefore not constrained any residential development from occurring.

Residential care facilities serving seven or more or more persons are conditionally permitted in all multifamily zones (R-2, R-2C, R-3, R-4, and HDS) and commercial zones (CG, NC, PC, VC), as permitted under State law for large residential care facilities. Under Program 18, Residential Care Facilities, the Element already commits the City to permitting residential care facilities serving six or fewer persons by right in all residential zones in accordance with the Welfare and Institutions Code Section 5116. Further, Program 18 has been updated to permit those serving seven or more in at least one zone without discretion. Section 1.4.1, Residential Care Facility, has been updated to analyze potential constraints regarding residential care facilities.

The element refers to the City's Reasonable Accommodation process in Chapter 16.40 of the Land Use and Development Code. Text has been added under Section 1.9.1, Reasonable Accommodation, in Appendix C, to describe and analyze the criteria, including approval findings.

A new section has been added to provide an analysis of the Crime-Free Multi Family Rental Housing program and address the comment's questions included in the 6 bullets. As a summary, this program applies to all properties with 4 or more rental units and is concerned with addressing the safety issues of all qualifying rental properties across the board. It is not considered to have implications an implication on providing housing for all income levels and does not target specific populations of the community. The program is run by the San Bernardino County Sheriff's Department and includes free classroom instruction, which includes establishing fair screening, such as background checks, and the legal rights and responsibilities of owners and managers. Prior to obtaining a valid City business license, the owners or operators of any property that contains four or more rental units (or rental spaces) that are being rented out for residential dwelling purposes must comply. Staff from the local Sheriff's station conducts an inspection of the property using Crime Prevention Through Environmental Design (CPTED) principles and is strictly an on-premise inspection. The program aims to increase community participation, provide accountability for property owners, and lower maintenance costs. The program improve public safety for tenants, property owners, and the community. Please refer to Section 1.8.7 of Appendix C for the full analysis.

Please see previous comments and new text added to Appendix E, Sites Analysis and Inventory. The City has found their Sites Inventory and Analysis to fully accommodate the 6th Cycle RHNA. As such, the City does not have a shortfall of sites and no programs have been added or revised related to a shortfall. Section 5 of Appendix E provides a summary of the capacity in the City.

Programs in the housing element have been revised to clearly prioritize funding for housing and resources to extremely low-income and special needs households. Specific programs include Programs 4, 5, 6, 16, 17, 18, 19, 20, 21, 22, 23, 31, 33. Additionally Appendix D, Section 7, includes a very thorough analysis of how the programs in the housing element support and facilitate housing for extremely low-, very low-, and low-income households, including households with special needs.

See new text throughout Appendix C related to nongovernmental and governmental constraints, including: new text added under Section 2, Market Constraints, to address potential nongovernmental constraints and mitigation efforts; a full analysis under new Section 4, Analysis of Local Efforts to Remove Constraints and Facilitate Affordable Housing; and a new Section 5, Quantified Objectives. Please see related comments and new text added throughout the element and technical appendices as it relates to potential governmental and nongovernmental constraints and associated programs for mitigation.

Program 26 includes additional objectives. See new section added for full discussion under Section 7.1, Prioritization of Contributing Factors and Actions Designed to Meaningfully Address Contributing Factors, in Appendix D. This section details additional Housing Element programs that promote AFFH opportunities and how the programs address the fair housing issues listed in the comment.

Program 12 has been updated to include provisions for the City to develop and adopt a program that incentivizes and promotes the creation of ADUs that can be offered at an affordable rent for extremely low-, very low-, low-, or moderate-income households, including households with special needs.

The community engagement summary has been revised to clarify and include a more thorough description of bilingual (English and Spanish) outreach, as well as stakeholder outreach, which included non-profits who provide resources to low-income families; and to clarify how the City made a diligent effort to include all economic segments in the development of the housing element. A section for the public comments and public review period was included in Appendix F.

A new section with a summary of the public review period including efforts to engage the community including lower-income households and special needs groups has been provided in Appendix F. Additionally, a summary of public comments received is provided in Section 1.6 of Appendix F, and the public comment is included as an attachment to the appendix.

RESOLUTION NO. 2022-005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. GPA-21-003 TO AMEND THREE (3) ELEMENTS OF THE HIGHLAND GENERAL PLAN INCLUDING ADOPTION OF THE SIXTH (6TH) CYCLE 2021-2029 HOUSING ELEMENT, UPDATE TO THE PUBLIC HEALTH, SAFETY AND ENVIRONMENTAL JUSTICE ELEMENT, AND MINOR AMENDMENT TO THE CIRCULATION ELEMENT

APPLICANT: CITY OF HIGHLAND

RECITALS

WHEREAS, Section 65302 of the California Government Code directs all cities and counties to prepare General Plans; and

WHEREAS, the General Plan as amended will comprise of an integrated, internally consistent and compatible statement of policies for the City of Highland; and

WHEREAS, the City of Highland has determined it is appropriate and necessary to adopt an updated 6th Cycle 2021-2029 Housing Element in accordance with State Housing Law, California Government Code Sections 65585-6588; and

WHEREAS, Section 65302 of the Government Code requires planning agencies to review and, if necessary, revise the Safety Element upon each revision of the housing element or local hazard mitigation plan, to identify new information relating to flood and fire hazards and climate adaptation and resiliency strategies that was not available during the previous revision of the safety element; and

WHEREAS, an Environmental Justice Element is required to be adopted by Highland because it is a "Disadvantaged Community (DAC)", identified by the California Environmental Protection Agency as an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation; and

WHEREAS, during the review of the City's Health and Safety Element, it was found that certain street extensions identified in the Circulation Element were found to be obsolete and should be deleted including extensions of Cone Camp Road to the City of Redlands and Greenspot Road to the City of Yucaipa;

WHEREAS, the public participation in the development of the amended General Plan included opportunities to provide comments at a number of noticed public hearings, public workshops and online survey opportunities; and

WHEREAS, a duly noticed public hearing was held before the Planning Commission on January 4, 2022, at which time the Commission approved Resolution No. 2022-002 recommending the City Council approve General Plan Amendment 21-003; and

WHEREAS, a duly noticed public hearing was held before the City Council on January 25, 2022, at which time all parties were given the opportunity to be heard; and

WHEREAS, based upon the State Guidelines to Implement the California Environmental Quality Act (CEQA), General Plan Amendment No. 21-003 will not have a significant impact upon the environment and, therefore the City Council adopts a Negative Declaration; and

WHEREAS, the project proponent is the City of Highland, 27215 Base Line, Highland, CA 92346.

NOW, THEREFORE, BE IT RESOLVED it is hereby found, determined, and resolved by the City Council of the City of Highland as follows:

SECTION 1. The City Council finds that all the facts set forth in the Recitals above are true and correct.

SECTION 2. Based upon substantial evidence presented to the City Council during the January 25, 2022, Public Hearing including public testimony and written and oral Staff Reports, the City Council finds as follows:

a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.

SECTION 3. General Plan Amendment Findings (Highland Municipal Code Section 16.08.030.G):

a. The proposed amendment is consistent with the goals, objectives, policies, and programs of the general plan, or the general plan as revised by the proposed amendment, and will not result in any internal inconsistencies within the plan;

Response: As proposed, the Amendment will include updates to the Housing Element, Public Health, Safety and Environmental Element, and a minor amendment to the Circulation Element. The 6th Cycle 2021-2029 Housing Element, as mandated by the California Government Code, addresses the comprehensive housing needs in the City by providing an analysis of the local housing needs for all income levels, details barriers to providing housing and strategies for meeting housing needs. The Public Health, Safety and Environmental Justice Element helps prioritize actions that address the greatest health risks to the City and ensures that people have access to healthy food and recreational opportunities while concurrently addressing the impact of health risks to Disadvantaged Communities. These updates work in conjunction with, and compliment the remaining elements of the General Plan, especially the Conservation and Land Use Elements. All aspects of the General Plan and all of its mandatory and optional elements were reviewed in conjunction with the update. The mandatory finding of consistency is included within the Housing

Element. The minor modification to the Circulation Element will delete an obsolete regional connector that is no longer needed in Highland nor desired by adjacent Cities and further compliment the coordination of the Public Health, Safety and Environmental Justice Element and Circulation Element.

b. The proposed amendment will not adversely affect the public health, safety, or general welfare;

Response: *The project is a policy document of the City. No development is proposed or approved as part of the General Plan Amendment. The Element updates, in particular the Public Health, Safety and Environmental Justice Element update, directly study and identify goals to improve public health, safety and general welfare of Highland residents. The Element analyzes and identifies hazards such as wildfire, air pollution, hazardous waste sites, extreme heat, emergency events, flooding and landslides. Goals and policies are established so that future development improves the existing conditions and addresses new legislation.*

c. The proposed amendment is consistent with the purposes and intent of this title, unless such amendment proposes to change, supplement, or alter any part of this title, whereas said amendment must be consistent with all applicable sections including these findings; and

Response: *Amendments to the three (3) identified Elements were drafted in coordination with the intent of the title to provide a comprehensive, long-term plan for the physical development of the City as an integrated, internally consistent set of policies. The Housing Element includes an analysis and finding of consistency with the General Plan as mandated by the Housing Element Law. All mandated and optional Elements of the Highland General Plan were reviewed in conjunction with the project.*

d. The potential environmental impacts of the proposed amendment are insignificant or there are overriding considerations which outweigh the potential impacts.

Response: *The project consists of policy documents and does not involve physical development or rezoning. Pursuant to the California Environmental Quality Act (CEQA) an Initial Study was prepared for the project. All potential impacts were found to have a Less than Significant Impact or No Impact. A Negative Declaration is the appropriate finding for this project and included in the project documents for review and approval.*

SECTION 4. The City Council hereby finds that the Initial Study and Negative Declaration has been prepared in compliance with the California Environmental Quality Act (CEQA), and the City Council has reviewed and considered the information contained in said Negative Declaration with respect to the General Plan Amendment identified in this Resolution. The adoption of the elements alone would not produce environmental impacts. The Housing Element does not identify or permit any projects nor require re-zoning of any sites. The Public Health, Safety and Environmental Justice Element outlines actions to address and recover from natural, and human caused disasters. Their adoption does not have the potential to result in environmental impacts, and a Negative Declaration is proposed for adoption. The minor amendments recommended to the Circulation Element are a reflection of obsolete regional connectors. There is no physical development related to their removal.

SECTION 5. Pursuant to California Government Code Section 65351, during preparation of an amendment to the General Plan, the Planning Agency provided opportunities for the involvement of citizens, public agencies, civic, educational, and other community groups, through public hearings and other means the City deemed appropriate.

SECTION 6. Based on the foregoing Findings, the City Council approves General Plan Amendment No. 21-003 including adoption of the 6th Cycle Housing Element, Health, Safety and Environmental Element and minor amendment to the Circulation Element.


C. ADOPTION OF RESOLUTION

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law.

PASSED, APPROVED AND ADOPTED this 25th day of January, 2022.


Larry McCallon
Mayor

ATTEST:


Betty Hughes, MMC
City Clerk

APPROVED AS TO FORM:

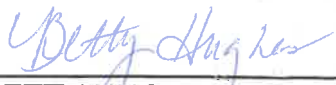

Maricela Marroquin
City Attorney

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF HIGHLAND)

I, BETTY HUGHES, MMC, City Clerk of the City of Highland, California, do hereby certify Resolution No. 2022-005 was duly and regularly adopted by the City Council of the City of Highland, California, at a regular meeting thereof held on the 25th day of January, 2022, by the following vote:

AYES: Chavez, Lilburn, McCallon, Solano, Timmer
NOES: None
ABSTAIN: None
ABSENT: None

Dated this 26th day of January, 2022.



BETTY HUGHES, MMC
CITY CLERK

**Please Start Here, Instructions in Cell
A2, Table in A3:B15**

Form Fields

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

General Information	
Jurisdiction Name	HIGHLAND
Housing Element Cycle	6th
Contact Information	
First Name	Lawrence
Last Name	Mainez
Title	Community Development Director (Ext 215)
Email	lmainez@cityofhighland.org
Phone	(909) 864-6861
Mailing Address	
Street Address	<u>27215 Base Line</u>
City	Highland
Zip Code	92346

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last 20 Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
HIGHLAND	Sterling Ave and Baseline St	92410	27812142		RHS	R-4	3.06/Vacant	20	30	0.36/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	61	0	0	61			
HIGHLAND	7480 STERLING AVE	92410	27813148		RHS	R-4	3.81 Majority of lot is in LVS	20	30	4.24/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	76	0	0	76	Underutilized, 2 non-FAR 0.04, large dirt lot		
HIGHLAND	7536 STERLING AVE	92410	27813145		RHS	R-4	4.24/Vacant	20	30	0.71/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	85	0	0	85			
HIGHLAND	7558 STERLING AVE	92410	27813146		RHS	R-4	0.71/Vacant	20	30	1.76/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	35	0	0	35			
HIGHLAND	Sterling Ave and Base Line St	92410	27813147		RHS	R-4	0.93/Underutilized vacant	20	30	0.93/Underutilized vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	19	0	0	19	Underutilized lot w/FAR 0.08		
HIGHLAND	2504 9TH ST	92410	27820126		RHS	R-4	0.93/Underutilized vacant	20	30	0.81/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	19	0	0	19			
HIGHLAND	E 9th St and Fairfax Ln	92410	27820127		RHS	R-4	0.81/Vacant	20	30	0.161293349/Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	0	0	3			
HIGHLAND	E 9th St and N Tippecanoe A	92410	27820128		RHS	R-4	0.161293349/Vacant	20	30	4.56/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	99	0	0	99			
HIGHLAND	Base Line St and Guthrie St	92410	119118106A		RHS	R-4	0.81/Vacant	20	30	0.81/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	16	0	0	16			
HIGHLAND	Base Line St and Guthrie St	92410	119118106A		RHS	R-4	0.81/Vacant	20	30	1.46/residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	29	0	0	29	Underutilized lot w/FAR 0.03		
HIGHLAND	6747 MILLER LN	92346	119124109		RHS	R-4	4.93/residential, 1	20	30	0.42/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	8	0	0	8	Underutilized lot w/FAR 0.01		
HIGHLAND	6765 MILLER LN	92346	119124110		RHS	R-4	4.92/residential, 1	20	30	0.67/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	98	0	0	98	Underutilized lot w/FAR 0.007		
HIGHLAND	6803 MILLER LN	92346	119124112		RHS	R-4	0.67/Vacant	20	30	1.90/Vacant	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	13	0	0	13			
HIGHLAND	Pacific St and Olive St	92346	119124113		RHS	R-4	0.71/Vacant	20	30	0.89/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	14	0	0	14			
HIGHLAND	Pacific St and Olive St	92346	119124114		RHS	R-4	0.71/residential, 1	20	30	0.66/residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	14	0	0	14	Underutilized lot w/FAR 0.05		
HIGHLAND	26664 PACIFIC ST	92346	119124117		RHS	R-4	0.66/residential, 1	20	30	0.42/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	13	0	0	13	Underutilized lot w/FAR 0.06		
HIGHLAND	26628 PACIFIC ST	92346	119124118		RHS	R-4	0.42/Vacant	20	30	1.82/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	8	0	0	8			
HIGHLAND	7577 HILLVIEW ST	92346	119238138		RHS	R-4	1.74/residential, 1	20	30	0.99/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	36	0	0	36			
HIGHLAND	7433 CENTRAL AVE	92346	119243104		RHS	R-4	1.74/residential, 1	20	30	0.67/Vacant	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	40	0	0	40	351 vacant and dilapidated. The Housing Authority anticipates generating 90 to 110 affordable senior housing units during the Planning Period between this parcel and APN 1192-431-05.		
HIGHLAND	Central Ave and Cypress St	92346	119243105		RHS	R-4	0.99/Vacant	20	30	1.77/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	50	0	0	50	40 vacant parcel owned. The Housing Authority anticipates generating 90 to 110 affordable senior housing units during the Planning Period between this parcel and APN 1192-431-04.		
HIGHLAND	27243 CYPRESS ST	92346	119258103		RHS	R-4	1.88/residential, 1	20	30	1.77/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	38	0	0	38	Underutilized lot w/FAR 0.02		
HIGHLAND	Palm Ave and Cypress St	92346	119260102		RHS	R-4	1.77/Vacant	20	30	0.52/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	35	0	0	35			
HIGHLAND	Palm Ave and Cypress St	92346	119260103		RHS	R-4	0.52/Vacant	20	30	0.92/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	10	0	0	10			
HIGHLAND	Palm Ave and Cypress St	92346	119260104		RHS	R-4	0.92/Vacant	20	30	0.55/Underutilized vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	18	0	0	18			
HIGHLAND	7820 BOWLER AVE	92346	120135114C		PD	R-2	1.5/Vacant	18	40	0.92/Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	100	0	0	100			
HIGHLAND	7822 BOULDER AVE	92346	120135115C		PD	R-2	1.5/Vacant	18	40	0.92/Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	see above	see above	0	0	#VALUE!	GreenSpot Specific Plan (PA 3)	
HIGHLAND	Boulder Ave and Webster St	92346	120135116C		PD	R-2	1.92/Vacant	18	40	1.92/Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	see above	see above	0	0	#VALUE!	GreenSpot Specific Plan (PA 3)	
HIGHLAND	Boulder Ave and Webster St	92346	120135118C		PD	R-2	1.92/Vacant	18	40	0.4/Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	see above	see above	0	0	#VALUE!	GreenSpot Specific Plan (PA 3)	
HIGHLAND	Greenspot Road, East of Bou	92346	120134129D		PD	PD	0.3/Vacant	20	20	0.3/Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	see above	see above	0	0	#VALUE!	GreenSpot Specific Plan (PA 2)	
HIGHLAND	Greenspot Road, East of Bou	92346	120134130D		PD	PD	0.3/Vacant	20	20	20.554/Underutilized vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	see above	see above	0	0	#VALUE!	GreenSpot Specific Plan (PA 2)	
HIGHLAND	Greenspot Road, East of Bou	92346	120134131D		PD	PD	0.0173511/Vacant	20	30	0.0173511/Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	see above	see above	0	0	#VALUE!	GreenSpot Specific Plan (PA 2)	
HIGHLAND	Greenspot Road, East of Bou	92346	120134160D		PD	PD	0.001378751/Vacant	20	30	0.001378751/Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	see above	see above	0	0	#VALUE!	GreenSpot Specific Plan (PA 2)	
HIGHLAND	7477 CENTRAL AVE	92346	119243106		RHS	R-4	2.7/residential, 2	20	30	2.7/residential, 2	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	44	0	0	44	Underutilized lot w/FAR 0.02		
HIGHLAND	7495 CENTRAL AVE	92346	119243107		RHS	R-4	2.7/residential, 2	20	30	0.396490377/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	54	0	0	54	Underutilized lot w/FAR 0.01		
HIGHLAND	7381 ELM ST	92410	27812108		MD	R-2	0.396490377/Vacant	12	0	0.25538622/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	3	0	3			
HIGHLAND	Base Line St and Elm St	92410	27812112		MD	R-2	0.25538622/Vacant	12	0	0.209328152/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	1	0	1			
HIGHLAND	25597 BASE LINE ST	92410	27812114		MD	R-2C	0.209328152/Vacant	0	0	0.33376844/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	2	0	2			
HIGHLAND	25619 BASE LINE ST	92410	27812116		MD	R-2C	0.33376844/Vacant	0	0	0.211183573/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	1	0	1			
HIGHLAND	Elm St and Base Line St	92410	27813121		MD	R-2	0.211183573/Vacant	0	0	1.000659167/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	8	0	8			
HIGHLAND	7864 STERLING AVE	92410	27826226		MD	R-2	1.000659167/Vacant	12	12	1.471133313/residential, 2	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	0	12	Underutilized lot w/FAR 0.07		
HIGHLAND	7696 STERLING AVE	92410	27825233		MD	R-2	1.471133313/residential, 2	12	12	1.4704747/Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	0	12	Underutilized lot w/FAR 0.03		
HIGHLAND	7730 STERLING AVE	92410	27825234		MD	R-2	1.4704747/Vacant	12	12	0.492163792/commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	4	Underutilized lot w/FAR 0.028		
HIGHLAND	7730 STERLING AVE	92410	27825235		MD	R-2	0.492163792/commercial	12	12	0.98455763/residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8	0	8	Underutilized lot w/FAR 0.018		
HIGHLAND	7768 STERLING AVE	92410	27826220		MD	R-2	0.98455763/residential, 1	12	12	1.35557432/commercial, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	0	12	Underutilized lot with 1 older residential unit built 1944		
HIGHLAND	7752 STERLING AVE	92410	27826228		MD	R-2	1.35557432/commercial, 1	12	12	0.2062198/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	3	0	3			
HIGHLAND	Pacific St and Victoria Ave	92346	119114138		PD	PD	0.2062198/Vacant	12	12	0.206318552/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	3	0	3			
HIGHLAND	Pacific St and Victoria Ave	92346	119114131		PD	PD	0.206318552/Vacant	12	12	0.54363821/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	11	0	11			
HIGHLAND	Base Line St and Sterling Ave	92410	119114140		MD	R-2C	0.54363821/Vacant	0	0	4.933517696/Vacant	YES - Current	YES - County-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	30	0	30			
HIGHLAND	Base Line St and Seely Ct	92346	119119111		MD	R-2C	1.901553707/Vacant	0	0	0.551838353/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	2	0	2			
HIGHLAND	26200 BASE LINE ST	92346	119120112		MD	R-2	0.551838353/Vacant	0	0	0.23289482/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	2	0	2			
HIGHLAND	9446 VICTORIA AVE	92346	119123102		MD	R-2	0.23289482/Vacant	0	0	0.322898935/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	2	0	2			
HIGHLAND	14th St and Victoria Ave	92346	119123114		MD	R-2	0.322898935/Vacant	0	0	0.14689091/Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2			
HIGHLAND	6818 PALM AVE	92346	119134132		HD	R-3	0.14689091/Vacant	18	18	4.56728624/Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	55	0	55			
HIGHLAND	6818 PALM AVE	92346	119134133		HD	R-3	4.56728624/Vacant	18	18	1.066182258/Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	13	0	13			
HIGHLAND	Victoria Ave and Base Line St	92346	119138101		MU	MU	1.066182258/Vacant	18	18	0.472239873/Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	6			
HIGHLAND	Reservoir and Palm Ave	92346	119150177		MU	MU	0.472239873/Vacant	9	9	0.191271058/Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	1	0	1			

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
HIGHLAND	9th St and Cunningham St	92346	11925188		LD	R-1	0	6	0.19099046	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Ward St and Cunningham St	92346	11925209		LD	R-1	0	6	0.21634621	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Ward St and Cunningham St	92346	11925210		LD	R-1	0	6	0.23814640	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Ward St and Cunningham St	92346	11925211		LD	R-1	0	6	0.23812563	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Ward St and Cunningham St	92346	11925212		LD	R-1	0	6	0.23812324	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Ward St and Cunningham St	92346	11925213		LD	R-1	0	6	0.23814698	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Ward St and Cunningham St	92346	11925214		LD	R-1	0	6	0.23820779	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Ward St and Cunningham St	92346	11925217		LD	R-1	0	6	0.24603258	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Ward St and Cunningham St	92346	11925218		LD	R-1	0	6	0.19836694	Vacant	YES - Current	YES - County-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Ward St and Cunningham St	92346	11925219		LD	R-1	0	6	0.19309991	Vacant	YES - Current	YES - County-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Ward St and Cunningham St	92346	11925220		LD	R-1	0	6	0.19345862	Vacant	YES - Current	YES - County-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Ward St and Cunningham St	92346	11925221		LD	R-1	0	6	0.19328543	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Ward St and Cunningham St	92346	11925222		LD	R-1	0	6	0.19348937	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Ward St and Cunningham St	92346	11925223		LD	R-1	0	6	0.19370379	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Ward St and Cunningham St	92346	11925224		LD	R-1	0	6	0.19388496	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Ward St and Cunningham St	92346	11925225		LD	R-1	0	6	0.19402133	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	5th St and Cunningham St	92346	11925230		LD	R-1	0	6	0.19091422	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	5th St and Cunningham St	92346	11925231		LD	R-1	0	6	0.18871053	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	5th St and Cunningham St	92346	11925232		LD	R-1	0	6	0.18819438	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	5th St and Cunningham St	92346	11925233		LD	R-1	0	6	0.18509971	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	5th St and Cunningham St	92346	11925234		LD	R-1	0	6	0.18506129	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	5th St and Cunningham St	92346	11925235		LD	R-1	0	6	0.18806578	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	5th St and Cunningham St	92346	11925236		LD	R-1	0	6	0.18511618	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	5th St and Cunningham St	92346	11925237		LD	R-1	0	6	0.18823016	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Rainbow Ln and 21st St	92346	12007102		LD	R-1	0	6	0.29991972	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	0	1	1			
HIGHLAND	Boulder Ave and Atlantic Ave	92346	12007120		LD	R-1	0	6	0.16240614	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	0	1	1			
HIGHLAND	Boulder Ave and Atlantic Ave	92346	12009116		LD	R-1	0	6	4.80747196	Vacant	YES - Current	YES - Special District-Owned	Available	Not Used in Prior Housing Element	0	0	20	20			
HIGHLAND	Highland Ave and Summer St	92346	12001234		LD	R-1	0	6	1.17717985	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5			
HIGHLAND	Highland Ave and Amber St	92346	12009139		AG/FEQ	AG/FEQ	0	2	4.70309488	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	0	8	8			
HIGHLAND	Highland Ave and Amber St	92346	120031102		AG/FEQ	AG/FEQ	0	2	2.74923923	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	0	6	6			
HIGHLAND	Oak Ridge Rd and Gala St	92346	12004109		LD	R-1	0	6	0.60182056	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	0	2	2			
HIGHLAND	Villa Ave and Palm Ave	92346	120037108		LD	R-1	0	6	0.15488320	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	0	1	1			
HIGHLAND	Villa Ave and Palm Ave	92346	120038130		LD	R-1	0	6	0.15484560	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	0	1	1			
HIGHLAND	La Prta St and Mesquita St	92346	120045104		LD	R-1	0	6	0.15463994	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	0	1	1			
HIGHLAND	Browning Rd and Saffron Ave	92346	120059141		AG/FEQ	AG/FEQ	0	2	1.65988109	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4			
HIGHLAND	Browning Rd and Saffron Ave	92346	120059101		AG/FEQ	AG/FEQ	0	2	1.87281053	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4			
HIGHLAND	Norwood St and Church Ave	92346	120102109		LD	R-1	0	6	0.20087627	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8			
HIGHLAND	Harian Ln and Church Ave	92346	120104123		LD	R-1	0	6	0.25778927	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	0	1	1			
HIGHLAND	9th St and Palm Ave	92346	120104157		LD	R-1	0	6	0.27188533	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	0	1	1			
HIGHLAND	9th St and Palm Ave	92346	120104158		LD	R-1	0	6	0.25820846	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	0	1	1			
HIGHLAND	9th St and Palm Ave	92346	120104159		LD	R-1	0	6	0.25820846	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	0	1	1			
HIGHLAND	Norwood St and Church Ave	92346	120106102		LD	R-1	0	6	4.71523796	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	0	0	19	19			
HIGHLAND	Church St and Greenspot Rd	92346	121020102		LD	R-1	0	6	0.20747695	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Church St and Greenspot Rd	92346	121020103		LD	R-1	0	6	0.70901346	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Church St and Merris St	92346	121020112		LD	R-1	0	6	0.18958408	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Church St and Merris St	92346	121020113		LD	R-1	0	6	0.14620725	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Church St and Merris St	92346	121020214		LD	R-1	0	6	0.20794417	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Cortez St and Merris St	92346	121020246		LD	R-1	0	6	0.17288143	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Cortez St and Merris St	92346	121020247		LD	R-1	0	6	0.17289556	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Cortez St and Merris St	92346	121020252		LD	R-1	0	6	0.14681028	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Cortez St and Merris St	92346	121020253		LD	R-1	0	6	0.17949004	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
HIGHLAND	Santa Ana Canyon Rd and Ag	92346	121027101		LD	R-1	0	6	3.34747129	Underutilized non	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element - Non-Vacant	0	0	13	13	Underutilized old, nonresidential building		
HIGHLAND	Santa Ana Canyon Rd and Ag	92346	121027102		LD	R-1	0	6	1.8787924	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4			
HIGHLAND	Santa Ana Canyon Rd and Ag	92346	121027103		LD	R-1	0	6	1.96108617	Underutilized old	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	8	8	Old Shed		
HIGHLAND	Greenspot Rd and Weaver St	92346	121027108		LD	R-1	0	6	1.21158196	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5			
HIGHLAND	Greenspot Rd and Weaver St	92346	121027109		LD	R-1	0	6	1.6171397	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6			
HIGHLAND	Greenspot Rd and Weaver St	92346	121027111		LD	R-1	0	6	1.78220767	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7			
HIGHLAND	Santa Ana Canyon Rd and N	92346	121037113		LD	R-1	0	6	6.96522342	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	28	28			
HIGHLAND	Santa Ana Canyon Rd and N	92346	121037114		LD	R-1	0	6	3.34858993	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	12	12			
HIGHLAND	Santa Ana Canyon Rd and N	92346	121037115		LD	R-1	0	6	10.28467021	Underutilized vaca	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	41	41	Old, vacant comm#FAR 0.0066		
HIGHLAND	Santa Ana Canyon Rd and N	92346	121037116		LD	R-1	0	6	10.18981866	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	41	41			
HIGHLAND	La Prta St and Stratford St	92346	120040180		LD	R-1	0	6	1.0395387	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vac	0	0	4	4	Pending Project - La Prax 4 Single Family Homes		
HIGHLAND	Pacific Ave and Victoria Stree	92346	11																		

Table C: Land Use, Table Starts in A2

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
R-4 (Multifamily District)	multifamily attached residential dwelling units
R-3 (Multifamily District)	multifamily attached residential dwelling units
MU (Mixed Use District)	mix of residential, retail, service, civic, entertainment and office
R-2 (Two-Family District)	residential development including small lot single-family detached, single-f
R-2C (Corridor Residential District)	small lot single-family detached, single-family attached, and multifamily re:
R-1 (Single-Family District)	single-family residential, small lot single-family detached, and mobilehome
VR (Village Residential District)	single-family residential to preserve historic townsite
EHV (East Highland Village District)	small lot single-family residential detached housing
A/EQ (Agricultural Equestrian District)	low density, large lot, single-family detached residential dwelling units
PD (Planned Development District)1	design and land use flexibility for future development opportunities
Greenspot Village & Marketplace (SPR-006-001)	mixed uses; residential include townhomes, duplexes, and small to large m

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

amily attached, and multifamily residential uses and mobilehomes