

CITY OF RANCHO CUCAMONGA
2021-2029 HOUSING ELEMENT

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INTRODUCTION

LEGAL FRAMEWORK

This 2021-2029 Housing Element represents the City of Rancho Cucamonga's effort in fulfilling the requirements under State Housing Element law. The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning and housing programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of the comprehensive General Plan.

Pursuant to State law, the Housing Element must be updated periodically according to statutory deadlines. This Housing Element covers the planning period of October 15, 2021 to October 15, 2029.

State Law requires that the Element include the following components:

- An analysis of the City's population, household, and employment base, and the characteristics of the housing stock.
- A summary of the present and projected housing needs of the City's households.
- A review of potential constraints to meeting the City's identified housing needs.
- An evaluation of opportunities that will further the development of new housing.
- A statement of the Housing Plan to address the identified housing needs.

RELATIONSHIP TO THE GENERAL PLAN

This Housing Element is being updated as part of the comprehensive update to the General Plan (PlanRC). As such, all elements of the General Plan have been reviewed for internal consistency. As individual elements are updated in the future, the City will review the various related elements for consistency.

COMMUNITY OUTREACH

To make PlanRC successful, extensive involvement by the community was prioritized to fully understand their values and ideas for the future. There were many opportunities for members to express their visions, collaborate with neighbors, and explore possible innovations in housing, transportation, recreation, and economic development throughout each planning phase. Specifically, during the Stakeholder Engagement phase, the City conducted stakeholder interviews, online surveys, and virtual workshops. PlanRC involved longtime residents, new residents, seniors, youth, clubs, organizations, business owners, and many more. Although in-person outreach was extremely limited due to COVID-19 constraints, the community adapted and found meaningful ways to get involved in PlanRC through digital engagement platforms. The City made sure to reach out and invite members of the community through the Healthy RC Steering Committee, Community Champions (Campeones para la Comunidad) and Healthy RC Youth Leaders to ensure that all segments of the population were included across the geographic, demographic and socio-economic spectrum. A summary of outreach activities conducted during the multi-year planning effort is provided below.

VIRTUAL COMMUNITY EVENTS AND WORKSHOPS

Two Zoom-based “Forum on Our Future” events were held. These interactive small group sessions built on results from the initial online visioning survey and engaged community members in informal dialogue on specific topics such as housing, resiliency, trails and mobility, equity and more.

The PlanRC Virtual Workshop was a robust and visually engaging character and place online event designed to engage community members in exploring visual images and ideas of what the City could be in the future. The week-long online activity allowed participants to drop in and view and rate character images for different community planning areas in the City – collections of photos represented different housing, activity centers, mobility options, business and job districts, and more.

Considering Our Options were organized as a series of online presentations and conversations to share how initial community input had been used to develop three land use and mobility scenarios. During these workshops, the community had an opportunity to share their thoughts on each scenario and take engage in live polling to provide additional feedback.

All community events were publicized to all segments of the community. Outreach material was provided to the public in English and Spanish. Spanish only breakout sessions were provided to accommodate those for whom English was a second language. In addition, socially distanced live sessions in the Council Chambers were an option for those who needed support with technology.

The comments received as a part of this outreach pertaining to the Housing Element are provided in Appendix A.

POP-UP EVENTS / ROADSHOWS

Roadshows with key community organizations, such as the RC Chamber of Commerce, realtors associations, industry leaders, and more, were also hosted at various points in the process to share specific elements of the General Plan and collect input.

STAKEHOLDER INTERVIEWS

At the start of the planning effort, 18 stakeholder interviews with Rancho Cucamonga industry leaders, community-based organizations, public-serving institutions, elected officials, and other stakeholders about issues and opportunities for PlanRC were conducted. These interviews provided some initial themes and topics to further explore in future engagement activities.

ONLINE SURVEYS

Two formal online surveys were conducted to guide engagement activities and future outreach. The surveys were available in multiple languages. The surveys asked about community members' vision and priorities for Rancho Cucamonga, and earned more than 800 responses.

VIDEOS

The PlanRC General Plan Video Series was designed to explain the General Plan update process, State requirements and existing conditions. Topics included housing, resiliency, community mobility, community health and equity, land use and community design. These engaging, short videos provided a helpful overview for community members to contextualize facets of the eventual General Plan and were housed on the project website.

THE PLANRC WEBSITE

The PlanRC website contained a wealth of resources for the community. It included project updates and background information, options to take existing surveys, summaries of all public engagement activities to reflect back to the community what was heard, and notices of upcoming opportunities to participate.

SUMMARY

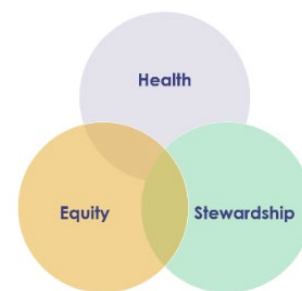
Community input was solicited and reflected throughout each phase of the planning process. In total, PlanRC received input from over 2,000 community members through online surveys and virtual meetings, and generated over 675,000 digital impressions through various social media platforms.

After extensive outreach and engagement, the following guiding community themes and core community values emerged.

Guiding Community Themes



Core Community Values



These values and themes identified by the community form the foundation of PlanRC, and served as a guide for the City, by the diverse community members who make up the City, for years to come.

HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: 1) Community Profile, 2) Household Profile, 3) Special Housing Needs, 4) Housing Stock Characteristics, 5) Housing Preservation Needs, and 6) Regional Housing Needs.

COMMUNITY PROFILE

California Government Code §65583(a)(1) requires "[a]n analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households" This analysis is necessary as demographic changes, such as population growth or changes in age, can affect the type and amount of housing that is needed in a community.

Population Characteristics

According to the Department of Finance Population and Housing Unit Estimates, the City of Rancho Cucamonga had a population of approximately 175,522 as of January 1, 2020 (Table HE-1), representing an increase of only 6 percent over the past decade and significantly below that for the previous decade. Between 2000 and 2010 the City's population increased 29 percent, primarily during the first half of the decade before the collapse of the housing market in 2008. The road to economic and housing market recovery was long, impacting population growth during the past decade.

Table HE-1: Population Growth

City	Population				Percent Change		
	1990	2000	2010	2020	1990–2000	2000–2010	2010–2020
Fontana	87,535	128,928	196,069	213,000	47.3%	52.1%	17.8%
Ontario	133,197	158,007	163,924	182,871	18.6%	3.7%	11.6%
Rancho Cucamonga	101,409	127,743	165,269	175,522	26.0%	29.4%	6.2%
Upland	63,374	68,395	73,732	78,814	7.9%	7.8%	6.9%
San Bernardino County	1,418,380	1,710,139	2,035,210	2,180,537	20.6%	19.0%	7.1%

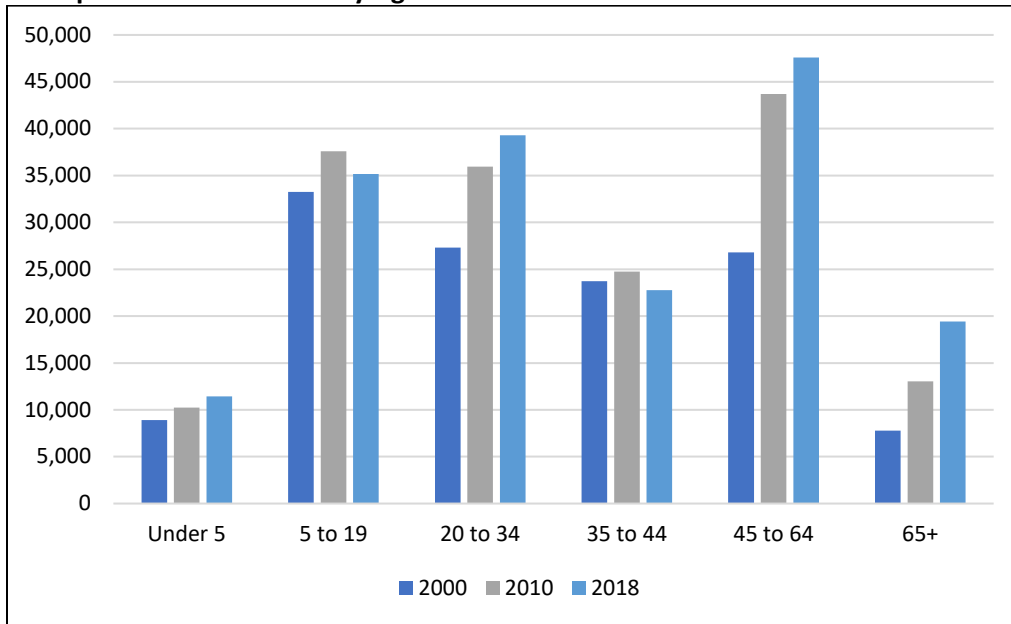
Source: U.S. Census, 1990, 2000, and 2010; SCAG 2020; DOF Table E-5 2020.

Population and Age Distribution

Age characteristics influence the type of housing needed. The median age for Rancho Cucamonga is rising, from 32.2 in 2000, to 34.5 in 2010, and 35.7 in 2018 (Table HE-2). From 2014-2018, the largest age cohorts were older adults, 45 to 64 years, and young adults, 20 to 34 years. Figure HE-1 illustrates a maturing population, evident by the significant population increases in the 45 to 64 age cohorts and 65 and over age cohort.

Table HE-2 further demonstrates a maturing population. While a significant portion of the City's population is relatively young (33.7% under the age of 25), increases in population from 2010 to 2018 in the 55 to 64 age cohort (24.5%) 65 to 74 age cohort (68.2%), 75 to 84 age cohort (20.9%) and 85 and over age cohort (20.8%) indicate a shift to a more mature population.

Figure HE-1: Population Distribution by Age



Source: U.S. Census 2000 and 2010; American Community Survey 2014-2018.

Table HE-2: Age Distribution

Age Groups	2000		2010		2018		Percent Change (2010 to 2018)
	Persons	Percent	Persons	Percent	Persons	Percent	
Under 5 years	8,900	7.0%	10,238	6.2%	11,450	6.5%	11.8%
5 to 9 years	10,984	8.6%	11,190	6.8%	10,593	6.0%	-5.3%
10 to 14 years	11,620	9.1%	12,711	7.7%	12,300	7.0%	-3.2%
15 to 19 years	10,639	8.3%	13,672	8.3%	12,269	7.0%	-10.3%
20 to 24 years	8,622	6.8%	12,104	7.3%	12,534	7.1%	3.6%
25 to 34 years	18,686	14.6%	23,848	14.4%	26,766	15.2%	12.2%
35 to 44 years	23,720	18.6%	24,752	15.0%	22,776	13.0%	-8.0%
45 to 54 years	18,391	14.4%	25,883	15.6%	25,380	14.4%	-1.9%
55 to 64 years	8,393	6.6%	17,827	10.8%	22,197	12.6%	24.5%
65 to 74 years	4,515	3.5%	7,707	4.7%	12,965	7.4%	68.2%
75 to 84 years	2,583	2.0%	3,845	2.3%	4,647	2.6%	20.9%
85 years and over	690	0.5%	1,492	0.9%	1,802	1.0%	20.8%
Total Population	127,743	1.0%	165,269	100.0%	175,679	100.0%	6.3%
Median Age	32.2		34.5		35.7		

Source: U.S. Census 2000 and 2010. American Community Survey 2014-2018.

Race and Ethnicity

The Census provides a significant number of detailed demographic characteristics for Rancho Cucamonga. Historically, the City's population consists predominantly of White residents but is diversifying over time, decreasing from 66.5 percent in 2000, to 62.0 percent in 2010, and 60.5 percent in 2018. Correspondingly the City's minority population, Hispanics and non-White groups, has increased from 33.5 percent (94,697) in 2010 to 39.5 percent (110,947) in 2018 (Table HE-3).

Table HE-3: Racial Characteristics

Race	2010		2018	
	Number	Percent	Number	Percent
Total Population	165,269	100.0%	175,679	100.0%
One Race	156,310	94.6%	165,489	94.2%
White	102,401	62.0%	106,344	60.5%
Black or African American	15,246	9.2%	16,381	9.3%
American Indian and Alaska Native	1,134	0.7%	1,406	0.8%
Asian	17,208	10.4%	22,729	12.9%
Native Hawaiian and other Pacific Islander	443	0.3%	527	0.3%
Some other race	19,878	12.0%	18,102	10.3%
Two or more races	8,959	5.4%	10,190	5.8%
HISPANIC OR LATINO AND RACE				
Total Population	165,269	100.0%	175,679	100.0%
Hispanic or Latino (of any race)	57,688	34.9%	66,540	37.9%
Not Hispanic or Latino Race	107,581	65.1%	109,139	62.1%
White alone	70,572	42.7%	64,732	36.8%
RACE ALONE OR IN COMBINATION WITH ONE OR MORE RACES¹				
White	109,730	66.4%	114,564	65.2%
Black or African American	17,582	10.6%	19,289	11.0%
American Indian and Alaska Native	2,611	1.6%	4,075	2.3%
Asian	20,512	12.4%	26,371	15.0%
Native Hawaiian and Other Pacific Islander	1,132	0.7%	962	0.5%
Some other race	23,426	14.2%	21,657	12.3%

1. In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census 2010; American Community Survey 2014-2018.

Employment

Employment plays a major role in addressing housing needs because it is highly correlated to income; those residents with higher incomes have more housing options, and conversely, those persons with lower income typically have limited housing options. Looking at the employment market in Rancho Cucamonga as well as major employers and the types of jobs Rancho Cucamonga residents provide important information relative to housing needs. This is because the local employment market affects demand for housing and this demand changes the housing market. In 2020, Rancho Cucamonga had an unemployment rate of 6.7 percent, lower than the 9.0 percent unemployment rate countywide.

Table HE-4: Unemployment Statistics

County Statistics	Rancho Cucamonga	San Bernardino County
Population (2020)	175,522	2,180,537
Labor Force (2020)	97,100	988,200
Employed	90,700	898,700
Unemployed	6,500	89,500
Unemployment Rate	6.7%	9.0%

Source: State of California, EED Labor Force Data, October 2020; Department of Finance (DOF) E-1: City/County Population Estimates, January 2020.

The region and the City's growth are directly correlated to residential and economic development in Orange and Los Angeles Counties. As land costs increase in the City and sub-region, homebuilders, developers, and employers continue to look at Rancho Cucamonga for less expensive land than may be available in Orange or Los Angeles Counties.

Based upon information from the Southern California Association of Government's (SCAG) 2019 Rancho Cucamonga Local Profile, between 2007 and 2017, the number of jobs in the City rose by 31.2 percent, from 65,504 to 85,922 jobs. Between 2014 and 2018, 85,379 residents, or 61.5 percent of the population 16 years and over was employed. Table HE-5 and Table HE-6 show the industries in which these residents were employed and the respective percentage of the labor force. The largest employment industries were educational, health and social services at 25.8 percent, retail trade at 11.6 percent, and professional, scientific, management, administrative, and waste management services at 9.6 percent. Correspondingly, the two highest occupation sectors are management, business, scientific, and arts related occupations at 41.4 percent and sales and office occupations at 24.8 percent.

Table HE-5: Employment Characteristics by Occupation

Occupation	Number	Percent
Management, business, scientific and arts occupations	35,386	41.4%
Service occupations	12,286	14.4%
Sales and office occupations	21,214	24.8%
Natural resources, construction, and maintenance occupations	5,838	6.8%
Production, transportation, and material moving occupations	10,655	12.5%
Total	85,379	100.0%

Source: American Community Survey 2014-2018.

Table HE-6: Employment Characteristics by Industry

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	256	0.3%
Construction	5,306	6.2%
Manufacturing	7,753	9.1%
Wholesale trade	2,875	3.4%
Retail trade	9,933	11.6%
Transportation and warehousing and utilities	6,127	7.2%
Information	1,380	1.6%
Finance, insurance, real estate, and rental and leasing	5,730	6.7%
Professional, scientific, management, administrative, waste management services	8,207	9.6%
Educational, health and social services	22,060	25.8%
Arts, entertainment, recreation, accommodation and food services	6,962	8.2%
Other services (except public administration)	3,762	4.4%
Public administration	5,028	5.9%
Total	85,379	100.0%

Source: American Community Survey 2014-2018.

Employment Status

The City has a sizeable labor force that increased by 47 percent (44,361) between 2000 and 2018. During this time the unemployment rate remained relatively stable from 3.7 percent in 2000 to 4.0 percent in 2018. During the same period, the City saw a marginal decrease in the employment rate from 65.7 percent in 2000, to 64.4 percent in 2011, and 61.5 in 2018 (Table HE-7). However, in absolute terms, the number of employed residents increased by 23,429 persons between 2000 and 2018.

Table HE-7: Employment Status

Employment Status	2000		2007-2011		2014-2018	
	Number	Percent	Number	Percent	Number	Percent
Population 16 years and over	94,364	100.0%	126,922	100.0%	138,725	100.0%
In labor force	65,509	69.4%	90,071	71.0%	90,977	65.6%
Civilian labor force	65,482	69.4%	89,910	70.8%	90,925	65.5%
Employed	61,950	65.7%	81,770	64.4%	85,379	61.5%
Unemployed	3,532	3.7%	8,140	6.4%	5,546	4.0%
Armed forces	27	0.0%	161	0.1%	52	0.0%
Not in labor force	28,855	30.6%	36,851	29.0%	47,748	34.4%
Females 16 years and over	47,752	100.0%	64,828	100.0%	71,187	100.0%
In labor force	30,608	64.1%	43,017	66.4%	42,872	60.2%
Employed	28,811	60.3%	39,124	60.4%	40,312	56.6%

Source: U.S. Census, 2000; American Community Survey 2007-2011 and 2014-2018.

Poverty Status

The 2014-2018 ACS identified that there were 2,785 families and 13,696 individuals below the poverty level (Table HE-8), representing about 6.5 percent of all families and 8.1 percent of the population. By far, poverty affects female-headed households disproportionately. About 25.4 percent of the female-headed families, with no husband present, and with children under 5 years of age live below the poverty level.

Table HE-8: Poverty Status

Subject	Number		Percent below poverty level
	All income levels	Below poverty level	
Families	42,843	2,785	6.50%
With related children under 18 years	21,648	2,165	10.00%
With related children under 5 years	3,796	338	8.90%
Families with female householder, no husband present	7,809	1,218	15.60%
With related children under 18 years	4,677	1,038	22.20%
With related children under 5 years	838	213	25.40%
All individuals for whom poverty status is determined	172,093	13,969	8.10%
Under 18 years	41,156	4,318	10.50%
65 years and over	19,306	1,127	5.80%
All individuals below:			
50 percent of poverty level	7,357	--	--
125 percent of poverty level	19,935	--	--
130 percent of poverty level	25,688	--	--

Source: American Community Survey 2014-2018.

HOUSEHOLD PROFILE

California Government Code §65583(a)(2) requires *"an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock conditions."* Household characteristics play an important role in defining community needs. Household type and size, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Rancho Cucamonga.

Household Type

A household can be defined as all persons living in a housing unit. Families are a subset of households, and include persons living together related by blood, marriage, or adoption. A single person living alone is also a household. Other households include unrelated people living in the same dwelling unit. Group quarters, such as convalescent facilities are not considered households.

Household type, income, and tenure can help to identify the special needs populations as well as other factors that affect the housing needs of the City. Rancho Cucamonga has a significant number of families with children, who typically look for larger dwellings. In contrast, single-person households tend to have smaller housing needs and look for smaller housing options (i.e., condos, apartments, etc.). While seniors may look for housing that is both affordable and easy to maintain.

Rancho Cucamonga's household profile has seen some important changes with respect to household types. As shown in Table HE-9, City remains a predominantly family community; family households increased by 8.8 percent between 2010 and 2018. The majority of these households do not have children; there has been a significant increase in the number of family households with no children between 2010 and 2018. The number of "other family" households increased by 16 percent. As of 2020, the DOF estimated that Rancho Cucamonga has 57,050 occupied housing units, representing a 5 percent increase since 2010.

According to the 2014-2018 ACS, the average household size is 3.17 for owner-occupied households and 2.95 for renter-occupied households.

Table HE-9: Household Characteristics

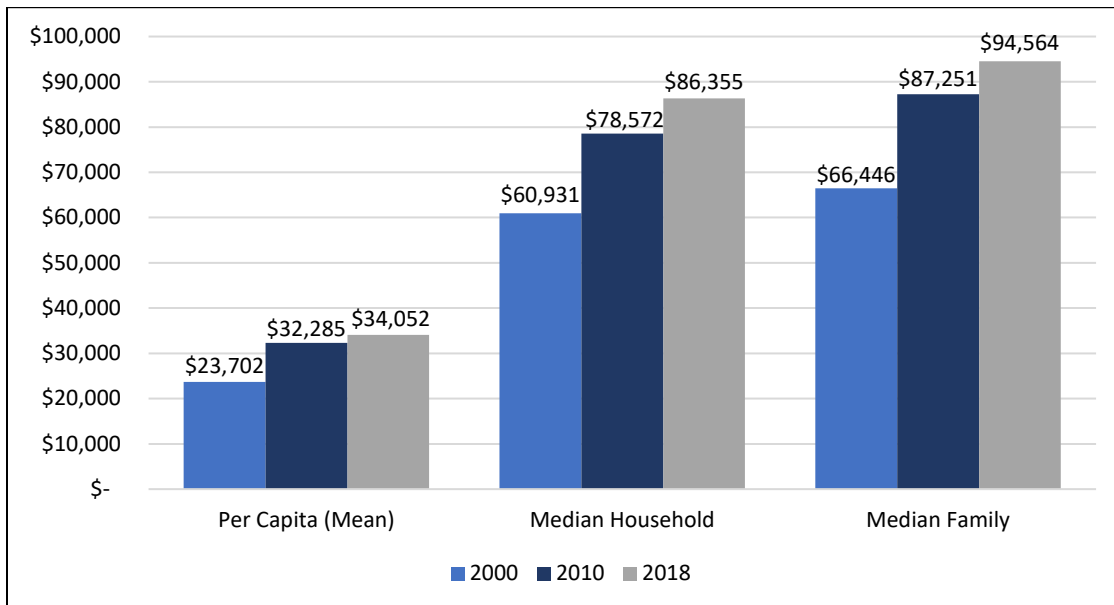
Household Type	2010		2018		Percent Change
	Households	Percent	Households	Percent	
Total Households	52,689	100.0%	55,950	100.0%	+6.2%
Family Households	39,377	74.7%	42,843	76.6%	+8.8%
Married With Children	15,185	28.8%	13,957	24.9%	-8.1%
Married No Children	14,336	27.2%	17,440	31.2%	+21.7%
Other Families	9,856	18.7%	11,446	20.5%	+16.1%
Non-Family Households	13,312	25.3%	13,107	23.4%	-1.5%
Singles	10,547	20.0%	10,383	18.6%	-1.6%
Other Non-Families	2,765	5.3%	2,724	4.9%	-1.5%
Average Household Size	2.98		3.09		--
Average Family Size	3.47		3.53		--

Source: American Community Survey 2006-2010 and 2014-2018.

Household Income

Household income is an important element affecting housing opportunities, as it is the primary factor determining the ability of households to balance housing costs with other basic necessities. The 2006-2010 ACS identified the median household income for Rancho Cucamonga at \$78,572, increasing to \$86,355 in 2018, which was significantly higher than the San Bernardino County median household income of \$55,845 in 2010 and \$60,164 in 2018. For Housing Element purposes, the State Department of Housing and Community Development (HCD) has established a median income of \$75,000 for San Bernardino County in 2020.

Figure HE-2: Income Levels



Source: U.S. Census 2000; American Community Survey 2006-2010 and 2014-2018.

Income Definitions

For planning and funding purposes, the State Department of Housing and Community Development (HCD) categorizes households into five income groups based on the County Median Area Median

Income (AMI). These five income categories include:

- Extremely Low Income – Up to 30 percent of the AMI.
- Very Low Income – 31 to 50 percent of the AMI.
- Low Income – 51 to 80 percent of the AMI.
- Moderate Income – 81 to 120 percent of the AMI.
- Above Moderate Income – Greater than 120 percent of the AMI.

When combined, the extremely low, very low, and low income households are often referred to as lower income households.

Income by Household Type and Tenure

While housing choices, such as tenure (either owning or renting) and location are income dependent, household size and type often affect the proportion of income that can be spent on housing. Income data developed by HUD, based on the ACS, is used to provide an overview of income distribution by household type and tenure in Rancho Cucamonga. By looking at the breakdown of household type by income group, the housing needs of special groups can be identified. As shown in Table HE-10, Small Family households made up the majority of households in all income categories. Roughly 40 percent of all elderly households are in the extremely low, very low, and low income categories.

Table HE-10: Household Income Profile by Household Type

Household Type	Total Households		Elderly		Small Families		Large Families		Others	
	HH	%	HH	%	HH	%	HH	%	HH	%
<=30% HAMFI	3,840	6.9%	955	1.7%	1,565	2.8%	465	0.8%	850	1.5%
>30 to <=50% HAMFI	3,820	6.8%	1,550	2.8%	1,245	2.2%	430	0.8%	600	1.1%
>50 to <=80% HAMFI	6,000	10.7%	1,780	3.2%	2,385	4.3%	690	1.2%	1,145	2.0%
>80 to <=100% HAMFI	4,190	7.5%	1,125	2.0%	2,005	3.6%	385	0.7%	720	1.3%
>100% HAMFI	38,015	68.0%	5,490	9.8%	21,385	38.3%	5,325	9.5%	2,540	4.5%
Percent of Total HHs	55,870	100%	10,900	19.5%	28,585	51.2%	7,295	13.1%	5,855	10.5%

Elderly = Household contains at least one person 62 years of age or older

Small Families = Families with two to four members

Large Families = Families with five or more members

Others = Non-elderly, non-family households

HH = Households

HAMFI = HUD Area Median Family Income

Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) Data (American Community Survey 2013-2017), 2020.

Housing Problems

Typical housing problems include cost burden, overcrowding, and substandard housing. Many lower income households (e.g., extremely low, very low, and low income) cope with the housing cost issues either by assuming a cost burden, or by occupying a smaller than needed, or substandard housing unit. Specifically, based on Comprehensive Housing Affordability Strategy (CHAS) statistics, 80.6 percent of the City's extremely low income, 87.2 percent of the very low income, and 77.9 percent of the low income households were experiencing one or more housing problems (e.g., cost burden, overcrowding, and substandard housing) according to U.S. Department of Housing and Urban Development (HUD) Comprehensive Affordable Strategy (CHAS) data.

In general, the City's housing stock is in good condition. According to the 2000 Census, 42,229 units

were available in 2000. A building spurt occurred from 1970-1979 when 21.5 percent, or 12,633 units, were constructed. A larger spurt occurred during the period from 1980-1989 when 28.5 percent, or 16,693 units, were added to the housing stock. The 1990s saw an increase of 8,853 units, and 14,797 units have been built since 2000 (2014-2018 ACS). According to the Department of Finance Population and Housing Estimates, 56,618 units were available in 2010 and 59,440 units were available in 2020; a five percent increase within the 10-year period.

Overcrowding

Overcrowding is defined by HCD as a household with more than one person per room (excluding bathrooms, kitchen, etc.). Severe overcrowding is defined as more than 1.5 persons per room. From 2010 to 2018, the incidents of overcrowding increased for all households, including owner- and renter-households.

As shown in Table HE-11, increased overcrowding appears to disproportionately affect renter-households. ACS figures estimate that 7.9 percent of the renter-occupied households and 2.4 percent of the owner-occupied households were living in overcrowded conditions. These conditions can be attributed to high housing costs relative to income, combined with inadequately sized housing units. And when considering severely overcrowded conditions, the differences are similar as 2.5 percent of renter-occupied households and 0.5 percent of owner-occupied households were considered to be living in severely overcrowded conditions.

Table HE-11: Overcrowding by Tenure

	Owner-Households		Renter-Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
2010						
Total Overcrowded (>1.0 persons/room)	710	1.9%	1,028	5.9%	1,738	3.2%
Severely Overcrowded (>1.5 persons/room)	103	0.3%	192	1.1%	295	0.5%
2018						
Total Overcrowded (>1.0 persons/room)	826	2.4%	1,688	7.9%	2,514	4.5%
Severely Overcrowded (>1.5 persons/room)	169	0.5%	531	2.5%	700	1.3%

Source: U.S. Census 2010; American Community Survey 2014-2018.

Cost Burden

Employment, household income, and the availability of a wide range of housing types directly relate to housing affordability. Within Rancho Cucamonga, most owners and renters can afford their housing costs by the measure of affordability recognized by the Federal government. However, rising home prices could potentially push more owner and renter households into cost burden. Housing cost burden is defined as a housing cost that exceeds 30 percent of a household's gross income. A severe cost burden is a housing cost that exceeds 50 percent of a household's gross income. Housing cost burden is particularly problematic for the extremely low, very low, and low income households because a high housing cost typically leaves little resources remaining for a household to cover other living expenses. In the event of loss of income or employment, or unexpected expenses, these households are most at risk of becoming homeless.

In renter-occupied households, nearly 50 percent experience cost burden and 22.8 percent experience severe cost burden. Among owner-occupied households, 31.9 percent experience cost burden and 13.5

percent experience severe cost burden. Most notably, among all households 38.8 percent experience cost burden and 17.1 percent experience severe cost burden.

Table HE-12, Table HE-13, Table HE-14 highlight the total percentage of renter- and owner-households overburdened by housing costs. Overall, cost burden affects renter-occupied households more severely than owner-occupied households in all income groups. As market rents are generally affordable to moderate income households, renters in this income group do not appear to be as impacted by a cost burden.

Table HE-12: Housing Cost Burden (>30%)

Household Type	Extremely Low Income (<=30% AMI)		Very Low Income (30-50% AMI)		Low Income (50-80% AMI)		Moderate Income (80-100% AMI)		Moderate and Above Income (>100% AMI)		TOTAL	
	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent
Elderly	343	400	645	585	750	485	400	275	930	235	8,125	2,775
Small Families	345	1,000	375	790	790	980	725	825	3,010	1,295	17,860	10,725
Large Families	90	335	94	310	275	335	50	49	745	295	4,710	2,585
Others	165	365	100	435	340	645	145	435	595	685	3,570	2,285
Total	950	2,095	1,220	2,110	2,155	2,445	1,320	1,590	5,275	2,530	10,920	10,770

>30% = Housing cost that exceeds 30 percent of a household's gross income.

Elderly = Household contains at least one person 62 years of age or older

Small Families = Families with two to four members

Large Families = Families with five or more members

Others = Non-elderly, non-family households

HAMFI = HUD Area Median Family Income.

Source: HUD CHAS Data (2013-2017 American Community Survey), 2020.

Table HE-13: Severe Housing Cost Burden (>50%)

Household Type	Extremely Low Income (<=30% AMI)		Very Low Income (30-50% AMI)		Low Income (50-80% AMI)		Moderate Income (80-100% AMI)		Moderate and Above Income (>100% AMI)		TOTAL	
	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent
Elderly	335	400	515	395	415	215	175	55	160	75	8,125	2,775
Small Families	295	930	355	595	520	515	340	20	450	30	17,860	10,725
Large Families	75	320	90	125	175	115	15	4	60	0	4,710	2,585
Others	165	355	90	420	165	325	125	12	80	0	3,570	2,285
Total	875	2,005	1,055	1,530	1,280	1,165	655	100	750	130	4,615	4,930

>50% = Housing cost that exceeds 30 percent of a household's gross income.

Elderly = Household contains at least one person 62 years of age or older

Small Families = Families with two to four members

Large Families = Families with five or more members

Others = Non-elderly, non-family households

HAMFI = HUD Area Median Family Income.

Source: HUD CHAS Data (2013-2017 American Community Survey), 2020.

Table HE-14: Housing Cost Burden (Total Households)

Income	Extremely Low Income (<=30% AMI)		Very Low Income (30-50% AMI)		Low Income (50-80% AMI)		Moderate Income (80-100% AMI)		Moderate and Above Income (>100% AMI)		TOTAL	
	>30%	>50%	>30%	>50%	>30%	>50%	>30%	>50%	>30%	>50%	>30%	>50%
Cost Burden												
Total Households	3,045	2,875	3,330	2,585	4,600	2,445	2,905	755	7,805	880	21,685	9,545

>30% = Housing cost that exceeds 30 percent of a household's gross income

>50% = Housing cost that exceeds 50 percent of a household's gross income

HH = Households

Source: HUD CHAS Data (2013-2017 American Community Survey), 2020.

Substandard Units

The general definition of a substandard unit is a unit that does not meet the Federal Housing Quality Standards of the Section 8 Rental Assistance Program and/or the City of Rancho Cucamonga's Development Code. While it is not possible to determine the number of units that meet such criteria, the number of units may be estimated by evaluating specific factors that indicate a unit is substandard. Specifically, the ACS identified incidences of substandard factors, including incomplete plumbing, the lack of complete kitchen facilities, and the lack of available telephone services. Approximately 0.3 percent of households lacked complete plumbing facilities, 0.7 percent lacked complete kitchen facilities, and 1.2 percent had no telephone service available. However, in today's technology, many households no longer subscribe to landline telephone services. Therefore, this is not necessarily an accurate reflection of housing conditions.

Table HE-15: Incidence of Substandard Factors

Factor Type	Owner	% Owner-Occupied Units	Renter	% Renter-Occupied Units	Total	% Occupied Units
Lacking Complete Plumbing Facilities	17	0.05%	141	0.65%	158	0.30%
Lacking Complete Kitchen Facilities	60	0.17%	352	1.63%	412	0.70%
No Telephone Service Available	124	0.36%	442	2.05%	694	1.20%

Source: American Community Survey 2014-2018.

Overall, the City's housing stock is in good condition. The Community Improvement division estimates that approximately 5% percent of the City's housing stock requires substantial rehabilitation and 1% percent requires replacement.

SPECIAL HOUSING NEEDS

California Government Code §65583(a)(7) requires "[a]n analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter."

State law recognizes that certain groups have greater difficulty in finding decent and affordable housing due to special circumstances. Special circumstances may be related to one's income, family characteristics, or disability status. In Rancho Cucamonga, special needs populations include the senior households, persons with disabilities, female headed households, large households, the homeless, and farmworkers.

Senior Households

Senior households have special housing needs due to a variety of concerns, including: a limited or fixed income, health care costs, transportation, disabilities, and access to housing. Rancho Cucamonga experienced a nearly 50 percent increase in senior residents from 2010 to 2018 (Table HE-2). The 2014-2018 ACS indicated that 17.8 percent of Rancho Cucamonga households were senior-headed, increasing from 11.5 percent in 2010.

Further, according to the 2014-2018 ACS, 19,414 persons 65 years of age and over reside in the City; representing a significant needs group. A large proportion of elderly renter- and owner-households have incomes below 80 percent of the Area Median Income (AMI). Within the elderly population, 57.3 percent of all elderly renters and 33.2 percent of all elderly homeowners are within the lower income categories (e.g., extremely low, very low, and low income). A cost burden greater than 30 percent of their income is experienced by 71.4 percent of all elderly renters and 37.8 percent of all elderly homeowners (Table HE-12). Additionally, 41.1 percent of all elderly renters and 19.7 percent of all elderly homeowners experienced a cost burden greater than 50 percent of their income (Table HE-13).

Many senior citizens have reached their retirement years without adequate resources to meet their needs. For renters, the problem of living on fixed incomes in a housing market where costs increase faster than inflation can be difficult. Even those seniors who prepared well for their retirement may have had their savings depleted as the result of declining interest rates or a lengthy illness.

The special needs of seniors can be met through a range of services, including congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. As demonstrated in the previous data, the elderly need assistance with rental housing, and local senior housing projects and Federal Section 8 rental assistance programs address the elderly rental need. Those seniors who own their own homes may have difficulty when non-housing expenses increase and their income does not. In such cases, home maintenance needs are often deferred. Elderly homeowners often need housing rehabilitation services; local repair and rehabilitation programs address the elderly homeowner need.

Persons with Disabilities

A disability is defined as a long lasting condition that impairs an individual's mobility, ability to work, or ability to care for themselves. There are different types of disabilities that create varying housing needs. These include the physically disabled, the developmentally disabled, and the mentally disabled. Disabled persons have special housing needs with regard to accessibility, location, and transportation and because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability often have a reduced ability to afford adequate housing.

The 2014-2018 ACS identifies six different disability categories: 1) hearing difficulty, 2) vision difficulty, 3) cognitive difficulty, 4) ambulatory difficulty, 5) self-care difficulty, and 6) independent living difficulty. Persons with disabilities often require public assistance, including housing assistance. According to the 2014-2018 ACS, a total of 15,443 persons (8.9 percent of the population) in Rancho Cucamonga have a disability (Table HE-16). This includes 2.9 percent of those under 18 years old, 6.7 percent of those aged 18 to 64, and 34.8 percent of those aged 65 and older. In absolute terms, the 18 to 64 age group has the highest number of disabled persons, but in relative terms as a percentage of the population, the population age group of 65 and older has the highest number of disabled persons with almost half of the population having at least one disability.

Table HE-16: Disability Status (2014-2018)

Disability Type	% of Disabilities Tallied			
	Under 18	Age 18 to 64	Age 65+	Total
With a hearing difficulty	0.1%	1.7%	15.6%	2.9%
With a vision difficulty	0.5%	1.2%	7.0%	1.7%
With a cognitive difficulty	3.1%	2.5%	10.1%	3.5%
With an ambulatory difficulty	0.6%	3.0%	22.3%	4.8%
With a self-care difficulty	2.0%	1.3%	1.0%	9.3%
With an independent living difficulty	N/A	2.0%	18.0%	4.3%
Total Persons with Disabilities	1,232	7,491	6,720	15,443

Note: Persons may have multiple disabilities.

Source: American Community Survey 2014-2018.

The City's disabled population needs a range of facilities and services. Facilities include physical access to buildings and transportation. The minimum requirement is set forth by Federal legislation and the California Building Code. With keeping the minimum requirements for accessibility in mind, housing designed for persons in the community with disabilities is needed, especially affordable housing. Accessibility features include lifts, ramps, grab bars, extra-wide doorways, special kitchen equipment, and special bathroom design. Such features are generally privately provided on a case-by-case basis. Disabled renters are permitted to make accessibility improvements, but low income disabled persons may need public assistance to achieve a livable dwelling unit.

According to the 2014-2018 ACS, 72.5 percent of residents with a disability are not in the labor force. For low income disabled residents, assistance with accessibility improvements and affordable housing are primary needs.

The range of services for the disabled includes full institutional care, transitional care, and independent living. Transitional care may be provided by families or through group quarters. The latter may include on-site professional or paraprofessional support. The State of California Community Care Licensing Division identifies a variety of residential care facilities in Rancho Cucamonga, these include: 4 Adult Day Care Facilities, 11 Adult Residential Facilities, 12 Residential Care for the Elderly Facilities, and 2 Small Family Home Care Facilities.

Persons with Developmental Disabilities

A developmental disability is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. Federal law defines development disabilities as a severe, chronic disability that:

- Is attributed to a mental or physical impairment or a combination of mental and physical impairments;
- Is likely to continue indefinitely;
- Results in substantial functional limitations to three or more of the following areas of major life activities; self care, receptive and expressive language, learning, mobility, self-direction, capacity for independent living, and economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, supports, or other assistance that is of lifelong or extended duration and is individually planned and coordinated, except that such term, when applied to infants and young children means individuals from birth to age 5, inclusive, who has substantial developmental delay or specific congenial or acquired conditions with a high probability of resulting in developmental disabilities if services are not provided.

The U.S. Administration of Development Disabilities estimates that 1.5 percent of a community's population may have a developmental disability. The California DOF estimated the City's 2020 population at 175,522 persons, which means that there could be approximately 2,633 persons with developmental disabilities in Rancho Cucamonga.

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. Rancho Cucamonga 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 California. The Inland Regional Center provided assistance to 32,404 residents as of June 2020. According to data from the State Department of Developmental Disabilities Services, about 1,248 Rancho Cucamonga residents accessed services at the Regional Center. Among these developmentally disabled residents, about 650 were adults over the age of 18.

Some people with developmental disabilities may require modifications that allow freedom of movement to and from, or within a housing unit. Title 24 of the California Code of Regulations establishes accessibility and adaptability requirements for public buildings. There are also state and federal minimum standards for multi-family housing; however, as these standards are not mandatory for single-family homes, in-home accessibility can be an issue for people with disabilities. The City of Rancho Cucamonga permits encroachments into setbacks for an accessory structure (such as a wheelchair ramp) and adopted Reasonable Accommodation standards as part of the City's Development Code update, which allows for reasonable accommodations in the City's zoning and land use regulations, policies, and practices when needed to provide an individual with a disability an equal opportunity to use and enjoy a dwelling.

Female-Headed Households

Single-parent households typically have a special need for such services as childcare and health care, among others. Female-headed households with children tend to have lower incomes, which limits their housing options and access to supportive services. A mother with her own children constitutes a female-headed household. According to the 2014-2018 ACS, 3,725 households (6.7 percent of all households) are female-headed households with no husband present, and 1,556 households (2.8 percent) of all households are male-headed with no wife present; thus, 9.5 percent of all households are single-parent households. In comparison, the 2006-2010 ACS counted 9.9 percent for all single-parent households, of which 7.2 percent were female-headed. According to the 2014-2018 ACS, the percentage of families and people whose income in the past 12 months is below the poverty level for all families is 6.0 percent, whereas, 20.0 percent of female-headed households were below the poverty level. By comparison, only 2.5 percent of married-couple families were below the poverty level.

In addition to housing assistance, it is reasonable to assume that all households that fall below the poverty level are in need of social service assistance, including childcare and healthcare, and that many also need assistance with education and job training. It is also reasonable to assume that high proportions of poverty level households, particularly single-parent households, are at risk of homelessness.

Large Households

Large households consist of five or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. Large households often live in overcrowded conditions, due to both the lack of large enough units, and insufficient income to afford available units of an adequate size.

Large households comprise a special needs group because of their need for larger units, which often will command higher prices that are not affordable to many large households. In order to save for other necessities such as transportation, medical, food, and clothing, it is not uncommon for lower income large households to reside in smaller units, which results in overcrowding.

As shown in Table HE-17, in 2010, there were 54,752 households in Rancho Cucamonga; of these, 6,042 were large households. Large households comprised 11.0 percent of all households, of these large households, 29.8 percent, or 1,801 households are renter-occupied. In 2019, the number of large households increased to 7,575 (12.7 percent of all households).

Table HE-17: Large Families by Tenure

Occupancy	2010			2019		
	Total HH	Large HH	Percent	Total HH	Large HH	Percent
Owner-Occupied	36,141	4,241	7.8%	38,075	5,162	8.7%
Renter-Occupied	18,611	1,801	3.3%	21,422	2,413	4.1%
Total	54,752	6,042	11.0%	59,497	7,575	12.7%

HH = Households.

Source: American Community Survey 2010 and 2019 (1-Year Estimates).

Rancho Cucamonga addresses the affordable housing needs of large households by offering home ownership assistance and by encouraging the development of affordable housing units with two or more bedrooms.

People Experiencing Homelessness

An analysis of the City's homeless population can be challenging because of the transient nature of the population. People can be classified homeless because of a variety of circumstances including: 1) those persons who are chronically homeless resulting from alcohol or drug use, and 2) those persons who are situationally homeless resulting from job loss, arguments with family or friends, incarceration, or violence (both family and domestic).

In 2019, the San Bernardino County Homeless Partnership (SBCHP) completed a point-in-time count and subpopulation survey to address the prevalence of homelessness in the County. The point-in-time count identified a total of 2,607 homeless persons, an increase of 489 over the 2018 survey (an increase of 23.1 percent), including 687 sheltered individuals and 1,920 unsheltered individuals. The count also identified 58 homeless persons in Rancho Cucamonga, 48 of which were unsheltered.

The SBCHP also provided a breakdown of homeless persons throughout the County into subpopulations including chronically homeless adults (37.5 percent), families (2.2 percent), persons with life threatening chronic health conditions (18.5 percent), persons with mental health problems (19.7 percent), substance users (20.4 percent), and unaccompanied women (24 percent).

Of the 48 unsheltered persons in the City, SBCHP was able to survey 31 individuals (64.6 percent). Of the 31 persons surveyed, 11 stated they first became homeless in Rancho Cucamonga, and 21 stated they currently lived in Rancho Cucamonga. Of those living in the City, 50 percent had been homeless for 1 to 5 years, 40 percent had been homeless for less than a year, 5 percent had been homeless for 6 to 10 years and 5 percent had been homeless for more than 10 years.

To address the City's homeless special needs population, Rancho Cucamonga annually utilizes 15 percent of the City's CDBG allocation to provide public and supportive services to prevent homelessness and/or aid those who are homeless or at risk of becoming homeless. As required by Federal regulations, these funds are directed to those persons in need, especially those with special needs.

Homeless supportive and prevention services funded through the City's CDBG program may include:

- House of Ruth – Provides shelter (transitional housing), programs, education, and opportunities for safe, self-sufficient, healthy living for battered women and their children who are at-risk of homelessness.
- Foothill Family Shelter – Provides a 90-day transitional housing shelter for homeless families with children.
- Inland Valley Hope Partners – Food security and family stabilization
- Inland Fair Housing and Mediation Board – Addresses fair housing mediation and landlord-tenant dispute resolution services, which helps prevent homelessness.

Farmworkers

According to the 2014-2018 ACS, there were 256 persons in the City employed in the agriculture, forestry, fishing and hunting, and mining industry (Table HE-6), which is less than 0.3 percent of the 85,379 employed persons living in the City. The ACS also estimates that approximately only 20 persons are employed in farming, fishing and forestry occupations, specifically. Based on the absence of agricultural production in the City, it is assumed that there are very few such jobs. Citrus and vineyard agriculture was declining at the time of the City's incorporation and there are currently no agricultural zones in the City. A few orchards and vineyards remained in production during the transition years before urban buildup. As a consequence of the small population and rapidly declining agricultural production, no statistical need for housing has been identified for farmworkers.

HOUSING STOCK CHARACTERISTICS

Residential growth has fundamentally defined the housing character of Rancho Cucamonga and is one of the more tangible measures of the quality of life found in each neighborhood. Rancho Cucamonga comprises eight distinct and unique areas of town that were originally defined by the 1980 General Plan. These Community Planning Areas reflect the unique history and character of each part of town. Six of these Community Planning Areas contain residential neighborhoods each distinguished by its own history, housing type, lot patterns, and street configuration. These include the original three communities that formed Rancho Cucamonga -- Alta Loma, Cucamonga, and Etiwanda -- and Red Hill, the Eastside neighborhoods, and Central North, which includes Terra Vista and Victoria neighborhoods.

Housing Growth

Between 2000 and 2010, Rancho Cucamonga's housing units grew by 14,484 housing units, an increase of 34.4 percent. According to the State Department of Finance (DOF), Rancho Cucamonga has a total of 59,440 housing units as of January 1, 2020 (Table HE-18). This represents an increase of 2,822 housing units since 2010, an overall increase of 5.0 percent, which is higher than the growth rate experienced by the County.

Table HE-18: Housing Growth

City	Housing Units			Percent Change	
	2000	2010	2020	2000-2010	2010-2020
Fontana	35,907	51,857	55,093	44.4%	6.2%
Ontario	45,182	47,449	51,283	5.0%	8.1%
Rancho Cucamonga	42,134	56,618	59,440	34.4%	5.0%
Upland	25,467	27,355	28,000	7.4%	2.4%
San Bernardino County	601,369	699,637	726,680	16.3%	3.9%

Source: U.S. Census 2000; DOF Table E-5 2010 and 2020.

Housing Types and Tenure

A diverse range of housing types helps ensure that all households, regardless of income, age, or household size, would have the opportunity to find housing suitable to meet their housing needs. As shown in Table HE-19, of the City's 59,440 housing units in 2020, 68.7 percent are single-family units and 28.7 percent are multi-family units. Rancho Cucamonga also has 8 mobile home parks with 1,550 mobile home units, which in 2020 make up just 2.6 percent of the housing stock.

Table HE-19: Housing Unit Type

Housing Unit Types	2000		2010		2020		Percent Change	
	Number	Percent	Number	Percent	Number	Percent	2000-2010	2010-2020
Single-Family Detached	29,220	69.4%	35,328	61.9%	37,172	62.5%	20.9%	5.2%
Single-Family Attached	2,532	6.0%	3,504	6.4%	3,685	6.2%	38.4%	5.2%
Multi-Family (2-4 units)	1,794	4.3%	2,731	4.8%	2,763	4.6%	52.2%	1.2%
Multi-Family (5+ units)	7,216	17.1%	13,524	24.2%	14,270	24.0%	87.4%	5.5%
Mobile Homes	1,372	3.2%	1,531	2.7%	1,550	2.6%	11.6%	1.2%
Total	42,134	100.0%	56,618	100.0%	59,440	100.0%	34.4%	5.0%
Vacancy Rate	3.0%		3.9%		4.0%		30.0%	2.6%

Source: U.S. Census 2000; DOF Table E-5 2010 and 2020.

Housing tenure refers to whether a housing unit is owned, rented, or is vacant. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner-occupied units generally having lower turnover rates than rental housing. Most residents of Rancho Cucamonga live in owner-occupied housing; renter-occupied housing has become increasingly prevalent since 2000. As of 2018, approximately 61.5 percent of residents owned their homes, while 38.5 percent rented (Table HE-20).

Table HE-20: Housing Tenure

Occupied Housing Units	2000		2010		2018	
	Households	Percent	Households	Percent	Household	Percent
Owner Occupied	28,814	70.3%	36,733	67.7%	34,410	61.5%
Renter Occupied	12,162	29.7%	17,520	32.3%	21,540	38.5%
Total	40,976	100.0%	54,253	100.0%	55,950	100.0%

Source: U.S. Census 2000 and 2010; American Community Survey 2014-2018.

Vacancy Rate

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current housing demand. A vacancy

rate of 5.0 to 6.0 percent for rental housing and 1.0 to 2.0 percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowded conditions or a cost burden for households paying more for housing than they can afford.

Table HE-19 shows that the overall vacancy rate in Rancho Cucamonga in 2020 was 4.0 percent. According to the 2014-2018 ACS, the overall vacancy rate in the City was 4.6 percent. Specifically, the vacancy rate for ownership housing was one percent, while the overall rental vacancy rate was 4.7 percent. The City maintains generally healthy vacancy rates for its ownership and rental housing.

Housing Age and Condition

Generally, housing older than 30 years of age will require minor repairs and modernization improvements. Housing units over 50 years of age are more likely to require major rehabilitation such as roofing, plumbing, HVAC, and electrical system repairs. After 70 years of age a unit is generally deemed to have exceeded its useful life.

Nearly 60 percent of the 58,649 housing units in Rancho Cucamonga were built prior to 1990, making the majority of these units at least 30 years old. The vast majority of these units were built during the 1970s and 1980s, potentially requiring minor repairs. Units older than 50 years comprised about 9.7 percent of the housing stock; these units may require moderate to substantial repairs. Less than two percent of units are older than 70 years; therefore, few housing units in Rancho Cucamonga are likely to have exceeded their useful life. The City’s Code Enforcement division estimates that five percent of the City’s housing stock requires substantial improvement or replacement. Historic preservation programs, Code Enforcement activity, and CDBG programs are aimed at maintaining older housing stock in residential areas.

Table HE-21: Age of Housing Stock

Year Structure Built	Number	Percent
2014 or Later	639	1.1%
2010 to 2013	1,610	2.7%
2000 to 2009	12,548	21.4%
1990 to 1999	8,853	15.1%
1980 to 1989	16,693	28.5%
1960 to 1979	15,637	26.7%
1940 to 1959	2,180	3.7%
1939 or earlier	489	0.8%
Total	58,649	100.0%

Source: American Community Survey 2014-2018.

Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high compared to household income, housing cost burden and overcrowding occur. This section summarizes the cost and affordability of housing to Rancho Cucamonga residents.

Homeownership Market

As shown in Table HE-22, in 2020, the median home price in Rancho Cucamonga increased to \$575,000, a 15.0 percent increase from the 2019 median price of \$500,000. According to the ACS, the median home value of owner-occupied housing units with a mortgage was \$461,300 from 2006 to 2010 and

\$481,300 from 2014-2018. During this period, owner-occupied housing unit values have increased by approximately 4.3 percent.

Table HE-22: Change in Median Home Prices

Jurisdiction	# Sold	September 2019	September 2020	% Change (2019-2020)
Claremont	36	\$678,500	\$724,000	6.7%
Montclair	26	\$453,500	\$482,750	6.4%
Ontario	212	\$451,250	\$486,250	7.8%
Rancho Cucamonga	213	\$500,000	\$575,000	15.0%
Upland	96	\$546,750	\$595,000	8.8%

Source: Corelogic.com California Home Sale Activity by City, September 2020.

Home prices vary by unit type and size. Condominiums are generally more affordable, compared to single-family homes. Small condominiums and mobile homes are the most affordable homeownership option in Rancho Cucamonga. Typical single-family home and condo values are shown in Table HE-23.

Table HE-23: Home Value by Unit Type

Zip Code	Single-Family Home	Condo/Co-op
91701	\$607,138	\$369,358
91730	\$490,712	\$378,907
91737	\$717,807	\$349,429
91739	\$727,177	\$447,294
Average	\$635,709	\$386,247

ZHVI = Zillow Home Value Index, typical value for homes in the 35th to 65th percentile range.

Source: www.zillow.com Housing Data (9/30/2020), November 2020.

Rental Market

Rents vary depending on unit type (single-family home, townhomes, apartment, etc.), the size and condition of the unit, and nearby amenities. According to the 2014-2018 ACS, 0.3 percent of units rent for less than \$500 in Rancho Cucamonga; these are most likely units subsidized by affordability covenants and senior apartments. Approximately 3.6 percent rent from \$500 to \$999, 10.4 percent rent from \$1,000 to \$1,499, 19.9 percent from \$1,500 to \$1,999, and the remainder rent for more than \$2,000. A local survey of properties provided more detail about current rental rates (Table HE-24). Monthly rents average between \$1,360 for a studio apartment to \$5,150 for a four-bedroom unit. There is a discrepancy with rental unit price as some rental sizes were more prevalent than others and had a range of affordability based on amenities, location, etc. Within the City, there was one 4-bedroom unit. The representation of rent for this size is at a higher price point than the 5-bedroom unit because of the advertised rent.

Table HE-24: Median Rent by Unit Size

Size of Rental	Apartments
Studio	\$1,361
1-bedroom	\$1,950
2-bedroom	\$2,325
3-bedroom	\$2,824
4-bedroom	\$5,150
5+ bedroom	\$3,500
Average	\$2,262

Source: Craigslist.com and Zillow.com, December 2020.

Housing Affordability

The real estate boom in southern California has created an unprecedented increase in housing prices throughout the region, including Rancho Cucamonga and the surrounding communities. Rancho Cucamonga considers housing affordability to be a critical issue; this is because of the inability of residents to afford and obtain decent housing can lead to overcrowded living conditions, an over extension of a households financial resources, the premature deterioration of housing due to a high number of occupants, and situations where young families and seniors cannot afford to live near other family members.

Housing affordability can be determined by comparing housing prices and rents to the income levels of residents in the same community, or within a larger region such as the Riverside-San Bernardino-Ontario MSA. The Federal government has established an affordability threshold that measures whether or not a household can afford housing. Typically, a household should pay no more than 30 percent of their gross income for housing, although a slightly higher cost burden is allowed by the mortgage industry because of the tax advantages of homeownership.

Table HE-25 compares the maximum housing price and rent that could be afforded by different income levels in San Bernardino County. As discussed previously (Table HE-23), the average priced single-family home and condominium sell for \$635,709 and \$386,247, respectively. Since low and moderate income households could afford no more than \$289,488 for a single-family home, any type of single-family dwelling and most condominiums would not be affordable at current sales prices.

Apartments, single-family homes, and condominiums typically rent between \$1,361 and \$5,150 per month (Table HE-24). Low and moderate income households can afford between \$162 and \$1,952 in rent per month, which can potentially push larger households into overcrowded conditions or into cost burden based on their needs. Most existing apartments and home rentals are not affordable to low income households. Apartment and home rentals are affordable for moderate income households, however availability in that price range may be limited for these households.

Table HE-25: Housing Affordability in San Bernardino County

Income Levels	Income Limits	Affordable Monthly Housing Cost	Utilities	Taxes, Insurance, HOA (Ownership)	Affordable Rent	Affordable Home Price
Extremely Low Income (0-30% AMI)						
1 Person (Studio)	\$15,850	\$396	\$234	\$139	\$162	\$6,180
2-Person (1 BR)	\$18,100	\$453	\$259	\$158	\$194	\$9,374
3-Person (2 BR)	\$21,270	\$532	\$329	\$186	\$202	\$4,297
4-Person (3 BR)	\$26,200	\$655	\$409	\$229	\$246	\$4,385
5-Person (4 BR)	\$30,680	\$767	\$488	\$268	\$279	\$2,898
Very Low Income (30-50% AMI)						
1 Person (Studio)	\$26,400	\$660	\$234	\$231	\$426	\$51,362
2-Person (1 BR)	\$30,150	\$754	\$259	\$264	\$495	\$60,979
3-Person (2 BR)	\$33,900	\$848	\$329	\$297	\$518	\$58,386
4-Person (3 BR)	\$37,650	\$941	\$409	\$329	\$532	\$53,421
5-Person (4 BR)	\$40,700	\$1,018	\$488	\$356	\$530	\$45,809
Low Income (50-80% AMI)						
1 Person (Studio)	\$42,200	\$1,055	\$234	\$369	\$821	\$119,027
2-Person (1 BR)	\$48,200	\$1,205	\$259	\$422	\$946	\$138,280
3-Person (2 BR)	\$54,250	\$1,356	\$329	\$475	\$1,027	\$145,537
4-Person (3 BR)	\$60,250	\$1,506	\$409	\$527	\$1,097	\$150,207
5-Person (4 BR)	\$65,100	\$1,628	\$488	\$570	\$1,140	\$150,304
Median Income (80-100% AMI)						
1 Person (Studio)	\$52,700	\$1,318	\$234	\$461	\$1,083	\$163,994
2-Person (1 BR)	\$60,250	\$1,506	\$259	\$527	\$1,248	\$189,885
3-Person (2 BR)	\$67,750	\$1,694	\$329	\$593	\$1,364	\$203,351
4-Person (3 BR)	\$75,300	\$1,883	\$409	\$659	\$1,473	\$214,660
5-Person (4 BR)	\$81,300	\$2,033	\$488	\$711	\$1,545	\$219,682
Moderate Income (100-120% AMI)						
1 Person (Studio)	\$63,250	\$1,581	\$234	\$553	\$1,347	\$209,175
2-Person (1 BR)	\$72,300	\$1,808	\$259	\$633	\$1,549	\$241,490
3-Person (2 BR)	\$81,300	\$2,033	\$329	\$711	\$1,703	\$261,381
4-Person (3 BR)	\$90,350	\$2,259	\$409	\$791	\$1,850	\$279,113
5-Person (4 BR)	\$97,600	\$2,440	\$488	\$854	\$1,952	\$289,488

1. Housing affordability assumes 10% down payment, 30-year fixed loan at a 3% interest rate, and 35% for taxes and insurance.
2. Rental payment assumed at no more than 30% of income, after payment of utility.

Source: Veronica Tam & Associates, 2020; San Bernardino Housing Authority Utility Allowances, October 2020; HCD State Income Limits, 2020.

HOUSING PRESERVATION NEEDS

California Government Code §65583(a)(9)(A-D) requires "[a]n analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage payment, or expiration of restrictions on use." The study includes units at-risk during the ten-year period from October 15, 2021 to October 15, 2031.

Inventory of Units At-Risk

The inventory of affordable housing projects within Rancho Cucamonga is listed in Table HE-26. This inventory includes all multiple-family units which are assisted under a variety of Federal, State, and/or local programs, including HUD programs, State and local bond programs, and previously established RDA programs, including but not limited to: density bonus or direct assistance. The inventoried units are

those eligible to change to market rate housing due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions.

The inventory was compiled by the Rancho Cucamonga Planning Department through discussions with the Housing Successor Agency (previously the Rancho Cucamonga RDA), the County of San Bernardino CDH, the California Debt Limit Allocation Committee (CDLAC), the California Tax Credit Allocation Committee (CTCAC), and a review of "Listing of Notices Received Pursuant to Government Code §65863.10 and §65863.11" prepared by the California Housing Partnership Corporation.

Those units at-risk of converting to market rate prior to October 15, 2031, were assisted by County of San Bernardino CDH with participation in the County's mortgage revenue bond program, State bond financing, and HUD; affordable units were restricted for periods of 30 to 40 years. The identified units were restricted through the property owner's participation with the County's bond program and did not include the City's participation. Those units not at-risk of conversion to market rate after October 15, 2031 were restricted through regulatory agreements between owners and the Rancho Cucamonga RDA, with funding by 20 percent Set-Aside funds and CTCAC financing. Affordable units assisted by the RDA were restricted for a period up to 99 years.

The level of assistance of these units is set to benefit low-income families earning 80 percent, or less, of the area median income for the San Bernardino-Riverside-Ontario MSA.

Table HE-26: Subsidized Multi-Family Housing

Development	Type	Form of Assistance	Subsidy Terminates ²	# Units Subject to Control	Status
Units At-Risk of Conversion¹					
Parkview Place Apartments at Terra Vista 10935 Terra Vista Parkway 91730	Family	Mortgage Revenue Bond	Valid until bonds are paid	31	At Risk
Mountain View Apartments at Terra Vista 10935 Terra Vista Parkway 91730	Family	Mortgage Revenue Bond	Valid until bonds are paid	54	At Risk
Sycamore Terrace at Terra Vista 10855 Terra Vista Parkway 91730	Family	Mortgage Revenue Bond	Valid until bonds are paid	26	At Risk
Evergreen Apartments 10730 Church Street, 91730	Family	Mortgage Revenue Bond	Valid until bonds are paid	79	At Risk
Villa Pacifica 9635 Base Line Road, 91730	Senior	RDA Set-Aside	2027	158	At Risk
Subtotal – Units At-Risk:				348	
Units Not At-Risk of Conversion					
Villa Del Norte 9997 Feron Boulevard, 91730	Family	RDA Set-Aside	2051	87	Not at Risk
Heritage Pointe 3590 Malven Avenue, 91730	Senior	RDA Set-Aside	2056	48	Not at Risk
Las Casitas 9775 Main Street, 91730	Family	RDA Set-Aside	2086	14	Not at Risk
Olen Jones Senior Apartments 7125 Amethyst Avenue	Senior	RDA Set-Aside, HOME, & CTCAC	2092	96	Not at Risk
Rancho Verde Expansion 8837 Grove Avenue, 91730	Family	RDA Set-Aside	2104	40	Not at Risk
Sunset Heights 6230 Haven Avenue, 91737	Family	RDA Set-Aside	2104	116	Not at Risk
Pepperwood Apartments 9055 Foothill Boulevard, 91730	Family	RDA Set-Aside	2105	228	Not at Risk
Rancho Verde Village 8837 Grove Avenue, 91730	Family	RDA Set-Aside	2106	104	Not at Risk
Sycamore Springs Apartments 7127 Archibald Avenue, 91701	Family	RDA Set-Aside	2106	96	Not at Risk
Monterey Village Apartments 10244 Arrow Route, 91730	Family	RDA Set-Aside	2106	110	Not at Risk
Mountainside Apartments 9181 Foothill Boulevard, 91730	Family	RDA Set-Aside	2106	188	Not at Risk
San Sevaine Villas 13247 Foothill Boulevard, 91739	Family	RDA Set-Aside & CTCAC	2107	223	Not at Risk
Villagio at Route 66 10220 Foothill Boulevard, 91730	Family	RDA Set-Aside & CTCAC	2107	131	Not at Risk
Day Creek Senior Villas 12250 Firehouse Court, 91739	Senior	LIHTC FHLB HACSB	---	140	Not at Risk
Subtotal – Units Not At-Risk:				1621	
Total Subsidized Multi-Family Units				1,969	

Source: Rancho Cucamonga Housing Successor Agency, County of San Bernardino Department of Community Development and Housing (CDH), California Debt Limit Allocation Committee (CDLAC), California Tax Credit Allocation Committee (CTCAC)

Preserving or Replacing Units At-Risk

The following discussion examines the cost of preserving units at-risk and the cost of producing new rental units comparable in size and rent levels as replacement for units which convert to market rate. The discussion also includes a comparison of the costs of replacement and new production.

Preservation Costs

The cost of preserving units includes purchase costs, any rehabilitation costs, and the costs of on-going maintenance. The age, condition, and maintenance record of housing play a major role in rehabilitation and maintenance costs. Within the City there are a total of 1,969 subsidized multiple-family housing units. This includes 348 units at-risk of converting to market rate, and 1,621 units not at-risk of conversion. Discussions with the County of San Bernardino CDH indicate that of those units at-risk of conversion to market rate, the subsidy agreements maintaining the affordability on the at-risk units have expired; however, the mortgage revenue bonds have not been paid off. Although the subsidy agreements may have expired, the mortgage revenue bonds are still valid and the County of San Bernardino CDH is maintaining the affordability of those units as long as the bonds are valid. To maintain the affordability of those affected units, the property owner would have to renew the mortgage revenue bonds, and pay the County administrative fee for each bond.

Transfer of Ownership or Sale

One way to keep the affected units affordable would be for the City to purchase the units at risk. Using typical assumptions on revenue and expenses, Table HE-27 estimates the market value of the at-risk units.

Table HE-27: Estimated Market Value of Units At-Risk

Project	Restricted Units
Total At-Risk Units	348
Annual Operating Cost	\$1,758,096
Gross Annual Income	\$5,514,408
Net Annual Income	\$3,756,312
Market Value	\$46,953,900

1. Average market rent based on Fair Market Rents (FY 2021) established by HUD. Bedroom data not available, therefore all units are assumed to be two units (Two-bedroom unit = \$1,390).
2. Annual income is calculated on a vacancy rate = 5%
3. Annual operating expenses per unit = \$5,052
4. Market value = Annual net project income*multiplication factor
5. Multiplication factor for a building in good condition is 12.5.

Sources: HUD Fair Market Rents (FY 2021)

*= Income brought in by the project annually.

Purchase of Affordability Covenants

Another option to preserve the affordability of an at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include bonds, writing down the interest rate on the remaining loan balance, providing a lump-sum payment, and/or supplementing the rents to market levels. The feasibility and cost of this option depends on whether the complex is too highly leveraged and interest on the owner’s part to utilize the incentives found in this option. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City could ensure that some or all of the units remain affordable.

Rental Assistance

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

household. Table HE-28 estimates the rent subsidies required to preserve the affordability of the 348 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$3.6 million in rent subsidies would be required annually.

Table HE-28: Rental Subsidies Required

Total Units (2 BR)	Fair Market Rent	Household Size	Household Annual Income	Affordable Cost (Minus Utilities)	Monthly per Unit Subsidy	Total Monthly Subsidy
Very Low Income (30-50% AMI)						
348	\$1,390	3	\$33,900	\$519	\$871	\$303,108

1. Fair Market Rents (FMR) FY 2021 are determined by HUD.
2. San Bernardino County 2020 Area Median Income (AMI) limits set by the California Department of Housing and Community Development (HCD).
3. Affordable cost = 30% of household income minus utility allowance.

Replacement Costs

The cost of developing new housing depends upon a variety of factors including, but not limited to, density, number of bedrooms, location, land costs, and type of construction. In general, land costs in Southern California are quite high. Unit replacement cost provides a range of cost estimates depending on unit size for multi-family rental housing. Based on the range shown, it would cost approximately \$208,000 to construct one new multiple-family housing unit.

For the identified 348 units at-risk, new construction would cost approximately \$72.4 million. This estimate does not include the cost of land acquisition; therefore, the estimates shown in Table HE-29 are conservative.

Table HE-29: Estimated New Construction Cost

Total Units	Estimated Average Unit Size	Estimated Gross Building Size	Estimated Gross Building Cost
348	850	354,960	\$72,425,151
Average Cost per Unit			\$208,118

(C) = (A) x (B) x 1.20 (i.e. 20% inflation to account for hallways and other common areas)

(D) = Estimated Valuation x 1.25 (i.e. 25% inflation to account for parking and landscaping costs)

Source: San Bernardino County Fee Estimator, accessed December 2020.

Preservation vs. Replacement

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

The cost of constructing 348 housing units to replace the currently at-risk units is high, with an estimated total cost of nearly \$72.4 million, excluding land costs. This cost estimate is higher than the cost associated with the transfer of ownership option (\$47 million). While the annual cost of providing rent subsidies similar to Housing Choice vouchers (\$3.6 million annually) appears low, once amortized over a long period of affordability, provision of rent subsidies may be equally costly.

Available Resources

Preserving or replacing units at-risk requires qualified entities to acquire and manage the affordable housing units and have available funding sources to do so. These funding sources are the primary resource for conservation and are summarized below:

- Owner refinancing as allowed under terms of the County's bond program;
- Owner refinancing under a City bond program;
- Sale to non-profit entities with the interest and ability to purchase and/or manage affordable housing units; and
- Sale to public entities with the interest and ability to purchase and/or manage affordable housing units.

County of San Bernardino Bond Program

On a case-by-case basis, the County of San Bernardino bond programs have structured their regulatory agreement to permit refinancing with an extension of the term of affordability for the conservation of affordable housing. Current low interest rates make refinancing a viable option; where this option exists, it should be encouraged.

City Bond Program

When the City reached a population of 50,000 it exercised its option to directly receive State and Federal grants, including CDBG funding. By becoming an "entitlement city," Rancho Cucamonga became ineligible to participate in the County's multiple-family bond program for the development of affordable housing. However, the City gained the right to institute a local bond-financing program. Bond programs can be instituted on a project-by-project basis. This option is typically used as a leveraging strategy in conjunction with private financing. It is contingent upon the availability of State and Federal funds.

Private Non-Profit Agencies

Three non-profit agencies previously worked with the RDA to construct, purchase, and/or manage low income housing units. Other nonprofit agencies are expected to express interest and work with the City on affordable housing development.

National Community Renaissance (National CORE) (previously Southern California Housing Development Corporation): This organization was incorporated in 1992 for the purpose of acquiring, constructing, maintaining, and managing housing units for low-income households.

National CORE, with assistance from the RDA, acquired 6 apartment complexes with a total of 1,442 total units and 850 held as affordable. The complexes include: Day Creek Villas (140 of 140 units), Sycamore Springs Apartments (96 of 240 units), Mountainside Apartments (192 of 384 units), Monterey Village Apartments (112 of 224 units), and Rancho Verde Village Apartments (144 of 288 units), Heritage Pointe Senior Apartments (49 of 49 units), and Woodhaven Apartments (117 of 117 units). The RDA committed \$1.8 million a year for 30 years to National CORE for the acquisition of affordable housing. National CORE, with funding commitments from the RDA, is also working in partnership with the NHDC.

Workforce Homebuilders: This organization incorporated in 2005, with the purpose of establishing, maintaining, and operating housing units for lower-income households. In February 2008 Workforce Homebuilders, in a joint venture with National CORE, obtained entitlements for the Villagio multi-family housing complex, a 166-unit (80 percent affordable), located at the northwest corner of Foothill Boulevard and Center Avenue.

LINC Housing: Since 1984, LINC Housing has had a hand in building more than 6,000 affordable homes throughout California. LINC provides housing for people underserved by the marketplace. LINC worked with the City to acquire and rehabilitate the 228-unit Pepperwood Apartments located at 9055 Foothill Boulevard.

HOUSING CONSTRAINTS

The issue of housing constraints refers to land use regulations, housing policies and programs, zoning designations, and other factors that may influence the price and availability of housing opportunities in Rancho Cucamonga. These housing constraints may increase the cost of housing, or may render residential construction economically infeasible for developers. Additionally, constraints to housing production significantly impact lower income households and those with special needs.

GOVERNMENTAL CONSTRAINTS

California Government Code §65583(a)(5) requires "[a]n analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all incomes levels, ... including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures." The following discussion reviews the policies, regulations, and procedures of the City of Rancho Cucamonga with respect to their potential to constrain housing development within the City.

Land Use Policies

General Plan and Development Code Land Use Designations

The City's existing General Plan Land Use Element was adopted in 2010 and establishes the allowable land uses in Rancho Cucamonga. These land use categories are then implemented through development standards contained in the Development Code. Land use categories are provided to guide the development, intensity, or density of allowable development, and the permitted uses of land. The current General Plan sets forth six primary residential land use categories and one mixed use residential-commercial land use category. The Development Code implements the General Plan by establishing specific criteria for land development within each land use designation. These development criteria include, among others, building set back, height, parking, and land uses for each land use designation. Table HE-30 summarizes the General Plan Land Use Designations and corresponding Zoning Districts that allow for residential development.

Table HE-30: General Plan Designations and Zoning Districts

General Plan Land Use Designation	Development Code Zoning District	Density ¹ (Dwelling Units per Acre ²)	Allowable Residential Uses
Very Low	VL	Up to 2 du/ac	Accommodates very low density single-family detached homes, with a minimum lot size of 20,000 square feet.
Low	L	Up to 4 du/ac	Accommodates low density single-family detached homes, with a minimum lot size of 7,200 square feet
Low Medium	LM	4 to 8 du/ac	Accommodates low-medium density single-family detached homes, single-family attached homes, or multiple-family uses (i.e., apartments, townhomes, and condominiums).
Medium	M	8 to 14 du/ac	Accommodates medium density multiple-family uses (i.e., apartments, townhomes, and condominiums).
Medium High	MH	14 to 24 du/ac	Accommodates medium high density multiple-family uses (i.e., apartments, townhomes, and condominiums).
High	H	24 to 30 du/ac	Accommodates high density multiple-family uses (i.e., apartments, townhomes, and condominiums).
Mixed Use	MU	Up to 50 du/ac	Accommodates a mix of residential and non-residential uses, with development regulations that ensure compatibility with nearby lower density residential development, as well as internal compatibility among varying uses.

1. The overall density of each development proposal must by itself fall within the applicable density range – a development that falls below the minimum density cannot be offset by another development that exceeds the maximum density.

2. Excluding land necessary for secondary and arterial streets.

Source: City of Rancho Cucamonga, General Plan and Development Code

The City is currently in the process of conducting a comprehensive update to the General Plan. As part of the update, the City is transitioning from a traditional Euclidean land use and zoning system to a “form-based” system. Under the form-based system, the Land Use Element will divide the City into residential neighborhoods, corridors, centers, and districts with designated “place types”. Table HE-31 provides the draft Place Types that are being developed as part of the update along with the corresponding residential densities. As shown, the draft Place Types, particularly the City Corridor and City Center Place Types, allow for significantly higher residential densities than what is allowed in the current Land Use Element. In addition, there will be more flexibility in where new housing units can be constructed, which should result in more choices in housing types and locations, particularly for residents looking for more urban options. Due to the significant changes in the Land Use Element with the transition to a form-based system, a comprehensive update of the Development Code is being prepared to implement the new Land Use Element. The Development Code updates are set to be completed by the second quarter of 2022. Until the updates are adopted, the interim guidelines will be in place to implement the new Land Use Element.

Table HE-31: Draft Place Types and Residential Densities

Place Type	Residential Density
Open Space Place Types	
Rural Open Space	Max. 2.0 du/ac
Neighborhood Place Types	
Semi-Rural Neighborhood	Max. 2.0 du/ac
Traditional Neighborhood Low	Max. 4.0 du/ac
Traditional Neighborhood Moderate	Max. 8.0 du/ac
Traditional Neighborhood High	Max. 14.0 du/ac
Suburban Neighborhood Very Low	Max. 4.0 du/ac
Suburban Neighborhood Low	Max. 14.0 du/ac
Suburban Neighborhood Moderate	Max. 30.0 du/ac
Urban Neighborhood	20.0-50.0 du/ac
Corridor Place Types	
Neighborhood Corridor	Max. 30.0 du/ac
Neighborhood Corridor Low	Max. 4.0 du/ac
City Corridor Moderate	24.0-40.0 du/ac
City Corridor High	40.0-60.0 du/ac
Center Place Types	
Neighborhood Center	Max. 24.0 du/ac
Traditional Town Center	Max. 30.0 du/ac
City Center	40.0-100.0 du/ac
District Place Types	
21st Century Employment District	24.0-42.0 du/ac
Office Employment District	18.0-30.0 du/ac
Neo-Industrial Employment District	14.0-24.0 du/ac

Source: City of Rancho Cucamonga, Planning Department

Provisions for A Variety of Housing Types

State Law pertaining to the Housing Element requires that cities' land use policies and development standards allow for the development of a variety of housing types for all income levels, including single-family dwellings, multi-family dwellings, manufactured homes, and transitional and supportive housing. The City's General Plan Land Use Element and Development Code designate particular areas within the City for residential development and accommodate various types of housing as discussed in the following section.

Table HE-32: Permitted Housing Types by Zoning District

Housing Type	VL	L	LM	M	MH	H	MU	HR
Single-Family Detached	P	P	P	P	NP	NP	NP	P
Two-Family Dwelling	NP	NP	P	P	P	P	P	NP
Multiple-Family Dwellings	NP	NP	P	P	P	P	P	NP
Accessory Dwelling Unit ¹	P	P	P	P	P	P	P	P
Manufactured Home ¹	P	P	P	P	NP	NP	NP	P
Mobile Home Parks ¹	C	C	C	C	C	C	NP	NP
Group Residential	C	C	C	C	C	C	C	C
Live-Work Facility	NP	NP	NP	NP	NP	NP	P	NP
Residential Care Facility (6 or fewer)	P	P	P	P	P	P	NP	P
Residential Care Facility (7 or more)	NP	C	C	C	C	C	C	NP
Single-Room Occupancy Facility	NP	NP	NP	P	P	P	P	NP
Transitional Housing	P	P	P	P	P	P	P	P

P = Permitted by right C = Conditionally Permitted Use NP = Not Permitted

1. Subject to Specific Use Requirements

Source: Rancho Cucamonga General Plan and Rancho Cucamonga Development Code.

Conventional Housing

The City of Rancho Cucamonga allows conventional single- and multiple-family housing in a wide variety of residential zones. Single-family housing is permitted in four residential zones (VL, L, LM, M) and provides a density range of two to 14 dwelling units per gross acre. Single-family residential development is also permitted in one open space zoning district, the Hillside Residential (HR) zone. After environmental impacts are determined and mitigated, the Hillside Residential designation permits up to two dwelling units per acre. Two-family dwellings are permitted in the LM, M, MH, and H residential zones. They are also permitted in the MU zone. Multi-family housing consisting of three or more units is permitted in the LM, M, MH, H, and MU zones. The City also contains several specific plans and community plans that allow for single-family and multi-family development. These plans are discussed in greater detail later on in this section.

Mixed-Use Housing

Mixed use residential development is permitted within the Mixed Use zone as well as the Town Square Master Plan area. A mixed use development means an area of development that contains both residential and commercial (i.e., retail and office) land uses and is typically located along major boulevards (e.g., Foothill Boulevard and Haven Avenue). Mixed use developments are often utilized as a buffer between more intense and less intense land uses. A mixed use development can include multi-story buildings where the first floor is dedicated to commercial land uses and the upper stories contain residential uses; however, mixed use development can also include parcels where commercial developments are located along the major street and residential uses are located behind or adjacent to the commercial use.

Section 17.36.020 of the City’s Development Code includes development standards for Mixed Use Zoning Districts. Multi-family housing within mixed-use developments is permitted at a density of up to 50 dwelling units per acre.

Accessory Dwelling Units (Second Dwelling Units)

Accessory dwelling units can provide an important source of affordable housing for persons and families of low and moderate income. Per the Rancho Cucamonga Development Code, an accessory dwelling unit is defined as “an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as a single-family or multi-family dwelling is situated.”

Accessory dwelling units may also include efficiency units and manufactured homes as defined by the California Health and Safety Code.

Numerous new State laws in recent years have impacted the way that local jurisdictions regulate accessory dwelling units, including AB 68, AB 587, AB 881, and SB 13. With the goal of increasing accessory dwelling unit production, these bills have modified allowable fees, application procedures, and development standards that cities are permitted to employ. In response to this legislation, the City adopted an updated accessory dwelling unit ordinance in 2020 which complies with State requirements. Per the ordinance, accessory dwelling units are permitted by-right in any zone in which residential development is permitted and on any parcel with an existing or proposed single or multi-family residence.

Mobile Home Parks and Manufactured Housing

The City permits mobile home units in VL, L, LM, M, and HR zoning districts, subject to the same property development standards and permitting process as a single-family detached home. The Development Code contains a definition for “manufactured home” that is consistent with the California Health and Safety Code. Chapter 17.96 of the Development Code lays out additional standards for mobile homes and mobile home parks. Mobile home units must be placed on a permanent foundation, the unit must be certified under the National Mobile Home Construction and Safety Act of 1974, and the placement is subject to Design Review Committee review to ensure that the design of the unit is similar in character and appearance to other dwellings in the area and that all development standards of the base district have been met.

Mobile home parks are permitted in all residential zones subject to the approval of a conditional use permit. Pursuant to Chapter 17.96 of the Development Code, mobile home parks must comply with all development standards of the base zone except for the following:

- a) There shall be no minimum side area for a mobile home park
- b) There shall be no minimum area, width, or depth requirement for individual lots or spaces
- c) There shall be no minimum yard requirement for individual lots or spaces
- d) There shall be no minimum size for individual mobile home units

Residential Care Facilities

California law states that persons who require supervised care are entitled to live in normal residential settings and preempts cities from imposing many regulations on State-licensed residential care facilities. California Health and Safety Code §1500, Et seq., establishes that State-licensed residential care facilities serving six or fewer persons be: 1) treated the same as any other residential use, 2) allowed by right 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.

Rancho Cucamonga allows State-licensed residential care facilities serving six or fewer persons by right in all residential zones. In compliance with State law, these facilities are treated like any other residential use in

the same single-family or multiple-family residential zones. The City also permits large residential care facilities serving seven or more residents in all residential zones except the VL zone, subject to the approval of a conditional use permit. This Housing Element includes a program to amend the City's Zoning Code to permit large residential care facilities in all residential zones by right.

The Development Code defines residential care home as follows: Consistent with the definitions of state law (Health and Safety Code section 1502), a residential care facility is a home that provides 24-hour nonmedical care for six or fewer persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California. Convalescent homes, nursing homes, and similar facilities providing medical care are included under the definition of "medical services, extended care."

Large residential care facilities are similarly defined, except that they are intended to house seven or more persons. Although the definitions state that they are consistent with State law, the requirement that residents within the facilities have "chronic, life-threatening illness" is not consistent with State law and may represent a constraint to the development of some types of residential care homes and facilities within the City. Therefore, a Housing Program has been added to update the definitions in the Development Code to comply with State law.

Emergency Shelters

Emergency shelters are the first step in a continuum of care and provide shelter to families and/or individuals experiencing homelessness on a limited short-term basis. The Development Code defines emergency shelters as "a facility for the temporary shelter and feeding of indigents or disaster victims and operated by a public or nonprofit agency."

Senate Bill 2 (SB 2), codified at Government Code §65583, was enacted by the State Legislature in 2007 to address the State's growing problem of homelessness. SB 2 requires local governments to identify one or more zoning categories that allow emergency shelters without a Conditional Use Permit or other discretionary permit. Cities may apply limited conditions to the approval of ministerial permits for emergency shelters, however, the identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development, and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, such use.

Emergency shelters are permitted by-right in the General Commercial (GC) zone and with a conditional use permit in the General Industrial (GI) zone. While State law allows jurisdictions to impose specified standards to enhance the compatibility of emergency shelters, the Development Code contains no special provisions regulating emergency shelters.

Properties in the GC District are generally located throughout the City and include locations at the intersections of Base Line Road and Amethyst Avenue, Haven Avenue and Foothill Boulevard, Arrow Route between Hermosa Avenue and Archibald Avenue, Grove Avenue between Arrow Route and 9th Street, and Beech Avenue at the I-15 Freeway. The GC District does not permit residential land uses, but does permit, either by right or subject to a Conditional Use Permit, a wide variety of commercial, professional services (medical and dental), hospitals, and transportation facilities. These uses are compatible with emergency shelter land uses and provide necessary supportive services for the homeless population, particularly those with special medical and health care needs.

The GC District is characterized by a mix of small (less than 1 acre), medium (1 to 5 acres), and large (over 5 acres) sized parcels. The GC District contains 470 acres, 330 of which are developed with a variety of commercial developments, and some properties are underutilized and suitable for renovation/conversion to an emergency shelter. Currently, the GC District includes over 100 acres of vacant land. This land use designation provides excellent flexibility and therefore numerous options to parties interested in operating emergency shelters. Therefore, the GC District has adequate capacity to accommodate 2,607 homeless individuals, the point-in-time homeless population, either in one large shelter or several small shelters.

Low Barrier Navigation Centers

Adopted in 2019, AB 101 defines a Low Barrier Navigation Center 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.” Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions.

AB 101 requires jurisdictions to permit Low Barrier Navigation Centers that meet specified requirements by-right in mixed use zones and other nonresidential zones permitting multifamily residential development. The bill also imposes a timeline for cities to act on an application for the development of a Low Barrier Navigation Center. The provisions of AB 101 are effective until 2026 when they sunset. The Rancho Cucamonga Development Code has not been updated to permit this type of development; therefore, a Housing Program has been added to amend the Development Code consistent with AB 101.

Transitional Housing

Transitional housing facilities are designed to accommodate homeless individuals and families for a longer stay than in emergency shelters, as the residents stabilize their lives. California Health and Safety Code §50801 defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent and stable living situation. Transitional housing may take several forms, including group quarters, single-family homes, and multi-family housing, and typically offers case management and supportive services to help return people to independent living.

In 2012, the City amended its Development Code to define transitional housing consistent with the California Health and Safety Code and to permit transitional housing facilities by right in all residential districts and the MU district and only subject to those restrictions that apply to other residential dwellings of the same type in the same district.

Supportive Housing

Supportive housing is affordable housing with onsite or offsite services that help a person or family with multiple barriers to employment and housing stability. Supportive housing is a link between housing providers and social services for the homeless, people with disabilities, and a variety of other special needs populations. California Health and Safety Code §50675.2 defines “supportive housing” as housing with no limit on length of stay, that is occupied by the target population (i.e., persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health

conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act), and that is linked to onsite or offsite services that assist 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.

The 2012 Development Code Update included updates to address supportive housing. Similar to transitional housing, supportive housing can take several forms, including group quarters, single-family homes, and multi-family housing complexes. The Development Code was amended to permit supportive housing facilities by right in all residential districts and only subject to those restrictions that apply to other residential dwellings of the same type in the same district.

AB 2162, adopted in 2018, requires that supportive housing developments with 50 or fewer units be permitted by-right in zones where multi-family and mixed-use developments are permitted, provided the development meets certain requirements. Additionally, the bill prohibits jurisdictions from imposing parking requirements based on the number of units for supportive housing developments within one half mile of a public transit stop. A program has been added to the Housing Plan to amend the Development Code to ensure its supportive housing provisions are compliant with State law.

Single-Room Occupancy

Single-Room Occupancy (SRO) units provide affordable housing opportunities for certain segments of the community such as, seniors, students, and single workers and are intended for occupancy by a single individual. They are distinct from a studio apartment or efficiency unit, in that SRO units may either have shared or private kitchen and bathroom facilities. SROs are typically rented on a monthly basis and generally do not require a rental deposit, making them accessible to extremely low income and formerly homeless individuals.

To address this potential housing need, the City amended the Development Code in 2012 to facilitate the provision of SRO units consistent with SB 2. SRO units are permitted in the Medium (M) Residential District, Medium-High (MH) Residential District, High (H) Residential District, and Mixed-Use (MU) Districts. Conditions of approval for SRO units will relate to the performance characteristics of a proposed facility, such as parking, security, management, availability of public transportation, and access to commercial land uses.

Development Standards

Environmental Assessment Requirements

An environmental assessment is required for each project and is used to determine whether further CEQA analysis is required. The site-specific assessment is tiered from the Master Environmental Assessment (MEA) that was prepared for the 2010 update of the General Plan. For instance, the City's Hillside Development Regulations were enacted to address grading and design issues on parcels with slope issues. In most instances, these instruments clearly set the environmental constraints on the site, including the potential maximum density, and serve to expedite development. Where additional site-specific information is needed, special studies are requested. (A new environmental assessment is being prepared for the 2020 update of the General Plan. Any new information that becomes available prior to certification of the new environmental assessment will be considered in the drafting of this Housing Element).

Residential Development Standards

The Development Code, as well as any applicable specific plans, utilizes a performance standard of

development through a use of density ranges. The density achieved is based on an analysis of environmental constraints and design criteria (i.e., setback, lot coverage, parking, and landscaping). Development standards for development within the City's residential zones are presented in Table HE-33.

Minimum lot size requirements range from 20,000 square feet in large estate residential areas (VL zone) to 5,000 to 7,200 square feet for most single-family residential areas. For multi-family development (M, MH, and H zones), a minimum lot size of three acres is required. However, existing legal parcels less than 3 acres may be developed at the minimum of the density range.

Residential densities range from a maximum of two units per acre in the VL zone up to 30 units per acre in the H zone. However, the City has set forth special development standards for higher density projects (see Table HE-34). Specifically, multi-family projects in the LM zone and single-family projects in the M zone proposed at the maximum allowable density must comply with these standards, which include requirements for more open space and recreational facilities. Projects proposed at the lower end of the density range must only comply with the general residential development standards.

Lot coverage (i.e., the area of a lot covered by the building footprint, plus roof overhang) is permitted up to 25 percent in the VL Zone. The L zone allows for a maximum of 40 percent lot coverage while the LM, M, MH, and H zones allow up to 50 percent lot coverage.

The maximum building height for the VL, L, LM, M zones is 35 feet, while the maximum permitted in the MH and H zones is 40 feet and 50 feet, respectively. However, for multi-family projects within 100 feet of the VL or L zone, building height is limited to one story. For safety purposes, building height is also limited in hillside areas, with a maximum of 30 feet.

Overall, the City's development standards are based upon acceptable provisions, are not exceptional or unusual, and are generally consistent with those of surrounding communities. Building standards, such as setback and height requirements, generally do not provide a constraint to development. Typically, building heights are permitted to increase as density increases. The variability of these development standards permits a wide variety of housing types, including single-family and multi-family, rental and ownership, and mobile homes.

Table HE-33: Residential Development Standards

Development Standard	Zoning District						
	VL	L	LM	M (SFR) ¹⁴	M (MRF) ¹⁴	MH	H
Lot Area (min.)	20,000 SF	7,200 SF	5,000 SF	4,000 SF	3 AC ¹	3 AC ¹	3 AC ¹
Lot Area (min. net avg.)	22,500 SF	8,000 SF	5,000 SF	4,000 SF	3 AC ¹	3 AC ¹	3 AC ¹
Lot Width (min.)	90 ft. ²	65 ft. ²	50 ft. ²	45 ft.	n/a	n/a	n/a
Lot Width (corner lot)	100 ft.	70 ft.	50 ft.	50 ft.	n/a	n/a	n/a
Lot Depth (min.)	200 ft.	100 ft.	90 ft.	80 ft.	n/a	n/a	n/a
Min. Frontage	50 ft.	40 ft.	30 ft.	30 ft.	100 ft.	100 ft.	100 ft.
Min. Frontage (flag lot)	30 ft.	20 ft.	20 ft.	20 ft.	50 ft.	50 ft.	50 ft.
Allowed Density							
Min. Density ³	n/a	n/a	4 du/ac	8 du/ac	8 du/ac	14 du/ac	24 du/ac
Max. Density	2 du/ac	4 du/ac	8 du/ac ⁴	14 du/ac	14 du/ac ⁴	24 du/ac	30 du/ac
Minimum Setback⁵							
Front Yard ⁶	42 ft.	37 ft.	32 ft.	27 ft.	37 ft.	n/a	n/a
Corner Side Yard	27 ft.	27 ft.	22 ft.	17 ft.	27 ft.	n/a	n/a
Interior Side Yard	10/15 ft.	5/10 ft.	5/10 ft.	5/5 ft.	10 ft. ⁷	n/a	n/a
Rear Yard	60 ft.	20 ft.	15 ft.	15 ft.	10 ft. ⁷	n/a	n/a
At Interior Site Boundary (dwelling/accessory building)			NR ⁸		15/5 ft. ⁷	15/5 ft. ⁷	15/5 ft. ⁷
Maximum Building Height⁹ (feet)							
Primary Buildings	35 ft.	35 ft.	35 ft.	35 ft.	35 ft. ¹⁰	40 ft. ¹⁰	55 ft. ¹⁰
Maximum Lot Coverage (buildings as a percentage of the parcel or project)							
Lot Coverage	25%	40%	50%	50%	50%	50%	50%
Minimum Open Space Requirement (percentage of open space per parcel or project)							
Private Open Space (ground floor/upper story)			300/150 SF		225/150 SF	150/100 SF	150/100 SF
Open Space (common and private)			40%	35%	35%	35%	35%
Minimum Patio/Porch Depth ¹¹	6 ft.	6 ft.	6 ft.	6 ft.	6 ft.	6 ft.	6 ft.
Min. Dwelling Unit Size¹²							
Single-family (attached and detached)	1,000 SF						
Multi-family ¹³	550 SF						
Efficiency/studio	650 SF						
One-bedroom	800 SF						
Three or More Bedrooms	950 SF						

Source: City of Rancho Cucamonga Development Code, Table 17.36.010-1 – Development Standard for Residential Zoning Districts

Notes:

- On existing lots of record, parcels less than 3 acres or less than the required minimum frontage shall be developed at the lowest end of the permitted density range.
- Average width, which shall vary accordingly: VL= +/- 10 ft.; L & LM = +/- 5 ft.
- Excluding land necessary for secondary streets and arterials; in hillside areas shall be dependent on the slope/capacity factor (see RCMC Chapter 17.52)
- Developing multi-family in the LM district and single-family in the M district at the maximum density requires compliance with RCMC Section 17.36.020.D, Standards for Higher Residential Densities
- Setbacks are measured between the structure and curb face in front and corner side yards. Setbacks are measured between the structure and property line in rear and interior side yards.
- Average setback, which shall vary +/- 5 ft.
- Add 10 ft. to minimum setback if adjacent to LV, L, or LM district.
- Applies to buildings two or more stories in height. Add ten more feet for each story over two stories.
- In hillside areas, heights shall be limited to 30 ft.
- Multi-family dwellings are limited to one story within 100 ft. of VL or L district.
- Free and clear of obstruction.
- Senior projects are exempt from this requirement.
- To assure that smaller units are not concentrated in any one area or project, the following percentage limitations of the total number of units shall apply: Ten percent for efficiency/studio and 35 percent for one bedroom or up to 35 percent combined. Subject to a

conditional use permit, the planning commission may authorize a greater ratio of efficiency or one-bedroom units when a development exhibits innovative design qualities and a balanced mix of unit sizes and types.

14. M (SFR) = standards for single-family development in the M zone; M (MFR) = standards for multi-family development in the M zone.

Table HE-34: Standards for Higher Residential Densities

Development Standard	Zoning District			
	LM	M	MH	H
Min. Site Area (gross)	n/a	n/a	n/a	n/a
Density	Up to 8 du/ac	Up to 14 du/ac	Up to 24 du/ac	Up to 30 du/ac
Public Street Setback	45 ft. avg.; Vary +/-5 ft.	42 ft. avg.; Vary +/-5 ft.	42 ft. avg.; Vary +/-5 ft.	47 ft. avg.; Vary +/-5 ft.
Private Street or Driveway Setback	15 ft. avg.; Vary +/-5 ft.	5 ft.	5 ft.	5 ft.
Corner Side Yard Setback (min.)	10 ft.	5 ft.	-	-
Interior Side Yard Setback (min.)	-	10 ft. ^{1,2}	-	-
Interior Site Boundary (Dwelling Unit/Accessory Building)	15/5 ft	20/5 ft. ¹	20/5 ft. ¹	20/5 ft. ¹
Maximum Height	35 ft. ³	35 ft. ³	40 ft. ³	50 ft. ³
Private Open Space (Ground Floor/Upper Story)	300/150 SF	225/150 SF	150/100 SF	150/100 SF
Open Space (Private and Common)	45%	40%	40%	40%
Min. Patio/Porch Depth ⁴	6 ft.	6 ft.	6 ft.	6 ft.
Recreational Facilities	Required per RCMC Section 17.36.010.E			

Source: City of Rancho Cucamonga Development Code, Table 17.36.010-2

Notes:

1. Add 10 feet to the minimum if adjacent to VL, L, or LM district.
2. Zero lot line dwellings permitted pursuant to RCMC Subsection 17.36.010.D.
3. Multi-family dwellings are limited to one story within 100 ft. of VL or L district.
4. Free and clear of obstructions.

Parking Standards

Like most cities in the region, Rancho Cucamonga’s parking standards require two spaces within a garage for single-family detached units, and utilize a sliding scale, based on the number of bedrooms, for multi-family, attached single-family, and mobile home parks. These standards are summarized in Table HE-35.

Table HE-35: Residential Parking Standards

Unit Type	Parking Requirement
Single-family detached	2-car garage
Multi-family development (including condominiums, townhomes, etc.), semi-detached single-family (zero lot line, patio homes, duplexes, etc.), and mobile home parks	
Studio	1.3 spaces per unit (1 in garage/carport)
One Bedroom	1.5 spaces per unit (1 in garage/carport)
Two Bedrooms	2.0 spaces per unit (1 in garage/carport)
Three Bedrooms	2.0 spaces per unit (2 in garage/carport)
Four or More Bedrooms	2.5 spaces per unit (2 in garage/carport)
Guest Parking	1 space per 3 units

Source: Rancho Cucamonga Development Code

Note:

1. 50 percent of the total required covered spaces shall be within enclosed garage structures. The use of carports requires approval from the design review committee.

Under these standards, for studio, one bedroom, and two bedroom units, one space is required to be located in a garage or carport. Three and four bedroom units require two spaces to be in a garage or carport. Guest parking spaces are required at a ratio of one parking space for each three multi-family units.

To mitigate the impact that parking requirements may have upon affordable housing projects, the City adopted Density Bonus Provisions in compliance with state law (last updated in 2012). Under these standards parking requirements do not hinder the availability and affordability of housing as the City permits a reduction of these on-site parking requirements, among other standards, in the development of affordable housing projects. The Density Bonus Provisions are discussed in further detail later in this section. The Density Bonus Provisions will need to be updated to be consistent with new state laws and is included in the Housing Programs.

As part of the General Plan update, the City has prepared a framework for applying the form-based code standards to new development projects as interim guidelines or regulations to ensure that new projects will generally conform to the new standards before the final Development Code is adopted. This framework will include the form-based zone standards; use tables and use definitions; and, building and frontage types.

In the meantime, the City will be moving forward with simultaneous amendments to the General Plan Land Use Element and the Development Code to ensure that the new land use designations and Development Code amendments are effective before October 15, 2021. This will ensure that interim guidelines are in place so that development occurring in the City between the time of the General Plan adoption and the Development Code update are consistent. A full Development Code update will be adopted before the end of the quarter one in 2022.

Within 30 days of submitting the Housing Element to HCD, the City will provide the zoning standards as they are detailed in the General Plan Land Use Element and Development Code amendments for Table HE-36 below that will include the General Plan Designations, permitted uses and development standards.

Table HE-36: Land Use Element as Amended and Implementing Zoning Standards (Placeholder)

General Plan Designation	Permitted Use	Development Standards

Planned Communities, Master Plans, and Specific Plans

The purpose of master plans and specific plans is to provide a clear vision and implement comprehensive standards which reflect the unique characteristics of the planning area. The City has several planned communities and specific plans which allow for residential development at various densities. Table HE-37 lists the Planned Communities, Master Plans, and Specific Plans within the City that allow for residential development along with their permitted densities. As shown, the Plans allow for the development of a variety of housing types from very low density single family residential (i.e. Etiwanda North and Etiwanda Highlands) to high density multi-family and mixed use developments (i.e. Empire Lakes). The following discussion highlights some of the distinctive characteristics of the Plans that encompass larger areas of the City.

Table HE-37: Master and Specific Plans Allowing Residential Uses

Master Plan/Specific Plan	Residential Type Permitted	Density Range Permitted
Caryn Planned Community	Single Family	One SFR per lot; Lots range in size from 4,000 to 11,000 SF
Empire Lakes Specific Plan	Multi-family; Mixed Use	14-80 du/ac
Etiwanda Heights Specific Plan	Single Family attached and detached	2,700-3,000 permitted within the Specific Plan area
Etiwanda Highlands Specific Plan	Single Family	0.9-3.4 du/ac; 546 units permitted within the Specific Plan area
Etiwanda North Specific Plan	Single Family	Up to 4 du/ac
Etiwanda Specific Plan	Single Family; Multi-Family	Up to 14 du/ac
Terra Vista Community Plan	Multi-Family Single Family	24-30 du/ac Up to 14 du/ac
Town Square Master Plan	Multi-Family; Mixed Use	24-30 du/ac
University Property Planned Development	Single Family	6 du/ac
Victoria Community Plan	Single Family; Multi-Family	Up to 30 du/ac
Victoria Arbors Master Plan	Single Family; Multi-Family	Up to 30 du/ac
Victoria Gardens Master Plan	Single Family; Multi-Family	Up to 30 du/ac

Etiwanda, Etiwanda Heights, Etiwanda North, and Etiwanda Highlands

Rural character is a dominant feature of the historic Etiwanda community. Although low-density housing is encouraged, zoning includes areas for all income levels and medium density multi-family housing is permitted within the Etiwanda Specific Plan.

The rugged, natural open character of the Etiwanda North and Etiwanda Heights planning areas provide constraints to development. These Specific Plans primarily serve as a pre-zone for the City's Sphere-of-Influence. Safety hazards and the high cost of extending infrastructure to the area make it most suitable for lower density single-family housing. No multi-family housing is proposed in either of these areas.

Terra Vista Community Plan

The Terra Vista Community Plan (TVCP) was originally approved by the City Council on February 16, 1983. This Community Plan is primarily built out. Table HE-38 summarizes the development standards for the TVCP. Development standards are generally more flexible than typical Development Code standards in order to allow for a creative and cohesive design throughout the planned community for each land use density. No maximum lot coverage is required for development provided that setback and open space requirements are met. Additionally, the plan was designed to allow flexibility in trading densities among different areas within each plan without requiring a General Plan Amendment, as long as the maximum density permitted by the plan is not exceeded. The Plan permits each residential land use designation to be stepped up or down one category, except for the Medium residential category that allows two steps up, to either the Medium-High or High density range.

Based on the development criteria outlined below, the TVCP does not preclude the feasibility of achieving maximum densities, and when coupled with a Density Bonus Housing Agreement would exceed allowable TVCP densities for the development of affordable housing units.

Table HE-38: Terra Vista Community Plan Development Standards

Development Standard	H
Building Site Area	2 ac
Dwelling Units (Permitted per acre)	24-30
Setbacks	
Building Setback (from curb face)	Varies from 22 ft average, 20 ft minimum to 43 ft average, 38 ft minimum, depending on street classification
Building Setback (from property line)	Varies from 0 ft, to 6 ft with 35 ft separation, depending on alley or trail
Garage, Carport and Accessory Building (from curb face)	Varies from 22 ft average, 17 ft minimum to 38 ft average, 28 ft minimum, depending on street classification
Garage, Carport and Accessory Building (from property line)	Varies from 0 ft, to 6 ft with 35 ft separation, depending on alley or trail
Uncovered Parking Setback (from curb face)	Varies from 22 ft average, 11 ft minimum to 38 ft average, 19 ft minimum, depending on street classification
Uncovered Parking Setback (from property line)	0 ft
Open Space	0 ft
Other Conditions	0 ft (10 ft if adjacent to VL or L District)
Building Site Width and Depth	As permitted by required setbacks.
Building Site Coverage	No Maximum subject to Development Review Process.
Building Height	65 ft
Private Open Space	Not applicable
Building Separations	The standards from the Rancho Cucamonga Development Code shall apply.

Note: The only vacant residential land within the TVCP is within the High Residential Districts, so only those standards were discussed
Source: City of Rancho Cucamonga, Terra Vista Community Plan

Victoria Community Plan (Including Victoria Arbors and Victoria Gardens)

The Victoria Community Plan (VCP) was originally approved by the City Council on May 20, 1981. Since its approval, the majority of the VCP has been constructed with only a few sites remaining before build-out. Currently, only one site remains in the VCP that is zoned High Residential (24-30 units). The VCP provides for typical lot development, as well as innovative and cluster housing standards, which allows for more creativity and flexibility in achieving maximum density yields.

Adopted in 2002, the Victoria Arbors Master Plan was adopted to develop the final “village” of the Victoria Community Plan. Victoria Arbors is distinguished by its “wine county” design theme and the historic Regina Winery is located within the Master Plan area. The Victoria Gardens Master Plan was also adopted in 2002 and most recently amended in 2018. The intent of the Victoria Gardens Master Plan is to set forth a vision for the new downtown of Rancho Cucamonga. The Plan area is intended to be a mixed-use center within the Victoria Arbors Village and is planned for residential development of up to 30 units per acre for up to 600 units within the Plan area. These two Master Plans are consistent with the Victoria Community Plan while providing additional vision, standards, and design guidelines for these unique areas.

Like the Terra Vista Community Plan, the standards for the Victoria Community Plan generally provide more flexibility and encourage innovation in development. The Victoria Community Plan was also designed to allow flexibility in trading densities among different districts of the Plan. The Plan allows each residential district to be stepped up or down one to two categories in density without requiring a General Plan Amendment, as long as the maximum density permitted by the plan is not exceeded.

Table HE-39: Victoria Community Plan Development Standards

Development Standard	LM (Cluster Development)	H
Building Site Area	3 ac	3 ac
Dwelling Units (Permitted per acre)	4-8	24-30
Building site coverage	As permitted by required setback and private open space	60%
Building Setbacks	Front, Side and Rear Setback: Varies from 5 ft, to 20 ft minimum, 25 ft average depending on street classification.	Front, Side and Rear Setback: Varies from 5 ft, 25 ft minimum depending on street classification.
Building Separation	Building height 35 feet or less, 10 ft min Building height 35 feet or greater, 15 ft min	Building height 35 feet or less, 10 ft min Building height 35 feet or greater, 15 ft min
Building height	40 ft	50 ft
Building Site Width and Depth	As permitted by required setbacks	N/A
Private Open Space	300 sq ft	N/A

Note: The only vacant land within the VCP is within the Low Medium and High Residential Districts, so only those standards were discussed.

Source: City of Rancho Cucamonga, Victoria Community Plan

Empire Lakes Specific Plan

Initially adopted in 1994, the Empire Lakes Specific Plan was created in response to the pending vacancy of the General Dynamics property within the City, which included approximately one million square feet of office space. Amendments to the Specific Plan in the early 2000s expanded the permitted uses within the planning area to allow for multi-family residential uses within various sub-areas of the Specific Plan Area. Most recently, following changing market conditions, in 2016 the Specific Plan was amended to re-purpose the Empire Lakes golf course to support the mixed use infill development goals of the Specific Plan. This amendment consolidated several of the previous sub-areas into one Planning Area 1 (PA1). Due to its close proximity to the Metrolink Rancho Cucamonga Station, the Specific Plan area is well-situated for high density, transit-oriented development.

Table HE-40 summarizes the development standards for PA1 of the Specific Plan. PA1 allows for densities ranging from 16-28 units per acre in the Village Neighborhood District up to 24-80 units per acre in the Urban Neighborhood District. The development standards offer a great deal of flexibility, with no minimum requirements for lot size, frontage, lot coverage, or floor area ratio. Dwelling unit size and open space requirements also allow for more flexibility. The combination of higher densities, a minimum unit size of only 450 square feet, and other relaxed standards increase the potential for affordable housing to be developed in this area.

Table HE-40: Empire Lakes Planning Area 1 Development Standards

Development Standard	Zoning District (Place Type)				
	Village Neighborhood	Core Living	Urban Neighborhood	Mixed Use	Mixed Use Overlay
Lot Area	No Minimum				
Lot Width	No Minimum				
Lot Depth	No Minimum				
Min. Frontage	No Minimum				
Allowed Density					
Min. Density	16 du/ac	18 du/ac	24 du/ac	Regulated on an individual parcel basis, ranges from 14-55 du/ac	Consistent with underlying Placetype.
Max. Density	28 du/ac	35 du/ac	80 du/ac		
Lot Coverage	No Maximum				
Floor Area Ratio	No Maximum				
Minimum Building Setbacks from Property Lines¹					
Front Yard/ Rear Yard	0 ft.				
From Vine ROW	5 ft.				
From Private Drive Aisle/Alley	0 ft.				
Corner Side Yard (interior to a parcel)	5 ft.				
Interior Side Yard	0 ft. (or consistent with adopted CRC or CBC)				
Building Height					
Primary Buildings	North of 6 th St: 70 ft.; South of 6 th St: 60 ft.; Adjacent to existing residential uses along eastern perimeter of PA1: 45 ft. within 20 ft. of the PA1 boundary line.				
Open Space Requirements					
Private and Common Open Space	150 SF per unit combined; may be provided in private, common, or a combination of these spaces.				
Minimum Dwelling Unit Size²					
Single-family	450 SF; excludes required parking and open space				
Multi-family					
Efficiency/Studio					
One bedroom					
Two bedroom					
Three or more bedrooms					

Source: City of Rancho Cucamonga, Empire Lakes Specific Plan

Notes:

1. Setbacks from the Planning Area 1 boundary are determined by parcel. For more information, refer to Table 7.5 of the Specific Plan.
2. Senior housing developments are exempt from this requirement.

Performance Standards and Design Criteria Analysis

Performance standards and design criteria such as open space and landscaping requirements are important to maintaining quality of life in residential developments. As previously noted, the City has implemented additional performance standards for projects proposing to be developed at the maximum of the density range (see Table HE-34). The following analysis demonstrates that the imposition of the City's Performance Standards is not an impediment to the development of residential units at the upper range of maximum allowable densities.

Open Space

Building setbacks and open space requirements are established to ensure that sufficient privacy and open space are provided to enhance and maintain the quality of life within residential neighborhoods. These requirements are necessary to mitigate traffic noise, provide privacy from neighbors, and offer residents opportunities to recreate.

Multi-family projects subject to the base development standards must provide 35-40% open space, dependent upon zone. Private open space requirements are greatest in the LM zone, with a requirement of 300 square feet per ground floor unit and 150 square feet for upper story units. This requirement is incrementally decreased as density increases, with projects in the H zone requiring 150 square feet per ground floor unit and 100 square feet per upper story unit.

Multi-family projects proposed at the maximum of the density range are subject to different open space requirements; however, they are minimally more stringent than the base requirements. These projects must provide 40-45% open space, dependent upon the zone, but the required private open space per unit remains the same as the base requirement. Therefore, these additional requirements do not constrain higher residential development; rather, they enhance the project and quality of life for residents.

Recreation Area/Facility

Recreational amenities in conjunction with common open space are required for development under the Medium to High residential densities. These amenities are required to provide for active recreation opportunities for residents. Recreational amenity requirements are based upon the size of the project, with larger projects required to provide more amenities. The types of amenities that may be provided include open lawn areas, enclosed tot lots, pools or spas, barbeque facilities, community multi-purpose rooms, court facilities, and jogging/walking trails. Projects with 30 units or less are required to provide three recreational amenities, while projects of 100 to 200 units must provide five amenities which are generally more robust than those required for a smaller project (i.e. multiple tot lots for a larger project compared to just one for a smaller project). The Development Code provides flexibility in this requirement by allowing other amenities to be considered as part of Planning Commission review.

For qualifying affordable housing projects, Rancho Cucamonga's Density Bonus Provisions provide that the Planning Commission may approve development incentives (i.e., a reduction in certain development standards such as reduced building setbacks, reduced public/private open space, increased maximum lot coverage, increased building height, etc.), but only when provided as part of a Density Bonus Housing Agreement. In general, the discretion given to the Planning Commission in approving "other" recreational amenities demonstrates how zoning encourages flexibility and creativity in meeting the City's development criteria. The City has found that the requirement for recreational facilities does not preclude the ability to achieve maximum densities, particularly in relation to the development of affordable housing, when combined with a Density Bonus Housing Agreement.

Landscaping

Landscaping is required for both single-family and multi-family projects and is provided for aesthetic as well as functional reasons. For multi-family projects, particularly in the Medium to High Residential Districts, landscaping is provided as a percentage of the project site and provides many essential functions for the community including: beauty, shading, wind protection, screening, noise buffering, and air filtering. Within the Low Medium to High Residential Districts, the City's landscape standards require a number of trees per gross acre; however, these trees are dispersed throughout the project in areas

that include setback areas, in building to building separation areas, around the project perimeter, throughout the parking lot, and around both passive and active recreation areas. This requirement has no impact on achieving maximum density as there are sufficient areas within a project to provide project landscaping.

In addition, the City's Affordable Housing Incentives/Density Bonus Provisions include incentives that could allow a reduction in "other site or construction conditions applicable to a residential development", which could include a reduction in project landscaping.

Energy Conservation

Energy conservation standards establish requirements for energy conservation features as part of multi-family development when utilizing the City's Optional Development Standards. The energy conservation standards require that new residential developments be provided with an alternative energy system to provide domestic hot water for all dwelling units and for heating any swimming pool or spas, and that solar energy shall be the primary energy system unless other alternative energy systems are demonstrated to be of equivalent capacity and efficiency. Additional requirements provide that all appliances and fixtures shall be energy conserving. Energy conservation standards are approved through Planning Commission review and do not impact the ability to achieve maximum density. Energy conservation standards may have short term costs associated with the installation of the alternative energy system; however, operation costs and per unit costs will be lower due to the energy savings associated with the operation of the equipment. Energy conservation standards requiring energy efficient appliances do not impact project density and will not impact project development costs. Operation costs to the tenants will be significantly lower with the use of energy efficient appliances.

Other Amenities

In addition to recreational amenities, multi-family developments are required to provide a minimum of 125 cubic feet of exterior lockable storage space per unit and hook-ups for a washing machine and clothes dryer in the interior of each unit. The purpose of these amenities is essentially to improve the livability and functionality of each residential unit. These amenities are approved through Planning Commission review, do not impact the ability to achieve maximum density, and have a negligible impact on housing development and costs.

Building Codes and Their Enforcement

Building Code Requirements

The City has adopted the 2019 California Building Code (CBC), which is largely based on the International Building Code, to address building code requirements. Under State law, this code can be amended by local governments only for to geological, topographical, or climatological reasons. These codes are considered to be the minimum necessary to protect the public health, safety, and welfare, and are not considered an unnecessary constraint to housing.

Through the use of the State Historic Building Code (Health and Safety Code §18950, *Et seq.*) the City encourages the preservation of significant historic structures. The State Historic Building Code permits the use of original or archaic materials in reconstruction with the purpose of providing "alternative regulations and standards for the rehabilitation, preservation, restoration (including related reconstruction), or relocation of qualified historical buildings or structures." The City has also enacted a Mills Act ordinance to provide tax incentives for the preservation of historic homes.

As discussed previously, the housing stock is in relatively good condition. For those structures that do need

repair, the City enforces those standards and regulations that ensure reasonable and adequate life safety. The application of these standards allows for the exercise of judgment, as permitted in the code, so that older buildings built under less demanding regulations are not unduly penalized.

Community Improvement

The Community Improvement Division is tasked with enforcing the provisions of the Municipal Code which relate to property maintenance and aesthetics as well as land use and zoning compliance. Types of violations enforced include weed abatement, graffiti removal, inoperative vehicles and other parking issues, and vector control, among others. The Community Improvement Division primarily operates on a complaint response basis.

Once a violation is reported, a Community Improvement Officer makes contact and issues notice requesting correction of the violation. If progress toward compliance is not observed within a specified amount of time, a multi-step process begins that involves additional notices. As a last resort, a formal nuisance abatement process is followed, an Administrative Citation may be issued, or criminal proceedings may be sought. The overall emphasis of the Community Improvement program is to ensure that progress toward correction of violations is achieved on a voluntary basis. The Community Improvement Division also partners with social service agencies and community-based organizations to work with the most vulnerable residents to assist them with property maintenance and nuisance issues in a humane manner.

Overall community awareness is a goal of the Code Enforcement Division. The City has initiated proactive neighborhood conservation programs which focus on specific neighborhoods that are beginning to show early signs of deterioration. Community education, neighborhood cleanups, yard maintenance, and abandoned vehicle abatement are emphasized during such programs. These neighborhoods are often low income neighborhoods eligible for CDBG funding for capital improvements, including street resurfacing, storm drains, streetlights, and water and sewer upgrades.

Off-Site Improvements

New construction within the City triggers compliance with Ordinance No. 58, which requires as a condition of project approval, the completion of all street frontage improvements. These improvements are primarily street and storm drain improvements; although the undergrounding of utilities may also be required. While the undergrounding of utility lines provides an aesthetic benefit, the primary reason for imposing the requirement is to address public safety concerns. Rancho Cucamonga is subject to extremely high winds, and hazardous conditions can be created when utility poles or utility lines break. Therefore, site improvement requirements are the minimum necessary for public safety and cannot be viewed as a constraint to development.

The requirements for on- and off-site improvements vary depending on the location of the project, the presence of existing improvements, as well as the size and nature of the proposed development. In general, most residential areas in Rancho Cucamonga are fully served with existing infrastructure improvements. The Development Code requires developers proposing to construct any building, parking lot or developing area to provide for a number of improvements within the public rights-of-way including: concrete curb and gutter, asphalt concrete street pavement, sidewalks, street lights, and street trees. Typical residential development requires a 60-foot minimum public street right-of-way, which includes a 36-foot street width measured from curb to curb; private streets may have a reduced right-of-way, however the curb to curb dimension remains consistent with public streets.

Fees and Other Exactions

The City charges a range of development fees to recover the costs of providing services to new development. Fees are designed to ensure that developers pay a pro-rata fair share of the cost of providing infrastructure and to compensate the City for the cost of processing the application. While these fees do increase the cost of housing development, they are necessary to ensure public health and safety, as well as to maintain a high quality of life for the City's residents. Additionally, application processing fees are necessary to facilitate thorough and consistent project review and orderly development within the City.

Planning Fees

Planning application fees are established by a Fee Study, which analyzes a number of factors including processing time and number and experience level of people needed to review an application. The purpose of the fee study is to determine fee levels that accurately cover the cost of application review, which are then reviewed and adopted by the City Council. The most recent update to the fee schedule became effective on July 1, 2020. These fees are not considered excessive and are comparable to surrounding communities. Table HE-41 summarizes the Planning Department fee requirements for residential development applications.

Table HE-41: Planning Department Application Fees

Application	Application Fee
Annexation	\$15,000 (Deposit)
Conditional Use Permit (Administrative/Planning Commission)	\$4,590 (Flat)/\$8,116 (Flat)
Development Agreement	\$50,000 (Deposit)
Development Code Amendment	\$10,000 (Deposit)
Design Review	
Single Family Residential (5-10 Units)	\$17,455 (Flat)
Single Family Residential (11-25 Units)	\$23,049 (Flat)
Single Family Residential (26+ Units)	\$32,650 (Flat)
Multi-Family Residential (2-10 Units)	\$17,618 (Flat)
Multi-Family Residential (11-75 Units)	\$23,626 (Flat)
Multi-Family Residential (76+ Units)	\$35,067 (Flat)
Environmental Review	
IS/ND/MND	
Performed by City Staff	\$10,000 (Deposit) + City Attorney Fee (Actual Cost)
Submitted by Developer	\$2,000 (Flat, Administrative Processing Fee) + Consultant and City Attorney Fees (Actual Cost)
City Facilitation of Consultant	\$4,000 (Flat, Administrative Processing Fee) + Consultant and City Attorney Fees (Actual Cost)
Environmental Impact Report	
Submitted by Developer	\$2,000 (Flat, Administrative Processing Fee) + Consultant and City Attorney Fees (Actual Cost)
City Facilitation of Consultant	\$45,000 (Deposit, Administrative Processing Fee) + Consultant and City Attorney Fees (Actual Cost)
Mitigation Monitoring Reporting Program	\$1,090 (Flat)
General Plan Amendment	\$15,000 (Deposit)
Hillside Design Review	
1 Unit	\$9,831 (Flat)
2-4 Units	\$12,000 (Deposit)
5+ Units	\$20,000 (Deposit)
Minor Exception (Administrative, Residential/PC Approval)	\$926 (Flat)/\$4,958 (Flat)
Pre-Application Review (Planning Commission)	\$4,324 (Flat)
Preliminary Review	\$5,187 (Flat)
Specific/Community/Master Plan, New	\$25,000 (Deposit)
Specific/Community/Master Plan Amendment	\$10,000 (Deposit)
Tentative Parcel Map	\$8,039 (Flat)
Tentative Tract Map	
5-10 lots	\$10,580 (Flat)
11-25 lots	\$13,054 (Flat)
26+ lots	\$15,000 (Deposit)
Time Extension (Administrative/PC Approval)	\$2,729 (Flat)/\$9,142 (Flat)
Variance	\$5,325 (Flat)
Zoning Map Amendment	\$13,646 (Flat)

Source: City of Rancho Cucamonga, Community Development Department, 2020.

Building Permit and Development Impact Fees

Table HE-42 itemizes fees charged for a typical single-family residence and a typical multi-family project in Rancho Cucamonga. Building permit and plan check fees are intended to cover the City's costs in

reviewing and issuing permits, as well as completing inspections. Local impact fees, including drainage, transportation, beautification, and park development fees, are intended to cover the cost of the construction and maintenance of infrastructure to serve new housing. Regional impact fees (schools, water, and wastewater) are charged by regional or government entities other than the City of Rancho Cucamonga to provide infrastructure and services for new development. Fire Department plan check fees are incorporated into the Building and Safety Plan Check fee and are not assessed separately.

These fees are based upon the cost to the City to provide the identified services, are consistent with those fees charged by neighboring jurisdictions in the western San Bernardino County region, and do not impose an impediment to the supply or affordability of SFR and MFR housing. It is important to note that about 57 percent of those identified fees are levied by the Cucamonga Valley Water District (CVWD), not the City. CVWD fees for each housing unit (both SFR & MFR) include the water meter, meter box, water capacity fee, sewer capacity fee, and capital capacity fee (paid to the Inland Empire Utilities Agency (IEUA)).

These fee increases also affect typical multi-family development as the building permit fee calculations are the same for both single family and multifamily projects. As discussed above, these fees are consistent with those of other cities in the western San Bernardino County region and do not preclude or significantly impact the supply or affordability of housing. Based upon the following table, fees charged for multi-family development average \$11,822 per unit, which, based on analysis of other cities in western San Bernardino County is less than or comparable to the fees of other cities in the area. These fees do not preclude or significantly impact the supply or affordability of housing.

Table HE-42: Planning, Building, and Development Impact Fees for Typical Residential Development

Type of Fee	Single Family ¹	Multiple-Family ²
Design Review ³	\$17,455.00	\$23,626.00
WQMP	\$239.00	\$239.00
Sewer and Water	\$1,139.00	\$18,224.00
Transportation Development Fee	\$12,131.00	\$116,464.00
Park Improvement Impact Fee	\$2,808.00	\$30,608.00
School Fees	Calculated by applicable School District	
Total⁴	\$33,772.00	\$189,161.00

1. Fees based on a proposed 1,265 square foot residence, 2-car garage, 8,000 square foot lot, no decks or patios, and located in the Low Density Residential District of a 5 unit project.

2. Fees based on a proposed 2 acre, 16 unit complex, with an average 1,050 square feet in the Medium Residential District.

3. Fee based on a total of 5 units in the development.

4. Does not include school fees.

Source: Rancho Cucamonga 2020 City Fee Schedule and CVWD

Water and Sewer Service

Water and sewer services are provided by the Cucamonga Valley Water District (CVWD). Based upon CVWD's 2015 Urban Water Management Plan (UWMP), current water supplies and delivery systems are adequate and present no constraints to housing development. Rancho Cucamonga accounts for approximately 84 percent of CVWD's 47 square mile water service area. The total available water supply for the District was 42,678 acre feet in 2015. CVWD projects that water demand (based on projected population increases within its service area) will increase from 58,900 acre feet in 2020 to 63,700 acre feet in 2030. The UWMP addresses water supply and water delivery capability and provides a schedule for increasing capacity to keep pace with development. CVWD projects that available water supply will be 60,500 acre feet in 2020 and 65,700 acre feet in 2030. Therefore, there is adequate supply to support

residential development through the end of the current planning cycle.

New development is charged a facilities fee and connection charges, these fees reflect a need for increased capacity in CVWD's capital improvement requirements. The water service fee for single-family residential development is \$15,193 per unit (for a 1" meter size).

The sewer system within the City of Rancho Cucamonga is also owned and operated by CVWD. However, wastewater generated and collected within its service area is conveyed to regional sewers which are owned and operated by the Inland Empire Utilities Agency (IEUA), and ultimately treated at IEUA owned treatment facilities. Based upon CVWD's UWMP, planned expansion, upgrade, and timely maintenance of the sewer system will provide adequate sewer service through 2035. Projected treatment plant flow is 69 million gallons per day in 2035, while system's capacity is 85.7 million gallons per day.

For the typical dwelling unit, CVWD charges \$1,239 in sewer connection fees. Where no sewer infrastructure exists and is required as a condition of development, the development is required to provide master planned facilities. Additionally, CVWD passes along the IEUA facilities fee of \$6,955 per dwelling unit (as of July 2019) as a sewer system capacity fee. While these fees represent an increase in the cost of housing development, they are necessary to ensure that adequate capacity and facilities are maintained within CVWD's service area.

School Facilities

A total of five school districts serve the City. As a result of the rapid growth prior to incorporation several of the local school districts have faced severe overcrowding in the past. Under AB 2926 (1989), the State requires written certification regarding classroom availability prior to project approval. Therefore, as an absolute policy, the City requires that school facilities shall be provided for each residential development. The Development Code states in part, "[t]he project includes school facilities or adequate school facilities exist which are or will be capable of accommodating students generated by this project." AB 2926 also regulates the collection of developer fees by the school districts under subdivision processing. Additionally, when a legislative action, such as a General Plan Amendment, Specific Plan, or Development Agreement is requested, a condition may be added to require completed school facilities or provide in lieu fees.

State mandated fees produce insufficient revenue to buy land and build new schools. Therefore, two elementary school districts, i.e., Cucamonga and Etiwanda, impose a per unit fee on new construction and one elementary school district, i.e., Etiwanda, utilizes a variety of measures that include both Mello-Roos and Community Facilities District bond financing for new schools.

In general, schools in the City are at capacity or are experiencing declining enrollment and are projected to continue in this trend. However, as most of the vacant land available for residential development is located in the northeast section of the City, the Etiwanda School District has been and will continue to be the school district most impacted by future residential development.

Financing Options for Required Infrastructure

Generally, the cost to extend urban infrastructure and services continues to serve as a constraint on development, including residential development. This is especially true in Rancho Cucamonga, which incorporated post-Proposition 13 where the City's share of the property tax is very low compared to surrounding cities. Other sources of funding for capital improvements and operating and maintenance costs are extremely limited.

Mello-Roos Community Facilities District (CFD) financing is an alternative. Through the Mello-Roos mechanism a property owner/developer can use bonded indebtedness to finance capital improvements needed for development. The new homeowners will be obligated to repay the bonds. One school district, (Etiwanda) uses Mello-Roos bond financing in portions of their district. The City has supported two developer initiated CFDs. CFD 88-1 provided for the construction of a new fire station in the northeast area of the City. CFD 88-2 financed facilities to remove flood hazards required to protect the public's safety prior to development of three subdivisions located in the northeast area of the City.

Based on the previous experiences, the City expressed several concerns about Mello-Roos financing. The total burden on any individual's property tax should not exceed 1.8 percent of assessed value. There is a potential for perceived inequity when one property owner pays 1.0 percent of assessed value and another property owner is obligated to pay 1.8 percent as a result of Mello-Roos obligations. As a result, the potential for an unintended increase in tax burden on homeowners may occur when the market absorption schedule exceeds the absorption rate.

The City has supported the use of Mello-Roos financing for more expensive, low-density residential development. The Mello-Roos districts for schools impact all new housing and therefore have a potential impact on development of new affordable housing. Mello-Roos Community Facilities bonding is a potential constraint on housing. In general, lack of funding for capital improvements will remain as a potential constraint on future development.

Local Processing and Permit Procedures

Development permits typically must undergo a variety of City approval processes depending upon the scope and scale of a residential project. The purpose of the development review process is to encourage development that is compatible and harmonious with neighborhoods; foster sound design principles resulting in creative and imaginative solutions; utilize quality building design that avoids monotony; promote and maintain the public health, safety, general welfare; and implement General Plan policies that encourage the preservation and enhancement of the unique character of the City. Article II of the Development Code sets forth the procedures for the various development permits and reviews required by the City. These processes are critical to ensuring quality residential projects that are consistent with City design goals and standards. Table HE-43 indicates the approximate review timeline and approval authority for various application types.

Table HE-43: Development Application Review Timelines

Application Type	Time Line	Approval Authority
Design Review	3 to 6 Months	Minor: Planning Director Major: Planning Commission
Hillside Design Review	3 to 6 Months	Planning Director
Tract or Parcel Map	3 to 6 Months	Planning Commission
Variance	1 to 2 Months	Planning Commission
Conditional Use Permit	2 to 3 Months	Planning Director
General Plan Amendment	3 to 6 Months	City Council
Zoning Map/Development Code Amendment	3 to 6 Months	City Council
Development Agreement	4 to 8 Months	City Council
Building Plan Check and Permit Issuance	1 to 2 Months	Building Official

Source: City of Rancho Cucamonga, Planning Department.

Overview of the Development Review Process

Typically, an applicant will consult with planners at the public counter regarding development standards and design guidelines prior to submitting a formal application. The applicant then prepares an application submittal package consisting of site plans, grading plans, elevations, and floor plans; these plans are then submitted to the Planning Department as a formal development review application. Plans are then routed to different departments, i.e., Engineering, Building and Safety, Fire, and Police, for their review. The following week the application is scheduled for a Planning and Engineering staff meeting in which comments and issues are discussed by each reviewing department. The application is then determined to be either incomplete for further processing and a comment letter is sent outlining corrections and design issues, or is deemed complete. Following a completeness determination, the application is scheduled for Committee review, i.e., the Design Review Committee. Once the Committee have reviewed the application it is forwarded to the Planning Commission for final action and adoption of environmental determinations, as applicable. Legislative actions, such as General Plan or Development Code Amendments, also require City Council review and approval. The applicant then submits working drawings to the Building and Safety Department to begin the building plan check process, which allows for 15 days for a first check and 10 days for a second check.

The following sections outline the review processes for various planning permit applications for residential development projects.

Design Review

Per Section 17.20.040 of the Development Code, the purpose of Design Review is “to ensure that development projects comply with all applicable local design guidelines, standards, and ordinances; to minimize adverse effects on surrounding properties and the environment; and to maintain consistency with the general plan, which promotes high aesthetic and functional standards to complement and add to the physical, economic, and social character of the city.” Design Review is required for all new construction projects with proposed buildings over 10,000 square feet in size and additions or reconstruction projects which are equal to 50 percent or greater of the existing building floor area or exceed 10,000 square feet. Additionally, all projects within the Mixed Use zoning district require Design Review. Proposed projects submitted for Design Review are first reviewed by the design review committee, which then provides recommendations to the Planning Director, who ultimately presents a recommendation to the Planning Commission, the final approval body.

Minor Design Review is required for residential projects involving four or fewer units. The Planning Director is the approval authority for minor design reviews; however, projects may be referred to the design review committee to provide recommendations to the Planning Director.

Per Development Code Section 17.16.130, the following criteria shall be utilized for design review (including Minor Design Review):

1. Design and layout of the proposed development is consistent with the applicable elements of the city’s general plan, design guidelines of the appropriate district, and any adopted architectural criteria for specialized area, such as designated historic districts, theme areas, specific plans, community plan, boulevards, 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 traffic or pedestrian hazards.
3. The architectural design of the proposed development is compatible with the character of the

surrounding neighborhood and will maintain the harmonious, orderly, and attractive development contemplated by this section and the general plan of the city.

4. The design of the proposed development would provide a desirable environment for its occupants and the 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.

The City has prepared and adopted Design Guidelines for both Commercial/Industrial and Residential uses. These Design Guidelines are available at the public counter and online for applicants to better understand the City's design criteria and the quality expected by City staff and the Planning Commission.

Hillside Design Review

Hillside Design Review is required for the construction of one or more units for property located within the Hillside Overlay District or any parcel with an average slope of eight percent or greater. This district requires additional development criteria with the intent of maintaining existing vegetation, slopes, and drainage patterns, and to limit the impact of grading activities. The Planning Director has the authority to review and approve Hillside Design Review applications unless extensive grading is required then the Planning Commission is the approval authority.

Tract or Parcel Maps

Tract or Parcel Map applications are typically filed and processed concurrently with a Design Review or Hillside Design Review application. These applications are evaluated based on the applicable development standards of the base zoning district, which typically includes minimum lot size, lot width, lot depth, and frontage width. A tract or parcel map processed concurrently with a Development Review application does not lengthen or increase the time period for staff to review the application. The Planning Commission is the approval authority for Tentative Tract and Parcel Maps.

Conditional Use Permits

Conditional use permits are required for uses "whose effects on adjacent sites and surroundings need to be evaluated in terms of specific development proposal for the specific site". Residential uses that currently require a conditional use permit are mobile home parks, large residential care facilities, and group residential uses. The Planning Director is authorized to review and approve conditional use permits; however, the Director may also refer applications for conditional use permits to the Planning Commission at his or her discretion. The Director or Planning Commission must make the following required findings when approving a conditional use permit:

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this zoning code, Municipal Code, general plan, and any applicable specific plans or city regulations/standards.
2. The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.
3. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.

Variations and Minor Exceptions

Variance applications are typically filed concurrently with Design Review or Hillside Design Review, and request a deviation from applicable development standards where unique property characteristics would create a hardship in complying with the Development Code. The characteristics must be unique to the property, and in general, not shared by other adjacent parcels. The Planning Commission has the authority to review and approve Variance requests at a public hearing. The Planning Commission must make the following findings in order to approve the Variance request:

1. That the strict and literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the Development Code.
2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same zone.
3. That the strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zone.
4. That the granting of a Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone.
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.

Similar to a Variance, Minor Exception procedures allow deviations of up to a 10 percent reduction in applicable development standards and a 25 percent reduction in parking. Minor exceptions can be approved administratively by the Planning Director. Deviations greater than 10 percent (or 25 percent for parking), must be reviewed by the Planning Commission through the Variance process.

General Plan Amendment, Development Code Amendments, and Zoning Map Amendments

In some cases, developers of very large residential projects may propose legislative amendments, particularly for housing units proposed on underutilized sites zoned for non-residential uses. In these cases, the timeframe for approval can be considerably longer; however, the City typically processes these applications concurrently with other discretionary applications in an effort to reduce approval timeframes.

With the comprehensive General Plan update and move toward a “form-based” land use policy, the City would offer increased flexibility in the types of uses and development standards. The need for General Plan and Zoning amendments should be less frequent in the future.

Building Plan Check and Permit Issuance

Following the required appeal period for the approval of discretionary applications, applicants may submit for building plan check. The City makes a strong effort to review first plan checks within 15 days, and within 10 days for subsequent plan check submittals. The City utilizes a computer-based permit tracking system that allows applicants to check the status of their plan check applications on-line and obtain corrections when they become available from each reviewing department.

Density Bonus

The City's Affordable Housing Incentives/Density Bonus Provisions assist in the development of affordable housing opportunities in accordance with Government Code §65915-65918. These provisions allow a density bonus and other regulatory concessions to provide incentives for "the production of housing for very low income, lower income, moderate income, and senior households" to "facilitate the development of affordable housing" within the City. The provisions function by allowing a reduction in development standards in exchange for the development of affordable housing units. Based on the number of units provided and the percentage of those units designated for low, very low, and senior households, the applicant may request a density bonus and/or other regulatory concessions to facilitate the development. Regulatory concessions act as incentives, which can include reduced building setbacks, reduced open space, increased lot coverage, increased maximum building height, reduced on-site parking standards, reduced minimum building separation requirements, or other site or construction conditions applicable to residential development. However, the caveat regarding the density bonus is that the development incentive granted shall contribute significantly to the economic feasibility of providing the target units.

The City's Density Bonus provisions are contained in Chapter 17.46 of the Development Code and were last updated in 2012. However, a number of new regulations have been enacted by the State legislature since that time to further incentivize the production of affordable housing. AB 1763, enacted in 2019, requires a density bonus to be granted for projects that include 100 percent lower income units, but allows up to 20 percent of total units in a project that qualifies for a density bonus to be for moderate-income households. Under the revised law, density bonus projects must be allowed four incentives or concessions, and for developments within ½ mile of a major transit stop, a height increase of up to three additional stories or 33 feet. A density bonus of 80 percent is required for most projects, with no limitations on density placed on projects within ½ mile of a major transit stop. The bill also allows developers to request the elimination of minimum parking requirements for rental units affordable to lower-income families that are either supportive housing or special needs housing, as defined. AB 2345 signed by the Governor in September 2020 further incentivizes the production of affordable housing by increasing the maximum available density bonus from 35 percent to 50 percent for qualifying projects not composed exclusively of affordable housing.

A Housing Program has been added to update Development Code Chapter 17.46 in order to comply with the new State provisions related to affordable housing density bonuses.

Transparency in the Development Process

To increase transparency and certainty in the development application process as required by law, the City has a variety of tools available for developers. The City's community Development home page provides links to an online permit center, development fees, the development code, and other development information at <https://www.cityofrc.us/community-development>.

Housing for Persons with Disabilities

Persons with disabilities often have special housing needs; therefore, housing options for persons with disabilities are often limited. To ensure adequate housing for persons with disabilities, State law requires cities to analyze constraints to the development, maintenance, and improvement of housing for persons with disabilities; demonstrate efforts to remove governmental constraints; and include programs to accommodate individuals with disabilities.

Allowable Housing Types

Rancho Cucamonga complies with applicable State law requirements and permits Residential Care Facilities, serving six or fewer persons, to be located in all residential districts. Residential Care Facilities, serving seven or more persons, are permitted in all residential districts except the VL zone, subject to the approval of a Conditional Use Permit. There are no Development Code requirements establishing a maximum concentration of these facilities, nor are there separation requirements (other than those established by State law), nor parking, set back, or site planning requirements other than those that are applicable to residential development within the base zone.

The Development Code defines and clearly distinguishes between a Residential Care Facility, Group Residential, and Day Care Facilities. These uses are either permitted, or conditionally permitted, depending on the age of the person to be assisted, the level of assistance provided, the duration of assistance, and the number of persons assisted. As noted previously, the existing definition of Residential Care Facility may be limiting in that it requires occupants of these facilities to have “chronic, life-threatening illness”. A program has been added to amend this definition to be more inclusive.

Definition of Family

The Rancho Cucamonga Development Code defines Family as, “one or more individuals occupying a dwelling unit and living as a single household unit.” The Code further defines a Single Household Unit as, “the functional equivalent of a traditional family, whose members are an interactive group of persons jointly occupying a single dwelling unit, including the joint use of and responsibility for common areas, and sharing household activities and responsibilities such as meals, chores, household maintenance, and expenses, and where, if the unit is rented, all adult residents are parties to one written lease or rental agreement with joint responsibility for payment of rent.”

These definitions do not regulate the number or relationships of occupants in a home (i.e. blood relation), nor distinguish residential uses by the type of occupant or disability. Therefore, there are no constraints to the development of housing for persons with disabilities based on household size or type, type of disability or medical condition, or any other arbitrary grouping.

Rehabilitation and New Construction

Rancho Cucamonga's housing stock is relatively young, as only roughly 28.4 percent of the housing stock was built prior to 1980 and 55.5 percent was built prior to 1990. As such, a large percentage of homes were built utilizing modern accessibility standards. However, in cases where rehabilitation is necessary, the City can allow a property to install accessibility improvements, such as, building a handicap ramp to allow for improved entrance to a single-family home. The Development Code currently permits projections into yards where decks, platforms, and landing places which do not exceed a height of 48 inches, which may project into a required front or corner side yard up to a maximum distance of six feet, and may project into any rear or side yard up to the property line. However, this standard is not established as an accessibility accommodation and does not allow for the installation of improvements where a greater projection into a required building setback may be necessary.

The City also makes Home Improvement Program funds, funded through the City's CDBG program, available for income eligible homeowners for accessibility improvements.

Reasonable Accommodations

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their

zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

The 2012 Development Code Update included the establishment of procedures for reasonable accommodations in Section 17.16.150 in compliance with state and federal fair housing laws. Applications for reasonable accommodations are submitted to the Planning Department and approved through administrative action of the Planning Director. Applications for reasonable modifications require the applicant to identify that they are an individual with a disability, or is submitted on behalf of an individual with a disability, the identification of the specific exception or modification requested, documentation that the specific exception is necessary to provide the individual with a disability an equal opportunity to use and enjoy their residence, and any other necessary and appropriate information to approve the requested accommodation. The decision to approve a reasonable accommodation requires the making of specific findings related to the accommodation, the identification of consideration factors that determine whether the requested accommodation is necessary to provide the individual with a disability an equal opportunity to use and enjoy their residence, and whether a fundamental alteration to the nature of the City's zoning program is necessary.

The City's reasonable accommodation procedures are compliant with fair housing laws and sufficient to prevent constraints to development of housing for persons with disabilities by facilitating modifications or exceptions to development standards when necessary.

MARKET CONSTRAINTS

California Government Code §65583(a)(6) requires an "analysis of the 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, and the cost of construction."

Economic Climate

Regional economic conditions provide the overall context for housing development and availability. An analysis of the relationship of the economy to housing production indicates that a strong economic climate results in an increase in housing production.

Beginning in 1996, new housing construction began to rise, not to the levels of the late 1980s, but steadily increasing. Housing prices for existing homes raised dramatically, interest rates dropped, thereby stimulating housing sales for new and existing homes. Housing construction remained strong through early 2006, and was then followed by a steady decline due to the sub-prime loan crisis, market saturation, high levels of foreclosure, and a severe economic recession. Housing prices have increased steadily after the low of the Great Recession. Although the Covid-19 pandemic has caused high levels of unemployment and recession in many segments of the market, the housing market has overall been untouched by the pandemic thus far. Throughout 2020, as interest rates have been lowered by the Federal reserve in response to the pandemic, housing prices have continued to rise. However, the long-term impacts of the pandemic on the economy and the housing market are still unknown.

Timing and Density

Non-governmental market constraints can also include timing between project approval and requests for building permits. In most cases, this may be due to developers' inability to secure financing for construction. In Rancho Cucamonga, the average time between project approval and request for building permit is typically three to six months, though there may be extenuating circumstances that delay projects for different reasons not in the City's control.

As detailed in the Housing Resources section of this Housing Element, development projects in Rancho Cucamonga have been approved with a high average density, comparable to the allowable density.

Cost of Land

The two biggest expenses in housing development are land costs and construction costs. Construction costs tend to correlate with the Consumer Price Index (CPI), and thus remain somewhat consistent. Although construction costs have increased along with the CPI, the cost of land has escalated to the largest item associated with the cost of housing.

In Rancho Cucamonga, residential land costs vary depending on the availability of land and the cost of grading and infrastructure (off-site improvements) associated with development of a proposed project. According to the City's 2010 General Plan Land Use Element, the boom period of the early 2000s resulted in an increase of the build-out of the City. In the years following, development slowed dramatically, along with land and housing prices, due to the Great Recession. Throughout the recovery from the Great Recession land values have overall continued to rise. A survey of vacant land listed for sale on Zillow.com was conducted in February 2021. The survey found 25 listings for vacant land within Rancho Cucamonga with a median listing price of \$735,000 per acre. It is also important to note that many vacant sites located in the City or within its sphere of influence are in hillside areas that may require additional infrastructure and grading considerations which further increase costs.

Therefore, market conditions and land scarcity greatly impact the cost of land available for residential development and can act as a non-governmental constraint on housing development.

Cost of Construction

Construction costs may vary based on the types of material used, location of development, structural features present, and other factors. According to the National Association of Home Builders 2017 Construction Cost Survey, construction costs (including labor and materials) account for over 55 percent of the sales price of a new single family home. The Construction Cost Survey found that the average construction cost for a single family home was \$85.37 per square foot. However, it should be noted that the Construction Cost Survey is a national survey and may not be completely representative of Rancho Cucamonga or western San Bernardino County. While it does not collect data for San Bernardino County, the construction management company Cumming's 2020 Construction Market Analysis found construction costs for Los Angeles to range from \$65 to \$241 per square foot for single-family construction and \$294 to \$529 per square foot for mid-rise multi-family construction. These analyses illustrate that construction costs comprise a significant proportion of the ultimate sales price of residential development. While significant, construction costs are consistent throughout the region and therefore would not specifically constrain housing development in Rancho Cucamonga when compared to other cities in the region.

Prevailing wages may also be an additional constraint on construction costs for affordable housing projects. In California, all public works projects must pay prevailing wages to all workers employed on the project. A public works project is any residential or commercial project that is funded through public funds, including Federally funded or assisted residential projects controlled or carried out by an awarding body. The prevailing wage rate is the basic hourly rate paid on public works projects to a majority of workers engaged in a particular craft, classification, or type of work within the locality and in the nearest labor market area. A prevailing wage ensures that the ability to get a public works contract is not based on paying lower wage rates than a competitor, and requires that all bidders use the same wage rates when bidding on a public works project. The DIR provides links to the current prevailing wages for a journeyman craft or classification for each county in California. Prevailing wages may constrain construction

of affordable housing because they are often higher than normal wages.

Availability of Financing

The availability of financing depends on many factors, including current interest rates and fees, laws and regulations governing financial institutions and lending practices, and the types of lending institutions available within a community.

For instance, home mortgage rates of the late 1990s and early 2000s were relatively low with 30-year fixed rates as low as five percent. However, the burst of the housing bubble and the Great Recession led to changes in lending practices and regulations. While necessary to prevent predatory lending practices and foreclosures, these changes made it more difficult for lower income households to qualify for standard mortgages. More recently, the Covid-19 pandemic has impacted the lending industry as the Federal Reserve lowered interest rates in response. As of February 2021, interest rates are below three percent for a 30-year fixed rate mortgage.

Financing for both construction and long-term mortgages is generally available in Rancho Cucamonga subject to normal underwriting standards. However, a more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Typically, conventional home loans will require ten to twenty percent of the sale price as a down payment, which is the largest constraint to first-time homebuyers.

Table HE-44 summarizes home purchase and improvement loan applications in Rancho Cucamonga for 2017. Under the Home Mortgage Disclosure Act (HDMA), lending institutions are required to disclose information on the disposition of loan applications along with the income, gender, and race of loan applicants. In 2017, there were a total of 8,943 loan applications within the City of Rancho Cucamonga, with an overall approval rate of 63 percent. The majority of applications were for refinance, which had the highest denial rate at 17 percent. Applications for conventional purchase loans had an approval rate of 76 percent. Government backed loans had a slightly lower approval rate of 73 percent.

Table HE-44: Home Purchase and Improvement Loan Applications, 2017

Loan Type	Total Applications	Approved	Denied	Other
Conventional Purchase	2,576	76%	9%	15%
Government-Backed Purchase	375	73%	9%	18%
Home Improvement	781	57%	11%	19%
Refinance	5,211	57%	17%	26%
Total	8,943	63%	14%	22%

Note: "Other" includes files closed for incompleteness and applications withdrawn.

Source: www.lendingpatterns.com, 2017

Residential Foreclosures

Between 2000 and 2005, the availability of lower interest rates, "creative" financing, and predatory lending practices (e.g., extremely aggressive marketing, hidden fees, and negative amortization), many Rancho Cucamonga households purchased homes that, ultimately, were beyond their financial means. Many homes were purchased under the false assumption that refinancing options to a lower interest rate would be available and that home prices would continue to rise at double-digit rates. Households were often unprepared for the potential hikes in interest rates, expiration of short-term fixed rates, and a decline in sales prices beginning in 2006. Many homeowners were suddenly faced with significantly inflated

mortgage payments and mortgage loans that were larger than the value of the home (i.e., commonly referred to as being "upside down" or "underwater"), resulting in large numbers of foreclosures during the Great Recession.

Throughout the economic recovery of the 2010s, foreclosures in Rancho Cucamonga have steadily declined. In November 2009, there were 1,805 homes in Rancho Cucamonga in the foreclosure process, compared to 420 homes in March 2013. As of February 2021, there were 42 homes in the foreclosure process (including 19 in pre-foreclosure, 14 in auction, and 9 bank owned)¹.

AFFIRMATIVELY FURTHERING FAIR HOUSING

In January 2019, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

Fair Housing Services

The City contracts with Inland Fair Housing and Mediation Board (IFHMB) to provide a variety of fair housing and tenant/landlord services, including:

- Mediation of tenant/landlord disputes
- Fair housing education and outreach
- Senior services
- Alternative dispute resolution
- Mobile home mediation

IFHMB provides comprehensive and extensive education and outreach programs and services throughout their service area. The purpose of these programs is to educate tenants, landlords, owners, realtors, city staff, code enforcement, elected officials, and property management companies on fair housing laws; to promote media and consumer interest in fair housing, and to secure grass roots involvement within the community. IFHMB conducts outreach and education activities that are vital to improve compliance with the law.

Access to Opportunities

While the Federal Affirmatively Furthering Fair Housing (AFFH) Rule has been repealed, the data and mapping developed by HUD for the purpose of preparing the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on

¹ Source: RealtyTrac.com

nationally available data sources to assess Rancho Cucamonga residents' access to key opportunity assets. Table HE-45 provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. *The higher the score, the less exposure to poverty in a neighborhood.*
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the score, the higher the school system quality is in a neighborhood.*
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. *The higher the score, the higher the labor force participation and human capital in a neighborhood.*
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). *The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.*
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. *The higher the index, the lower the cost of transportation in that neighborhood.*
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.*

Compared to the County of San Bernardino, Rancho Cucamonga residents are less exposed to poverty as a whole but are more exposed to poorer quality schools within their own neighborhoods. Residents in the City also utilize public transit more often than the County as a whole, which may be because the cost of transportation within the City is less expensive than elsewhere in the County. There is also more access to jobs within a residents' own neighborhood. However, the quality of neighborhoods is lower on the environment health index than the rest of the county.

Table HE-45: Opportunity Indicators by Race/Ethnicity – Entitlement Jurisdictions

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Riverside-San Bernardino-Ontario, CA Region							
Total Population							
White, Non-Hispanic	50.83	46.43	33.94	48.57	42.13	45.92	48.02
Black, Non-Hispanic	41.38	35.44	26.46	53.65	45.13	45.67	38.89
Hispanic	36.39	33.26	24.37	55.76	46.31	46.90	37.84
Asian or Pacific Islander, Non-Hispanic	58.83	51.51	42.31	55.92	42.65	53.56	35.12
Native American, Non-Hispanic	39.48	35.90	24.58	47.70	43.26	43.36	49.90
Population below federal poverty line							
White, Non-Hispanic	37.75	37.30	25.07	48.70	45.70	43.28	51.53
Black, Non-Hispanic	26.43	25.68	16.85	53.16	48.28	41.83	42.21
Hispanic	24.29	26.74	16.85	57.51	49.70	45.50	39.29
Asian or Pacific Islander, Non-Hispanic	41.94	35.76	29.56	58.72	49.53	57.38	34.87
Native American, Non-Hispanic	29.25	30.43	19.72	50.03	46.34	44.62	44.78
Rancho Cucamonga							
Total Population							
White, Non-Hispanic	71.41	68.49	57.32	66.85	47.37	62.83	36.79
Black, Non-Hispanic	66.74	63.99	54.92	70.71	52.94	72.81	32.30
Hispanic	65.77	61.92	53.16	70.41	51.99	70.40	33.91
Asian or Pacific Islander, Non-Hispanic	75.79	69.20	60.84	66.86	48.13	68.56	34.95
Native American, Non-Hispanic	69.03	63.92	56.25	69.54	50.59	68.41	35.38
Population below federal poverty line							
White, Non-Hispanic	68.06	64.47	58.06	70.53	54.00	69.48	34.93
Black, Non-Hispanic	60.01	49.99	49.35	77.24	61.65	78.28	30.62
Hispanic	48.50	46.50	43.93	76.64	60.06	74.45	33.71
Asian or Pacific Islander, Non-Hispanic	74.34	69.27	61.47	67.09	48.09	66.32	35.14
Native American, Non-Hispanic	42.94	35.55	39.13	73.00	55.15	83.94	32.63

Source: Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool (AFFH-T), 2020

Key Impediments

In the City's 2020 Analysis of Impediments, there was one impediment to fair housing choice which was discrimination against persons with disabilities. It is recommended that the City and its contracted fair housing service provider should facilitate educational opportunities for property owners, property managers, and residents in Rancho Cucamonga to provide information concerning the law as it pertains to reasonable accommodations and reasonable modifications. This initiative may be fulfilled through workshops, public service announcements, literature distribution and the provision of landlord-tenant mediation services.

HOUSING RESOURCES

Housing resources refer to the land, financial, and administrative resources that are available to meet Rancho Cucamonga's housing needs to mitigate the housing constraints identified in earlier sections of this Housing Element. This section provides an inventory, analysis, and assessment of the City's resources to address its housing needs, including the City's share of the Regional Housing Needs Assessment (RHNA).

POTENTIAL FOR FUTURE HOUSING

State law requires that jurisdictions provide an adequate number of and properly zoned sites to facilitate the production of their regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify “adequate sites.” Under State law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning designations and development regulations—with services and facilities—needed to facilitate and encourage the development of a variety of housing for all income levels. The land resources available for the development of housing in Rancho Cucamonga are addressed here.

Regional Housing Needs Allocation (RHNA)

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. HCD allocates a numeric regional housing goal to the Southern California Association of Governments (SCAG). SCAG is then mandated to distribute the housing goal among the cities and counties in the region. This share for the SCAG region is known as the Regional Housing Needs Assessment, or RHNA. The SCAG region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura) and 191 cities in an area covering more than 38,000 square miles. The major goal of the RHNA is to assure an equitable distribution of housing among cities and counties within the SCAG region so that every community provides for a mix of housing for all economic segments. The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

The current RHNA for the SCAG region covers an eight-year planning period (June 30, 2021 to October 15, 2029)² and is divided into four income categories: very low, low, moderate and above moderate. As determined by SCAG, the City of Rancho Cucamonga's allocation is 10,525 units divided among the four income categories shown in Table HE-46.

² The Housing Element planning period differs from the RHNA planning period. The Housing Element covers the planning period of October 15, 2021 through October 15, 2029.

Table HE-46: RHNA 2021-2029

Income Group	Total Housing Units Allocated	Percentage of Units
Extremely/Very Low	3,245	31%
Low	1,920	18%
Moderate	2,038	19%
Above Moderate	3,322	32%
Total	10,525	100%

Source: Southern California Association of Governments (SCAG).

Note: The City has a RHNA allocation of 3,245 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low income.

However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.

CREDITS TOWARDS THE RHNA

State law allows local governments to receive credits towards its RHNA housing goals with housing units constructed, building permits issued, and projects approved in the time from the start of the RHNA planning period. Table HE-47 summarizes Rancho Cucamonga’s RHNA credits and the remaining housing need through October 15, 2029. The City would be able to meet most of its moderate and above moderate income RHNA with anticipated ADUs and entitled projects. The City must accommodate the remaining RHNA of 5,440 lower and moderate income units with vacant and nonvacant sites with development potential.

Table HE-47: RHNA Credits and Remaining Need

	Extremely Low/ Very Low (Below 50% AMI)	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (Over 120% AMI)	Total
RHNA	3,245	1,920	2,038	3,322	10,525
Potential ADUs	36	56	56	12	160
Entitlements	0	0	2,000	3,085	5,085
The Resort	0	0	2,000	0	2,000
Victoria Gardens	0	0	0	385	385
Etiwanda Heights	0	0	0	2,700	2,700
Remaining Need	3,209	1,864	0	225	5,280

Potential ADUs

SCAG has conducted analysis that provides jurisdictions in the region with assumptions for ADU affordability that can be used to assign ADUs to income categories for RHNA. The analysis examined current market rents for reasonably comparable rental properties. The analysis relied on a survey of 150 existing ADUs between April and June of 2020. Based on the rent survey, SCAG developed an appropriate income distribution for potential ADUs by county. This income distribution has already been approved by HCD for use in the 6th cycle Housing Element.

Between 2018 and 2020, Rancho Cucamonga permitted 60 ADUs:

- 11 units permitted in 2018

- 31 units permitted in 2019
- 18 units permitted in 2020

Based on this trend, it is reasonable to anticipate an annual average of 20 ADUs between 2021 and 2029, 160 over the planning period.

Table HE-48: RHNA 2021-2029

Income Group	SCAG Affordability Assumption (Percentage of Total ADUs)	Potential ADUs
Extremely Low	15.0%	24
Very Low	7.7%	12
Low	34.8%	56
Moderate	34.8%	56
Above Moderate	7.7%	12

Entitled Projects

There are currently three existing entitled projects in the City with remaining capacity that can be credited towards the moderate and above moderate income RHNA:

- **The Resort:** This project has an original approved site plan that allows for a maximum of 3,450 units (1,450 in the south below 6th street and 2,000 in the north above 6th street). The southern portion of the sites has already gone through the process of entitlement, construction and plan check. The remaining 2,000 sites in the northern portion are current entitlements. There are 91 acres with an average density of 22 units per acre. The 2,000 units entitled are being credited towards the City’s moderate income RHNA.
- **Victoria Gardens Master Plan:** The Victoria Gardens Master Plan allows for 600 residential units in the designated planning areas. All 600 were entitled, with 215 already constructed. There are currently 385 units yet to be constructed and will be credited towards the City’s above moderate income RHNA.
- **Etiwanda Heights:** This project is currently entitled and allows for 2,700 units of housing in a 790-acre Neighborhood Area with an average density of 29 units per acre.

Remaining RHNA

Accounting for potential ADUs and current entitlements, the City has a remaining RHNA of 5,280 units. Specifically, 5,073 extremely low/very low and low income units and 225 above moderate income units. The City has already been able to meet its moderate income RHNA with entitlements and potential ADUs.

RESIDENTIAL SITES INVENTORY

Government Code §65583(a)(3) and §65583.2 requires "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services for these sites". The availability of vacant residential land is the primary resource needed to meet the City's affordable housing needs.

State law requires that jurisdictions demonstrate that the land inventory is sufficient and adequate to accommodate that jurisdictions share of the regional housing need. The Housing Element must identify those sites within the City that can accommodate the RHNA. Potential development sites at adequate

densities and appropriate development standards must be made available to accommodate these remaining units. Pursuant to State law, the default density of 30 units per acre is considered an adequate density to facilitate and encourage the development of lower income housing.

The City of Rancho Cucamonga’s General Plan Update, PlanRC, is facilitating development by introducing a new Land Use Plan that transforms select areas of the City into specialty districts, corridors, place types and neighborhoods with a diverse mix of uses. The updated General Plan will incorporate a range of housing densities and significant mixed-use infill that will guide the development of more diverse housing opportunities.

The City is simultaneously amending the General Plan Land Use Element and the Development Code to ensure that the zoning standards and the new land use designations utilized for the sites inventory are in place before October 15, 2021 as seen in Table HE-36.

The Housing Element is being adopted concurrently with the General Plan update, but utilizes the General Plan Land Use Element and Development Code amendments that will be codified before October 15, 2021 and therefore utilizes this new Land Use Plan for the provision of residential sites for RHNA.

The vacant sites and underutilized parcels of interest are located in the land use designations as presented in Table HE-49 and Table HE-36. All land use designations identified in the sites inventory are feasible for lower income based on the allowable density as set in the General Plan Land Use Element and Development Code amendments.

Table HE-49: Land Use Designations

Land Use Designation	Minimum Density	Maximum Density	Residential Allowed	Feasible for Low Income
City Center	40	100	50%	Y
21 st Century Employment District	24	42	30%	Y
City Corridor High	40	60	70%	Y
City Corridor Moderate	24	40	70%	Y

Methodology

The development of the sites inventory started with vacant sites that were identified using GIS and assessor data that were labeled with an existing use of vacant. The status of vacant parcels was then confirmed with aerial photos and staff knowledge. Then parcels of interest were identified using the following locational criteria, and economic and physical characteristics (based on data from CoStar, not all parcels meet all criteria specified but also have potential based on staff knowledge):

- Dedicated for parking use or not taking advantage of their value based on location and size
- Located along a major corridor, especially along Haven and Foothill
- Located within a contiguous group of parcels of interests
- Potential to create walkable neighborhood centers or fabric due to their centrality in a neighborhood and compatible relationship to adjacent uses
- Rent below Inland Empire average (\$2.00/square foot/month triple net), which may indicate subpar performance
- Vacancy above the regional average of 9.0 percent

- Year built/renovated more than 30 years ago (before 1990)
- Tenant mix, i.e., unanchored centers are generally more susceptible to redevelopment

Development Potential

When estimating residential development potential, several factors were considered:

- Not all vacant sites and parcels of interest will be redeveloped over the eight years
- Not all parcels of interest will develop as mixed-use development with a residential component
- Not all vacant sites and parcels of interest will redevelop at the maximum density permitted

Taking these factors into consideration, the residential sites inventory for this Housing Element was compiled using a conservative assumption that development will occur at 70 percent of the maximum density allowed in each land use designation. Each individual site's development potential was calculated using 70 percent of the maximum density allowed as well as the percent of residential allowed in the land use designation. Further analysis was done to identify sites feasible for low income that are larger than 0.5 acre and smaller than 10 acres.

Vacant Sites

There are 96 vacant sites that make up approximately 329 acres of land suitable for the development of housing (Table HE-50). These vacant sites will account for a majority of the City's remaining RHNA. All of the vacant sites selected are suitable and appropriately designated under the General Plan Land Use Element and Development Code amendments for development of more intense residential uses. Appendix B includes a listing of individual sites and identifies the size, new land use plan designation, allowable densities, and realistic capacity for each.

The most significant potential for new residential development occurs in areas that are designated as City Center and City Corridor High. These two land use designations have the potential to provide a wide range of housing opportunities affordable to above moderate income as well as low income based on the size and density of the sites.

Table HE-50: Vacant Sites

Income/ Affordability ¹	Land Use Designation	Total Acres	Maximum Density	Residential Allowed	Net Potential Units ²
Above Moderate Income (>120% AMI) (Parcels <0.5 acre and > 10.0 acres)	City Center	82.01	100	50%	2,870
	City Corridor High	35.32	60	70%	1,035
	City Corridor Moderate	19.51	40	70%	379
Subtotal:		136.84	--	--	4,284
Lower Income (0-80% AMI) (Parcels 0.5-10.0 acres)	City Center	23.90	100	50%	834
	21 st Century Employment District	8.79	42	30%	76
	City Corridor High	98.85	60	70%	2,889
	City Corridor Moderate	21.71	40	70%	422
Subtotal:		153.25	--	--	4,221
Total:		290.09	--	--	8,505

1. Based on density level, all land use designations identified in this table can facilitate lower income housing, except for Traditional Town Center, which has no minimum density. However, parcels that are smaller than 0.5 acre and larger than 10.0 acres in the City Center, City Corridor High, and City Corridor Moderate designations are assumed to be feasible for above moderate income housing.
2. Net Potential Units is based on the overall yield in the land use designation taking into account the following: A) assuming only development up to 70 percent of maximum density; and b) discounting a percentage of residential development in each land use designation as specified by the Land Use Plan.

Parcels of Interest

Parcels of interests were selected based on the elaborate methodology described above. The list was narrowed down to parcels that were feasible for lower income housing based on allowable density and size. Furthermore, all sites that had existing housing units on them were also removed from the list. All of the parcels of interest included in the sites inventory are larger than 0.5 acre and smaller than 10 acres and allow for a density of at least 30 units per acre. Details of the parcels of interest are described in Table HE-51 and in Appendix B. In total there are approximately 87 acres of parcels that have the potential to provide 2,402 low income units in the new land use plan designations of City Center or City Corridor Moderate (Table HE-51).

Table HE-51: Parcels of Interest

Income/Affordability	Land Use Designation	Total Acres	Maximum Density	Residential Allowed	Net Potential Units ¹
Lower Income (0-80% AMI) (Parcels 0.5-10.0 acres)	City Center	46.77	100	50%	1,618
	City Corridor Moderate	40.40	40	70%	784
Total:		87.17	--	--	2,402

1. Net Potential Units is based on the overall yield in the land use designation taking into account the following: A) assuming only development up to 70 percent of maximum density; and b) discounting a percentage of residential development in each land use designation as specified by the Land Use Plan.

ADEQUACY OF SITES FOR RHNA

Based on the development potential on vacant sites and parcels of interest throughout the City and the General Plan Land Use Element and Development Code amendments, the City can fully accommodate

its RHNA for the planning period Table HE-52.

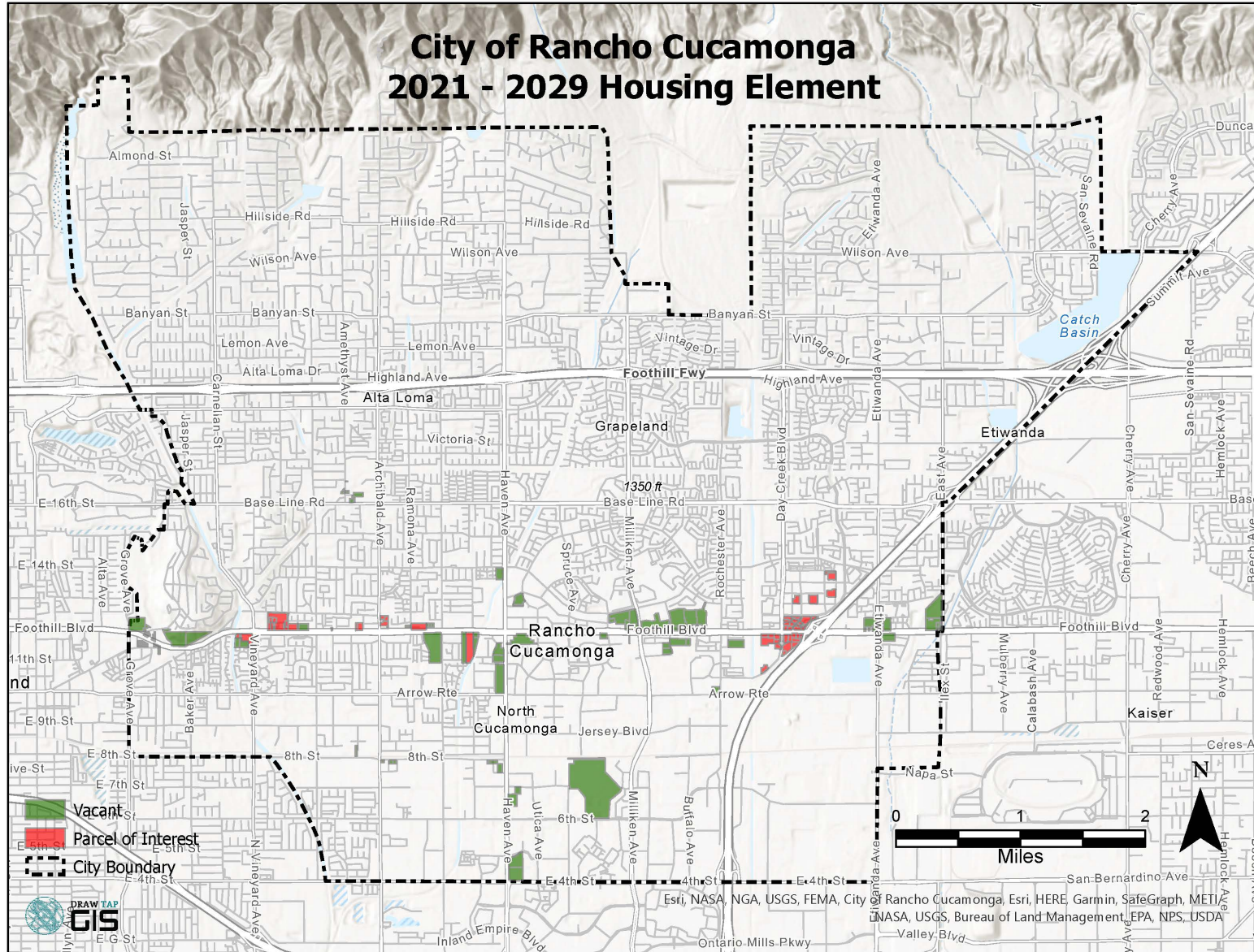
Table HE-52: Summary of RHNA

	Extremely Low/ Very Low (Below 50% AMI)	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (Over 120% AMI)	Total
RHNA	3,245	1,920	2,038	3,322	10,525
Remaining Need	3,209	1,864	0	225	5,280
Development Potential	6,623		0	4,284	10,907
Vacant Sites	4,221		0	4,284	8,505
Parcels of Interest	2,402		0	0	2,402

Availability of Site Infrastructure and Services

All sites identified in the inventory are located within urbanized areas where infrastructure and public services are readily available or can be extended. Lateral water and sewer lines would be extended onto the properties from the adjoining public rights-of-way as development occurs. Any missing public improvements (e.g., curbs, gutters, sidewalks, etc.) along property frontages would also be constructed at that time. None of the housing sites are subject to significant environmental constraints that would prevent development of these sites into housing.

City of Rancho Cucamonga 2021 - 2029 Housing Element



FINANCIAL RESOURCES

The ability of a City to provide affordable housing opportunities requires substantial public subsidies. The City of Rancho Cucamonga has access to a number of local, State, and Federal resources. The key funding sources are described below.

SB2 Grants

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The City of Rancho Cucamonga received \$310,000 for planning efforts to facilitate housing production. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). The City is anticipated to receive approximately \$450,000 annually. HCD is in the process of closing out the Year One planning grant allocations and has not begun the process of allocating the Year Two affordable housing funds.

Community Development Block Grant

Community Development Block Grant (CDBG) funds are provided by the U.S. Department of Housing and Urban Development (HUD) and are based on a formula that considers census data, extent of poverty, and age of the housing stock. Based upon these criteria, the CDBG program allows local governments to utilize Federal funds to alleviate poverty and blight. The CDBG program provides funds for a wide range of community development activities, including the acquisition and/or disposition of property, public facilities and improvements, relocation, housing rehabilitation, homeownership assistance, and support to public services.

In 2020, the City of Rancho Cucamonga received approximately \$1,000,000 in CDBG entitlement funding. The City's CDBG program provides funding for: 1) public improvements to lower income areas of the City, 2) the Home Improvement Program, which provides loans up to \$30,000 and grants up to \$15,000 to income eligible single-family and mobile homeowners, and 3) public service groups, including fair housing services.

Housing Choice Vouchers

The Housing Choice Voucher program is rental assistance provided to a household which bridges the gap between 30 percent of the household's gross monthly income and the fair market rent of a unit. Although this longstanding, federally funded program is not expected to increase in size or scope, it remains an important affordable housing program by helping to balance a household's income and the cost of housing. Rancho Cucamonga is within the service area of the San Bernardino County Housing Authority for Housing Choice Voucher assistance.

Home Investment Partnerships Program

The HOME Investment Partnerships Program (HOME), similar to CDBG, is a formula-based block grant program funded through HUD. HOME funds are provided to eligible state and local governments for the creation of affordable housing opportunities for low-income families. HOME funds must be spent only on

housing, and are intended to provide incentives for the acquisition, construction, and rehabilitation of affordable rental and home ownership properties. Rancho Cucamonga participates in the HOME Consortium administered by the County of San Bernardino Department of Community Development and Housing.

ADMINISTRATIVE RESOURCES

The City of Rancho Cucamonga actively works with a number of nonprofit organizations to expand and preserve affordable housing in the City. The following nonprofit agencies are either actively providing or preserving affordable housing in the City or have expressed interest in working in San Bernardino County. These include:

- National CORE: National CORE, located in Rancho Cucamonga, is one of the largest nonprofit affordable housing developers in Southern California.
- Northtown Housing Development Corporation: The purpose of the organization is to establish, maintain, and operate housing units for low-income households in the Northtown Neighborhood of Rancho Cucamonga.
- Workforce Homebuilders: Incorporated with the purpose of establishing, maintaining, and operating housing units for lower-income households.
- LINC Housing: LINC Housing has built affordable homes throughout California and provides housing for people underserved by the marketplace.

Opportunities for Energy Conservation

California Government Code §65583(a)(8) requires "[a]n analysis of opportunities for energy conservation with respect to residential development."

Water Conservation

In 2009, the City adopted a Water Efficient Landscaping Ordinance pursuant to State of California Government Code §65595 which regulates the efficient use of water resources. The Ordinance was incorporated into the Development Code as part of the 2012 Development Code update and requires projects to develop a water budget based on the total landscape area. In 2015, Executive Order B-29-15 required additional updates to the State Model Water Efficient Landscape Ordinance (MWELo) to further increase water efficiency standards for new and retrofitted landscapes as a result of severe drought conditions throughout the state. The California Department of Water Resources updated the MWELo in late 2015 and were incorporated by reference into the City's Development Code in 2017.

The Water Efficient Landscape Ordinance applies to new construction and rehabilitated landscapes for public agency projects, private developers submitting projects with a total landscape area equal to or greater than 500 square feet, and homeowners submitting projects in excess of 2,500 square feet that require a building permit, plan check, or design review.

Building Code Title 24

The City's Building and Safety and Development Codes are in compliance with Title 24 of the California Building Code, CalGreen, and the Rancho Cucamonga Green Building Code. The California Energy Commission has established and adopted energy improvement specifications for both single-family and multiple-family structures under four stories. These specifications require both active and passive energy features for all residential developments. Rancho Cucamonga's Building and Safety Department enforces State adopted Energy requirements for Climate Zone 10.

Green Development

The City's General plan outlines goals related to Sustainable Development, Green Building, Healthy Communities, Smart Growth, and Global Warming (AB32). As part of the 2012 Development Code update, the City implemented a Green Building Code to encourage developers to go above and beyond typical development practices by creating incentives for compact, mixed-use developments, encourage the use of alternative energy resources, promote alternative means of transportation, create incentives to reduce energy use, and facilitate low impact development techniques.

The provisions outlined in the Green Building Code provide two levels of incentives available to developers that exceed the requirements outlined in the State of California CalGreen Building Code. The City has developed a Green Building Code Compliance Matrix (GBCCM) which implements a point system to determine whether projects are compliant with the Green Building Code and quantifies the level they have gone beyond the minimum requirement. Projects that achieve CalGreen Tier 1 or 100 points or more on the GBCCM (RC Green 100) are eligible for priority processing. Projects that achieve CalGreen Tier 2 or 200 points on the GBCCM (RC Green 200) are eligible for priority processing along with reductions in Development Code standards. These provisions encourage energy conservation in context of flexibility and creativity in residential building designs. Because they tend to reduce the cost of monthly utility bills, they also contribute to housing affordability.

Energy Efficiency and Conservation Block Grant

Rancho Cucamonga received an Energy Efficiency and Conservation Block Grant (EECBG) allocation through the U.S. Department of Energy (DOE). The stated purposes of the EECBG program are to assist eligible entities in creating and implementing strategies to reduce fossil fuel emissions, reduce the total energy use, and improve energy efficiency. As part of the City's Energy Efficiency and Conservation Strategy (EECS) the City adopted two programs specifically designed to improve residential energy efficiency. These include a residential revolving loan program to encourage and fund energy saving projects for low income homeowners, providing funding to replace inefficient heaters, air conditioners, and water heaters, and a financial incentive program providing homeowners with a rebate for the installation of energy efficient appliances and other mechanical and electrical equipment.

The City spent all funding associated with the initial allocation in accordance with DOE grant procedures. The Revolving Loan activity will continue indefinitely and as loans are repaid, new loans will be made available to income eligible applicants.

HOUSING PLAN

The previous sections of this Housing Element provided an assessment of the City's housing needs, an assessment of constraints to the development of housing, and an inventory of housing resources. This section establishes the City of Rancho Cucamonga's strategy for addressing the housing needs and mitigating constraints with available resources.

GOALS AND POLICIES

Adequate Housing Sites

H-1: Housing Opportunities. A diverse community with a broad range of housing types and opportunities to accommodate expected new households.

H-1.1: RHNA Requirement. Encourage the development of a wide range of housing options, types, and prices that will enable the City to achieve its share of the RHNA.

H-1.2: Elderly and Disabled Household Needs. Recognize the unique characteristics of elderly and disabled households and address their special needs.

H-1.3: Accessory Dwelling Units. Facilitate the development of accessory dwelling units to provide additional housing opportunities pursuant to State law and established zoning regulations.

H-1.4: Mobile Home Parks. Discourage the conversion of existing mobile home parks to non-residential uses.

Affordable Housing

H-2: Affordable Housing. A city where housing opportunities meet the needs of all socioeconomic segments of the community.

H-2.1: Rental Assistance Programs. Encourage the use of rental assistance programs to assist lower income households and support the Housing Authority of the County of San Bernardino (HACSB) applications for additional vouchers to meet the needs of lower income households.

H-2.2: Mobile Home Park Accord. Support the Mobile Home Park Accord voluntary rent stabilization as a means of keeping rents at reasonable levels.

H-3: Homelessness. A compassionate community with a wide range of options and support for the housing insecure and those experiencing homelessness. .

H-3.1: Homeless Services. Provide assistance as it becomes available towards efforts of local organizations and community groups to provide emergency shelters, transitional housing opportunities, and services to the City's homeless population and those at-risk of homelessness.

H-3.2: Homeless Programs. Participate with adjacent communities toward the provision of a sub-regional shelter program and encourage the County to develop a comprehensive homeless program.

Housing Preservation

H-4: Housing Quality. A community with quality, healthy housing.

H-4.1: Mills Act Contracts. Encourage rehabilitation and preservation of historic residences through participation in Mills Act contracts.

H-4.2: Substandard Housing. Encourage the revitalization and rehabilitation of substandard residential structures.

H-4.3: Residential Rehabilitation. Focus rehabilitation to neighborhoods with deteriorating units.

H-4.4: Home Improvement Programs. Implement the Home Improvement Programs to benefit lower income single-family homeowners and mobile homeowners.

H-4.5: Public Improvements. Provide public improvements/community facilities such as street improvements, streetlights, sidewalks, parkway landscaping, as well as park facilities, throughout the City so as to encourage the maintenance or improvement of existing housing stock.

H-4.6: Housing Maintenance. Actively encourage the maintenance of existing housing in to as to maintain the housing stock in sound condition.

H-4.7: Code Enforcement. Utilize concentrated Code Enforcement programs to target specific areas or problems when the need and community support warrants such activity.

Remove Constraints

H-5: Government Constraints. A City with an efficient process for improving and developing housing.

H-5.1: Development Review Processes. Consider new polices, codes, and procedures that have the potential to reduce procedural delays, provide information early in the development process regarding development costs, and charge only those fees necessary to adequately carry out needed public services and improvements.

H-5.2: Fee Schedule. Periodically review and update the City's fee schedule and the methodology on which the fees are based to determine the necessary costs for providing adequate public services and public improvements to ensure the continued health, safety, and welfare of the community.

H-5.3: Development Review Process. Facilitate the development review process for new housing through multiple techniques, including staff assistance, public information, articles in the City's newsletter, informal meetings with applicants, and Preliminary Review applications to address technical issues and facilitate the production of quality housing.

H-5.4: Development Standards. Evaluate and adjust as appropriate residential development standards, regulations, and processing procedures that are determined to constrain housing development, particularly housing opportunities for lower and moderate income households and for persons with special needs.

Affirmatively Furthering Fair Housing

H-6: Equal Housing Opportunities. An equitable community that provides equal housing opportunities for all residents.

H-6.1: Reduce Housing Discrimination. Explore and consider programs that will reduce the incidence of housing discrimination within the City.

H-6.2: Land Use Plan. Facilitate development projects that will improve a neighborhood's access to resources and opportunities.

H-6.3: Fair Housing Outreach and Education. Support outreach and education efforts to actively further fair housing practices and understanding of fair housing rights, with emphasis on proactive education and voluntary compliance, as well as through legal enforcement on a case-by-case basis, including, but not limited to, assistance with the resolution of tenant/landlord disputes and housing discrimination complaints.

H-6.4: Accessible or Barrier-Free Housing. Encourage the provisions of disabled-accessible units and

housing for the mentally and physically disabled.

HOUSING PROGRAMS

Program HE-1: Inventory of Residential Sites

For the 2021-2029 Housing Element planning period, the City has a RHNA of 10,525 units. Accounting for entitled projects and projected ADUs, the City has a remaining RHNA of 5,280 lower and above moderate income units. This Housing Element is being updated as part of a comprehensive update to the General Plan (PlanRC). The General Plan provides a new Land Use Plan that offers ample capacity for future residential growth. The Land Use Element and Development Code amendments (to be completed before October 15, 2021) provide a mechanism for implementing the new Land Use Plan until a comprehensive update to the Development Code is completed (March 2022). The General Plan (including the Housing Element) is anticipated to be adopted before the end of 2021.

Funding Source: General Fund

Responsible Agency: Planning Department

Timeframe and Objectives:

- Provide information on available sites and development incentives to interested developers and property owners on City website.
- Utilize the Land Use Element and Development Code amendments to implement the new form-based General Plan until the General Plan is adopted by the end of 2021 and the Development Code is updated (anticipated to be completed Q1 2022).

Program HE-2: Monitoring of No Net Loss

To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Assessment (RHNA).

Funding Source: General Fund

Responsible Agency: Planning Department

Timeframe and Objectives:

- Develop a procedure in 2022 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category throughout the 6th cycle planning period.
- Explore, in 2023, a system that establishes target densities by land use district and an in-lieu fee system that requires developers to pay a fee if the proposed projects fall below the targeted densities.

Program HE-3: Accessory Dwelling Units (ADUs)

Accessory Dwelling Units (ADU) represent an important affordable housing option to lower and moderate income households. The State has passed multiple bills in recent years to remove constraints to the development ADUs (including AB 587, AB 671, AB 68, and SB 13, among others). The City last

updated its ADU ordinance in 2020.

Funding Source: General Fund

Responsible Agency: Planning Department

Timeframe and Objectives:

- Develop incentives and tools to facilitate ADU construction in 2022. Incentives may include:
 - Fee waivers or reductions beyond State requirement;
 - Pre-approved site/floor plans;
 - Website information on resources and technical assistance;
 - Guidance handbook for property owners looking to construct an ADU.

Program HE-4: Mobile Home Park Conservation

This program discourages the conversion of existing mobile home parks to other uses, consistent with Government Code §65863.7, in order to maintain a valuable source of affordable housing. Mobile home parks are permitted in all residential districts, subject to approval of a Conditional Use Permit. Eight mobile home parks are located in the City. Although the City has not enacted a Mobile Home Conversion Ordinance, the City promotes the conservation of Mobile Home Parks.

Funding Source: General Fund

Responsible Agency: Planning Department

Timeframe and Objectives:

- Continue to encourage the conservation of mobile home parks and discourage the conversion of mobile home parks to other uses in order to maintain a valuable source of affordable housing.
- Continue to promote the conservation of mobile home parks through implementation of the Mobile Home Accord (Program HE-7) that serves as a rent stabilization agreement between the City and mobile home park owners, implementation of the Mobile Home Rental Assistance (Program HE-8) that provides a monthly rental subsidy to low income mobile home households, and through the enforcement of Title 24 as it applies to mobile homes to ensure mobile homes meet applicable building code requirements.

Program HE-5: Homebuyer Assistance

Due to limited funding and rising costs of homeownership, the City no longer offers first-time homebuyer assistance. While the City participates in the County of San Bernardino’s HOME Consortium, due to limited funding, the County has also discontinued its HOME-funded homeownership programs.

The County, however, continues to participate in the Mortgage Credit Certificates (MCC) program, administered by the Golden State Finance Authority (GSFA). The MCC is used to reduce a homebuyer’s federal tax liability.

Funding Source: None

Responsible Agency: Community Development

Timeframe and Objectives:

- Provide information about the MCC program on City website.
- Explore funding sources available and feasibility of reinstating the City’s homebuyer assistance

programs (in 2023 and annually thereafter).

Program HE-6: Housing Choice Vouchers

The HUD funded Housing Choice Voucher (HCV) program is administered by the Housing Authority of the County of San Bernardino (HACSB). HACSB provides rent subsidies to very low income households and elderly households who spend greater than 50 percent of their income on rent, live in substandard housing, or have been displaced. The subsidies represent the difference between 30 percent of the monthly income and housing payment standards established by HUD.

HCVs are utilized by many extremely low income households in Rancho Cucamonga. The City will work with the HACSB to market the HCV program and improve its overall effectiveness.

Funding Source: HUD Section 8 Funds

Responsible Agency: Community Development/HACSB

Timeframe and Objectives:

- Promote the use of HCVs by making program information available at the public counter and community facilities. Encourage non-profit service providers to refer eligible clients to HCV program for assistance.
- Coordinate with the HACSB to prioritize vouchers to be set aside for extremely low income households.
- Work with HACSB and Inland Fair Housing and Mediation Board (IFHMB) to continue outreach and education on SB 329 and SB 222, the State’s new source of income protection that prohibits housing discrimination against persons using public subsidies (such as HCVs) for housing payments.

Program HE-7: Mobile Home Accord

The Mobile Home Accord serves as a rent stabilization agreement between the City and the mobile home parks in the City, which limits how much park owners can raise rents based on the Consumer Price Index. The Mobile Home Accord was renewed in 2009 for a 7-year participation agreement. Currently, seven of the eight mobile home parks within the City participate in the Accord.

Funding Source: None

Responsible Agency: Planning Department

Timeframe and Objectives:

- Continue to administer the Mobile Home Accord and seek renewal of the agreements in 2026.

Program HE-8: Mobile Home Rental Assistance Program

In June 2008, the RDA established a Mobile Home Rental Assistance Program that provides up to \$100 per month towards the rent of a mobile home space for households that are at or below 60 percent of the AMI and paying 30 percent or more of their income on housing. Currently, about 31 households are assisted under the program.

Funding Source: Successor Agency

Responsible Agency: Planning Department

Timeframe and Objectives:

- Continue to administer and market the program to 31 households annually.
- Monitor the participation of all existing participants assisted through the program on a monthly basis. As this activity was previously RDA funded, the continued monitoring of this program will not provide new funds or allow for new applicant participation. As existing participants drop out of the program no new households will be permitted.

Program HE-9: Preservation of At-Risk Units

Four publicly assisted housing projects with a total of 348 units may be at-risk of losing rent subsidies or converting to market rate within the planning period of this Housing Element. Specifically, many households residing in publicly assisted housing are extremely low income households with limited housing opportunities elsewhere. To meet the needs of lower income households, the City must plan against the loss of existing affordable housing units.

Funding Source: General Fund

Responsible Agency: Planning Department

Timeframe and Objectives:

- Continue to keep in contact with the owners of projects with units due to convert to market rate to determine the status of projects with respect to the expiration of regulatory agreements.
- Continue to contact the owners of all units at risk and discussed options for retaining restricted affordable units.
- Work with private non-profit agencies interested in purchasing and/or managing units at-risk, including but not limited to 501(c)(3) Housing Development Corporations. On a case-by-case basis, provide technical assistance to these organizations with respect to organization and financing.
- On a case-by-case basis as opportunities arise, enter into agreements with property owners to preserve existing affordable housing units.

Program HE-10: Affordable Housing Incentives

To encourage and facilitate affordable housing development in Rancho Cucamonga, including housing for extremely low income households, the City will provide incentives to private developers along with information regarding the availability of funding through federal and State housing programs.

Funding Source: General Fund/CDBG

Responsible Agency: Planning Department

Timeframe and Objectives:

- Provide technical assistance to developers regarding City land use policy and development regulations.
- Support the funding applications of affordable housing projects that help further goals of this Housing Element.
- Provide fee underwriting, fee deferral, public improvements, and/or permit fast-tracking for housing affordable to lower income households, prioritizing projects that include units affordable to extremely low income households.

- Continue to evaluate and improve the permit processing procedures to facilitate residential development

Program HE-11: Inclusionary Ordinance

The City formed an inclusionary housing committee consisting of development professionals with expertise in residential development. Through four workshops, the committee provided input on the feasibility of an inclusionary housing ordinance and potential criteria to consider for incorporation into an inclusionary housing ordinance.

Funding Source: General Fund

Responsible Agency: Planning Department

Timeframe and Objectives:

- Continue to study the feasibility of an inclusionary housing ordinance in 2022-2023.

Program HE-12: Commercial Linkage Fee

The City has seen a significant increase in non-residential development in recent years, resulting in job increases in multiple business sectors and an increased associated need for affordable housing. To mitigate the impact of newly generated jobs on the local housing market, the City will explore a linkage fee for non-residential development.

Funding Source: General Fund

Responsible Agency: Planning Department

Timeframe and Objectives:

- Initiate a linkage fee study for industrial development in 2022-2023.

Program HE-13: Homeowner Rehabilitation Programs

The City of Rancho Cucamonga offers a number of programs to assist homeowners, both single-family and mobile homes, maintain and improve their homes:

- **Home Improvement Program (CDBG Grants):** This program provides a grant up to \$15,000 to income eligible low income households to make necessary health, safety, and code related repairs. Eligible properties include single-family homes, mobile homes, townhomes, and condominiums and the units must be owner occupied. This program may be utilized in conjunction with the loan program (see below) if the cost of repairs exceeds the maximum grant amount.
- **Home Improvement Program (CDBG Loans):** This revolving loan program provides a deferred payment loan up to \$30,000 to income eligible low income households to make necessary health, safety, and code related repairs. Eligible properties include single-family homes, townhomes, and condominiums and the unit must be owner occupied. The loans are zero interest, subordinate to the primary loan, and are repaid on the sale or refinance of the property.

Funding Source: CDBG

Responsible Agency: Planning Department

Timeframe and Objectives:

- Assist 20 households annually through the Home Improvement Program.
- Continue to promote the program through various print and media channels as well as on the City's website.

Program HE-14: Transfer of Affordable Units

The City will explore options for facilitating affordable housing throughout the City. These may include units associated with density bonus and surplus lands transactions.

Funding Source: General Fund

Responsible Agency: Planning Department

Timeframe and Objectives:

- Explore options for transferring affordable units in 2023.

Program HE-15: Housing for Persons with Special Needs

The City of Rancho Cucamonga recognizes the need for a wide range of housing options to meet the varied needs of all segments of the community, including seniors, persons with disabilities, female-headed households, large households, homeless, students, and farmworkers. To encourage and facilitate the development of housing for persons with special needs, the City will address the provision of special needs housing as part of the comprehensive update to the Development Code. Specifically:

- **Low Barrier Navigation Centers (AB 101):** AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A “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.” Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions.
- **Emergency and Transitional Housing (AB 139):** Local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone.
- **Supportive Housing (AB 2162):** AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The City may choose to allow larger supportive housing projects by right in these zones. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop.

Funding Source: General Fund

Responsible Agency: Planning Department

Timeframe and Objectives:

- Continue to fund a wide variety of nonprofit organizations providing services for persons with special needs (e.g., disabled, including developmentally disabled), homeless people, and those at risk of homelessness, through the Consolidated Plan process.

- Update the Development Code by the end of 2022 to address the provision of special needs housing.

Program HE-16: Density Bonus

Since the City’s last update to the Density Bonus ordinance, a number of new regulations have been enacted by the State legislature to further incentivize the production of affordable housing. AB 1763, enacted in 2019, requires a density bonus to be granted for projects that include 100 percent lower income units, but allows up to 20 percent of total units in a project that qualifies for a density bonus to be for moderate-income households. Under the revised law, density bonus projects must be allowed four incentives or concessions, and for developments within ½ mile of a major transit stop, a height increase of up to three additional stories or 33 feet. A density bonus of 80 percent is required for most projects, with no limitations on density placed on projects within ½ mile of a major transit stop. The bill also allows developers to request the elimination of minimum parking requirements for rental units affordable to lower-income families that are either supportive housing or special needs housing, as defined. AB 2345 signed by the Governor in September 2020 further incentivizes the production of affordable housing by increasing the maximum available density bonus from 35 percent to 50 percent for qualifying projects not composed exclusively of affordable housing.

Funding Source: General Fund

Responsible Agency: Planning Department

Timeframe and Objectives:

- Update the Development Code by the end of 2022 to incorporate the new density bonus provisions.

Program HE-17: Fair Housing

The City of Rancho Cucamonga is committed to furthering and improving fair housing opportunities so that all persons have the ability to find suitable housing in the community. To achieve fair housing goals, the City contracts with the Inland Fair Housing and Mediation Board (IFHMB) to provide fair housing services and landlord/tenant counseling services, including education, counseling, mediation, outreach, and legal compliance. The City last prepared the Analysis of Impediments to Fair Housing Choice in 2020, to document the City’s progress in improving and maintaining fair housing opportunities.

Funding Source: CDBG

Responsible Agency: Planning Department

Timeframe and Objectives:

- Continue to contract with local fair housing providers to provide educational, advocacy, and mediation services for the City and assist 400 residents annually.
- Continue to provide fair housing and landlord/tenant counseling resources on the City website and make fair housing and landlord/tenant counseling brochures available at public counters and community facilities.
- Facilitate educational opportunities with IFHMB for property owners, property managers, and residents in Rancho Cucamonga to provide information concerning the law as it pertains to reasonable accommodations and reasonable modifications for persons with disabilities.

Table HE-53: Summary of Quantified Objectives

	Extremely Low (0-30%)	Very Low (31-50%)	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (Over 120% AMI)	Total
RHNA	1,622	1,623	1,920	2,038	3,329	10,525
New Construction	200	400	400	1,000	2,000	4,000
Rehabilitation	40	60	60	--	--	160
Preservation of At-Risk Housing	116	116	116	--	--	348

APPENDIX A: PUBLIC OUTREACH

The Housing Element update utilized the community engagement and outreach that was done for the General Plan Update. PlanRC involved longtime residents, new residents, seniors, youth, clubs, organizations, business owners, and many more. Although in person outreach was extremely limited due to COVID-19 constraints, the community adapted and found meaningful ways to get involved in PlanRC through digital engagement platforms. During, and after engagement, the community had an opportunity to share their thoughts and engage in live polling to provide additional feedback.

Comments received during the two Forum on Our Futures regarding housing in the community are summarized below:

Round 1: June 29 – July 1, 2020

Kick-off Summit

- Housing and public safety are very important with respect to equity. By housing I specifically am thinking of home ownership.
- There are also issues related to homelessness including teen homelessness. The City is also updating the Housing Element, which will address homelessness.
- Housing is a unique element in the General Plan. The City will be looking at housing, housing types, density, affordability, etc. and actually preparing concrete plans on how to address based on specific needs and the constraints.
- I think the City and National Core have done a great job of building lots of affordable housing in Rancho Cucamonga. Maybe we could do more outreach with our neighbor cities to help them follow our example?
- I am looking forward to hearing about the Housing for All and Mobility in the City.

Discussion Group 1: Moving Beyond Healthcare, Exercise and Food – A Healthy Community that supports Diversity and Inclusion

- Transportation to hospitals is an issue in the southwest near Rancho Middle School. A senior citizen volunteers to drive for others in community. Basic health care for seniors have come up. Northtown housing does not have access to transportation to grocery stores. Healthy RC can provide that but unfortunately cannot expand program. Due to funding problems cannot service all.
- Mixed use development is needed. We need space for housing. It's a huge challenge we have to meet when creating a place for the next decade.
- Building construction could be an opportunity for building in community gardens, markets other places for community gathering to promote equity within neighborhoods. Right now, finding affordable housing is difficult and we need spaces for renting smaller scale housing.

Discussion Group 2: Providing Housing for Seniors, Young Professionals, and Essential Workers

- More opportunities need to be provided for families. More families can live in Rancho if there is housing affordable to them. What kinds of services can be provided for young families that can help them stay in the city?
- Provide new job opportunities for young families/professionals.
- Instead of “affordable housing” lets change it to “housing that people can afford.” Remove the stigma behind “affordable housing”.

- There are people who have some sort of income, social security or other, which makes them not able to qualify for income-based housing or assistance. What housing can we have that they can afford to live in?
- All people should be able to work in the city and be able to live here.
- Does the City have ample infrastructure and resources to provide new housing units? Concerns about water, energy and resources that are available/planned for the future, that are available for the new units that the city needs to build. How will the infrastructure of the city be affected and are their studies for this?
- Need to provide employment and housing for all. Have more discussions about people of color and the housing that can be built to help these communities flourish.
- There is a concern about being able to stay in the community. Need resources for single parents, new graduates, young professionals, that can help them stay in the city when they are starting their careers.
- Essential workers in the community need housing. There are so many essential workers that keep our City running.
- Housing options that a person who works a minimum wage job, full time, can afford.
- Single parent households.
- People of color.
- Homeless.
- Homeless teens. The Healthy RC Youth Leaders have conducted research on teen homelessness and working with places like the TAY (Transitional Aged Youth) Center to provide the right services to these teens. <https://vimeo.com/425221391>. What is your take on housing for teen homelessness? How can we implement this into the general plan?
- How do we ensure that the whole community can work, live and thrive in the City?
- Have had problems with housing developments. Parking is not sufficient for the units in developments. Need to provide parking for all residents
- Safety in neighborhoods is different depending on the affordability. In market rate areas, towing of vehicles rarely happens. There is no enforcement. In income-based housing, the tow trucks are always there. People are living to make ends meet and they are subject to more strict rules. These issues are affecting quality of life.
- Housing is too expensive and there is limited access to affordable senior housing.
- There is discrimination in housing. Certain parts of city are not welcoming and give preferential treatment to non-minorities.
- Safety net programs to provide assistance when people are in dire situations
- Funds for rehabilitation
- Home ownership opportunities
- Solar power program to provide long term solution to energy costs
- Grants instead of loans
- Tiny homes; smaller footprint and lower cost for builder and buyer.
- There shouldn't be a resistance to tall buildings for housing. Are there settings in the City where 8-10 story housing can be built?
- The City needs to address matters by thinking outside the box. Higher density housing with a smaller footprint, building up.
- Stackable units; pre-constructed units that are stackable.
- We need the will to build up.
- Building vertical - it's an experiment, to be sure. But, why not Rancho Cucamonga? Serious question.

- Provide new developments that have ample outdoor space, ensure ample parking, and provide for quality of life.
- More “urban” housing types. There are ways of achieving density while maintaining livable environments.
- In order to get these projects and provide different types of housing for those who need it, we need the voices behind them.
- The city is keenly aware that Rancho Cucamonga is ready for newer, more innovative, and in some cases more "urban" housing types. There are good ways of achieving density, while still maintaining a livable living environment. Hearing the desire for adequate parking and open space at the same time. Community support will be needed and welcome!
- Regarding mixed-use housing for seniors with retail; this is great example of what happens routinely in Hong Kong: the first floor is retail, with safe access for residents, as well as pedestrians. Housing goes vertical; parking is below ground.
- Mixed use housing good, especially for seniors because if services are downstairs and residents are upstairs, the access to services helpful.
- Regarding long term planning, we need rent control. Access to affordable housing and the expense of housing is big concern and what is being built is not acceptable.

Discussion Group 3: Building a More Resilient RC – Addressing Natural Hazards and Sustainability

- Need to continue to support service industry jobs such as retail, hospitality, food and beverage. And manufacturing. Might be lower paying, still very important to have in Rancho. This creates imbalance of housing. City should continue to provide housing for these workers.
- With new housing and development, it seems we aren’t replenishing with new community gardens, parkways, parks, skate parks, etc.

Round 2: July 27 – July 30, 2020

Discussion Group 1: Moving Beyond Healthcare, Exercise and Food – A Healthy Community that supports Diversity and Inclusion

- One problem with walking, however, is that you need a basket and need to carry all of the food. Also, many sidewalks have tripping hazards and lack of handicapped accessibility, which is a problem for seniors. Senior housing needs to have lifts, and maybe gardens on their roofs so they have better access to healthy food.
- Need more affordable housing near mass transit areas so young people can come back after college and live/work here in Rancho Cucamonga.
- Also, doctors could be more closely located to housing so people don’t have to go so far to see a doctor
- We need low-cost/accessible housing especially for families – including apartments.

Discussion Group 2: Providing Housing for Seniors, Young Professionals, and Essential Workers

- Question about the 10,500 new housing units required by the State: Do we necessarily have to meet that goal? Or is it a wishlist? If we don’t meet that goal, are there penalties?

Response from the City: we need to show we have identified sites and zoning to accommodate that number, but we don't need to build the units. We need to facilitate the development of more housing and remove the barriers to the development of housing.

- One concern is that high density will increase traffic, which, in turn, affects air quality.
- Is there really such a thing as low income housing in Rancho Cucamonga? Providing more housing that is affordable is perplexing. How do we approach this?
- Rancho Cucamonga is becoming more commercialized and expensive and, therefore, not that family-friendly. Apartment rentals are similar to a mortgage on a home. There needs to be more affordable single family homes, because rental apartments can cause more traffic and attract transitional people because they are renters. We need more single family homes that families can grow into and can afford.
- Since 1981 the community has grown from big empty lots to a large community. Don't ever want to see things built up like Orange County or Los Angeles where it gets so big you've lost the small community feeling. What raises our property values is that new houses are too big. Modest size homes are ok. Sometimes people build houses that are too big, bigger than they need. Why do we have to build such big homes, which raises the price? We need to provide a variety of options regarding house size.
- Developer costs are extraordinary. It's unfortunate, and they are saddled with infrastructure costs, so they build big homes to offset those costs. Costs of infrastructure should not be on backs of developers then they can build smaller homes.
- Others think builders want more profit for themselves and don't build with our best interests in mind.
- With the pandemic, we are seeing a loss of local businesses, but this is an opportunity to convert strip malls to housing, for example, and rezoning for housing and other opportunities.
- In South Rancho Cucamonga, we have been building warehouses for a while and this is such prime property, we should look at what's left and not give the land up to logistics and warehousing. This takes away from the small town feel and takes away from what we can do for housing and our community character.
- Why is it important to comply with state housing law? City responded it is important to meet our own goals and help us retain local control rather than have state imposed mandates, and we could be at risk for litigation if we don't comply. Also, one of the benefits of compliance is that it allows us to receive federal and state transportation funding.
- Housing in Rancho Cucamonga is too expensive for young professionals who are starting their careers and starting families and looking for homes. For young people who grew up in Rancho Cucamonga, there is a saying that you may have lived here, but you won't stay here. It is too expensive. What does Rancho Cucamonga offer to make the housing that expensive?
- There is a need for affordable senior housing. Many seniors who have lived in Rancho Cucamonga for twenty or more years are about to be priced out. The affordable senior housing that we have has long waiting lists, and seniors don't have time to be wait on a list. There is a real need for more affordable senior housing and soon.
- For residents who have been here a long time, our children and grandchildren and friends can't afford to stay and it's sad to see friends and family leaving the area. Prices just go up and up. Apartments are renting for \$2,000-\$3,000 per month, and people are renting rooms because they can't afford to get a place on their own. It's really tough.
- There is only one skilled nursing home in the City, which is Rancho Mesa. We need more of

these because people have to go to other cities. There is a lot of assisted living here, but need more skilled nursing homes, so we can keep loved ones nearby.

- The issue with skilled nursing facilities is the affordability. These are costly. It's about bed availability as it relates to cost.
- Skilled nursing facilities are expensive but needed for short term rehab that Medicare covers for a period of time
- There is a need for a place where individuals can go for rehab...long term care facilities sadly are very expensive but it would be great to have a place where loved ones could go for short term needs. A friend recently had to go as far as Moreno Valley to get their mother placed temporarily.....especially during the pandemic not only the distance to travel and then unable to visit has been quite challenging.
- The pandemic has added additional challenges to skilled care facilities.
- There is only about a 10-20 year window gap for a senior to live alone, after which they need someone close by (or within the same home) to help take care of the them.
- Yes, both houses and apartments are not affordable for seniors or millennials.
- Housing is expensive.
- Young people can't purchase homes. They are very expensive, and Rancho Cucamonga doesn't have affordable houses for them or for seniors living on social security.
- There should be a way for people to pay on a sliding scale.
- What happens is that people have long commutes because our young people have to buy homes far away from where they work if they work in Rancho Cucamonga.
- I would love to buy a home because my kids don't have room in our apartment.
- Both renting and buying in Rancho Cucamonga are hard. We should have programs that are expanded beyond low-income qualifying but for middle class working people.
- We should have some lease to own housing programs for families.
- This is a very expensive place to live, I live in an apartment and there's not much open space, yard, garden. It's hard for large families because we can't afford houses, and have to live in apartments and we need more room.
- There's no privacy in apartments.
- I would like to live in a house, even if its small, live in a dignified place. Would like to have a garden and if I could rent to own that would be good.
- Would like to have areas near me that are green space/parks/open space with benches, grass, trees, and not confined, like where I live in my apartment now, which is near Baker and Arrow.
- It is difficult to find affordable two bedroom apartments.
- There are scams for rentals as well, if the City was able to regulate these scams. People find houses or apartments to rent, pay the deposit, but then they find out it was a scam once they try moving in.
- Hermosa and Feron Northtown Housing has a long waitlist and the income qualifying requirements are extremely low. We need more housing options for middle-income residents interested in accessible housing.
- We need apartments that allow bigger families - I have a family of 5 and it's hard to find apartments with more bedrooms.
- We don't have the funds to pay for a down payment to own a house, we should have programs for families that are middle income. I know we have first time buyers programs, and renter deposits are expensive.
- It's important for us to have an option of instead of renting, but help with buying because

it's an investment for us.

- The City did a great plan by Etiwanda Intermediate School with granny flats. There are a lot of them in the north part of city. The City encourages these and should encourage more.
- Granny shacks are in high demand.
- Granny shacks is a disrespectful term -- indicates unfortunate attitudes about senior citizens, whether intended or not.
- The correct term is Accessory Dwelling Unit. They used to be referred to as "Granny Flats".
- There is a lot of vacant land along Haven Avenue between 4th Street and Foothill. Is that going to be logistics or is that a holding area for dirt when they are building in Rancho Cucamonga?
- Also vacant land along Vineyard and 4th Street. It is zoned for industrial. We need to reevaluate locations for housing, maybe in locations we haven't thought of.
- Close to Los Amigos Baker between 8th and 9th - this is good land to develop with senior housing. We need small apartments – one bedroom. The apartments on Haven Avenue between Lemon and Banyan are all two bedroom, but because there are no singles, one person lives in two bedroom apartments. There are a lot of single people who only need one bedroom apartments.
- We should repurpose existing buildings.
- Adaptive reuse of buildings is a great way to save historic structures.
- We need more single bedroom condos and mixed use. I have seen a closed high school turned into senior apartments with community rooms.
- We should build either on Arrow or Base Line.
- We should build Vineyard and 9th Street.
- Northern parts of Rancho Cucamonga have markets and better schools.
- We want to improve our neighborhood in Southwest Rancho Cucamonga because we would like school districts like Los Osos High School and markets in our neighborhood.
- We would stay in our southwest neighborhood if we had more amenities like they do up in the north.
- We would like to see trees, fruit trees, and open air free space.
- I have memories of my childhood and my neighborhood in Mexico, we lived simply and everyone knew each other, we were happy and had a connection to place even though where we lived didn't have the best roof. We could hear the birds, we could see the crops and the greenery in our backyard. We could pick fruit from the neighborhood.
- Etiwanda Heights is planned to have lots of green belts and low density housing, not just higher density housing. This plan should apply in some of the industrial areas in the southern portion of the City so that we have a combination of housing types in all parts of the city. We need to have some housing that are lower in cost as opposed to putting in more warehousing, which decreases quality of life.
- We need to build housing in areas that are safe and healthy, so we need to be mindful of that when we look to put housing in industrial areas.
- City has adopted a plan that looked at balanced community. If we get rid of all industrial areas, we will lose a jobs/housing balance so we have jobs nearby to housing and people don't have to drive out of Rancho Cucamonga. We need to keep industry and jobs close by to housing.
- There are a lot of good homes near good schools, but not all neighborhoods in Rancho Cucamonga have good schools, and we need to improve schools in all neighborhoods.
- The new high density housing on the corner of Foothill and Hermosa, Haven and Church SE

and SW are too big for the surrounding elements. They are RIGHT on the curb. There is a nicer senior development on Amethyst Avenue above Base Line. It looks good, fits in and feels friendlier.

APPENDIX B: SITES INVENTORY

Table B-1: Vacant Sites								
Parcel Number (APN)	Existing General Plan Designation	New Land Use Designation	Current Use	Maximum Density	Residential Allowed	Acres	Net Potential Units	Feasible for Low Income
20835302	MU	C City Center	VACANT	100	50%	7.94	277	Y
21008141	IP	C City Center	VACANT	100	50%	7.25	253	Y
21008142	IP	C City Center	VACANT	100	50%	7.44	260	Y
20927220	PT	C City Center	VACANT	100	50%	1.27	44	Y
20927220	PT	C City Center	VACANT	100	50%	82.01	2,870	N
20924208	IP	D 21st Century Employment District	VACANT	42	30%	1.14	10	Y
20925105	IP	D 21st Century Employment District	VACANT	42	30%	1.66	14	Y
20941102	IP	D 21st Century Employment District	VACANT	42	30%	1.60	14	Y
20941132	IP	D 21st Century Employment District	VACANT	42	30%	4.39	38	Y
22931114	MU	MU City Corridor High	VACANT	60	70%	0.49	14	N
22931115	MU	MU City Corridor High	VACANT	60	70%	4.65	136	Y
107742301	CC	MU City Corridor High	VACANT	60	70%	3.81	111	Y
107742302	CC	MU City Corridor High	VACANT	60	70%	0.54	15	Y
109012117	MU	MU City Corridor High	VACANT	60	70%	6.78	199	Y
109012118	MU	MU City Corridor High	VACANT	60	70%	7.90	232	Y
109012120	MU	MU City Corridor High	VACANT	60	70%	1.32	38	Y
109012121	MU	MU City Corridor High	VACANT	60	70%	1.11	32	Y
109012122	MU	MU City Corridor High	VACANT	60	70%	1.36	40	Y
109012123	MU	MU City Corridor High	VACANT	60	70%	10.10	296	N
109060104	MU	MU City Corridor High	VACANT	60	70%	0.34	10	N
109060107	MU	MU City Corridor High	VACANT	60	70%	0.26	7	N
109060120	MU	MU City Corridor High	VACANT	60	70%	4.35	127	Y
109060121	MU	MU City Corridor High	VACANT	60	70%	1.07	31	Y
110016102	MU	MU City Corridor High	VACANT	60	70%	1.90	55	Y

Table B-1: Vacant Sites								
Parcel Number (APN)	Existing General Plan Designation	New Land Use Designation	Current Use	Maximum Density	Residential Allowed	Acres	Net Potential Units	Feasible for Low Income
110016103	MU	MU City Corridor High	VACANT	60	70%	3.72	109	Y
110019104	MU	MU City Corridor High	VACANT	60	70%	11.44	336	N
22902307	GC	MU City Corridor High	VACANT	60	70%	5.00	147	Y
22901210	GI	MU City Corridor High	VACANT	60	70%	2.05	60	Y
20834115	IP	MU City Corridor High	VACANT	60	70%	9.89	290	Y
20835503	CC	MU City Corridor High	VACANT	60	70%	1.67	49	Y
20896135	IP	MU City Corridor High	VACANT	60	70%	0.17	5	N
22901253	IP	MU City Corridor High	VACANT	60	70%	1.58	46	Y
22901254	IP	MU City Corridor High	VACANT	60	70%	2.14	62	Y
22901270	IP	MU City Corridor High	VACANT	60	70%	4.78	140	Y
22901271	IP	MU City Corridor High	VACANT	60	70%	1.13	33	Y
107742251	MU	MU City Corridor High	VACANT	60	70%	0.89	26	Y
107742255	MU	MU City Corridor High	VACANT	60	70%	7.65	224	Y
107742298	MU	MU City Corridor High	VACANT	60	70%	0.97	28	Y
107742299	MU	MU City Corridor High	VACANT	60	70%	0.73	21	Y
109012138	MU	MU City Corridor High	VACANT	60	70%	4.89	143	Y
109012139	MU	MU City Corridor High	VACANT	60	70%	2.06	60	Y
109012137	MU	MU City Corridor High	VACANT	60	70%	12.51	367	N
20833140	MU	MU City Corridor High	VACANT	60	70%	3.06	89	Y
20833147	MU	MU City Corridor High	VACANT	60	70%	3.85	113	Y
110020103	MU	MU City Corridor High	VACANT	60	70%	0.73	21	Y
110020104	MU	MU City Corridor High	VACANT	60	70%	0.77	22	Y
110020107	MU	MU City Corridor High	VACANT	60	70%	6.48	190	Y
20721143	MU	MU City Corridor Moderate	VACANT	40	70%	2.63	51	Y
20721144	MU	MU City Corridor Moderate	VACANT	40	70%	1.83	35	Y
20863247	GC	MU City Corridor Moderate	VACANT	40	70%	2.72	53	Y

Parcel Number (APN)	Existing General Plan Designation	New Land Use Designation	Current Use	Maximum Density	Residential Allowed	Acres	Net Potential Units	Feasible for Low Income
20833108	MU	MU City Corridor Moderate	VACANT	40	70%	0.97	19	Y
107762123	GC	MU City Corridor Moderate	VACANT	40	70%	0.40	7	N
107762125	GC	MU City Corridor Moderate	VACANT	40	70%	0.40	7	N
107762127	GC	MU City Corridor Moderate	VACANT	40	70%	0.36	7	N
107764145	GC	MU City Corridor Moderate	VACANT	40	70%	0.37	7	N
20832124	MR	MU City Corridor Moderate	VACANT	40	70%	17.84	349	N
20833117	MU	MU City Corridor Moderate	VACANT	40	70%	2.33	45	Y
20833118	MU	MU City Corridor Moderate	VACANT	40	70%	5.55	108	Y
20809157	MR	MU City Corridor Moderate	VACANT	40	70%	2.25	44	Y
107788113	MU	MU City Corridor Moderate	VACANT	40	70%	3.44	67	Y
20814118	MU	MU City Corridor Moderate	VACANT	40	70%	0.15	2	N
Total						290.09	8,505	

Parcel Number (APN)	Base Year	Existing General Plan Designation	New Land Use Designation	Current Use	Maximum Density	Residential Allowed	Acres	Net Potential Units	Feasible for Low Income	Development Potential	Vacancy Rate	Notes
109053104	2004	MU	C City Center	COMMERCIAL	100	50%	0.9	31	Y	Likely		Unanchored strip center, parking lot
109055119	2013	MU	C City Center	COMMERCIAL	100	50%	0.91	31	Y	Likely		Unanchored strip center, parking lot
109055101	2003	MU	C City Center	COMMERCIAL	100	50%	2.56	89	Y	Likely		Unanchored strip center, parking lot
107764168	2018	GC	MU City Corridor Moderate	COMMERCIAL	40	70%	0.72	14	Y	Likely	14.6	High vacancy, unanchored center

Parcel Number (APN)	Base Year	Existing General Plan Designation	New Land Use Designation	Current Use	Maximum Density	Residential Allowed	Acres	Net Potential Units	Feasible for Low Income	Development Potential	Vacancy Rate	Notes
109055118	2009	MU	C City Center	COMMERCIAL	100	50%	0.91	31	Y	Likely		Unanchored strip center
109055105	2018	MU	C City Center	COMMERCIAL	100	50%	0.96	33	Y	Likely		Unanchored strip center
107764169	2018	GC	MU City Corridor Moderate	COMMERCIAL	40	70%	0.85	16	Y	Likely	14.6	High vacancy, unanchored center
109055113	2011	MU	C City Center	COMMERCIAL	100	50%	0.78	27	Y	Likely		Unanchored strip center
109055114	2004	MU	C City Center	COMMERCIAL	100	50%	0.97	34	Y	Likely		Unanchored strip center
109055115	2018	MU	C City Center	COMMERCIAL	100	50%	0.65	22	Y	Likely		Unanchored strip center
107764171	2018	GC	MU City Corridor Moderate	COMMERCIAL	40	70%	1.41	27	Y	Likely	14.6	High vacancy, unanchored center
109055112	2010	MU	C City Center	COMMERCIAL	100	50%	0.82	28	Y	Likely		Unanchored strip center
109055106	2016	MU	C City Center	COMMERCIAL	100	50%	0.74	25	Y	Likely		Unanchored strip center
109055116	2018	MU	C City Center	COMMERCIAL	100	50%	0.64	22	Y	Likely		Unanchored strip center
109055110	2008	MU	C City Center	COMMERCIAL	100	50%	0.74	25	Y	Likely		Unanchored strip center
109055111	2013	MU	C City Center	COMMERCIAL	100	50%	0.68	23	Y	Likely		Unanchored strip center
109055109	2009	MU	C City Center	COMMERCIAL	100	50%	1.1	38	Y	Likely		Unanchored strip center
22902171	2014	GC	C City Center	COMMERCIAL	100	50%	0.93	32	Y	Likely		Unanchored strip center
22902173	2014	GC	C City	COMMERCIAL	100	50%	3.7	129	Y	Likely		Unanchored strip center

Table B-2: Parcels of Interest												
Parcel Number (APN)	Base Year	Existing General Plan Designation	New Land Use Designation	Current Use	Maximum Density	Residential Allowed	Acres	Net Potential Units	Feasible for Low Income	Development Potential	Vacancy Rate	Notes
			Center	CIAL								
22902172	2014	GC	C City Center	COMMER CIAL	100	50%	1.25	43	Y	Likely		Unanchored strip center
22902178	2014	GC	C City Center	COMMER CIAL	100	50%	3	105	Y	Likely		Unanchored strip center
22902179	2014	GC	C City Center	COMMER CIAL	100	50%	0.7	24	Y	Likely		Unanchored strip center
22902175	2014	GC	C City Center	COMMER CIAL	100	50%	1.48	51	Y	Likely		Unanchored strip center
20721146	2014	MU	MU City Corridor Moderate	COMMER CIAL	40	70%	0.67	13	Y	Likely		Older unanchored strip center
20721142	2014	MU	MU City Corridor Moderate	COMMER CIAL	40	70%	4.21	82	Y	Likely		Older unanchored strip center
20810117	2019	GC	MU City Corridor Moderate	COMMER CIAL	40	70%	1.01	19	Y	Likely	15.0	Old center, high vacancy
20810118	1998	GC	MU City Corridor Moderate	COMMER CIAL	40	70%	1.57	30	Y	Likely	15.0	Old center, high vacancy
20810119	2019	GC	MU City Corridor Moderate	COMMER CIAL	40	70%	1.23	24	Y	Likely	15.0	Old center, high vacancy
20810120	2019	GC	MU City Corridor Moderate	COMMER CIAL	40	70%	9.22	180	Y	Likely	15.0	Old center, high vacancy

Parcel Number (APN)	Base Year	Existing General Plan Designation	New Land Use Designation	Current Use	Maximum Density	Residential Allowed	Acres	Net Potential Units	Feasible for Low Income	Development Potential	Vacancy Rate	Notes
20863250	2017	GC	MU City Corridor Moderate	COMMERCIAL	40	70%	0.78	15	Y	Likely	15.0	Old center, high vacancy
20863249	2019	GC	MU City Corridor Moderate	COMMERCIAL	40	70%	1.07	20	Y	Likely	15.0	Old center, high vacancy
20863248	1979	GC	MU City Corridor Moderate	COMMERCIAL	40	70%	2.58	50	Y	Likely		Unanchored strip center
20815115	1998	MU	MU City Corridor Moderate	COMMERCIAL	40	70%	0.68	13	Y	Likely		Older unanchored strip center
20815101	2010	MU	MU City Corridor Moderate	COMMERCIAL	40	70%	1.45	28	Y	Likely		Unanchored strip center
107762134	1994	GC	MU City Corridor Moderate	COMMERCIAL	40	70%	4.05	79	Y	Likely		Older unanchored strip center
20833123	2005	MU	MU City Corridor Moderate	COMMERCIAL	40	70%	8.9	174	Y	Likely		Older unanchored building
22902168	2014	GC	C City Center	COMMERCIAL	100	50%	0.96	33	Y	Likely	14.6	High vacancy, unanchored center
22902169	2014	GC	C City Center	COMMERCIAL	100	50%	0.92	32	Y	Likely	14.6	High vacancy, unanchored

Table B-2: Parcels of Interest												
Parcel Number (APN)	Base Year	Existing General Plan Designation	New Land Use Designation	Current Use	Maximum Density	Residential Allowed	Acres	Net Potential Units	Feasible for Low Income	Development Potential	Vacancy Rate	Notes
												center
22902170	2014	GC	C City Center	COMMERCIAL	100	50%	1.3	45	Y	Likely	14.6	High vacancy, unanchored center
22902176	2014	GC	C City Center	COMMERCIAL	100	50%	1.63	57	Y	Likely	14.6	High vacancy, unanchored center
22902177	2014	GC	C City Center	COMMERCIAL	100	50%	1.11	39	Y	Likely	14.6	High vacancy, unanchored center
22902190	2013	GC	C City Center	COMMERCIAL	100	50%	1.34	46	Y	Likely	14.6	High vacancy, unanchored center
22902189	2013	GC	C City Center	COMMERCIAL	100	50%	1.22	42	Y	Likely	14.6	High vacancy, unanchored center
22902186	2013	GC	C City Center	COMMERCIAL	100	50%	0.85	29	Y	Likely	25.3	High vacancy, unanchored center
22902187	2013	GC	C City Center	COMMERCIAL	100	50%	0.78	27	Y	Likely	14.6	High vacancy, unanchored center
109055103	2004	MU	C City Center	COMMERCIAL	100	50%	2.11	73	Y	Likely		Unanchored strip center
22902188	2013	GC	C City Center	COMMERCIAL	100	50%	0.64	22	Y	Likely		Unanchored strip center
109055117	2007	MU	C City Center	COMMERCIAL	100	50%	0.77	27	Y	Likely		Unanchored strip center
109055108	2013	MU	C City Center	COMMERCIAL	100	50%	2.66	93	Y	Likely		Unanchored strip center
109055107	2018	MU	C City Center	COMMERCIAL	100	50%	0.87	30	Y	Likely		Unanchored strip center

Parcel Number (APN)	Base Year	Existing General Plan Designation	New Land Use Designation	Current Use	Maximum Density	Residential Allowed	Acres	Net Potential Units	Feasible for Low Income	Development Potential	Vacancy Rate	Notes
109055102	2005	MU	C City Center	COMMERCIAL	100	50%	2.88	100	Y	Likely		Unanchored strip center, parking lot
109053105	2006	MU	C City Center	COMMERCIAL	100	50%	2.3	80	Y	Likely		Unanchored strip center, parking lot
Total							87.17	2,402				

APPENDIX C: REVIEW OF PAST ACCOMPLISHMENTS

The table below summarizes the City’s progress in implementing the housing programs outlined in the 2013-2021 Housing Element. The effectiveness and continued appropriateness of each program in the 2021-2029 Housing Element is also discussed. Based on new State law, housing programs in the Housing Element should contain measurable goals and specific timeline.

Effectiveness in Addressing Special Needs

Through the Mobile Home Accord and Mobile Home Rent Assistance, the City has been able to preserve affordable housing that benefits senior residents. The Homeowner Rehabilitation Programs also benefit seniors and disabled, especially mobile homes are eligible for improvements and accessibility improvements are eligible activities under the rehabilitation programs. However, the limited funding is not able to keep up with the needs. In the updated Housing Element, incentives for affordable housing development emphasize facilitating housing for special needs populations.

Table B-1: Program Review		
Program	Objectives	Progress and Continued Appropriateness
<i>Adequate Housing Sites</i>		
Inventory of Residential Sites	<ul style="list-style-type: none"> Monitor the sites inventory annually to assess the City's continued ability to facilitate a range of residential housing types. Provide an inventory of vacant residentially zoned properties to interested affordable housing developers after adoption of the Housing Element. Annually update the listing to promote the continued availability and marketability of the identified properties. 	<p>The City continuously monitors vacant and underutilized sites to fulfill its portion of the regions housing allocation. The City provided sites for the 848-unit RHNA.</p> <p>Continued Appropriateness: The City will continue to meet its RHNA obligation by providing adequate sites for future development. The 2021-2029 Housing Element is prepared as part of the comprehensive update to the General Plan. This program is modified to reflect new land use strategies for the 2021-2029 planning period in the Adequate Sites for RHNA program.</p>
Mobile Home Park Conversion	<ul style="list-style-type: none"> Continue to encourage the conservation of mobile home parks and discourage the conversion of mobile home parks to other uses in order to maintain a valuable source of affordable housing. 	<p>In 2013, the City proposed a new ten-year Mobile Home Accord to serve as a rent stabilization agreement between the City and mobile home park owners.</p>

	<ul style="list-style-type: none"> • Continue to promote the conservation of mobile home parks through implementation of the Mobile Home Accord (Program HE-9) that serves as a rent stabilization agreement between the City and mobile home park owners, implementation of the Mobile Home Rental Assistance Program (Program HE-10) that provides a monthly rental subsidy to low income mobile home households, and through the enforcement of Title 24 as it applies to mobile homes to ensure mobile homes meet applicable building code requirements. 	<p>In 2014, the accord was amended to expire in February 2026 and serves as an agreement between the City and seven of the eight mobile home park owners.</p> <p>The Mobile Home Rental Assistance Program provided a monthly rental subsidy to some park tenants.</p> <p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element.</p>
Condominium Conversion	<ul style="list-style-type: none"> • Ensure compliance with the City's Condominium Conversion Ordinance. • Annually monitor the rate of conversion to determine if modifications to the ordinance are needed to maintain a healthy rental housing market. 	<p>The City received no applications for the Condominium Conversion Ordinance over the Housing Element period.</p> <p>Continued Appropriateness: This is a process established in the Municipal Code and is removed from the 2021-2029 Housing Element as a housing program.</p>
Mixed Use District	<ul style="list-style-type: none"> • Utilize the Mixed Use District to provide development standards ranging from 14 to 30 dwelling units per acre. • Utilize appropriate development standards to achieve 30 units per acre on the four identified Mixed Use District properties, potentially achieving 1,035 dwelling units on 34.5 acres of land. 	<p>In 2015, the City amended the Development Code to establish specific standards for the development of Mixed Use properties.</p> <p>In 2016, the City amended the Development Code to establish specific development standards for the City's Mixed Use (MU) Districts. Specifically identifying standards for increased density, increased building height, reduced building setbacks, and landscape coverage.</p> <p>Continued Appropriateness: This program is incorporated as part of the Adequate Sites for RHNA program in the 2021-2029 Housing Element.</p>

<i>Affordable Housing</i>		
First Time Homebuyer Program	<ul style="list-style-type: none"> Annually monitor the participation of all existing property owners assisted through the First Time Homebuyer program. As this activity was previously RDA funded, the continued monitoring of this program will not provide new funds or allow for new applicant participation. 	<p>The City monitored the participation of all existing property owners assisted through the First Time Homebuyer Program to ensure compliance with all program requirements.</p> <p>There are currently 76 loans outstanding including 73 RDA funded and 3 NSP funded. However, no new funding is available for this program.</p> <p>Continued Appropriateness: This program has not been allocated new funding. The 2021-2029 Housing Element will include a program to pursue funding for homebuyer assistance.</p>
Neighborhood Stabilization Program	<ul style="list-style-type: none"> Acquire 12 properties for participation in the two NSP funded activities making 10 properties available through the Acquisition/Rehabilitation and Resale program and 2 properties available to local non-profit housing providers through the Acquisition/Rehabilitation and Reuse program. Implement program close out consistent with HUD's "Notice of Neighborhood Stabilization Program; Close Out Requirements and Recapture." 	<p>In 2017, the City rehabilitated 1 single family residential property acquired through HUD's NSP program. The property was sold in 2018 to an eligible homebuyer.</p> <p>Continued Appropriateness: Funding for this program has been exhausted. This program is not included in the 2021-2029 Housing Element.</p>
Section 8	<ul style="list-style-type: none"> Promote the use of Section 8 by making program information available at the public counter and community facilities. Encourage non-profit service providers to refer eligible clients to the Section 8 program for assistance. Coordinate with the HACSB to prioritize vouchers to be set aside for extremely low income households. Provide Section 8 information to owners of small rental properties to encourage acceptance of Section 8 vouchers. 	<p>The City continues to promote the Housing choice Voucher Program operated by the HACSB.</p> <p>Continued Appropriateness: The City will continue to participate in this program. It is included in the 2021-2029 Housing Element. The program is expanded to include outreach and education regarding California's new Source of Income protection (SB 329), requiring landlords to accept public assistance (including Section 8) as a legitimate source of income for rent payments.</p>
Mobile Home Accord	<ul style="list-style-type: none"> Continue to administer the Mobile Home Accord. 	<p>The Mobile Home Accord was updated in 2016 and will expire in February 2026.</p>

		<p>Continued Appropriateness: The City will continue to administer the Mobile Home Accord. This program is included in the 2021-2029 Housing Element. Seven of the eight mobile home parks currently participate in this voluntary agreement.</p>
Mobile Home Rental Assistance Program	<ul style="list-style-type: none"> • Continue to administer the program to 47 households annually. • Monitor the participation of all existing participants assisted through the program on a monthly basis. As this activity was previously RDA funded, the continued monitoring of this program will not provide new funds or allow for new applicant participation. As existing participants drop out of the program no new households will be permitted. 	<p>Between 2013 and 2019, 303 participants were assisted with the Mobile Home Rental Assistance Program.</p> <p>Continued Appropriateness: The City will continue to participate in this program and it is included in the 2021-2029 Housing Element.</p>
Preservation of At-Risk Units	<ul style="list-style-type: none"> • Continue to keep in contact with the owners of projects with units due to convert to market rate to determine the status of projects with respect to the expiration of regulatory agreements. • Continue to contact the owners of all units at risk and discussed options for retaining restricted affordable units. • Work with private non-profit agencies interested in purchasing and/or managing units at-risk, including but not limited to 501(c)(3) Housing Development Corporations. On a case-by-case basis, provide technical assistance to these organizations with respect to organization and financing. • On a case-by-case basis as opportunities arise, enter into agreements with property owners to preserve existing affordable housing units. 	<p>There are currently 265 units at-risk of conversion to market rate within four complexes. All affordability covenants are monitored by the Housing Authority of the County of San Bernardino.</p> <p>Continued Appropriateness: This program is updated and included in the 2021-2029 Housing Element.</p>
Inclusionary Ordinance	<ul style="list-style-type: none"> • Initiate a Committee to consider the feasibility of establishing an Inclusionary Ordinance as a means to create opportunities for the development of affordable housing units. 	<p>The City formed an inclusionary housing committee consisting of development professional with expertise in residential development, including single-family, multi-family, and affordable housing, commercial</p>

	<ul style="list-style-type: none"> • The Committee may consider applicable housing element policy and program language that considers such program characteristics as the percentage of units that could be affordable in each income category, the duration of the affordability requirements, the availability of alternatives to the production of units (i.e., in lieu fees, land donation, etc.), and the date by which the City could consider the adoption of an implementing ordinance. • The Committee may consider the characteristics of an Inclusionary Ordinance that could include a clear statement of the intent and purpose of the ordinance, findings that demonstrate the need for the ordinance, definitions of key terms (e.g., income levels, affordability, etc.), specific standards for determining compliance, eligibility for exceptions or alternatives, provisions for applying its provisions, and a system for enforcing and monitoring compliance. <p>The requirements of a proposed Inclusionary Ordinance may be applicable when a property owner requests a property right to which they are not entitled, such as a zone change from a non-residential to a residential land use, or a residential density increase, for example, from Medium Residential to Medium-High Residential.</p>	<p>development, and industrial development. Through four workshops, the committee provided input on the feasibility of an inclusionary housing ordinance, and potential criteria to consider incorporating into an inclusionary housing ordinance.</p> <p>Continued Appropriateness: This program is updated and included in the 2021-2029 Housing Element.</p>
<i>Quality Residential Development</i>		
Hillside Development Regulations	<ul style="list-style-type: none"> • Continue to monitor residential development on slopes 8 percent and greater for compliance with the Hillside Development Regulations. • Continue to evaluate and improve hillside development processing procedures to facilitate residential development in hillside areas. 	<p>The City continues to monitor residential development on slopes greater than eight percent.</p> <p>Continued Appropriateness: Hillside development procedures will be incorporated as part of the comprehensive Zoning Code update to implement the updated General Plan. This is removed from the 2021-2029 Housing Element as a separate program.</p>
Crime Prevention Through Environmental Design	<ul style="list-style-type: none"> • When funding resources become available, establish CPTED concepts to evaluate single-family and multi-family 	<p>The City did not implement the program due to a lack of funding and resources.</p>

	<p>developments and write CPTED guidelines to improve the safety of new residential developments.</p> <ul style="list-style-type: none"> • Add to the Planning Department work program and complete when funding sources become available. 	<p>Continued Appropriateness: This program is removed from the 2021-2029 Housing Element due to lack of funding.</p>
<i>Housing Preservation</i>		
<p>Homeowner Rehabilitation Programs</p>	<ul style="list-style-type: none"> • Home Improvement Program (CDBG Grants): This program provides a grant up to \$7,500 to income eligible low income households to make necessary health, safety, and code related repairs. Eligible properties include single-family homes, mobile homes, townhomes, and condominiums and the units must be owner occupied. This program may be utilized in conjunction with the loan program (see below) if the cost of repairs exceeds the maximum grant amount. • Home Improvement Program (CDBG Loans): This revolving loan program provides a deferred payment loan up to \$30,000 to income eligible low income households to make necessary health, safety, and code related repairs. Eligible properties include single-family homes, townhomes, and condominiums and the unit must be owner occupied. The loans are zero interest, subordinate to the primary loan, and are repaid on the sale or refinance of the property. • Home Improvement Program (EECBG Loans): This revolving loan program provides a deferred payment loan up to \$10,000 to income eligible low income households to make necessary energy efficiency and energy conservation repairs. Eligible properties include single-family homes, townhomes, and condominiums and the unit must be owner occupied. The loans are zero interest, subordinate to the primary loan, and are repaid on the sale or refinance of the property. This loan program was funded by the American Recovery and Reinvestment Act of 2009 and distributed through the U.S. Department of Energy. 	<p>The City's CDBG funded Home Improvement Program assisted 127 low income households from 2013-2019.</p> <p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element.</p>

Mills Act Contracts	<ul style="list-style-type: none"> • Monitor existing Mills Act contracts and promote the program to assist in the preservation of historic resources. 	<p>The City continuously monitored existing Mills Act contracts. No new contracts were entered during the Housing Element period.</p> <p>Continued Appropriateness: This is primarily a monitoring function and is removed from the 2021-2029 Housing Element as a separate housing program.</p>
Code Enforcement	<ul style="list-style-type: none"> • Continue to support the bi-annual neighborhood cleanup events within the focus neighborhoods assisting approximately 200 households. 	<p>In 2017, the Community Improvement Division conducted one neighborhood cleanup event at the Casa Volante Mobile Home Park.</p> <p>In 2018, the City conducted one neighborhood cleanup up event in the Southwest Cucamonga area.</p> <p>Continued Appropriateness: This routine City service is removed from the 2021-2029 Housing Element as a specific housing program.</p>
Graffiti Removal	<ul style="list-style-type: none"> • Continue to provide graffiti removal services to the residents of LMA eligible Census Tract Block Groups within the City. 	<p>Between 2014 and 2019, the program helped to remove 121,555 square feet of graffiti.</p> <p>Continued Appropriateness: This routine City service is removed from the 2021-2029 Housing Element as a specific housing program.</p>
<i>Remove Constraints</i>		
Housing for Persons with Special Needs	<ul style="list-style-type: none"> • Continue to fund a wide variety of nonprofit organizations providing services for homeless people, and those at risk of homelessness, through the Consolidated Plan process. • Amend the Development Code within twelve months of adopting the Housing Element, or at the time of application submittal, to establish objective standards for emergency shelters including the maximum number of beds, provision of onsite management, length of stay, and security as allowed by SB 2. 	<p>The City did not amend the Development Code to establish objective standards for emergency shelters. However, no application for shelter was submitted during the Housing Element planning period.</p> <p>Continued Appropriateness: This program is updated and included in the 2021-2029 Housing Element to reflect recent changes to State law - including:</p> <ul style="list-style-type: none"> • AB 101 (Low Barrier Navigation Centers) • AB 139 (Emergency and Transitional Housing) • AB 2162 (Supportive Housing)

		<ul style="list-style-type: none"> AB 1763 (Density bonus for 100 percent affordable housing projects)
Regulatory Incentives	<ul style="list-style-type: none"> Continue to approve General Plan Amendments, Development Code Amendments, Conditional Use Permits, Variances, Minor Exceptions, and Density Bonuses as appropriate while balancing the goal of preserving established residential neighborhoods. 	<p>In 2015, the City approved a General Plan Amendment, Zoning Map Amendment, Development Agreement, and Design Review application for the development of a 60-unit senior apartment complex.</p> <p>In 2017, the City approved a General Plan Amendment, Development Agreement, and Design Review application for the development of a 140-unit senior apartment complex.</p> <p>Continued Appropriateness: The City continues to implement regulatory incentives to facilitate the development of quality housing to further City goals. This program is included under the Affordable Housing Incentives program in the 2021-2029 Housing Element.</p>
Financial Incentives	<ul style="list-style-type: none"> Assist as appropriate the construction of affordable housing projects that address the City's housing needs. Seek opportunities to leverage housing resources with those of for-profit groups, developers, and nonprofit groups in the community. Prioritize projects that include components for extremely low income households and large households. 	<p>The City encourages and facilitates the construction of affordable senior and family housing projects. The City finalized occupancy for one affordable senior housing project in 2019.</p> <p>Continued Appropriateness: The City will continue to encourage construction of affordable housing. This program is included under the Affordable Housing Incentives program in the 2021-2029 Housing Element.</p>
Permit Processing	<ul style="list-style-type: none"> Continue to evaluate and improve the permit processing procedures to facilitate residential development. Within twelve months of the adoption of the Housing Element, revise the development review process to establish fast-tracking procedures for those residential development projects that include housing for large households and lower income households, especially extremely low income households. 	<p>The City continues to evaluate and improve the permit processing procedures to facilitate residential development. The City did not revise the developmental review procedures to establish fast tracking procedures for specific residential developments within 12 months of the Housing Element adoption.</p>

		<p>Continued Appropriateness: This is not included in the 2021-2029 Housing Element as a separate housing program.</p>
Development Fees	<ul style="list-style-type: none"> • Pursue the availability of additional funds for infrastructure improvements needed to support affordable and special needs housing. • Pursue the establishment of development fee waivers and development fee deferrals for those residential development projects that include housing for large households and lower income households, especially extremely low income households. 	<p>The City provides opportunities for development fee waivers and development fee deferrals, particularly for residential development projects that include housing for large households and lower income households.</p> <p>Continued Appropriateness: The City will continue to encourage construction of affordable housing. This program is included under the Affordable Housing Incentives program in the 2021-2029 Housing Element.</p>
Analyze Development Fees on the Supply and Affordability of Housing	<ul style="list-style-type: none"> • Within twelve months of the adoption of the Housing Element, analyze the impacts of increased development fees on the supply and affordability of housing and commit to biennial monitoring. • Promote the financial feasibility of development affordable to lower income households. 	<p>The City evaluates its fee schedule on an annual basis. The current fee schedule was adopted by the City Council in 2020 and went into effect on July 1, 2020. As funding permits, the City may provide fee waivers or deferral for affordable housing development.</p> <p>Continued Appropriateness: The City continues to evaluate application fees on an annual basis. This program is included in the 2021-2029 Housing Element.</p>
<i>Equal Housing Opportunity</i>		
Fair Housing	<ul style="list-style-type: none"> • Continue to contract with local fair housing providers to provide educational, advocacy, and mediation services for the City. • Continue to provide fair housing and landlord/tenant counseling resources on the City website and make fair housing and landlord/tenant counseling brochures available at public counters and community facilities. • Continue to periodically prepare an Analysis of Impediments to Fair Housing Choice and implement its findings. 	<p>The City provides fair housing services through the CDBG program and helped to provide assistance to 509 households between 2013 and 2019.</p> <p>Continued Appropriateness: The City continues to promote fair housing in the community. This program is expanded in the 2021-2029 Housing Element to include actions to address impediments identified in the Analysis of Impediments to Fair Housing Choice.</p>

