

City of Corona

Final Housing Element

2008-2014

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I. INTRODUCTION

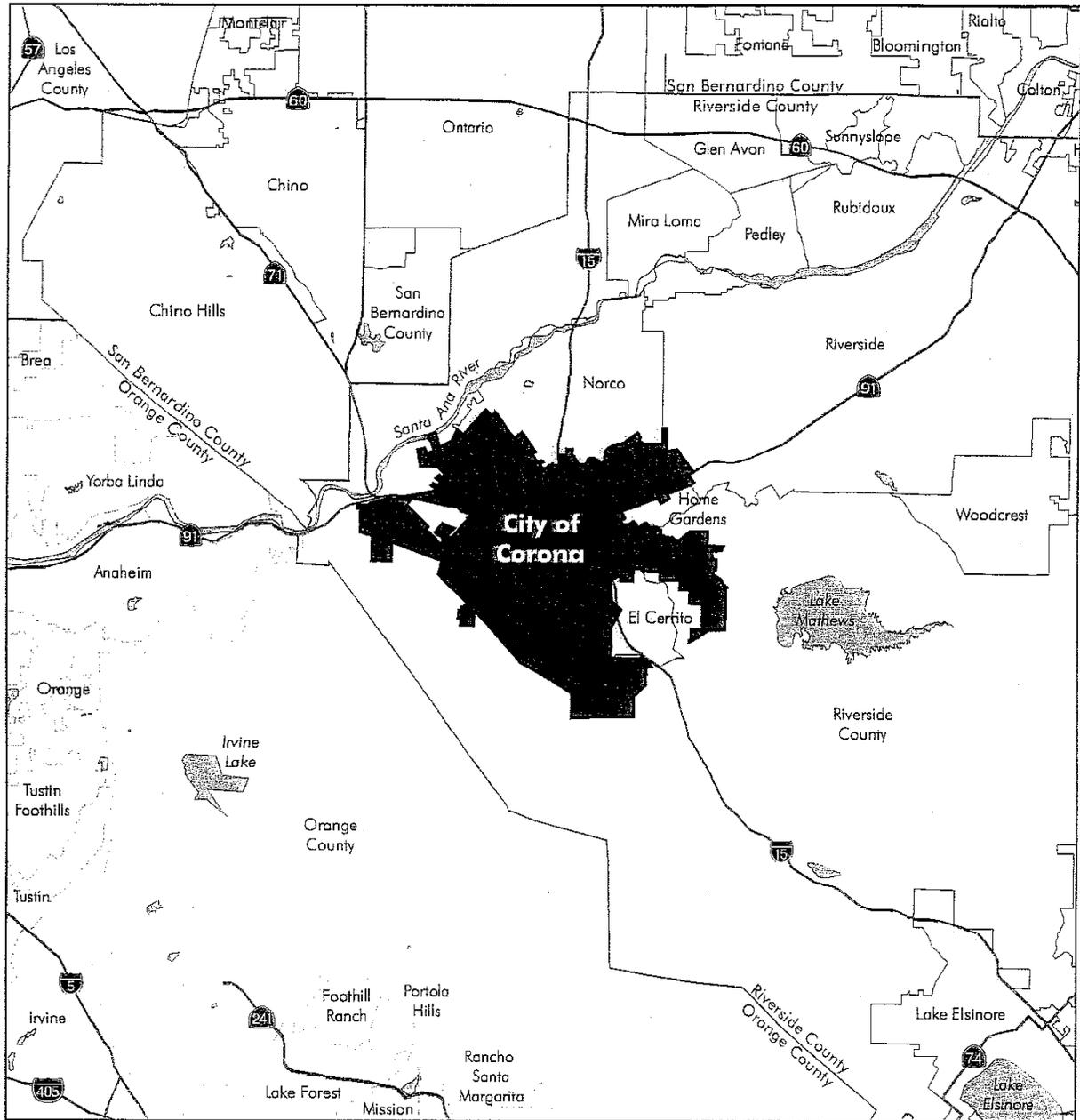
The City of Corona encompasses approximately 39 square miles and is located in western Riverside County, near the boundaries of Orange and San Bernardino counties. The City is south of the City of Norco, southwest of the City of Riverside, and north of the Cleveland National Forest. Unincorporated Riverside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

Incorporated in 1896, Corona is a full-service community and has experienced rapid urbanization over the last 20 years with residential development occurring primarily in the southern, northeastern, and western portions of the City. Since 1987, the population of Corona has more than doubled to over 146,000 residents, growing at the second fastest rate for Inland Empire cities with over 100,000 residents.

Corona's housing stock is experiencing the influence of its position at the leading edge of Southern California's fastest-growing region. Since 1990, the number of dwelling units has increased over 70 percent, with the vast majority being single-family detached homes.

Corona's expanding economy and housing market have given it the opportunity to devote an increasing amount of community resources to education, parks, and law enforcement. Corona is near 28 public and private colleges with more than 200,000 students combined. In 2007, the City had 37 neighborhood and community parks, providing approximately 394 acres of parkland for its residents, or approximately 1 acre of parkland per 420 residents. Corona continues to be one of the safest cities in the region. Since 1996, the crime rate has declined by 52 percent while the population increased by 53 percent.

This Housing Element of the Corona General Plan sets forth the City's strategy to preserve and enhance the community's residential character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters relating to housing. The housing programs chapter of this Housing Element builds on the 2005-2010 Consolidated Plan, which establishes a five-year strategy for expenditure of federal funds, and the Redevelopment and Housing Implementation Plan, which establishes the Redevelopment Agency's five-year plan for expenditure of redevelopment housing funds.



Source: Census TIGER Line Data, 2000

Legend

-  Corona City Boundary
-  Surrounding Cities/Communities
-  Hydrology

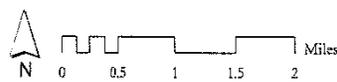


Figure 1-1
Regional Location

A. STATE POLICY AND AUTHORIZATION

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive General Plans. Section 65302 (c) of the Government Code sets forth the specific components to be contained in a community's housing element. Table I-1 at the end of this section summarizes these State requirements and identifies the applicable sections in the Corona Housing Element where these requirements are addressed.

State law requires housing elements to be updated at least every five years to reflect a community's changing housing needs. Corona's Housing Element was last updated in 2001; however, special legislation extended the update cycle for jurisdictions within the Southern California Association of Governments (SCAG) to coincide with the 2007 update of baseline population, employment, and other shared data for the Regional Transportation Plan. Therefore, this Housing Element is updated for the years 2008-2014 for the update cycle for jurisdictions in the SCAG region and is consistent with other regional and local plans.

B. ORGANIZATION OF THE HOUSING ELEMENT

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

1. An analysis of the City's population, household, and employment base, and the characteristics of the City's housing stock to define the nature and extent of unmet housing needs (Chapter II).
2. A review of potential constraints to meeting the City's identified housing needs (Chapter III).
3. An evaluation of opportunities that will further the development of new housing (Chapter IV).
4. A statement of the Housing Plan to address Corona's identified housing needs, including housing goals, policies, and programs (Chapter V).

C. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The City of Corona General Plan is composed of the following 11 elements or sections: (1) Land Use; (2) Community Design; (3) Housing; (4) Historic Resources; (5) Economic Development; (6) Circulation; (7) Infrastructure and Utilities; (8) Parks, Schools and Libraries; (9) Police and Fire Services; (10) Environmental Resources; and (11) Public Health and Safety. The Housing Element builds upon the other General Plan elements and is entirely consistent with the policies and proposals set forth by the General Plan. As portions

of the General Plan are amended in the future, the General Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained.

D. PUBLIC PARTICIPATION

1. Housing Element Process

Section 65583 (c)(5) of the Government Code states that, “The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.”

As part of the City’s Housing Element update process, the City held stakeholder interviews over two days with a variety of participants. Representatives from the following groups participated in a series of five meetings to provide their input on issues to consider in the Housing Element. Prior to the meetings, four questionnaires were developed and distributed to invitees based on the type of organization they represented:

Business and Development Communities	West Coast Green Communication Management HP Development Building Industry Association Workforce Home Builders LLC Silvercrest Western Home Barrington Capital Habitat for Humanity – Riverside
Realtors	Countrywide Stockdale Investment Group, Inc. Corona Norco Association of Realtors Prudential California Realty ReMax All Stars
Government and Quasi-Public Agencies	Corona-Norco Unified School District Corona Historic Preservation Society Fair Housing Council of Riverside County, Inc.
Service Providers	Christian Family Center Islamic Society of Corona/Norco Corona Seventh-Day Adventist Church Corona-Norco Settlement House Homeless Task Force Peace Lutheran Church Foundation for Community and Family Health

The following groups completed surveys but were unable to participate in the interviews: United Way of Corona-Norco, Peppermint Ridge, Dart Container Corporation, and Pacific Shores Masonry.

Major recurring themes identified were:

- **Existing Conditions and Trends**
 - People are being forced to leave the City, County, and State to find affordable housing
 - Several generations are living under one roof
 - Multi-family/multi-party purchases are occurring to increase affordability
 - People are interested in higher density mixed use and live-work units with residential above other uses, and also close to transit
 - Factors other than home price affect affordability – energy efficiency, commute, sustainability, Homeowner’s Association fees
 - Onslaught of foreclosures is expected to hit the local market

- **Existing Unmet Needs and Challenges**
 - Desire for energy-efficient and sustainable homes
 - Need for starter homes for first-time homebuyers
 - Lack of one-story smaller homes for seniors and first-time homebuyers
 - Need for supportive and transitional housing for at-risk families, seniors, and near-homeless
 - The 80 percent Average Median Income group is one of the hardest to finance and house
 - Desire by developers for a funding specialist or ombudsman at the City to increase effectiveness of partnerships, advertise available loans and financing options, and improve process
 - Counseling services needed for a variety of groups and needs – financial, anti-discrimination, mental

- **Constraints to Affordable Housing Development/Provision of Services**
 - Lot sizes – (1) narrow lots allowing only one unit; (2) 7,200 square-foot minimum lot size; and (3) 8,000 minimum lot size for 2nd units
 - Unclear development process and standards
 - Cost of land is too high
 - Fees are too high
 - Overstressed infrastructure and freeway systems
 - Neighborhood and political opposition to higher density, work-force housing

- **Potential Opportunities and Solutions**
 - Provide incentives for green building, energy efficiency, and sustainability
 - Adopt an Affordable Housing Ordinance recognizing the requirements of SB1818, which would increase the City’s chances of obtaining state and federal housing grants and other funding
 - Reduce and/or waive fees
 - Defer payment of fees until Certificate of Occupancy is issued
 - Allow more flexibility in standards – lot size, density, parking, setbacks

- Pre-plan check selected manufactured homes by housing type (e.g., single family, duplex, townhouse) to decrease the time and cost of constructing an affordable manufactured/pre-fabricated home
- Increase density along transit corridors
- Offer low-interest first-time homebuyer loans – not just for income qualified
- Use and offer creative financing

- **General and Miscellaneous Comments**
 - It is important to improve aesthetics and sense of pride/community with new developments

A few residents also attended the stakeholder meetings; they were made aware of the meetings by the service providers (such as the Senior Center). In general, comments received from the residents relate to balancing between jobs and housing growth, as well as quality of life issues (such as traffic and other community amenities). A few residents also expressed concerns about the need for affordable housing for both families and seniors.

City residents have several opportunities to recommend strategies, review, and comment on the Corona Housing Element through public hearings before the Planning Commission on the Draft Housing Element prior to adoption.

Prior to adoption of the Housing Element, the City conducted an additional public informational meeting on December 17, 2008 to inform the general public, and solicit feedback on the Draft Housing Element. Comments received during the public meeting include:

- **Affordable Housing**
 - Concerns about Inclusionary Zoning, which tends to work well in an upward market but not in a depressed market
 - Offer second units/granny flats as appropriate alternative housing options
 - Expedite processes and reduce fees for affordable housing
 - Rehabilitate and resell homes using funding available from the Neighborhood Stabilization Program
 - Offer educational programs to alert people of scams relating to foreclosure assistance
 - Preserve historic homes

- **Green Building Practices**
 - Offer expedited process for green building

Advertising of the public hearings and availability of the revised Draft Housing Element was provided in both English- and Spanish-language newspapers. Notices were sent to agencies that attended the City's stakeholders meetings. The Housing Element was made available at the City website, at City Hall (Community Development Department, City Clerk's Office,

and Redevelopment Department), as well as at the Corona Public Library. The City's Public Library, in particular, is a very high-traffic community location. Its large meeting rooms are used frequently to host events and workshops by community groups and service providers. Placing the Draft Housing Element at the library enhances its exposure to the community.

The Housing Element recognizes the concerns and comments expressed by residents, developers, service providers, and community stakeholders. The Housing Element includes programs to facilitate additional housing development in mixed use and downtown areas in order to expand the types of housing available in the City, particularly townhomes/condominiums, as well as senior housing. The Housing Element also includes programs to enhance affordability through rental assistance and first-time homebuyers. Credit counseling and foreclosure mitigation services are provided to address concerns over the current market conditions. Programs have also been added to address acquisition/rehabilitation and resale of foreclosed homes.

2. Additional Outreach Efforts

As part of the City's process for preparing the 2005-2010 Consolidated Plan as mandated by the U.S. Department of Housing and Urban Development (HUD), the City also conducted public hearings to solicit public input on housing and community development needs, particularly for lower and moderate income households. The following agencies were consulted for housing and community development needs in Corona:

- Community Groups
- Homeless Service Providers
- Community Development Corporations
- AIDS Service Providers
- Service Providers for Persons with Disabilities
- Service Providers for Families, Women, and Children
- Service Providers for Seniors
- Housing Industry Professionals and Developers
- Corona Chamber of Commerce
- Fair Housing Council of Riverside County
- Riverside County Housing Authority
- Employment Service Providers
- City of Riverside
- County of Riverside and Regional Agencies

The Redevelopment Agency also conducted a public hearing on the adoption of its 2005-2009 Redevelopment Implementation Plan. In accordance with redevelopment laws, notices of that hearing were posted at locations within the redevelopment project area, where many low and moderate income households reside, for a three-week period. Notices for the Redevelopment Implementation Plan were posted at the City Clerk's office and the Redevelopment Agency office. The notice was also published in the Press-Enterprise.

The Housing Element is consistent with the programs and policies set forth in the Consolidated Plan and Redevelopment Implementation Plan in addressing the housing needs of the City's lower and moderate income households.

E. SOURCES OF INFORMATION

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

1. U.S. Department of Commerce, Bureau of Census, 1990 and 2000 Census reports and 2006 American Community Survey
2. Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD based on 2000 Census
3. State Department of Finance, population, housing, and employment estimates for January 2007
4. City of Corona Zoning Ordinance
5. City of Corona Consolidated Plan, 2005-2010
6. City of Corona Housing Element, 2000-2005
7. City of Corona Economic Development Profile
8. Redevelopment Agency for the City of Corona Five-Year Implementation Plan 2005-2009

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

**Table I-1
State Housing Element Requirements**

Required Housing Element Component	Reference
A. <u>Housing Needs Assessment</u>	
1. Analysis of population trends in Corona in relation to regional trends.	Chapter II, Section A
2. Analysis of employment trends in Corona in relation to regional trends.	Chapter II, Section A
3. Projection and quantification of Corona's existing and projected housing needs for all income groups.	Chapter II
4. Analysis and documentation of Corona's housing characteristics including the following:	
a. level of housing cost compared to ability to pay;	Chapter II, Section B
b. overcrowding; and	Chapter II, Section B
c. housing stock condition.	Chapter II, Section C
5. An inventory of land suitable for residential development, including vacant sites; land having redevelopment potential; and an analysis of the relationship of zoning, public facilities, and services to these sites.	Chapter IV, Section C
6. Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Chapter III, Section B
7. Analysis of existing and potential nongovernmental and market constraints upon maintenance, improvement, or development of housing for all income levels.	Chapter III, Sections A, C
8. Analysis of special housing need: handicapped, elderly, large families, female-headed households, farmworkers.	Chapter II, Section B
9. Analysis concerning the needs of homeless individuals and families in Corona.	Chapter II, Section B

Required Housing Element Component	Reference
<p>10. Analysis of opportunities for energy conservation with respect to residential development.</p>	<p>Chapter IV, Section G</p>
<p>B. <u>Goals and Policies</u></p>	
<p>1. Identification of Corona’s goals and policies relative to maintenance, improvement, and development of housing.</p>	<p>Chapter V, Section B</p>
<p>C. <u>Implementation Program</u></p>	
<p>An implementation program should do the following:</p>	
<p>1. Identify adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.</p>	<p>Chapter V, Section C</p>
<p>2. Program to assist in the development of adequate housing to meet the needs of low and moderate income households.</p>	<p>Chapter V, Section C</p>
<p>3. Identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing in Corona.</p>	<p>Chapter V, Section C</p>
<p>4. Conserve and improve the condition of the existing and affordable housing stock in Corona.</p>	<p>Chapter V, Section C</p>
<p>5. Promote housing opportunities for all persons.</p>	<p>Chapter V, Section C</p>
<p>6. Preserve lower income households assisted housing developments.</p>	<p>Chapter V, Section C</p>

II. HOUSING NEEDS ASSESSMENT

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

A. POPULATION

1. Population Growth Trends

According to the Census, the City of Corona had a population of 76,095 in 1990. Between 1990 and 2000, the City's population increased by approximately 64 percent to 124,966. As shown in Table II-1, this level of growth was significantly higher than the County average and that of the City of Riverside, earning Corona distinction by the State Department of Finance as the sixth fastest-growing of the 126 California cities in the 50,000-200,000 population range. This phenomenal growth reflects the City's proximity to Orange County, an emerging urban center, as well as the increased demand for affordable housing and its availability in Corona.

**Table II-1
Population Growth Trends:
Corona and Surrounding Communities**

Jurisdiction	1990¹	2000¹	Change 1990-2000	2007²	Change 2000-2007
Corona	76,095	124,966	+64.2%	146,164	+17.0%
City of Riverside	226,505	255,166	+12.7%	291,398	+14.2%
County of Riverside	1,170,413	1,545,387	+32.0%	2,031,625	+31.5%

Sources:

¹ 1990 and 2000 U.S. Census.

² State Department of Finance, Population Estimates for January 2007.

As of January 2007, the City's population was estimated at 146,164 by the State Department of Finance, representing a 17 percent increase in seven years. While the growth rate slowed considerably from the previous decade, it is still higher than growth experienced by the City of Riverside. However, the County of Riverside experienced a growth rate nearly double that experienced by the City. As the City is largely developed, new growth has occurred in more remote, undeveloped portions of the County in other cities or unincorporated areas since year 2000. Between 2008 and 2015, the level of growth is projected to slow. By 2015, the Southern California Association of Governments (SCAG) projects that the City of Corona will have a population of 154,421 persons, representing a growth of only 5.6 percent over the next eight years.

According to the American Community Survey conducted by the Census in 2006, 79 percent of Corona residents were living in the same residence one year earlier. About 8 percent had moved during the past year from another residence in Riverside County, 9 percent from another county in the same state, 3 percent from another state, and 1 percent from abroad.

2. Age Characteristics

The age structure of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. Traditionally, both the young adult population (20-34 years of age) and the elderly population (65 years and over) tend to favor apartments, low to moderately priced condominiums, and smaller single-family units. Persons between 35-65 years old (and those households with school-age children) usually provide the major market for moderate to high cost apartments, condominiums, and larger single-family units, because they tend to have higher disposable incomes and larger household sizes. Table II-2 illustrates the age distribution of Corona residents in 1990 and 2000, and the proportionate age distribution of Riverside County residents in 2000.

As shown in Table II-2, Corona had a greater proportion of school-age children between the ages of 5 and 17 (23.6 percent) than did the County (22.5 percent) and a significantly greater proportion of persons between the ages of 25-44 (35.1 percent) than the County (28.9 percent) in 2000. The median age of the City decreased from 31.0 in 1990 to 29.9 in 2000, well below the 2000 County average of 33.1. Corona has fewer middle age adults between the ages of 45 and 64 (16.8 percent) than did the County (18.9 percent), and a significantly lesser proportion of senior adults (5.8 percent) than the County (12.7 percent).

**Table II-2
Age Distribution**

Age Group	1990		2000			
	Corona Residents	Corona % of Total	Corona Residents	Corona % of Total	% Change 90-00	Riverside County % of Total
Preschool (Ages 0-4)	6,692	9.1%	12,249	9.8%	83.0%	7.9%
School Age (5-17)	14,599	19.8%	29,484	23.6%	102.0%	22.5%
College Age (18-24)	8,868	12.0%	11,068	8.9%	24.8%	9.2%
Young Adults (25-44)	28,433	38.6%	43,864	35.1%	54.3%	28.9%
Middle Age (45-64)	10,645	14.4%	21,012	16.8%	97.4%	18.9%
Senior Adults (65+)	4,466	6.1%	7,289	5.8%	63.2%	12.7%
Total	76,095	100.0%	124,966	100.0%	64.2%	100.0%
Median Age ¹	31.0		29.9			33.1

Source: 1990 and 2000 U.S. Census.

¹ The median is that number exactly in the middle of a distribution of numbers. That is, 50% of the numbers in the distribution are above the median, and 50% of the numbers are below the median.

Approximately 5.8 percent of the City's population (7,289 residents) in 2000 was over the age of 65 years, a decrease of 0.3 percentage points from 6.1 percent senior adults in 1990. Unlike most Southern California communities, the proportion of the elderly population (over 65 years of age) has declined slightly over the years, probably due to the influx of younger families moving in from other communities. This suggests that the growth of the elderly population in Corona lagged behind that of younger families, probably due to a lack of housing options for seniors.

Trends in school enrollment from the Corona-Norco Unified School District also reflect a growing population of young families. Since the 1996-1997 school year, enrollment of children in the Corona-Norco Unified School District has risen 69 percent, from approximately 29,528 students in 1997 to 49,865 students in 2007.

The age groups that have experienced the largest proportional increases in population between 1990 and 2000 include children up to 17 years old and adult residents between the ages of 45 and 64, reflecting the influx of family homebuyers and to a lesser degree renters moving into the 12,000 new housing units developed in Corona during the 1990s.

Interviews conducted in June 2007 with community members acknowledged that there is an increase of households with multi-generational residents, and many of these are requiring housing with additional bedrooms, "granny flats," or "casitas" (secondary structures).

3. Race and Ethnicity

The racial and ethnic composition of a population affects housing needs because of the unique household characteristics of different racial/ethnic groups. Table II-3 shows the change in the racial/ethnic composition in Corona between 1990 and 2000, as well as the proportion of each racial/ethnic group in the Riverside County population in 2000. The 1990 Census reported that 60 percent of residents in Corona were non-Hispanic White, though this figure had fallen to 47 percent in 2000. Hispanic persons represented the second largest racial group in Corona. Their share of the population increased from 30.4 percent in 1990 to 35.7 percent in 2000. Countywide, 36.2 percent of the 2000 population was Hispanic. Corona also experienced significant growth in its Black population, with a nearly 300 percent increase between 1990 and 2000, although their proportional share of 6.2 percent of City population is similar to the countywide 6.0 percent. The Corona Asian population, who comprised 7.4 percent of the City population, is double the 3.6 percent countywide.

**Table II-3
Race and Ethnicity**

Race/Ethnicity	1990		2000			
	Corona Persons	Corona % of Total	Corona Persons	Corona % of Total	% Change 90-00	Riverside County % of Total
Non-Hispanic Persons						
White	45,371	59.6%	58,784	47.0%	29.6%	51.0%
Black	1,938	2.5%	7,704	6.2%	297.5%	6.0%
Native American	384	0.5%	490	0.4%	27.6%	0.7%
Asian	5,188	6.8%	9,239	7.4%	78.1%	3.6%
Other/Two or more	113	0.2%	4,180	3.3%	*	3.5%
Hispanic Persons	23,101	30.4%	44,569	35.7%	92.9%	36.2%
Total	76,095	100.0%	124,966	100.0%	64.2%	100.0%

Source: 1990 and 2000 U.S. Census.

* Apparent increase of 3600% does not reflect increase of "other" race. Two or More races allowed for 2000 Census but not 1990 Census.

These trends are also reflected in the ethnic distribution of students within the Corona-Norco Unified School District. Between the 1996-1997 and 2006-2007 school years, the percentage of Hispanic students grew from 41 percent of the student population in 1997 to 48 percent in 2007. The percentage of Asian and Pacific Islander students in the school district increased during this same period, comprising 5.5 percent of the student population in 1997 and 8.0 percent in 2007. Conversely, the percentage of non-Hispanic White students decreased in this same period from 49 percent in the 1996-1997 school year to 35 percent in the 2006-2007 school year.

The 2006 American Community Survey estimates that approximately 27 percent of Corona residents were foreign born, and 42 percent speak a language other than English at home. Of

those speaking a language other than English at home, 49 percent reported they did not speak English “very well”; 73 percent spoke Spanish, and the remainder spoke some other language. These data suggest a strong need for bilingual programs. Interviews conducted with Corona community members in June 2007 confirmed the strong and increasing multicultural character of City residents.

4. Employment

According to the 2000 Census, there were 60,680 Corona residents in the labor force, representing a labor force participation rate of 76.1 percent of persons between the ages of 16 and 64. Table II-4 shows the number of persons employed in each job sector and the corresponding percentage of the labor force for the City. The unemployment rate reported in the 1990 Census was 5.4 percent, compared to the County’s unemployment rate of 7.5 percent. According to the State Employment Development Department (EDD), unemployment rate as of August 2007 in Corona was 4.7 percent, compared to the countywide unemployment rate of 6.5 percent. EDD estimates indicate a labor force of 86,400 in Corona in 2007.

**Table II-4
Jobs Held by Corona Residents - 2000**

Job Category	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	313	0.5%
Construction	4,125	7.2%
Manufacturing	10,569	18.4%
Wholesale trade	2,692	4.7%
Retail trade	6,950	12.1%
Transportation and warehousing, and utilities	3,053	5.3%
Information	1,571	2.7%
Finance, insurance, real estate, and rental and leasing	3,924	6.8%
Professional, scientific, management, admin., and waste management	4,785	8.3%
Educational	4,557	7.9%
Health care and social assistance	5,416	9.4%
Arts, entertainment, and recreation	990	1.7%
Accommodation and food serves	2,824	4.9%
Other services	2,413	4.2%
Public administration	3,217	5.6%
Total employed persons (16 years and over)	57,399	100%
Total persons in labor force	60,680	

Source: 2000 U.S. Census.

Jobs-Housing Ratio

A general measure of the balance between a community's employment opportunities and the housing needs of its residents is through a "jobs-housing" ratio. According to the 2000 Census, Corona had an average of 1.74 wage earners per family, while SCAG indicated that the City had 1.39 jobs per household in 2000. These figures generally indicate that the City provided significant employment opportunities in the City. However, there is generally a mismatch between the jobs available in the City and the jobs held by residents. As a result, most residents commute outside the City for work. The 2000 Census found that 15,503 workers residing in Corona (or 27 percent of total employed persons) also were employed in Corona. In comparison, Riverside County had 1.51 wage earners per household but offered 1.03 jobs per household in 2000. However, the 2000 Census found that approximately 30 percent of the total employed persons in Riverside County resided in the same community as their place of employment.

By the year 2015, the jobs-housing ratio in Corona is projected to increase to 1.62, indicating that the employment growth (42.9 percent) is outpacing population growth (22.7 percent). The City's economic development strategy is to expand and diversify its employment base, reducing the need for residents to commute to work and the associated impacts such as air quality and traffic. Decreasing the home to work distances will also help alleviate increased energy consumption and costs associated with transportation (gas, vehicle upkeep, new facilities) anticipated for the region.

B. HOUSEHOLD CHARACTERISTICS

1. Household Composition and Size

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

As with most cities, families represented the majority (over 80 percent) of Corona's 37,839 households in 2000. Among the 7,448 non-family households, 5,466 were single-person households, including 1,776 elderly persons living alone. Average household size in the City increased from 3.16 persons per household in 1990 to 3.29 in 2000 reflecting families with children. The 2006 American Community Survey estimated the average household size to be 3.42 persons.

The State Department of Finance estimated a total of 45,127 households in Corona as of January 2007. The SCAG household projection for Corona for 2015 is 47,092 households with an average household size of 3.28 persons per household.

2. Overcrowding

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

According to the 2000 Census, 4,834 (12.8 percent) of the total households were overcrowded in Corona, representing an increase over 1990, when 2,818 (11.8 percent) of the City's households were defined as overcrowded. Overcrowding among renter-households was more prevalent than among owner-households with 3,061 (24.8 percent) of the City's renter-households living in overcrowded conditions, compared to 1,773 (7.0 percent) of the City's owner-households. Countywide, 12.7 percent of all households were defined as overcrowded by the 2000 Census.

3. Income Distribution

Income is a major factor in evaluating the affordability of housing in a community. The Census reports on household income earned in the year prior to the Census. According to the 2000 Census, the 1999 median household income in Corona was \$59,615, significantly above the countywide median of \$42,887. However, close to 11 percent of the City's households earned less than \$20,000. The 2006 American Community Survey estimated that approximately 11 percent of individuals, 7.7 percent of all families, 12 percent of families with a female householder and no husband present, 9 percent of people 65 years old and over, and 14 percent of related children under 18 in Corona were living in households with incomes below the poverty level.¹

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

- Extremely Low Income - less than 30 percent of the AMI
- Very Low Income - between 31 and 50 percent of the AMI
- Low Income - between 51 and 80 percent of the AMI
- Moderate Income - between 81 and 120 percent of the AMI
- Above Moderate Income - greater than 120 percent of the AMI

Collectively, extremely low, very low, and low income households are referred to as lower income households.

The 2000 AMI for the Riverside-San Bernardino County MSA (\$47,400) was used to determine the City's income distribution from the Census based on the income definitions in

¹ These categories are not mutually exclusive.

Table II-5. As shown, approximately 24 percent of the City’s households earned extremely low, very low, and low incomes in 2006 and approximately 18 percent earned moderate incomes.

**Table II-5
HUD Income Groups - 2006**

Income Group	Number of Households	Percent of Total	Riverside County Percent
Extremely Low Income	2,270	6.0%	12.3%
Very Low Income	2,497	6.6%	12.7%
Low Income	4,314	11.4%	24.2%
Moderate Income	6,925	18.3%	16.4%
Upper Income	21,871	57.8%	34.4%
Total	37,839	100.0%	100.0%

Source: Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD based on 2000 Census.

Households at the lowest end of the income scale are the extremely low income (ELI) households. As illustrated in Table II-6, in 2000, 2,276 ELI households resided in the City, representing approximately 6 percent of total households. Over 70 percent of ELI households are renters and 30 percent are owners. Over 75 percent of ELI households overpay for housing. Overpayment, or housing cost burden, is described in detail in the next section.

**Table II-6
Housing Needs for Extremely Low Income (ELI) Households**

	Renters	Owners	Total
Total Number of ELI Households	1,595	681	2,276
Percent with Any Housing Problem	82.5%	72.2%	79.4%
Percent with Cost Burden (>30% of Income)	77.8%	70.8%	75.7%
Percent with Severe Cost Burden (>50% of income)	70.7%	63.1%	68.4%

Source: Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD based on 2000 Census.

4. Housing Affordability and Overpayment

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

According to the 2000 Census, there were 37,839 households in Corona; 25,511 (67 percent) were owner-households and 12,328 (33 percent) were renter-households. As indicated in Table II-7, the number of households overpaying decreases markedly as household income increases. Housing needs are highly concentrated among very low and low income renter-households. Approximately 83 percent of renters with small families and 81 percent of renters with large families earning less than 30 percent of the mean family income pay over 30 percent on rent.

**Table II-7
Housing Overpayment by Household Type, Income and Housing Problem**

Household by Type, Income, & Housing Problem ¹	Renters					Owners			Total Households
	Elderly 1 & 2 Member Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	
1. Extremely Low (0 to 30% MFI)	413	539	269	374	1,595	210	471	681	2,276
% With Any Housing Problems	74%	90%	96%	72%	83%	69%	74%	72%	79%
% Cost Burden > 30%	74%	83%	81%	72%	78%	69%	72%	71%	76%
% Cost Burden > 50%	62%	79%	67%	72%	71%	55%	68%	63%	68%
2. Very Low Income (31 to 50% MFI)	384	675	393	213	1,665	278	592	870	2,535
% With Any Housing Problems	93%	89%	99%	91%	92%	64%	94%	84%	90%
% Cost Burden > 30%	90%	82%	67%	91%	81%	64%	88%	80%	81%
% Cost Burden > 50%	53%	40%	9%	72%	40%	37%	73%	61%	47%
3. Low Income (51 to 80% MFI)	189	1,075	580	557	2,401	580	1,678	2,258	4,659
% With Any Housing Problems	55%	78%	92%	77%	79%	36%	78%	68%	74%
% Cost Burden > 30%	55%	57%	22%	75%	52%	36%	73%	64%	58%
% Cost Burden > 50%	13%	6%	6%	17%	9%	25%	41%	37%	23%
4. Moderate Income (81-95% MFI)	177	3,259	1,060	2,129	6,625	1,750	19,904	21,654	28,279
% With Any Housing Problems	27%	25%	70%	15%	29%	23%	35%	33%	32%
% Cost Burden > 30%	19%	10%	11%	12%	11%	23%	29%	28%	24%
% Cost Burden > 50%	9%	0.3%	0%	0%	0.4%	2%	4%	4%	3%
5. Total Households	1,163	5,548	2,302	3,273	12,286	2,818	22,645	25,463	37,749
% With Any Housing Problems	70%	49%	84%	37%	54%	34%	40%	39%	44%

Source: 2000 CHAS Data.

¹Housing Problem = (affordability, overcrowding, or physical inadequacy)

According to the 2000 Census, an estimated 13,213 Corona households were spending more than 30 percent of their income on housing. Specifically, 35 percent of those households were renters and represent nearly 37 percent of all renter-households in Corona. These statistics on overpayment among the renter population indicate a need for more affordable rental housing in Corona, and/or rent subsidies for low income households. This extent of overpayment may also contribute to the unit overcrowding previously described. That is, adequately sized housing may be available, but households may not be able to afford it. As a result, two or more groups could be combining into a single housing unit (and then effectively becoming one larger household) to afford the cost of housing.

Since 2000, creative financing techniques have allowed households to afford mortgage payments they would otherwise not be able to afford under traditional mortgage financing, resulting in a potentially short-term decline in the number of owner-households overpaying on mortgage payments. However, recent trends, including an increase in variable rates (and, consequentially, the monthly payments) of some mortgage loans and a rapid increase in cost of housing, could reverse any trend in the reduction of number of people overpaying and actually result in an increase in the cost burden of home ownership payments on Corona families.

5. Special Needs Groups

Certain segments of the population may have a more difficult time finding decent, affordable housing due to their special circumstances or needs. These “special needs” households include elderly persons, disabled persons, large households, female-headed households, farmworkers, and the homeless. Table II-8 summarizes the special needs groups within the City.

**Table II-8
Summary of Special Housing Needs**

Special Needs Groups	Number of Households/ Persons	Number Owners	Number Renters	Percent of Total Households/ Persons
Households with Members Age 65+	5,257	*	*	13.9%
Elderly-Headed Households	3,810	2,710 (71%)	1,100 (29%)	10.1%
Elderly Living Alone	1,449	734 (51%)	715 (49%)	3.8%
Disabled Persons	17,512	*	*	14.0%
Large Households	8,121	5,657 (70%)	2,464 (30%)	21.5%
Female-Headed Households	4,256	2,017 (47%)	2,239 (53%)	11.3%
with Children	2,722	946 (35%)	1,776 (65%)	7.2%
Farmworkers (persons)	237	*	*	0.2%

Source: 2000 U.S. Census.

* Information not available by tenure.

Elderly

The special needs of households headed by adults over the age of 65 result from their lower, fixed incomes, disabilities, or dependence needs. According to the 2000 Census, 3,810 of Corona's households (10.1 percent of total households) were headed by elderly persons. Of these, 1,449 were single-person households. As depicted in Table II-8, 1,100 of the elderly-headed households were renters (approximately 29 percent), while 2,710 of the households owned their home (approximately 71 percent). This generally reflects the owner/renter balance of the City as a whole. However, analysis of single-person elderly households shows a much greater need for affordable rental housing. Of single-person elderly households, 715 (approximately 49 percent) were renters and 734 (51 percent) were owners.

Elderly persons who live alone may have special housing needs due to a need for assistance with finances and daily living activities. The 2000 Census also indicated that among the City's 7,289 elderly persons, 812 were age 85 and over. These residents are more likely to be the "frail elderly" and may require more housing assistance and supportive services. As depicted in Table II-7, 70 percent of the elderly renter-households experienced one or more housing problems in 2000. Elderly owner-households had fewer housing problems, with 34 percent reporting one or more housing problems in 2000.

Household heads of this age group have a greater level of need than other age groups. Many seniors have fixed incomes and experience financial difficulty in coping with rising housing and living costs. Elderly homeowners require help in meeting ongoing housing costs, especially utility and related costs, and often are forced to defer necessary repairs. The higher prevalence of disabilities in the elderly population can further present unique challenges and housing needs (see below section) for this population.

Rental assistance to reduce housing costs is of value to senior renter households. Currently, 241 elderly households in the City are being assisted under the Section 8 rental assistance program, consisting of nearly 73 percent of all Corona Section 8 participants. Additional rental assistance resources would benefit more senior households that are overpaying. Other programs defined in Section V of this Housing Element designed generally to conserve affordable units (Program 4), develop inclusionary housing (Program 13) and produce assisted living facilities (Program 16) will also assist the needs of the elderly population.

Disabled

Disabilities can hinder access to housing units of traditional design and potentially limit the ability to earn an adequate income. State and Federal laws require that all new multi-family construction include ground floor units that are accessible to the handicapped, but older units built prior to 1990 are rarely handicapped accessible. Furthermore, once a regular unit is completed, modifications are expensive and not always feasible. Older units, particularly older multi-family structures are very expensive to retrofit for disabled occupants because space is rarely available for elevator shafts, ramps, wider doorways, etc. This population

needs low-cost, conveniently located housing that is adapted for disability access. In some cases, they may also require additional supportive services.

The 2000 Census contains data on persons who had work disabilities, mobility, and/or self-care limitations. According to the 2000 Census, there were 17,512 disabled persons over age 16 (14 percent of total population) in Corona who may have special housing needs. The 2006 American Community Survey estimated that approximately 11.7 percent of the Corona population had a disability. The likelihood of having a disability varied by age – from 6 percent of people 5 to 15 years old, to 10 percent of people 16 to 64 years old, and to 51 percent of those 65 and older.

Under State and Federal laws, local governments are required to provide “reasonable accommodation” to persons with disabilities when exercising planning and zoning powers. In addition to several programs targeting the general population, the City will revise the Zoning Ordinance to include standards and policies to accommodate the needs of persons with disabilities (Program 14). Other general programs such as the Density Bonus Program (Program 11), Affordable Housing Development (Program 12), and Inclusionary Housing (Program 13) will help ensure the special needs of the disabled population will be met.

Large Households

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

The 2000 Census reported 8,121 households in Corona with five or more members, representing 21.5 percent of the total households, with 2,464 of these households being family renters (approximately 30 percent) and 5,657 being home owners (70 percent). Based on the Census special tabulations for HUD, 269 of these large family renters were extremely low income, 393 were very low income, and 580 were low income.

The 2000 Census reported 1,242 lower income large family renters and 488 rental units in the City with three or more bedrooms that were available at rates affordable to the City’s lower income households. With their limited incomes and a shortage of adequately-sized affordable rental housing in the market, many lower income large families either have to double-up and live in overcrowded units to save on housing cost, overpay for housing, or settle for housing of lesser quality. As depicted in Table II-7, 84 percent of the 2,302 large family renters experienced one or more housing problems in 2000. Specifically, almost all extremely low and very low income large family renters and 92 percent of the low income

family renters in Corona were reported to experience some form of housing problems in 2000.

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

Female-Headed Households

Single-parent households require special consideration and assistance because of their greater need for affordable and accessible day care, health care, and other supportive services. The 2006 American Community Survey estimated that approximately 13.3 percent of Corona households were headed by a single-parent. Female-headed households with children in particular tend to have lower incomes than other types of households, which limits their housing options and access to supportive services. In 2000, the Census reported 4,256 female-headed households in Corona; 2,722 of these households had children. Of the 4,256 female-headed households, approximately 16 percent were defined as living in poverty. Among the 2,722 female-headed households with children, approximately 22 percent were living in poverty. Of the 4,256 female-headed households, 2,017 of these were homeowners (approximately 47 percent) while 2,239 were renters (53 percent). Homeownership decreases for female-headed single-parent households with children, with only 946 (approximately 35 percent) as homeowners and 1,776 (65 percent) as renters. These households need assistance with housing subsidies, as well as accessible and affordable day care and other supportive services. General programs and policies outlined in Section V will help to provide a sufficient number of affordable units for single-parent female-headed households, for those with and without children.

Residents Living Below the Poverty Level

Families with incomes below the poverty level, those households with extremely low and very low incomes, require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2006 American Community Survey identified 7.7 percent of all families, 11.7 percent of families with a female-headed household and no husband present, 11.2 percent of all people, 14.4 percent of all people under 18 years of age, 9.4 percent of all people 65 years of age and over, and 21.7 percent of unrelated individuals 15 years of age and over having incomes below the poverty level. These households need assistance with housing subsidies, utility and other living expense subsidies, as well as other supportive services. Several programs in this Housing Element focus assistance on residents with very low and extremely low incomes. Section 8 rental assistance, conservation of affordable units, inclusionary housing policy study, affordable housing development, and revisions to the Zoning Ordinance to provide nondiscretionary sites for homeless shelters are all examples of City programs to assist residents living below

the poverty level. These programs (Section V) will continue and be improved upon to continue to provide housing for extremely low income residents.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and many move throughout the season from one harvest to the next. According to the 2000 Census, 237 Corona residents were employed in farming, fishing, and forestry, representing approximately less than 1 percent of the City's labor force. Agricultural operations in Corona are located in the far eastern and southeastern edges of the City, with a few small pockets of agricultural lands located in the southern portions of the City. The City has several zoning mechanisms that permit the provision of farmworker housing; it does not hinder the ability to provide farmworker housing, and no evidence exists that there is an existing problem with or shortage of farmworker housing. As discussed in Section III, farmworker housing is allowable by-right in agricultural (A) zones, and other zones allow for boarding for up to four persons, secondary structures, or small residential facilities by right.

Homeless

Throughout the County, homelessness has become an increasing problem. Factors contributing to the rise in the number of homeless people include a general lack of housing affordable to lower income persons, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill. The Riverside County Continuum of Care estimates that there were over 4,500 homeless individuals in Riverside County during 2007. Of these, approximately 62 percent were counted living outside shelters or emergency facilities.

Much of the data about homelessness comes from resource groups that provide services to assist the homeless, and the Corona Homeless Task Force. The Homeless Task Force of Corona estimates that between 1,000 and 1,200 homeless persons live in the Corona area, with over 50 percent of this population being children under the age of 10. The exact population within Corona is difficult to quantify because it is no longer surveyed by the Census, many agencies do not track unduplicated homeless populations, and other methods may produce a wide range of results depending on the areas surveyed and methods used, time of day or year, or other variables.

Ninety percent of homeless women have suffered abuse at some time in their life. This population is very diverse and includes people of all ages, faiths, ethnicity, race, and educational backgrounds. An increased number of homeless are whole families and people on a fixed income, mainly seniors, disabled, and veterans.

In 1993, the City assisted financially in the conversion of an existing building to an emergency shelter. This facility, Circle of Hope/God's Kitchen, is operated by the Homeless

Task Force. It offers 50 emergency shelter beds and serves food to 200 to 250 people each day. Transitional shelter living is available for an additional 57 individuals at a time.

The Settlement House, a United Way Agency, is located in Corona and provides emergency food, clothing, and utility vouchers, as well as 60 rental vouchers per year for families who are unable to make their rent payments and face eviction and possible homelessness. Additionally, referral services, a thrift store, and assistance with holiday toys are coordinated through the agency. Additionally, five area agencies provide services for the homeless in Corona:

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

The City will assist homeless populations through specific programs in this Housing Element. For example, in addition to general housing assistance programs, the City will amend its Zoning Ordinance to provide for the nondiscretionary siting of homeless shelters and transitional housing, continue to assist homeless support services, and continue to assist in the development of affordable housing for those living below the poverty level.

Needs of Sub-populations: Sub-populations of the homeless include those with mental disabilities and substance abuse problems, those suffering domestic violence, persons with AIDS, veterans, youth, the unemployed and extremely low/very low income families. Each of these sub-populations has different needs including substance abuse recovery, mental treatment, medical treatment, and job training and placement. Table II-9 identifies programs available to assist the needs of sub-populations.

**Table II-9
Homeless Assistance Programs**

Subpopulation	Service Providers
Severely Mentally Ill	Charter Behavioral Health System of the Inland Empire Psychiatric Corporation of America Avalon Treatment Program MFI Recovery Center
Alcohol/ Drug Dependent	ACE Program Act Family Treatment Program Charter Behavioral Health System of the Inland Empire Serenity Club of Corona
Domestic Violence	RCCADV (Riverside County Center for Alternatives to Domestic Violence) I Care American Red Cross Catholic Charities Option House
Persons With AIDS/HIV	Inland AIDS Project (Eastern County) Desert AIDS Project (Western County)

Source: City of Corona 2007.

C. HOUSING STOCK CHARACTERISTICS

1. Housing Growth

Between 1990 and 2000, the City’s housing stock grew by over 48 percent from 26,538 units in 1990 to 39,271 units in 2000, and grew by approximately 15 percent from 39,271 units in 2000 to 45,127 in 2007. This level of growth in Corona between 1990 and 2000 was significantly higher than the rate experienced by both the City of Riverside and the County of Riverside during the same period. However since 2000, the County of Riverside has nearly doubled the City’s rate of increase of housing (Table II-10).

As shown earlier in Table II-1, Corona’s population grew by over 64 percent between 1990 and 2000, and over 17 percent between 2000 and 2007. This shows that the population between 2000 and 2007 grew faster than the number of housing units. Between 2008 and 2015, the population is anticipated to increase by only approximately 5.6 percent, while the number of housing units is anticipated to grow by approximately 4.4 percent.

**Table II-10
Housing Growth Trends:
Corona and Surrounding Communities**

Jurisdiction	Housing Units			Change 1990-2000	Change 2000-2007
	1990	2000	2007		
Corona	26,538	39,271	45,127	+48.0%	+14.9%
City of Riverside	80,240	85,974	96,466	+7.1%	+12.2%
County of Riverside	483,847	584,674	753,797	+20.8%	+28.9%

Sources: 1990 and 2000 U.S. Census and State Department of Finance, Housing Estimates for January 2007.

2. Housing Type and Tenure, and Number of Bedrooms per Unit

Table II-11 provides the mixture of the City’s housing stock in 1990, 2000, and 2007 by unit type. As shown, the percentage of single-family homes increased, while the percentage of multiple-family units decreased between 1990 and 2000. The trend in unit mix in Corona continued between 2000 and 2007, with single-family homes comprising about 75 percent of the housing stock.

The proportion of owner-occupied households in Corona increased 3.6 percent between 1990 and 2000. In 2000, close to 67.5 percent of the City’s households were owner-occupants, similar to the countywide average of 68.9 percent. With 75 percent of the City’s housing units being single-family and 68 percent of owner-households, a portion of the City’s single-family homes is used as rentals.

**Table II-11
Housing Unit Mix**

Housing Type	1990		2000		2007	
	Number	% of Total	Number	% of Total	Number	% of Total
Total Units	26,538	100.0%	39,271	100.0%	45,127	100.0%
Single-Family	17,876	67.4%	28,177	71.8%	33,702	74.7%
Multiple-Family	7,743	29.2%	9,799	25.0%	9,812	21.7%
Mobile Homes/Other	909	3.4%	1,282	3.3%	1,613	3.6%
Total Occupied	23,920	100.0%	37,839	100.0%	N/A	N/A
Owner-Occupied	15,294	63.9%	25,548	67.5%		
Renter-Occupied	8,626	36.1%	12,291	32.5%		
Vacancy Rate		9.9%		3.6%		3.7%

Sources: 1990 and 2000 U.S. Census and State Department of Finance, Housing Estimates for January 2007.

The 2006 American Community Survey identified the number of bedrooms per unit for all housing in Corona, shown in Table II-12. Over 82 percent of housing had two, three, or four bedrooms per unit, while 8.8 percent had less than two bedrooms per unit and 8.5 percent had five or more bedrooms per unit. The 2006 American Community Survey also identified that 8.9 percent of units had more than one person per room and are contributing to the overcrowding of some units seen in the City. Many families would like to reduce overcrowding conditions and live in a home with a larger number of bedrooms; however, the rising costs and inability to afford larger units has made this prohibitive and is contributing to the increasing nature of overcrowding.

**Table II-12
Number of Bedrooms**

Bedrooms	% of Total
No bedroom	0.6%
1 bedroom	8.2%
2 bedrooms	23.3%
3 bedrooms	31.1%
4 bedrooms	28.3%
5 or more bedrooms	8.5%
Total	100.0%

Source: 2006 American Community Survey.

Interviews conducted with community members in June 2007 confirmed that, with the exception of elderly persons, people are generally looking for larger units. There has been an increase of buyers from Orange and Los Angeles counties looking for larger, modern floor plans with more bedroom units on the ground floor. The desire for single-story floor plans was echoed by advocates for senior housing that see second stories as a physical obstacle to the needs of the increasing senior population. It was also acknowledged that multiple families living in houses are contributing to an increased number of cars and parking problems in select areas of the community. At the same time, there were some members of the community seeking smaller housing units to allow for cheaper prices for individuals and smaller families, and lower energy and other costs associated with size of units.

In 2000, Corona had a relatively low vacancy rate of 3.6 percent, nearly one-third the 1990 rate of 9.9 percent. The vacancy rate was highest for rental units at 3.8 percent, while the rate for homeowners was at 1.9 percent. (The “ideal” vacancy rate for mobility is 2 percent for owner units, and 5 percent for renter units.) According to Department of Finance estimates, the City continued with a low vacancy rate of 3.7 percent for 2007. This is consistent with the New Home Sales Survey, which showed that developers were building homes in distinct phases and maintaining an inventory. With the current mortgage crisis experienced by most California communities, vacancy for single-family homes is expected to increase, leaving developers with unsold inventory. Further, many households who cannot

afford the mortgage may cut losses by selling their homes and return to renting, placing pressure on the rental housing market.

3. Age and Condition of Housing Stock

Table II-13 shows the age of the housing units in Corona. In general, housing over 30 years old usually is in need of some major rehabilitation, such as a new roof, foundation work, plumbing, etc. In the absence of such improvements, units may continue to deteriorate and fail to provide suitable housing for residents. The cost of developing on vacant land is high and will require other incentives to encourage developers to increase the number of new affordable units. By far, the largest number of affordable, adequate units will be provided through the preservation and maintenance of the City's existing housing stock. As indicated in Table II-13, approximately 26.7 percent of the City's housing units were built prior to 1980, making most of these units over 30 years old.

In addition, the 2006 American Community Survey identified that approximately 0.1 percent of housing units lacked complete plumbing facilities, 0.6 percent of units lacked complete kitchen facilities, and 4.2 percent of units had no telephone service available. These selected characteristics demonstrate the need for rehabilitation and modernization of some units within Corona.

Table II-13
Age of Housing Stock

Year Unit Built	# of Units	% of Total
1939 or earlier	1,001	2.2%
1940 to 1949	538	1.2%
1950 to 1959	1,693	3.8%
1960 to 1969	3,680	8.2%
1970 to 1979	5,117	11.3%
1980 to 1989	11,166	24.7%
1990 to March 2000	16,018	35.5%
March 2000-2007	5,914	13.1%
Total	45,127	100.0%

Source: 2000 U.S. Census, State Department of Finance, Housing Estimates for January 2007.

Based upon the current age of housing in Corona, the location of the deteriorated units in seven areas previously identified and surveyed for the 2000 Housing Element, and the rehabilitation programs undertaken by the City between 2000 and 2005, it is estimated that 2,074 units are in need of rehabilitation, of which 1,119 are in substandard condition.

4. Housing Costs

Housing Sales Prices

The 2000 Census documents a median housing unit value of \$190,900 in Corona, considerably higher than the countywide median of \$135,000. Updated information on housing sales prices was obtained from the Data Quick Services, which indicated that the median sales price of all housing in Corona for September 2007 was \$499,100 – an increase of 161 percent over seven years. In contrast, the median price of all housing in Riverside County for September 2007 was \$359,200 – considerably lower than the City; however, this also reflected a 166 percent increase over seven years. For existing single-family homes in Corona, the median value was \$510,000, while the median sales price for condominiums was \$369,800 in September 2007. One noteworthy point at the time of this writing is that while sales prices have rapidly increased over the last seven years, they have seen some decreases recently due to market forces and availability of financing. Table II-14 depicts the median sales prices for single-family homes and condominiums for Corona and surrounding communities for September 2007. As depicted in Table II-14, single-family housing sales prices in Corona during September were higher than nearby Riverside but lower than the neighboring City of Norco. Table II-15 depicts residential sales activity in Corona during June 2007 and September 2007. The data include all types of new and existing homes, distinguishing between homes and condominiums.

**Table II-14
Median Sales Prices: September 2007,
City of Corona and Surrounding Areas**

Jurisdiction	Median Price of Homes Sold		Number of Units Sold	
	Single-Family	Condominiums	Single-Family	Condominiums
Corona	\$510,000	\$369,800	178	15
Norco	\$585,000	N/A	15	N/A
Riverside	\$406,000	\$266,900	203	23

Source: Data Quick Services, September 2007.

**Table II-15
Residential Sales Activity in Corona: June 2007 – September 2007**

Unit Type	Median	Range	# Sold	% of Total
Single-Family				
1-bedroom	\$345,000	\$330,000 to \$360,000	2	0.3%
2-bedroom	\$401,500	\$200,000 to \$525,000	16	2.8%
3-bedroom	\$440,000	\$215,000 to \$913,500	162	28.3%
4-bedroom	\$549,000	\$235,000 to \$1,400,000	201	35.1%
5-bedroom	\$610,000	\$400,000 to \$2,200,000	119	20.8%
6+-bedroom	\$620,000	\$530,500 to \$1,350,000	29	5.1%
<i>TOTAL</i>	<i>\$534,000</i>	<i>\$200,000 to \$2,200,000</i>	<i>529</i>	<i>92.5%</i>
Condominium/Multi-Family				
1-bedroom	\$249,500	\$242,000 to \$255,000	5	0.9%
2-bedroom	\$322,500	\$218,000 to \$530,500	95	16.6%
3-bedroom	\$390,000	\$310,000 to \$600,000	75	13.1%
4+-bedroom	\$432,750	\$200,000 to \$800,000	2	0.3%
<i>TOTAL</i>	<i>\$348,000</i>	<i>\$200,000 to \$800,000</i>	<i>39</i>	<i>6.8%</i>
Mobile Homes				
2+-bedroom	\$281,000	\$275,000 to \$303,000	4	0.7%
<i>TOTAL</i>	<i>\$281,000</i>	<i>\$275,000 to \$303,000</i>	<i>4</i>	<i>0.7%</i>
TOTAL	\$526,000	\$200,000 to \$2,200,000	572	100.0%

Source: RealQuest, October 2007.

Housing Rents

Listings in the Press-Enterprise newspaper and Craigslist.org online for available rental housing in Corona were researched during October 2007. Table II-16 lists the median and average rents for rental housing by number of bedrooms.

**Table II-16
Median and Average Rents by Number of Bedrooms: 2007**

Number of Bedrooms	Number Listed	Median Rent	Average Rent	Rent Range
Studio	2	\$800	\$800	\$750-\$850
1	20	\$975	\$1,005	\$700-\$1,250
2	19	\$1,350	\$1,331	\$895-\$1,850
3	44	\$1,795	\$1,791	\$1,095-\$2,800
4	46	\$2,200	\$2,303	\$1,395-\$4,500
5	27	\$2,600	\$2,667	\$1,900-\$3,799
Totals	158	\$1,900	\$1,922	\$700-\$4,500

Source: The Press-Enterprise and Craigslist.org 10/16/07-10/31/07.

Housing Affordability

The costs of home ownership and renting can be compared to a household’s ability to pay for housing, based on the 2007 HUD Area Median Income of \$59,200 for Riverside County. Table II-17 illustrates maximum affordable mortgage payments and rents for two-person, four-person, and six-person households in Riverside County.

For homeownership, Table II-17 assumes a 30-year mortgage at 6.5 percent interest rate and a 10 percent down payment. A comparison of this table with previous Tables II-15 and II-16 (for units of two bedrooms and above) shows that mortgage payments for available ownership housing in Corona are well beyond the financial reach of extremely-low, very-low and low income households. Some moderate income households come close to affording condominium homes, but most homes are still beyond the financial reach of these households as well.

**Table II-17
Maximum Affordable Housing Costs: 2007,
Riverside County**

	Median Income	Affordable Cost	Utilities/ Other Costs	Maximum Monthly Rent	Maximum Purchase Price
Extremely Low Income (0-30% MFI)					
Small Family (2 persons)	\$14,200	\$355	(\$100)	\$255	\$46,100
Small Family (4 persons)	\$17,750	\$443	(\$100)	\$343	\$57,600
Large Family (6 persons)	\$20,600	\$515	(\$100)	\$415	\$66,900
Very Low Income (31-50% MFI)					
Small Family (2 persons)	\$23,700	\$592	(\$150)	\$442	\$77,000
Small Family (4 persons)	\$29,600	\$740	(\$150)	\$590	\$96,100
Large Family (6 persons)	\$35,340	\$883	(\$150)	\$733	\$114,800
Low Income (51-80% MFI)					
Small Family (2 persons)	\$37,900	\$947	(\$200)	\$747	\$123,100
Small Family (4 persons)	\$47,350	\$1,183	(\$200)	\$983	\$153,800
Large Family (6 persons)	\$54,950	\$1,373	(\$200)	\$1,173	\$178,500
Moderate Income (81-120% MFI)					
Small Family (2 persons)	\$56,800	\$1,420	(\$250)	\$1,170	\$184,500
Small Family (4 persons)	\$70,100	\$1,752	(\$250)	\$1,502	\$227,800
Large Family (6 persons)	\$82,400	\$2,060	(\$250)	\$1,810	\$267,700

Note: Income limits based on 2007 HUD Area Median Income of \$59,200 for Riverside County. Maximum affordable purchase price based on 10% downpayment, 30-year mortgage at 6½% interest.

The 2006 American Community Survey identified a high number of homeowners that were paying more than 30 percent of their household gross income toward mortgage or rent costs, as shown in Table II-18. This suggests a high number of households are overpaying for living expenses and have less income available for savings and other living expenses.

**Table II-18
Selected Monthly Homeowner and Renter Costs
as a Percentage of Household Income: 2006**

Percent of Household Income	Mortgage Payments	Rent
Less than 20 percent	20.1%	13.3%
20-25 percent	11.8%	14.1%
25-30 percent	13.8%	13.7%
30-35 percent	11.5%	8.4%
More than 35 percent	42.4%	47.7%
Not Computed	0.4%	2.8%
Totals	100.0%	100.0%

Source: U.S. Census, 2006 American Community Survey.

Additional issues of affordability were identified through interviews of community members conducted in June 2007. Concerns included rising costs of water, fuel, commute expenses, waste, energy, and other daily or utilities costs; lower income families needing to leave the community to find affordable prices because they cannot afford mortgages or rents in Corona; and the high rate of foreclosures due to increased mortgage payments. More discussion of affordability issues is included in Chapter III (Housing Constraints) of this Housing Element.

5. Assisted Housing at Risk of Conversion

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

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

The following discussion pertains to the potential conversion of assisted housing units into market rate housing between July 1, 2008, and June 30, 2018.

Inventory of Assisted Housing Units in Corona

All multi-family rental units assisted under federal, state, and/or local programs, including HUD programs, state and local bond programs, redevelopment programs, density bonus, or direct assistance programs, are included. The inventory covers all units that are eligible to change to market-rate housing due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. Table II-19 provides a description of assisted housing developments in Corona.

At-Risk Projects

The planning period for this at risk housing analysis extends from July 1, 2008, through June 30, 2018, for this Housing Element. The underlying low income use restrictions of these projects were reviewed for potential conversion to market rate during this planning period. These projects are listed in Table II-20 with detailed information.

During this 10-year period, three projects will be at risk of losing their affordability controls. Combined, a total of 156 assisted units will be at risk between July 2008 and June 2018.

The three housing projects listed in Table II-20 are assisted under the following programs:

HUD Section 202 and HUD Section 8: Two of the projects were assisted under the Section 202 - Handicapped and Elderly Housing Program and the Section 8 program – Corona Community Towers and Corona Community Villas. Section 202 provides loans to help build or rehabilitate handicap or elderly units. The maximum period for the loan is 40 years. These HUD Section 202-financed projects also maintain project-based Section 8 contracts. Under the HUD Section 8 program, participating building owners are entitled to receive HUD Fair Market Rents (FMRs) for their units with Section 8 contracts. On the Section 8 units, HUD makes up the difference between 30 percent of a household’s monthly income and the FMRs. A total of 110 units are assisted under these programs.

Mortgage Revenue Bond: The Meadowood Apartments is a bond-financed project where the property owner deed-restricted the units as affordable housing to low income households in exchange for preferential financing. Given the improved market conditions, these deed-restricted units most likely can command higher rents in the market than the rents allowed by the deed-restriction. Thus, there is no incentive to maintain these 46 units as affordable housing.

**Table II-19
City of Corona Assisted Housing Developments**

Project Name	Location	Total Units	Assisted Units				Total Assisted	Expiration Date	Funding
			Very Low	Low	Sr.	Mod.			
Bridges America (Park Place)	935, 945, 950 W. Fifth Street	48	12	18	No	18	48	2027	Low/Mod Funds, Developer Funds
Casa de la Villa	313 S. Vicentia Avenue	75	8	66	No	0	74	2060	Low/Mod Funds, Federal Tax Credits, Developer Funds
William C. Arthur Terrace (formerly Sherman Ave. Senior Apts.)	1275 W. 8 th Street	40	39	0	Yes	0	39	2060	HUD Section 202/ Section 8
Corona del Oro	630-650 W. 2 nd	72	71	0	No	0	71	2055	Low/Mod Funds, HOME Funds, Federal Tax Credits
Corona del Rey	1148 D. St.	160	32	32	No	96	160	Perpetuity	Revenue Bond, Low/Mod Funds, City HOME, County HOME, Federal Tax Credits
French Quarter	523 W. Seventh Street	14	2	1	No	0	3	Oct 2018	Revenue Bond
Jasmine Springs	909 Rimpau Avenue	59	6	6	No	0	12	Oct 2018	Revenue Bond
Villas de Corona	760 Rimpau Avenue	36	3	3	No	0	6	Oct 2018	Revenue Bond
Corona Community Towers	910 S. Belle Street	37	0	36	Yes	0	36	Renewed Annually	HUD Section 202/ Section 8
Vintage Terrace Apartments	1910 Fullerton Street	200	0	200	Yes	0	200	2038	HUD and Tax Credit
Country Hills Apartments	720, 730 Via de Luna	412	0	250	No	0	250	2020	Multi-family Mortgage Revenue Bond

Housing Needs Assessment

Project Name	Location	Total Units	Assisted Units				Total Assisted	Expiration Date	Funding
			Very Low	Low	Sr.	Mod.			
River Run Senior Apartments	863 River Road	360	37	319	Yes	0	360	2055	RDA Low/Mod Housing Funds, Federal Tax Credits
Corona Community Villas	2600 S. Main Street	75	0	74	Yes	0	74	2008	HUD Section 202/ Section 8
Meadowood Apartments	788 Springwood	228	0	46	No	0	46	2010	Revenue Bond
TOTAL		1,816	210	1,051	--	114	1379		

Source: City of Corona Redevelopment Agency and www.HUDuser.org, 2007.

Table II-20
Assisted Housing at Risk of Conversion:
January 2008-June 2018

Project (location)	Type of Assistance	Tenant Type	Subsidized units	Earliest Date of Subsidy Termination
Corona Community Towers 910 S. Belle Street	HUD Section 8	Senior	36	Annual Update after 2008
Corona Community Villas 2600 S. Main Street	HUD Section 8	Senior	74	2008
Meadowood Apartments 788 Springwood	Revenue Bond	Family	46	2010
TOTAL UNITS			156	

Source: City of Corona 2005.

Cost Analysis

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

Preservation Costs: A total of 156 units distributed among four projects are at risk of losing their affordability controls between January 1, 2008, and June 30, 2018. Preservation of the at-risk units can be achieved in several ways:

Refinance Mortgage Revenue Bond: One way to preserve the affordability of the 46 low income use restricted units under the bond program is to refinance the remaining mortgage on the one project. If the project is refinanced, affordability on the units can be extended. The costs to refinance the project assisted under this program would include the difference in interest rates on the remaining debt between the previous and renegotiated loan packages, an issuance cost that amounts to approximately 3 percent of the remaining debt to be paid up front by the City, and administrative costs.

However, project owners may not have a financial incentive to refinance unless the bond structures allow for interest rates that are well below the rates on the initial bonds. More often, property owners prefer to seek refinancing opportunities from private lending institutions and therefore be able to opt out of affordability controls. The City will support private refinancing and views this as an option when market conditions change.

Transfer of Ownership: Another way to preserve privately owned at-risk projects is to transfer ownership of these projects to a community-based nonprofit or government entity.

This option is only reasonable when the project is privately owned and the units are low or moderate income units. For example, while the City could choose to purchase the 228-unit Meadowood Apartments to preserve the at-risk units, the cost involved with purchasing this project would probably be prohibitive.

Purchase of Affordability Covenant: Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as low income housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy amount received to market levels.

To purchase the affordability covenant on these projects, an incentive package should include interest subsidies at or below what the property owners can obtain in the open market. To enhance the attractiveness of the incentive package, the interest subsidies may need to be combined with rent subsidies that supplement the Section 8 fair market rent levels.

Rent Subsidy: Currently, 110 units are assisted through project-based Section 8. The availability of funding for Section 8 contract renewal is uncertain. Furthermore, the 46 low income units in Meadowood Apartments may be provided rent subsidies if other options to preserve the project prove infeasible. Rent subsidies using state, local, or other funding sources can be used to maintain the affordability of these at-risk units. Rent subsidies can be structured to mirror the Section 8 program.

Under the Section 8 program, HUD pays owners the difference between what tenants can pay (defined as 30 percent of household income) and what HUD and the local Housing Authority estimate to be Fair Market Rent on the unit. Section 8 certificates are only available to very low income households earning less than 50 percent of the County median income. The 2007 HUD median income for Riverside County is \$59,200. To simplify the analysis, all elderly units are assumed to be one-person households and all family units are assumed to be four-person households. This analysis also assumes the average very low income household has an actual income of 30 percent of the County median income, adjusted for household size. Thus, the average income of a one-person very low income senior household in Corona would be \$12,432 and the average income of a four-person very low income family would be \$17,760. Under these assumptions, monthly housing costs affordable to these households are estimated to be approximately \$311 and \$444, respectively (based on HUD's definition of affordable housing costs as 30 percent of household income).

According to HUD, maximum FMR including utilities in the City (applies to all areas in the County) is \$715 for an efficiency unit, \$781 for a one-bedroom unit, \$911 for a two-bedroom unit, and \$1,294 for a three-bedroom unit. The differences between housing costs affordable to very low income households and the FMR are shown in Table II-21. This table depicts total annual rent subsidies required to preserve at-risk units.

**Table II-21
Total Annual Rent Subsidies
Required to Preserve At-Risk Units**

Unit Size	Monthly Affordable Rent	Monthly Fair Market Rent	Monthly per Unit Rent Subsidy Required	No. of Units at Risk	Annual Subsidies Required
One-Bedroom	\$311	\$975	\$664	110	\$876,480
Two-Bedroom	\$444	\$1,350	\$906	46	\$500,112
Total				156	\$1,376,592

Notes:

1. When only a portion of a project's units are covered by the Section 8 contract, the mix of these at-risk units is estimated based on the entire project's unit mix.
2. Monthly affordable rent for one-bedroom units based on affordability level for one-person very low income (senior) household. Monthly affordable rent for two-bedroom units based on affordability level for four-person very low income (family) household.

As previously mentioned, a total of 110 at-risk units in the City may lose their Section 8 subsidies or affordability controls during the 10-year period covered by this analysis. The City can strive to maintain the affordability of these units through rental subsidies using other funding sources. To simplify the analysis, all 110 senior units are assumed to be one-bedroom units. Based on this, the total cost to provide rent subsidies for these units is estimated at \$876,480 annually, or \$73,040 monthly.

Replacement Costs: Although replacing the at-risk units in the City is an option, it is generally more cost effective and more feasible to transfer ownership of the at-risk units. This analysis is provided to illustrate the costs associated with replacement of at-risk units. Given the nonprofit ownership of the senior units, these units are likely to remain affordable housing if ongoing subsidies can be provided. Therefore, replacement is an option only for the privately owned Meadowood Apartments. Should affordability controls on this project be lost in the future, the City can construct new units or purchase replacement units to replenish its affordable housing stock.

Average development cost of an apartment unit is estimated at \$150,000, excluding land cost. Using this general development cost figure, to replace through construction the 46 low income units in Meadowood Apartments would therefore require approximately \$6.9 million. In addition, some form of ongoing assistance (e.g., rental subsidies) may be needed to cover monthly mortgage and operating expenses in order to maintain these projects as affordable housing.

Current market value for a project can be estimated on the basis of the project's potential yearly income, operating and maintenance expenses, and building condition. Potential annual income for the projects is estimated based on the projects' size and unit mix, as well as current median market rents. With a total of 46 two-bedroom apartments in Meadowood Apartments, the current median market rent for a two-bedroom unit at \$1,350, the current

market value of the low income units portion of the project, is also approximately \$6.9 million.²

² Assumptions include 5% vacancy rate; 750-square-foot average apartment size; \$4.50/square foot annual operating expenses; value = (gross annual income – vacancy – operating expenses) * multiplication factor of 12.5 for a building in good condition.

III. HOUSING CONSTRAINTS

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

A. MARKET CONSTRAINTS

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

1. Availability and Cost of Land

Corona is a highly urbanized area with few vacant parcels available for further development of land. These parcels are identified and described further in Chapter IV – Housing Opportunities. In addition, opportunities exist on underutilized residentially zoned sites that are capable of being developed at a higher density and non-residential zoned sites that could be rezoned for residential use.

Non-residential sites that could be rezoned to residential use are largely found along N. Main Street, north of “the circle” (center city area) and west of Interstate 15 (I-15), with a few other sites located in other sections of the City. There are large, underutilized residential parcels at Parkridge Avenue east of I-15, E. Ontario Avenue at Fullerton, Santana Way at Kellogg Avenue, E. Foothill Parkway at Tamarisk Lane, and the intersection of Border Avenue and Oak Avenue. Smaller, vacant residential parcels are located east, south, and west of the circle area.

In late 2007, the City began the process of annexing 85 acres into its jurisdictional boundaries (Annex 108). The area is located near I-15 and El Cerrito Road in an area of unincorporated Riverside County commonly referred to as El Cerrito. Of the 85 acres, 31 acres are vacant and 54 acres contain an established residential subdivision of 85 single-family homes. A residential/commercial mixed used conceptual development option for 18 of the vacant acres has been proposed with a maximum density of 25 dwelling units per acre, but the project land uses and design have yet to be determined.

This residential buildout figure does not account for remaining vacant land currently planned for commercial and industrial uses. Also, average development densities based on current trends, instead of maximum development densities, were used in estimating the development potential.

There is potential to develop new affordable housing units on vacant land designated for multi-family residential, and on vacant infill residential parcels. However, with the marked increase in the cost of both improved and vacant land, both reutilization and infill activities are available to accommodate development to the highest and best use.

The cost of land is another major impediment to production of affordable housing. Land costs are influenced by many variables, including scarcity and developable density (both of which are indirectly controlled through governmental land use regulations), location, unique features, and the availability of public utilities. The cost of residential land in Corona reflects both the proximity to employment centers and the rapid appreciation of land cost throughout Riverside County as driven through early 2005.

2. Construction and Labor Costs

The cost of construction is dependent primarily on the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. As a result, builders are under constant pressure to complete a job for as low a price as possible while still providing a quality product. This pressure has led (and is still leading) to an emphasis on labor-saving materials and construction techniques.

The price paid for material and labor at any one time will reflect short-term considerations of supply and demand. Over the previous five years, construction costs rose approximately 16 percent per year. Future costs are difficult to predict given the cyclical fluctuations in demand and supply that in large part are created by fluctuations in the state and national economies. Such policies unilaterally impact construction in a region and therefore do not deter housing construction in any specific community.

For the average home, the cost of labor is generally two to three times the cost of materials and therefore represents a very important component of the total cost of construction. Most residential construction in Riverside County is performed with nonunion contractors; as a result, labor costs are responsive to changes in the residential market. The relative ease by which a skilled tradesperson can get a contractor's license further moderates the pressures that force labor costs to rise. Construction costs in Corona are about the same as in other parts of Southern California. For standard housing construction, costs may average \$100 to \$120 per square foot for single-family residences depending on the level of amenities provided, and \$150 per square foot for a standard two- to three-story multi-family residential structure, excluding parking.³

A reduction in amenities and quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sale prices. Economy building techniques may reduce costs to \$75 to \$95 per square foot for such economy building techniques. In addition, prefabricated, factory-built housing may provide for lower

³ 2008 Residential Construction Costs, Los Angeles County, www.saylor.com/lacosts.

priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number of units is increased, construction costs over the entire development are generally reduced based on economies of scale. This reduction in costs is of particular benefit when density bonuses are used for the provision of affordable housing.

3. Financing

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. However, jurisdictions can offer interest rate write-downs to extend home purchase opportunities to lower income households. In addition, government insured loan programs may be available to reduce mortgage down payment requirements.

Under the Home Mortgage Disclosure Act (HMDA), all major lending institutions are required to disclose the number, amount, and location (by census tract) of mortgage and rehabilitation loans originated or purchased. The Annual HMDA report for 2006 (the most recent available) was reviewed to evaluate the availability of residential financing within the City's 28 census tracts.

Table III-1 shows the number of home purchase, refinancing, and home improvement loans originated (approved by lender and accepted by applicant) and denied by census tract in Corona in 2006. Originated loans accounted for approximately 50 percent of the home purchase loan applications. However, of the home purchase loan applications, census tracts 415, 418.06, 418.10, and 418.12, located in the center of the City (circle area) as well as southern neighborhoods, show a lower approval rate than the other census tracts (30-39 percent, compared to 40-59 percent). These four census tracts also shared some of the highest percentages of home loan denial rates, between 30-40 percent of total loans, compared to the citywide average of 24 percent. This implies that buyers who want to purchase homes in these neighborhoods are less likely to have access to financing.

For home refinancing loans, approximately 46 percent of the citywide loan applications were originated and 24 percent denied. Census tracts 414.10, 415, and 416, located generally in the center of the City (circle area) had some of the lowest rates of origination (33-36 percent). Of the home improvement loan applications, census tracts 415 and 416 show a lower approval rate than the other census tracts. Households in these census tracts may need assistance, such as deferred loans or some other form of subsidy, to allow them to maintain and improve their properties.

**Table III-1
Loan Origination/Denial Rates by Census Tract**

Census Tract	Home Purchase Loans		Refinancings		Home Improvement Loans	
	Originated ¹	Denied	Originated ¹	Denied	Originated ¹	Denied
408.06 ²	51 (55%)	18 (20%)	164 (54%)	67 (22%)	36 (67%)	11 (20%)
408.07	115 (55%)	38 (18%)	214 (48%)	91 (20%)	32 (51%)	18 (29%)
408.08	160 (50%)	75 (23%)	240 (45%)	135 (25%)	27 (44%)	25 (40%)
408.09	81 (53%)	27 (18%)	125 (47%)	60 (22%)	20 (44%)	12 (27%)
408.10	509 (47%)	253 (24%)	559 (41%)	377 (27%)	91 (44%)	69 (33%)
408.11	247 (51%)	109 (23%)	344 (45%)	217 (28%)	45 (42%)	37 (35%)
414.09 ²	552 (50%)	251 (23%)	599 (43%)	343 (24%)	100 (47%)	67 (31%)
414.10	51 (40%)	36 (29%)	69 (36%)	71 (37%)	13 (48%)	10 (37%)
414.11	56 (50%)	19 (17%)	114 (56%)	41 (20%)	17 (46%)	11 (30%)
414.12 ²	129 (46%)	72 (26%)	208 (51%)	96 (24%)	25 (41%)	21 (34%)
415	20 (30%)	20 (30%)	23 (33%)	23 (33%)	3 (33%)	5 (56%)
416	116 (44%)	70 (26%)	90 (35%)	82 (32%)	8 (32%)	8 (32%)
417.02	114 (55%)	59 (29%)	210 (45%)	109 (23%)	36 (41%)	31 (35%)
417.03	20 (51%)	9 (23%)	30 (44%)	21 (31%)	5 (56%)	3 (33%)
417.04	38 (56%)	14 (21%)	72 (47%)	37 (24%)	9 (50%)	4 (22%)
418.03	359 (50%)	159 (22%)	276 (47%)	120 (20%)	57 (49%)	34 (29%)
418.04	111 (54%)	49 (24%)	205 (51%)	85 (21%)	28 (50%)	18 (32%)
418.05	187 (50%)	100 (27%)	267 (47%)	128 (22%)	32 (42%)	18 (23%)
418.06	130 (39%)	105 (32%)	217 (50%)	89 (20%)	31 (39%)	31 (39%)
418.07	56 (41%)	41 (30%)	98 (47%)	51 (25%)	14 (37%)	10 (26%)
418.08	231 (49%)	115 (24%)	272 (47%)	124 (22%)	54 (40%)	53 (39%)
418.09	148 (58%)	52 (20%)	179 (49%)	87 (24%)	30 (58%)	10 (19%)
418.10	136 (31%)	173 (40%)	248 (45%)	125 (23%)	52 (61%)	19 (22%)
418.11	340 (48%)	193 (27%)	587 (46%)	313 (24%)	106 (54%)	45 (23%)
418.12	92 (37%)	84 (34%)	155 (42%)	108 (29%)	29 (54%)	9 (17%)
418.13	141 (59%)	47 (20%)	244 (46%)	140 (26%)	36 (41%)	29 (33%)
419.03 ²	587 (59%)	167 (17%)	482 (47%)	237 (23%)	66 (46%)	33 (23%)
419.05 ²	63 (58%)	22 (20%)	78 (44%)	45 (25%)	9 (24%)	17 (46%)
419.06	345 (53%)	161 (25%)	203 (47%)	106 (25%)	30 (42%)	27 (38%)
419.07 ²	273 (52%)	109 (21%)	346 (49%)	162 (23%)	54 (44%)	30 (25%)
Citywide Total	5,458 (50%)	2,647 (24%)	6,918 (46%)	3,690 (24%)	1,095 (46%)	715 (30%)

¹ Originated loan is one approved by lender and accepted by applicant.

² Portions (<25%) of census tract located outside the City of Corona.

Source: Home Mortgage Disclosure Act 2006 Compliance Report.

2007 Financing Issues

After record increases in sale prices, mortgage payments, and negative equity due to use of subprime loans and other creative financing, a record number of foreclosures per month have been witnessed in Corona as in other areas of Southern California. This is primarily a result of the imbalance of housing costs and the ability of residents to afford the available units. As a result, the mortgage market is changing; availability of loans and credit are shrinking and financing of homes is becoming more difficult to achieve. Families that have overextended financially to purchase a home and have lost or are facing loss of their home are finding difficulty in securing funds necessary to purchase even smaller homes. These trends are conservatively expected to continue through 2009, but the direct or indirect impacts on housing prices and availability of financing could potentially extend longer into the timeframe of this 2008-2014 Housing Element. The City may need to acquire and/or rehabilitate vacated parcels due to these foreclosures in order to upgrade properties with years of deferred maintenance.

B. GOVERNMENTAL CONSTRAINTS

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

1. Land Use Controls and Development Standards

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

- Estate Residential (includes all E, ER, and HER in specific plans and R14.4, A-14.4, R-1-A, R-1.20 and A) - 0-3 Dwelling Units/Acre
- Single-Family Residential (includes all SFR, SF, LDR, SFC, SFD, LMDR and L designations in specific plans and R-1-7.2, R-1-8.4, R-1-9.6 and R-1-12) - 0 to 6 Dwelling Units/Acre
- Medium Density Residential (includes M, MDR, MHDR, SFA designations in specific plans and R-2) - 6 to 15 Dwelling Units/Acre
- High Density Residential (includes HDR, MF, MFR and MHDR in specific plans and R-3) – 15 to 36 Dwelling Units/Acre, or up to 75 Dwelling Units/Acre for Senior Citizen/Handicapped housing

Table III-2 identifies the City's development standards per zoning district. Site development standards are comparable to other community requirements in western Riverside County (see Table III-3) and ensure a quality living environment for all household groups in the City including special groups such as low and moderate income households and senior citizens.

**Table III-2
Residential Development Standards**

Zone	Max. Density	Yard Setbacks			Parking Standards	Maximum Height	Maximum Lot Coverage
		Front	Side	Rear			
<i>Estate Residential</i>							
R-14.4	3 du/acre	20'- 25'	5'-15'	10'-15'	2/unit	30' 2-story	40% (1-story) 30% (2-story)
A-14.4	3 du/acre	20'- 25'	5'-15'	10'-15'	2/unit	30' 2-story	40% (1-story) 30% (2-story)
R-1A	1 du/acre	20'- 25'	10'-15'	10'-15'	2/unit	30' 2-story	25%
R-1-20.0	2.2 du/acre	20'- 25'	10'-15'	10'	2/unit	30' 2-story	35% (1-story) 30% (2-story)
A	1 du/ 5 acres	20'- 25'	15'	10'	2/unit	30' 2-story	30%
<i>Single Family Residential</i>							
R-1-7.2	6 du/acre	20'- 23'	4'-15'	10'-15'	2/unit	30' 2-story	45% (1-story) 35% (2-story)
R-1-8.4	5.2 du/acre	20'- 25'	4'-15'	10'-15'	2/unit	30' 2-story	40% (1-story) 35% (2-story)
R-1-9.6	4.5 du/acre	20'- 25'	4'-15'	10'-15'	2/unit	30' 2-story	40% (1-story) 35% (2-story)
R-1-12.0	3.6 du/acre	20'- 25'	4'-15'	10'-15'	2/unit	30' 2-story	40% (1-story) 30% (2-story)
<i>Medium Density Residential</i>							
R-2	15 du/acre	25'	5'-15'	10'	**	30' 2-story	50%
<i>High Density Residential</i>							
R-3	36 du/acre*	15' – 25'	5'-15'	10'	**	40' 3-story	60%
<i>Mobile Home Park</i>							
MP	8 du/acre	5'	4'	5'	2/unit + 1 for every 4 units	30' 2-story	75%
<i>Multiple Dwellings</i>							
R-3-C	23.2-58 du/acre	20'-25'	5'-15'	10'	**	45' 3-story	70%
R-G	12 du/acre	30'	5'-15'	10'	**	35' 2-story	40%

Source: Corona Planning Department 2007; City of Corona Municipal Code, Title 17.

* 75 dwelling units per acre (du/acre) for senior citizen/handicapped housing.

** Single-family - 2 covered spaces/unit;

studio and one-bedroom - 1.5 covered spaces/unit + 1 uncovered guest space per 5 units;

two-bedroom - 2 covered spaces/unit + 1 uncovered guest space per 5 units;

3+ bedroom - 2.5 covered spaces/unit + 1 uncovered guest space per 5 units;

Market rate senior citizen apartment - 1.5 spaces/unit;

Low income senior citizen apartment – 0.5 spaces/unit

secondary dwelling - 1 covered space/unit.

**Table III-3
Regional Comparison of Residential Development Standards**

Residential District	Development Standard	Corona	City of Riverside	Norco	Temecula
Rural Residential	Maximum Density	1 du/acre	1 du/2 acres	1 du/acre	1 du/2.5 acres
	Front Yard Setback	20'-25'	30'	25'	25'
	Parking Standards	2/unit	1/unit	2/unit	2/unit
	Maximum Height	30'/2-story	35'/2-story	35'/2.5-story	35'
Low-Density, Single-Family Residential	Maximum Density	3.6 du/acre	2 du/acre	4.3 du/acre	2 du/acre
	Front Yard Setback	20'-25'	30'	25'	15'
	Parking Standards	2/unit	1/unit	2/unit	2/unit
	Maximum Height	30'/2-story	35'/2-story	35'/2.5-story	35'
Medium-Density Residential	Maximum Density	15 du/acre	6.2 du/acre	No Comparable Zone	12 du/acre
	Front Yard Setback	5'-15'	25'		10'
	Parking Standards	*	1/unit		*
	Maximum Height	30'/2-story	35'/2-story		40'
High Density Residential	Maximum Density	36 du/acre**	54.4 du/acre	8.0 du/acre	20 du/acre
	Front Yard Setback	10'-15'	15'	25'	20'
	Parking Standards	*	*	2/unit	*
	Maximum Height	40'/3-story	170'/16-story	35'/2.5-story	50'

Land Uses Compared:

Very Low Residential: Corona = R-1A; Riverside = RR; Norco = A-E; Temecula = VL

Low Density Residential: Corona = R-1-12; Riverside = R-1-130; Norco = R-1; Temecula = L-2

Medium Density Residential: Corona = R-2; Riverside = R-2; Temecula = M

High Density Residential: Corona = R-3; Riverside = R-3-H; Norco = R-3; Temecula = H

* parking standards depend on type of unit

** up to 75 du/acre for senior citizen/handicapped housing

These development standard requirements, individually or together, are reasonable and have not impacted the ability of development to achieve the maximum allowable densities in any zone.

Minimum Lot Size

In 1986, Measure H was approved, which required a minimum lot area of 7,200 square feet for single-family detached homes. Measure H could increase the cost of single-family homes due to the higher land cost and lower density associated with lots of no less than 7,200 square feet.

Lot Coverage

As shown in Table III-2, each zoning district contains a maximum lot coverage per parcel between 25-75 percent, depending on the underlying zone. If maximum lot coverage standards were set too low, it could impede the ability to achieve greater densities or full residential development potential on-site. However, the standards set within the zoning ordinance are reasonable and allow for greater lot coverage within higher-density zones, while preserving the character of designated lower-density communities through lower maximum lot coverage.

Open Space

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

Parking

Excess parking can reduce the number of housing units that can be achieved on a given site. As shown in Table III-2, spaces are required depending on the underlying zone; generally then, single-family residences are required to have two covered spaces, and multi-family units will have at least 1.5 covered spaces per studio or one-bedroom, 2 covered spaces per two-bedroom, and 2.5 covered spaces per three-bedroom (or greater). Multi-family units must also provide at least one uncovered guest space per five units. Senior units have reduced parking requirements at 0.5-1.5 spaces per unit, depending on the affordability of the unit, while all secondary dwelling units where allowed must have one covered space per unit. The City's parking requirements, however, are not considered excessive; they are similar to most communities in the region.

A variance from these parking requirements for the downtown area is permitted through application of an in-lieu fee to a parking fund where it is able to be demonstrated that the requirements are infeasible for a particular proposed development, and the Planning Commission concurs and sets the appropriate fee. This provision is applied to a focused area of the downtown to facilitate redevelopment in the downtown. However, there has been no request to utilize this provision and therefore, no formal program has been established to implement this in-lieu fee. The City will explore establishing a formal procedure to implement the in-lieu fee provision as the market conditions improve. In addition, the City will consider extending the reduced parking provisions via a variance process in other parts of the City.

In addition, to facilitate high density residential development, the City amended the North Main Street Specific Plan to redesignate additional acres to Mixed Use (48 units per acre) and to increase density for Urban Residential (from 36 units per acre to 60 units per acre). In addition, the City reduced the parking standards for Urban Residential uses:

- Studio/One-Bedroom: from 1.5 spaces per unit to 1.0 space per unit
- Two-bedroom: remains at 2.0 spaces per unit
- Three+ Bedrooms: from 2.5 spaces per unit to 2.0 spaces per unit

Minimum Lot Size Requirements

Large-lot zoning is primarily located for areas zoned as A (minimum 5 acres per lot). All R-1 zones have a minimum of 7,200 square feet – 1 acre per lot depending on the specific zone. R-2 and R-3 lots require a minimum of 7,200 square feet per lot. These minimum requirements are very typical in suburban communities and do not seem excessive or burdensome in that they will not exclude most lots from developing residential use at an achievable maximum density assumed under these zones.

The minimum lot size requirement for an R-3-C zoned parcel, however, is reduced to 6,000 square feet. To effectuate the purposes of the R-3-C zone and to encourage new development at one time of large areas of land for multi-family dwelling use, and the redevelopment at one time of many existing buildings in the zone for this use, lots less than 22,500 gross square feet have a minimum of 1,875 square feet of gross lot area per dwelling unit, while lots of 22,500 square feet or more shall be reduced to a minimum of 1,500 square feet of gross lot area per dwelling unit. However, if a property was previously burdened by public street easements and abuts a lot or contiguous lots of 22,500 square feet or more, the minimum lot requirement may further be reduced to 750 square feet of gross lot area per dwelling unit. These minimum lot size requirements are designed to encourage lot consolidation and to facilitate the development of large-scale multi-family developments that would achieve economies of scale, potentially making units more affordable.

Minimum Unit Sizes

For R-1 and A zones (single-family dwelling units), the minimum unit size is 1,000-1,500 square feet of living area exclusive of open patios and garages, depending on the specific zone. For multi-family developments, the minimum unit size in an R-2 zone is 800 square feet per dwelling unit; for R-3-C and R-G is 600 square feet per dwelling unit; and for R-3 is 600 square feet per dwelling unit except for senior care facilities, which may be reduced to 550 square feet per unit, or further reduced to 375-550 square feet per unit depending on the unit type and under the provision that an equal amount of area under 550 square feet is provided elsewhere in the building in the form of common activity centers or facilities. These minimum unit sizes are smaller than those standards set by most communities and allow development to achieve the maximum densities permitted. These smaller unit sizes allow for the creation of a variety of housing types and affordability levels.

Flexibility in Development Standards

Densities of up to 36 units per acre are permitted, with higher densities for senior citizen or handicapped housing units only of up to 75 units per acre achievable through density bonuses. The City has also relaxed standards for minimum unit size and parking to encourage affordable senior housing.

Other density bonuses reflect State Density Bonus Law, effective January 2005, which allows for a 20-35 percent increase in density where units are reserved for lower income (minimum 10 percent) or very low income (minimum 5 percent) units, or condominium units are reserved for moderate income residents (minimum 10 percent). Density bonuses may also be achieved under the State Density Bonus Law for applicants who donate at least 10 percent of their land for affordable housing (15-35 percent density bonus increase) or when a childcare facility is involved (matching square footage increase). Specific terms are negotiated between the City Manager or Community Development Director, confirmed by the Planning Commission, and the project developer under special agreement.

In addition to these density provisions, the City has adopted provisions for factory-built housing and second units, and encourages the preparation of specific plans.

Planned Community Development and Specific Plans

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

Some existing Specific Plans within the City of Corona include the North Main Street Specific Plan, Main Street South Specific Plan, Dos Lagos Specific, Northeast Corona Specific Plan, and the Downtown Specific Plan. These plans are discussed further in Section IV part of this Housing Element. In general, they all incorporate provisions for housing, including the establishment of an Urban Density Residential zone which would permit 36-60 dwelling units per acre in one of the Specific Plans. These density levels are among the highest in the Inland Empire (similar to the City of Riverside) and higher than most suburban communities in the region.

2. Provisions for a Variety of Housing Types

Jurisdictions must identify adequate sites and provide the appropriate zoning to accommodate housing for all segments of the population. Table III-4 identifies the housing types permitted in the residential zoning categories.

**Table III-4
Residential Zoning Provisions for a Variety of Housing Types**

Zone	Permitted Uses				
	Single-Family	Multiple-Family	Second Units	Manufactured Homes	Care Facilities (more than 6 persons)
R-14.4	✓	X	✓	✓	C
A-14.4	✓	X	✓	✓	C
R-1-A	✓	X	✓	✓	C
R-1-20.0	✓	X	✓	✓	C
A	✓	X	✓	✓	C
R-1-7.2	✓	X	✓	✓	C
R-1-8.4	✓	X	✓	✓	C
R-1-9.6	✓	X	✓	✓	C
R-1-12.0	✓	X	✓	✓	C
R-2	✓	✓	✓	✓	C
R-3	✓	✓	✓	✓	C
R-3-C	✓	✓	✓	✓	C
MP	X	X	X	✓	C
R-G	X	C	X	✓	C

Source: City of Corona Planning Department, 2007.

✓ = Permitted by right

X = Not specifically permitted

C = Permitted subject to approval of a conditional use permit (processing takes 2-3 months)

Multi-Family

Multiple-family developments are permitted in the R-2, R-3, and R-3-C zones. They are also permitted with a conditional use permit in the R-G zone. The maximum densities are 12 dwelling units per acre in the R-2 zone; 36 dwelling units per acre (or up to 75 senior citizen units per acre) in the R-3 zone; 23.2 dwelling units per acre (for lots less than 22,500 square feet), 29 dwelling units per acre (for lots equal to or greater than 22,500 square feet), or 58 dwelling units per acre (for lots previously burdened by or adjacent to a public street easement) in the R-3-C zone; and 12 dwelling units per acre in the R-G zone.

Second Dwelling Units

In all residential zones, secondary units are allowed on lots of 8,000 square feet or greater in size and must be more than 320 square feet in dwelling area and less than 600 square feet or 50 percent of the floor area of the primary unit, whichever is less. All secondary units must be able to meet the appropriate development standards and setback requirements of the zone in which it is proposed. One uncovered parking space shall be provided on the same lot in addition to the required parking spaces serving the primary unit. The minimum lot sizes as described above do not limit the ability to have second dwelling units on site, for the permitted zones, so long as maximum lot coverage is not exceeded. Likewise, the parking standards for a minimum of one additional parking space per second dwelling unit are not excessive and would not impede the ability to maximize residential development potential allowed under a given zone. However, the current maximum size for a second dwelling unit is perceived to be too small to allow for desirable affordable second units to be built on site, and the City will be considering a revision to the maximum sizes permitted (Program 14) in order to offer greater potential to build affordable second units on a parcel, where permitted.

Manufactured Housing

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

Group Care Facilities

The California Lanterman Developmental Disabilities Services Act requires local jurisdictions to allow by right state-licensed family care homes, foster homes, or group homes serving six or fewer disabled persons in all residential zones.

The Zoning Ordinance permits institutional day care and 24-hour long-term and short-term care (up to 18 months) facilities for more than six persons in all residential zones subject to the approval of a conditional use permit. The processing time for a conditional use permit is generally two to three months. Care facilities for fewer than seven persons are permitted in all residential zones by right. The Zoning Ordinance does not require a special separation distance requirement between care facilities and other structures in residential zones.

Emergency Shelters

Emergency housing/homeless shelters are residential facilities intended for temporary occupancy by the homeless for up to six months. Although the Zoning Ordinance does not specifically address emergency shelters, short-term (up to 18 months) social rehabilitation and intermediate care (for developmentally disabled) facilities are allowed in all residential zones subject to a conditional use permit. Existing homeless facilities are described in Chapter II. State law requires all jurisdictions to address the provision of emergency shelters by right in at least one zoning district. This Housing Element includes a housing program (Program 14) in Chapter V to address compliance with state law.

Transitional and Supportive Housing

Transitional housing and supportive housing are not specifically defined in the City's Zoning Ordinance. In general, transitional housing provides stay from six months to two years and includes a service component to help residents gain independent living skills and transition into permanent housing. There are several types of transitional housing, including group quarters with beds, single-family homes, and multi-family apartments. Tenants may or may not be asked to provide rent, or facility operators may subsidize, wholly or in part, the required rent. The City will amend the Zoning Ordinance to differentiate transitional housing in the form of group quarters versus multi-family rental housing developments. For transitional housing facilities that operate as multi-family rental housing developments, such uses will be permitted by right where multi-family housing is permitted. For transitional housing facilities that operate as group quarters, such facilities will be permitted as group care residential facilities (see discussions under Group Care Facilities).

Supportive housing is typically referred to as permanent housing with a service component. The Zoning Ordinance discusses several health care facility types that would be considered supportive housing under these definitions. Depending on the specific type and size, these may be permitted or conditionally permitted in all residential zones. Some types, such as hotels, are allowed within commercial zones.

However, some supportive housing is permanent housing that operates as regular rental multi-family housing (with a service component that may be either on or off site). This Housing element includes a housing program (Program 15) to differentiate supportive housing in the form of health care facilities versus as multi-family rental housing developments. For supportive housing that operates as multi-family rental housing developments, such uses will be permitted by right where multi-family housing is permitted. For supportive housing that operates as health care facilities, such facilities will be permitted or conditionally permitted in all residential zones, or in commercial zones if operated as hotels.

Single-Room Occupancy (SRO)

The City's Zoning Ordinance does not currently contain specific provisions for SRO units. However, similar to transitional and supportive housing above, when the SRO housing is operated as group quarters, it is permitted or conditionally permitted under residential facilities. If the SRO housing is operated as apartment rentals, it is permitted or conditionally permitted as apartments.

Farmworker Housing

The City has one zone explicitly for agricultural (A) use that allows by right for housing for agricultural workers employed by property owners. However, other agricultural/rural residential zones, as well as other single-family and multiple-family residential zones, permit boarding for up to four persons in a single-family residence, one additional secondary residential structure, or small residential facilities by right.

Housing for Persons with Disabilities

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

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

The City currently has approximately 104 residential care facilities as outlined below:

- Convalescent/Nursing Facilities (12)
 - Retirement Homes and Communities (11)
 - Adult Residential Facilities – group homes and facilities for seniors and the handicapped, and transitional housing (80)
 - Homeless Shelter (1)
- **Definition of Family.** Local governments may restrict access to housing for households failing to qualify as a “family” by the definition specified in the Zoning Ordinance. Specifically, a restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for

housing families that are similarly sized or situated.⁴ The City’s Zoning Ordinance defines “family” as:

“persons residing in a dwelling unit as a bona fide single housekeeping unit of the generic character of a family unit, provided that the number of persons does not exceed two persons per room.”

This definition of family may be considered restrictive and will be removed from the Zoning Ordinance (Program 15).

- **Building Codes.** Building procedures within the City are also required to conform to the California Building Code, as adopted in the City’s Municipal Code. Standards within the Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act. No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted.
- **Fees and Processing.** The City has not established a specific processing procedure for housing for persons with disabilities.
- **Reasonable Accommodation.** Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The City’s zoning and building codes, as well as approach to code enforcement, allow for special provisions that meet the needs of persons with disabilities without the need for variances. Specifically, parking requirements are reduced for senior housing, assisted living facilities, and congregate care facilities. City staff is available to provide assistance regarding the procedures for special accommodations under the City’s Land Use and Development Code.

Accessory uses such as wheelchair ramps are permitted within all residential zones as incidental structures related to the residence. The building permit process facilitates most reasonable accommodation requests to increase accessibility of existing properties.

The City has established procedures in the Building Code to provide the City’s Building Official with the administrative authority to grant an exception to regulations related to accessibility or adaptability when such regulations create a hardship and the development provides equivalent accessibility. As part of the building permit application, an applicant can request reasonable accommodation. The Building Official will act upon the request.

⁴ California court cases (*City of Santa Barbara v. Adamson*, 1980 and *City of Chula Vista v. Pagard*, 1981, etc.) have ruled an ordinance as invalid if it defines a “family” as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood-related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality and therefore violates rights of privacy under the California Constitution.

No formal hearing process before any board is required. The City will provide materials at public counters to inform residents of this service.

3. Fees and On-/Off-Site Improvements

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

Table III-5 shows a list of fees the City charges for residential development in Corona. These fees cover the operating and processing costs incurred by the City for a given development permit or action and are not seen as revenue generating fees. These fees are comparable to other cities located in Riverside County as shown in Table III-6. In addition, there may be other fees assessed depending upon the circumstances of the development. For example, the builder may need to pay an inspection fee for sidewalks, curbs, and gutters, if their installation is needed, or the builder may need a variance, conditional use permit, or site plan review. The fees in Table III-5 show those that are typically charged for a standard residential development. Table III-7 further describes the average development fees, building fees, and water/sewer connection fees associated with new single-family or multi-family units. To encourage the development of affordable housing, the City has in the past and will continue to offer reduced and/or varied fees, modified development standards, and/or reduced fees for projects with affordable housing and/or housing (Program 15).

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

- Traffic Signalization: \$115-184 per single-family unit; \$100-\$168 per medium density unit; \$65-\$108 per high density unit
- City standard street widths: Rural Road – 50 feet; Private Residential Street – 40-60 feet; Cul-de-sac – 60 feet; Local Street – 64 feet; Collector Street – 68 feet; Divided Collector – 76 feet; Secondary Street – 88 feet; Major Arterial, 4 lanes – 106 feet; Major Arterial, 6 lanes – 130 feet.
- Streetlights and street trees
- Drainage facilities

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

Outside of subdivision development, new development under established zones pays its pro-rated share for on/off-site improvements, if found to be required, as a part of the standard fee schedule. Appendix A (sites analysis) describes some infrastructure provision requirements for identified vacant sites as a part of this Housing Element.

In some areas, residential development is also subject to special fees to offset the costs of development. For example, in South Corona, an infrastructure development program has been developed to provide the roads, water, sewer, drainage, and other services necessary to serve the area. The funding mechanism sets forth the fair-share amounts to be paid by each development, which are approximately \$20,000 per unit in the highest impact categories. Without the fees, the individual developers would be faced with constructing all facilities necessary to serve their development, an amount that would be higher than the established South Corona fees for the initial developers. The City will be amending the zoning ordinance to expand incentive-based development standards and reassess fee schedules that encourage the private sector to build affordable housing.

**Table III-5
Fees Charged for Residential Development in Corona**

Type of Fee		Cost
Building Permit Fee (Total Valuation)	\$1.00 to \$500	\$60.00 minimum and permit fee
	\$501 to \$2,000	\$60.00 minimum and permit fee
	\$2,001 to \$25,000	\$62.25 for the first \$2,000 plus \$12.50 for each additional \$1,000 or fraction thereof, up to and including \$25,000.00
	\$25,001 to \$50,000	\$349.75 for the first \$25,000 plus \$9.00 for each additional \$1,000 or fraction thereof, up to and including \$50,000
	\$50,001 to \$100,000	\$574.75 for the first \$50,000 plus \$6.25 for each additional \$1,000 or fraction thereof, up to and including \$100,000
	\$100,001 to \$500,000	\$887.25 for the first \$100,000 plus \$5.00 for each additional \$1,000 or fraction thereof, up to and including \$500,000
	\$500,001 to \$1,000,000	\$2,887.25 for the first \$500,000 plus \$4.25 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000
	\$1,000,000 and up	\$5,012.25 for the first \$1,000,000 plus \$2.75 for each additional \$1,000 or fraction thereof
Plan Check Fee		76% of permit fee (minimum \$60.00)
Occupancy Inspection Fee		\$525.00 - \$580.00 (per unit)
Amended Map		\$3,645.00 plus environmental assessment
Conditional Use Permits (CUPs)		
<ul style="list-style-type: none"> • Time Extension • Major CUP • Minor CUP • Modifications 		<ul style="list-style-type: none"> \$1,245.00 \$4,687.00 plus environmental assessment \$1,457.00 plus environmental assessment \$3,437.00 plus environmental assessment
Density Bonus Agreement		\$3,270.00
Development Plan Review		
<ul style="list-style-type: none"> • Time Extension • Precise Plans and Projects 4+ units • Parcel Map • Specific Plan • Specific Plan Amendment • Tentative Tract Map • All Others 		<ul style="list-style-type: none"> \$985.00 \$3,290.00 + \$10.00/du \$2,620.00 \$13,495.00 \$2,700.00 - \$6,835.00 \$4,305.00 + \$10.00/lot \$2,950.00

**Table III-5. (Continued)
Fees Charged for Residential Development in Corona**

Type of Fee	Cost
Environmental Assessment <ul style="list-style-type: none"> • Negative Declaration • Categorical Exemption 	\$2,755 \$250
Environmental Impact Report	Full Cost + \$85.00
General Plan Amendment <ul style="list-style-type: none"> • Per Acre • Per Acre Digitized Mapping Fee 	\$4,660.00 plus environmental assessment \$15.50 \$180.00 - \$445.00
Nonconforming Building Uses	\$1,312.00
Parcel Map <ul style="list-style-type: none"> • Residential 	\$3,110.00 plus environmental assessment
Precise Plan <ul style="list-style-type: none"> • Site Plan and Architectural Review <ul style="list-style-type: none"> • Per Dwelling Unit • Time Extension • Modification Review <ul style="list-style-type: none"> • Per Dwelling Unit 	\$4,607.00 plus environmental assessment \$10.00/du \$1,245.00 \$3,170.00 plus environmental assessment \$10.00/du
Specific Plan	Full cost plus environmental assessment
Subdivision Text Amendment	Full cost plus environmental assessment
Tentative Tract Map <ul style="list-style-type: none"> • Per lot 	\$4,245.00 plus environmental assessment \$23.00/lot
Variance (minor)	\$435.00
Variance (major) from one section <ul style="list-style-type: none"> • Per lot 	\$4,257.00 plus environmental assessment \$15.50/lot
Zone Text Amendment	\$4,325.00 plus environmental assessment

Source: City of Corona Building Division 2007.

Note: Other fees not included on table include plumbing, mechanical, and electrical permit fees, meter application fees, and other applicable development fees.

**Table III-6
Fees Charged for Residential Development:
Comparison of Fees with Nearby Cities**

Type of Fee*	Corona	Riverside	Norco	Temecula
Major CUP	\$4,687	\$4,411	\$3,933	\$3,312
General Plan Amendment	\$4,660	\$7,469	\$3,933	\$6,984
Zone Text Amendment	\$4,325	\$2,651	\$1,966	\$5,473
Variance (Major)	\$4,257	\$2,651	\$1,417	\$3,559
Tentative Tract Map	\$4,245	\$5,808	\$7,245	\$5,482

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

**Table III-7
Development Fees for a Typical Unit**

Development Fees for a Typical Unit	Single-Family	Multifamily
Estimated City DIF fees per unit ¹	\$ 19,474	\$ 13,996
Estimated non-City DIF fees per unit ²	\$ 11,984	\$ 8,295
Estimated Building Fees per unit ²	\$ 9,014	\$ 13,174
Estimated Water/Sewer Fees per unit ²	\$ 18,896	\$ 10,217
Total estimated fees per unit	\$ 59,368	\$ 45,682
Estimated Construction Cost per unit ³	\$ 198,000	\$ 150,000
Typical estimated cost of development per unit	\$ 257,368	\$ 195,682
Estimated proportion of fee cost to overall development cost per unit	23 percent	23 percent

¹ Source: City of Corona 2008, Development Impact Fee Schedule

² Source: City of Corona 2008, Planning Department

³ See Sections II(C) and III(A) of this Housing Element.

Planning and permitting fees are charged on an at-cost basis to cover staff services and administrative expenses for processing development applications. Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are governed by State law to demonstrate a nexus between development and potential impacts. State law also requires the proportionality test to ensure the pro-rata share of costs to provide services and infrastructure by individual developments is reasonable.

The City recognizes that planning/permitting and development fees add to the cost of residential development. To mitigate the impact of planning/permitting and impact fees on the cost of residential development, the City uses redevelopment housing set-aside funds, HOME and CDBG funds, as well as other funding sources to gap-finance affordable housing development. Furthermore, in 2008 the City Council approved deferring development impact fee payment till Certificate of Occupancy. This deferral does not apply to pass through fees such as TUMF and MSHCP. In May 2009, the City Council approved an ordinance to reduce the City's Development Impact Fees by 40 percent until 2011 with a possible extension then until 2012 depending upon the economy.

4. Building Codes and Enforcement

The City of Corona has adopted a building code that establishes minimum construction standards as applied to all residential buildings. The City's building code is structured to be the minimum necessary to protect the public health, safety, and welfare, while not unduly constraining the development of housing.

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

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

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

If a complaint is filed against a property owner for non-compliance with property maintenance regulations, an inspection is made by a Code Enforcement Officer and a written notice to comply within a specific number of days is issued. Normally a minimum of 10 days are given, but no more than 30 days. If compliance is not obtained within the time frame given, a public hearing is scheduled to determine and declare the property a public nuisance. If the violation remains uncorrected, the City would abate the violation and impose administrative costs to the property. The costs would be payable in addition to the annual property tax bill. Continued implementation of the Code Enforcement Program is reflected in Chapter V, Program 5 (Neighborhood Improvements) of this Housing Element.

5. Local Processing and Permit Procedures

The City of Corona's development approval process is designed to accommodate, not hinder, development. Most residential zones in the City, including single- and multiple-family, do not require any discretionary review other than the subdivision process. Processing times vary with the complexity of the project but, in most cases, even when Redevelopment Agency or City Council review is required, approval can be obtained in less than three

months. Small projects, for example single-family units and additions, may receive ministerial approval within two to three weeks.

All multi-family projects and tracts over five units are required to complete a Precise Plan process. This process involves architectural and site plan review that is acted on by the Planning Commission with confirmation by the City Council. The Planning Commission may impose conditions on the development, such as: open spaces; screening and buffering of adjacent properties; fences and walls; architectural design; requirements for installation and maintenance of landscaping and erosion control measures; requirements for street improvement and dedication; regulation of vehicle ingress and egress and traffic circulation; regulation of signs; regulation of hours or other characteristics of operation; requirements for maintenance of landscaping and other improvements; and establishment of development schedules or time limits for performance or completion. These conditions are intended to ensure compatibility with surrounding uses, to preserve the public health, safety and welfare and to enable the decision-making entity to make the following required findings:

- The proposal is consistent with the Corona General Plan;
- The proposal complies with the zoning ordinance, other applicable provisions of the Corona Municipal Code and, if applicable, the South Corona Community Facilities Plan or Specific Plans;
- The proposal has been reviewed in compliance with the California Environmental Quality Act and all applicable requirements and procedures of the act have been followed;
- The site is of a sufficient size and configuration to accommodate the design and scale of proposed development, including buildings and elevations, landscaping, parking and other physical features of the proposal;
- The design, scale and layout of the proposed development will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, will not create traffic or pedestrian hazards and will not otherwise have a negative impact on the aesthetics, health, safety or welfare of neighboring uses;
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, will enhance the visual character of the neighborhood and will provide for the harmonious, orderly and attractive development of the site;
- The design of the proposed development would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture and color that will remain aesthetically appealing and will retain a reasonably adequate level of maintenance;

This is an approximate two-month process; however, it is normally processed concurrently with the subdivision map and has been found to actually shorten the overall building permit plan check process. Given the housing growth experienced by the City prior to the downturn of the market, the City's processing and permit procedures do not appear to unduly constrain the development of housing.

To guide the development review process, providing consistent criteria for review, the City has adopted design guidelines for single-family and multi-family residential development, as well as commercial and industrial development citywide. Specific design guidelines have also been adopted for the various specific plans in the City. The Precise Plan review is intended to ensure that developments meet the standards specified in the relevant design guidelines, Zoning Ordinance, and Specific Plans.

6. Design Review

The City of Corona requires that all single-family residential subdivisions consisting of five or more parcels and all multiple family construction projects undergo site plan and architectural review through the City's Precise Plan process. Single-family homes, second units, transitional housing, and mobile home projects in the appropriate zone are subject to ministerial design review. The current design review process consists of staff review at the time of building permit plan check. The architectural plans are reviewed for consistency with design guidelines such as adequate variation of rooflines, articulations of structure, and no blank walls. Projects are not denied but are revised through this process. Residential design guidelines were established and adopted by the Corona City Council in 1999 and complement the mandatory site development regulations contained in the City's Zoning Ordinance and Specific Plans. The only additional cost anticipated is minimal, possibly for additional windows or other minor architectural features. There is no additional time or fees associated with this review, and this process does not serve as a constraint to housing production.

C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

1. Environmental Hazards

The City has identified areas within Corona where land development should be carefully controlled. These areas are known as Land Management Areas and are identified in the Land Use Element of the General Plan. The Land Management Areas of the City include areas with vertical slopes over 25 percent; the 100-year floodplain, the Prado Basin, and areas included in the Seismic Safety Element's Hazard Management Zone.

The General Plan utilizes controls of a permanent nature to regulate development in the identified Land Management Areas. The characteristics of these areas and the recommended control mechanisms include the following:

Slope Management Areas

Residential development in areas with steep slopes in excess of 25 percent are limited to low density residential development, and, based on individual circumstances, custom home sites. Where slopes above 25 percent are evident, development difficulties often include the provision of proper access, utility service, and site improvements.

Areas with slopes over 25 percent are recommended for permanent land use controls with a maximum residential density of one dwelling unit per acre. Development in these areas, where possible, must retain the natural skyline, ridges, drainage courses, and natural outcrops. All significant development is subject to environmental impact review procedures and Hillside Zoning regulations.

Flood Hazard Management Areas

Flood hazard areas include the Prado Basin and the area within the Federal Insurance Administration Flood Hazard Boundary. Within the Prado Basin, development is regulated by the U.S. Army Corps of Engineers. Proposed uses include natural open space, public park and other recreational uses, agriculture, and other public uses.

Areas included within the Flood Hazard Boundary (100-year floodplain) are designated for permanent control by means of a Flood Plain Overlay Zone that allows development of the underlying land use only after specific property development standards have been satisfied.

Geologic Hazard Management Areas

Geologic hazards include the fault zone of the Chino Fault and portions of the Prado Basin that may be subject to liquefaction in the event of seismic activity. The policy approach to areas with potential geologic hazards is similar to that utilized for areas within the Flood Hazard Management Areas. It includes use of a Hazard Management Overlay Zone to indicate areas where geologic hazards may exist that require geologic evaluation prior to development approval.

An evaluation of these areas is recommended to be included in a required environmental impact review prior to development, and, as appropriate, mitigation measures would require adequate building setbacks from identified faults and other controls that may be required to reduce any potential hazard.

Controlled Development/Open Space

Areas of controlled development require a very low level of development as a result of environmental considerations including erosion, landslides, rockfall, steep slopes, fault zones, fire hazards, difficulty providing city service, flood hazards, biological and archaeological resources, liquefaction, and other environmental or safety constraints. The controlled development designation is intended to limit development in environmentally

sensitive areas; to protect human health, safety, and welfare; and to protect and preserve hillsides, ridgelines, and sensitive habitats. The uses permitted in this designation are limited to open space, public and private parklands, and low intensity recreational uses and residential dwellings with a maximum density of one unit per five acres.

2. Infrastructure Constraints

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

The Master Plans for both water and wastewater have been updated within the last 10 years. These Master Plans indicate that the City currently has adequate capacity within the water and wastewater systems to accommodate the units expected under the existing General Plan and Zoning designations. Additionally, construction has recently commenced on Waste Water Treatment Plan #3, which will provide additional service to the southeast portion of the City.

IV. HOUSING OPPORTUNITIES

The potential residential development that could occur in Corona and opportunities for energy conservation in residential development are discussed in this section.

A. REGIONAL HOUSING NEEDS ASSESSMENT

Each jurisdiction in California must plan to accommodate a share of the region's projected housing needs. The process for allocating regional housing needs to individual jurisdictions is called the Regional Housing Needs Assessment (RHNA). In Southern California, the Southern California Association of Governments (SCAG) is responsible for allocating the projected housing needs to jurisdictions in this six-county region. The RHNA for the City of Corona for this Housing Element cycle is 3,307⁵ units, divided into the following income categories:

- 819 units for very-low income households⁶
- 560 units for low income households
- 611 units for moderate income households
- 1,317 units for above moderate households

B. CREDITS TOWARD RHNA

The RHNA uses January 1, 2006 population, housing, and employment data for baseline growth projections. As such, housing units added since January 1, 2006 can be credited toward the RHNA.

1. Issued Certificates of Occupancy

Between January 2006 and July 2007, a net total of 687 housing units were issued Certificates of Occupancy in Corona. Of these, 119 were condominium units and 75 were rental units. The remaining 493 were single-family homes.

As discussed in Chapter II (Housing Needs Assessment) of this Element, median prices for single-family homes in Corona range from \$345,000 for a one-bedroom unit to \$620,000 for a six-bedroom unit. The majority of the homes sold in 2007 were three- to four-bedroom

⁵ SCAG reported 3,308 units in total in addition to the breakdown of income categories – the units by income category described here are accurate, however summate to 3,307 units. The total units (3,308) listed by SCAG contained a rounding error, and this document therefore will be using the total of 3,307 units.

⁶ Recent state law requires that local jurisdictions project housing needs for extremely low income. However, the RHNA does not separately account for this income group. Therefore, RHNA for very low income households is apportioned according to the income distribution based on Comprehensive Housing Affordability Strategy (CHAS) data (see also Table II-5). Based on CHAS data, the 819-unit very low income RHNA is apportioned into 403 extremely low income and 416 very low income units.

units with median prices of \$440,000 and \$549,000, respectively, affordable primarily to above moderate income households. Condominiums were also selling for \$300,000 to \$600,000, generally not affordable to lower and moderate income households.

The only rental development during this period was the 75-unit Casa de la Villa – affordable family units developed with redevelopment housing set-aside funds and tax credits (8 very low income units, 66 low income units, and one moderate manager’s unit).

2. Units under Construction

In that same time period between January 2006 and June 2007, an additional 166 building permits were issue for multi-family residential units and 308 building permits for single-family residential. These units were still under construction at the end of June 2007.

3. Units Approved or Entitled

Projects approved between July 2007 and December 2007 included a 28-unit single-family subdivision, a 204-unit senior facility with 47 assisted care units (beds), 133 independent living apartments and 24 casitas, and a 160-unit senior facility with 80 assisted care units (beds) and 80 independent living apartments. Therefore, for purposes of the Housing Element, only the 28 single-family homes and the 213 independent living apartments in the senior facilities are credited against the RHNA.

In addition, a 93-unit live/work project has been entitled in the Dos Lagos Specific Plan area under the General Commercial zone. However, no building permit has been issued yet, probably due to the current housing market condition. As these live/work units are located in the General Commercial zone, they are intended more as “work/live” units with a relatively large work space. These units are projected to be affordable to moderate income households, accounting for smaller living units and the tax benefits of on-site work space.

Two Specific Plans – West Corona Specific Plans SP00-1 and SP04-001 – have been annexed into the City recently. A total of 249 estate homes have been approved in these areas. These units are credited for the above moderate income category.

4. Remaining RHNA

Accounting for units constructed through June 30, 2007, units approved or under construction, the City has a remaining RHNA of 1,822 units (811 very low, 494 low, 517 moderate, and zero above moderate income units). The City must demonstrate adequate sites to accommodate this remaining RHNA of 1,822 units for lower and moderate income households.

**Table IV-1
Progress toward RHNA**

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	819	560	611	1,317	3,307
Constructed	8	66	1	612	687
Under Construction	0	0	0	474	474
Approved/Entitled	0	0	93	490	583
Remaining RHNA	811	494	517	0	1,822

C. AVAILABILITY OF SITES FOR HOUSING

1. Specific Plan Areas

The City has approved several specific plans and plan amendments with residential development potential. The following provides a description of these specific plans. Appendix A presents the specific information on each of the 11 sites identified to fulfill the City’s remaining RHNA. A detailed listing of parcels comprising each site is provided in Appendix A. In addition, Tables A-1 through A-5 summarize the sites capacity by density, affordability, and anticipated year of construction.

North Main Street Specific Plan

In 2008, the City amended the North Main Street District Specific Plan (SP99-01) to allow for greater flexibility in land use types and locations within portions of the 258-acre plan area. One of the stated purposes of the amendments was to provide opportunities for transit oriented residential and commercial developments that increase transit ridership and decrease automobile trips. To identify sites for the amendment, the City selected sites that are located close to public transit, with a low improvement-to-land value ratio, and occupied by uses that are likely to recycle in the future. The majority of the existing uses are small independently owned businesses in older/antiquated commercial buildings. These business and commercial complexes are not configured for modern commercial uses. Many are comprised of small buildings with expansive surface parking space – a development pattern that is not consistent with the City’s goal of enhancing sustainability in development. By increasing the allowable density in these areas, the City intends to foster recycling of these uses into mixed-use and high density residential developments.

Project amendments include establishing a new land use designation, Urban Density Residential, that permits up to 60 dwelling units per acre in both the General Plan and North Main Street District Specific Plan, a significant increase from the previous 36 units per acre. The amendments also changed the land use designation of 17.3 acres to Urban Density Residential and 29.24 acres to Mixed Use, which allows a percentage of the site to be developed at 48 units per acre and the remaining portion to be developed as a commercial

use. The 46.54 acres are included in the available sites analysis in Appendix A as sites 1 through 5 and summarized below.

Site	Status	GP Designation	Allowable Density ¹ , Amended	Acres	Realistic Unit Capacity ²	Existing Use	Infrastructure	Environmental Constraints
1	GP and Specific Plan Amended to change from GC	MU	48 du/ac	10.79	194	Aging, underutilized commercial centers	Upgrades conditioned as part of project approval	Mitigated
2		MU	48 du/ac	11.01	198			
3		UDR	60 du/ac	8.40	252			
4		UDR	60 du/ac	8.90	400			
5		MU	48 du/ac	7.44	250	Underutilized commercial and industrial uses		
				46.54	1,294			

¹Maximum allowable density calculated based on maximum units; maximum units allowed on site as a function of FAR requirements.

²Based upon project applications submitted by developers and conversations with land owners.

Urban Residential and Mixed Use properties within the North Main Street Specific Plan will fulfill a significant portion of the City’s remaining RHNA, particularly for housing for lower and moderate income households. Specific development standards established for these two designations are shown below:

	Urban Density Residential	Mixed Use
Density	60 units per acre	48 units per acre
Maximum Height	5 stories or 60 feet	None
Lot Requirements	None	None
Private Open Space	None	None
Common Open Space	150 s.f. per unit	100 s.f. per unit
Setbacks	River Road – 10 feet Local/Private Street – 5 feet	Front – None Street Side – 10 feet
Parking	Studio/1-Bedroom – 1 covered space Two+ Bedrooms – 2 covered spaces Guest Parking – 1 per 5 units	Studio/1-Bedroom – 1.5 covered space Two+ Bedrooms – 2 covered spaces Guest Parking – 1 per 5 units

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

Main Street South Specific Plan

The Main Street South Specific Plan is a 66-acre area containing five Sub Districts: Sub District One: Northwest, which provides for continued retail commercial uses; Sub District Two: Southwest, which provides for senior residential, health care facilities, and limited commercial uses; Sub District Three: North Central, which provides offices, public buildings, and limited commercial uses; Sub District Four: South Central, which provides for retail activities; and Sub District Five: East, which provides for pedestrian- and automobile-

related commercial uses. This plan provides for mixed use residential/commercial development of up to 250 senior housing units in Sub District Two: Southwest. As of December 2007, 204 senior units have been approved in Sub District Two with construction expected to begin in 2008. The 133 independent living units to be developed as part of the 204-unit senior facility have been accounted for under “Projects Approved or Entitled.” This Specific Plan has a remaining capacity for 46 senior units, which are not included in this sites inventory as no specific site has been identified for these units.

Dos Lagos Specific Plan

The Dos Lagos Specific Plan area consists of 543 acres located near the southern boundary of the City in a reclaimed mining quarry. The land use plan was designed to take advantage of the site’s unique combination of extreme topography, mining features, a meandering wash, and gently sloping hillsides. Dos Lagos is a mixed use village with commercial, light industrial, office, residential, and golf course uses. The residential component is a mix of single-family detached including condominiums and zero lot line; single-family attached including cluster homes and townhomes; multiple-family rental and ownership units; and live-work units. Maximum density in the single-family zones is 15 dwelling units per acre with development limited to 485 units. The multiple-family zones may have up to 391 residential units with a density not to exceed 36 dwelling units per acre. The single-family homes were all occupied or were under construction already by July 2007. The 14.0 acres of vacant land are included in the available sites analysis in Appendix A as Site 9 and summarized below.

Site	Status	GP Designation	Allowable Density	Acres	Realistic Unit Capacity	Existing Use	Infrastructure	Environmental Constraints
9	Available	HDR	27.9 du/ac	14.0	391	Vacant	Yes	Mitigated through SP EIR
				14.0	391			

Downtown Specific Plan

The 621-acre Downtown Specific Plan Area allows for a mix of residential and non-residential uses. Approximately 155 acres of land in this area are designated for single-family and multi-family uses. The Downtown Specific Plan Area also has several non-residential designations – Residential Office, Downtown, and Transitional Commercial – that allow for the mixed-use development of residential and non-residential uses. In these areas, residential units could be built above commercial retail or office uses or side by side with other non-residential development. The Downtown Specific Plan has designated 36 acres as Downtown and 46 acres as Transitional Commercial. Not all land designated for these uses will be developed as residential. In addition, 42 parcels in this specific plan are designated as Residential Office that permits one residential unit per parcel. The City and the Redevelopment Agency are focusing attention on creating higher density housing opportunities in the downtown. The 2004 General Plan update changed the land use

designation for most of the properties along Sixth Street from General Commercial to Mixed Use I.-Residential/Commercial. Additionally, there are 2.60 acres of vacant land included in the available sites analysis in Appendix A as Site 8 and summarized below. This site currently is considering an application for 150 senior units, which would permit the maximum density to rise to 75 du/ac.

Site	Status	GP Designation, Proposed	Allowable Density	Acres	Realistic Unit Capacity	Existing Use	Infrastructure	Environmental Constraints
8	Agency owned. Development proposal under consideration	HDR	75 du/ac*	2.60	150	Vacant infill (previously developed)	Yes	None
				2.60	150			

* normally 36 du/ac. Permitted at 75 du/ac due to the current application of a senior housing project. No income target/affordability level has been determined yet for this project.

West Corona Specific Plans: SP00-1 and SP04-001.

Two specific plan areas were recently annexed into the City at developer request. SP00-001, Green River Ranch Specific Plan, primarily establishes commercial uses adjacent to Highway 91 on the south side of the freeway, but has a small component allocated for housing. Sierra Bella Specific Plan, SP04-001, is a 319-acre site with 249 estate homes and 144 acres of natural hillside conservation area. These vacant specific plans areas, however, are entitled and therefore have already been accounted for under the “entitled or approved units.”

2. Available Sites Not Included in a Specific Plan

Corona is almost built out. The City is now in the process of identifying infill sites and sites available for re-use for residential purposes. Approximately, 12.5 acres of land have been included in the available sites analysis in Appendix A as sites 6, 7, 10, and 11 and summarized below.

Site	Status	GP Designation	Allowable Density	Acres	Realistic Unit Capacity	Existing Use	Infrastructure	Environmental Constraints
6	Available Land	HDR	36 du/ac	2.94	90	One vacant city-owned parcel; four single-family homes	Yes	None
7	Available land	HDR	36 du/ac	4.10	124	RV storage lot	Yes	None
10	Available - Zone recently changed to R-3	HDR	36 du/ac	4.64	150	Vacant	Yes with project site upgrades	Reclaimed quarry site. Topography and residuals limit site design.
11	Available land	HDR	36 du/ac	0.88	10	Vacant	Yes with project site upgrades	Narrow lot limits site design options
				12.56	374			

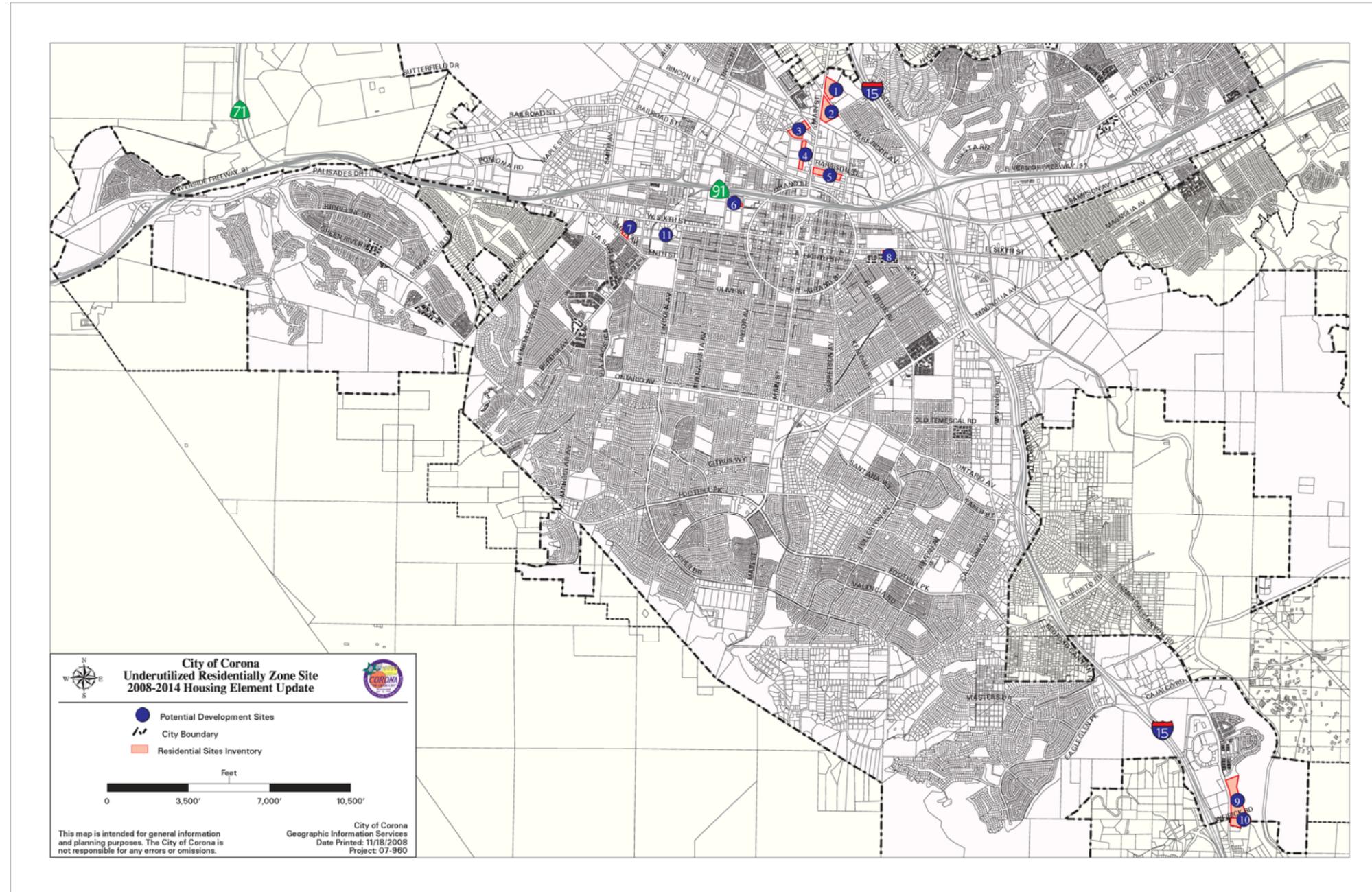


Figure IV-1
Housing Opportunity Areas

3. Appropriateness of Sites to Accommodate Housing for Lower-Income Housing

A total of 2,209 residential units could be built on housing opportunity sites (Figure IV-1) in the City between 2008 and 2014 (see Table A-1 through A-5 and Appendix A). Of these, 1,818 qualify as Very Low and Low Income units. As discussed in Chapter III (Housing Constraints) of this Housing Element, development density plays a significant role in determining housing costs and affordability. Based on the permitted densities, the development potential can be categorized into the different affordability levels identified in Table A-3.

4. Capacity Assumptions

In estimating the development capacity of each site, the City utilizes conservative and realistic assumptions. Specifically, while the 11 sites identified total close to 76 acres, only a portion of the sites (particularly for the larger sites) is expected to be developed with residential uses over the next few years. For example, for Site 1, only 50 percent of the site is expected to be developed with residential uses. The density used to estimate potential units was determined on a site-by-site basis, taking into consideration factors such as previous development applications submitted for the site or historical trends for similar sites, conversations with land owners, development standards and requirements of the corresponding specific plan, and specific site characteristics (such as topography).

Tables included in Appendix A (Land Inventory Analysis, Tables A-1 through A-3) show the distribution of the anticipated number of housing units by type of site, zoning, affordability level, and anticipated date of building permit issuance. Given the current economic state of the housing industry, the dates have been pushed back and may be difficult to achieve. In summary, Corona has identified 14.9 acres of vacant land for 401 undeveloped units and 60.8 acres of underutilized residentially zoned land for 1,808 undeveloped units.

These housing opportunity areas provide for a variety of housing types, including single-family housing, multiple-family housing, and mixed use development. Non-residential sites rezoned to residential use are largely found along N. Main Street, north of “the circle” (center city area) and west of I-15, with a few other sites located in other sections of the City. There are large, underutilized residential parcels at Parkridge Avenue east of I-15, E. Ontario Avenue at Fullerton, Santana Way at Kellogg Avenue, E. Foothill Parkway at Tamarisk Lane, and the intersection of Border Avenue and Oak Avenue. Smaller, vacant residential parcels are located east, south, and west of the circle area.

5. Availability of Infrastructure and Services

As part of the North Main Street Specific Plan Amendment, the City prepared an Environmental Impact Report (EIR) to evaluate a range of potential impacts, including the supply and demand of infrastructure and services. The certified EIR concludes that the City has adequate water supply capacity to satisfy current and future demands. Despite this, the

City has taken further steps to strengthen the integrity of their water supply, in which two water treatment projects (the Rincon and El Sobrante Groundwater Treatment Projects) are planned to add almost 11,000 AFY (Acre Feet per Year) to the current water system. The City and the Specific Plan area have adequate water infrastructure to serve the projected development.

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

6. Annexations

A 3.1-acre site was annexed from the City of Norco on Corona's northern boundary in 2006 and entitled for the construction of two market rate homes. A second annexation of 40 acres along the City's southern boundary occurred in 2007 and allowed entitlement of 63 units (included in Table IV-1). Additionally, there is an active annexation application (Annex 108) filed in 2007 to annex 85 acres into the City consisting of 31 vacant acres and 54 acres containing an established subdivision of 85 single-family homes. A conceptual mixed-use design has been proposed for 18 of the 31 vacant acres with a maximum density of 25 dwelling units per acre; however, the design is preliminary and there is no guarantee that the annexation will be approved by the property owners.

D. COMPARISON OF SITE INVENTORY WITH RHNA

Table IV-2 describes the surplus in anticipated units above that required by RHNA. This is determined for each income category by using the original RHNA numbers provided by SCAG, subtracting units qualifying for RHNA credits as described above, and then comparing to the number of units provided by available sites as described in Tables A-1 through A-5 located in Appendix A.

**Table IV-2
Comparison of RHNA and Site Inventory by Anticipated Units**

Income Category	2006 - 2014 RHNA	New or Approved Units 1/1/06 – 6/30/07	Remaining RHNA 7/1/07 – 6/30/14	New Units by Type of Site* 7/1/07 – 6/30/14			Surplus in Sites
				Vacant	Under-utilized	Total	
Very Low	819	8	811	10	1,808	1,818	345
Low	560	66	494				
Moderate	611	443	168				
Upper	1,317	1,692	0 (375 surplus)	391	0	391	766
TOTAL	3,307	2,209	1,473	401	1,808	2,209	1,111

*Refer to Table A-1 for specific sites.
Source: City of Corona and EDAW, 2008

E. FINANCIAL RESOURCES

The primary funding source to be used in Corona for implementation of its housing programs will be the Redevelopment Low and Moderate Income Housing funds. Community Development Block Grant funds can also be used for housing. The City will continue to use U.S. Department of Housing and Urban Development (HUD) funds administered through the County’s Section 8 Program for rental assistance. Another significant financial resource available to the City of Corona for the preservation, improvement, and development of affordable housing is HOME Investment Partnership (HOME) funds accessible through the State of California.

1. Redevelopment Housing Set-Aside Funds

The State Community Redevelopment Law requires redevelopment agencies to set aside 20 percent of the tax increments to a special Low and Moderate Income Housing Fund (Low/Mod Fund). The Low/Mod Fund must be used to “increase, improve and preserve the community’s supply of low and moderate income housing” within the territorial jurisdiction of the agency.

State law sets forth a variety of options for localities to expend their 20 percent housing set-aside fund (Low/Mod Fund), including the following:

- Acquire real property or building sites;
- Improve real property or building sites with on-site or off-site improvements;
- Donate real property to private or public persons or entities;

- Finance insurance premiums during the construction or rehabilitation of affordable housing that are administered by governmental or nonprofit organizations;
- Construct, acquire, or rehabilitate properties;
- Provide subsidies to very low, low, or moderate income households;
- Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing or carrying charges;
- Maintain the community's supply of mobile homes;
- Preserve publicly assisted housing units that are at risk of converting to market rate housing;
- Fulfill replacement housing requirements; and/or
- Subsidize administrative expenses provided the expenses are proportionate to the amount spent on the production, improvement, and preservation of housing.

While the Low/Mod Fund can be used for on- and off-site improvements, the improvements must be made as part of a program that results in new construction or rehabilitation of affordable units, or the Redevelopment Agency of the City of Corona (Redevelopment Agency) must find that improvements are necessary to eliminate a specific condition that jeopardizes the health and safety of existing low and moderate income residents.

Pursuant to Redevelopment law, the Low/Mod Fund can be used for the above permissible uses outside of the project area boundaries, provided resolutions are adopted by the city council and the agency. The City of Corona has adopted resolutions to utilize the funds outside of the project area boundaries. Provision of replacement housing using the Low/Mod Fund must always benefit the project area.

Redevelopment Housing Set-Aside Fund Projections

Redevelopment law authorizes agencies to expend Set-Aside Funds for a broad range of uses so long as the expenditures serve to increase, improve, or preserve the supply of low and moderate income housing. As a result, the Redevelopment Agency operates a range of housing programs using its Low/Mod Housing Fund. The Redevelopment Agency-anticipated uses include acquisition of land and buildings; construction of buildings, on-site and off-site improvements; rehabilitation of buildings; paying a portion of the principal and interest on bonds issued to finance low and moderate income housing; and preservation of housing subsidized by federal, state, or local government and subject to conversion to market rate rental.

As of July 2008, the Redevelopment Agency has a set-aside balance of \$6,552,654. During the period of this housing element, the City anticipates annual increases in the Low/Mod

Fund. For the Housing Element planning period (July 1, 2008 through June 30, 2014), the Agency anticipates approximately \$27.6 million will be available for affordable housing activities:

<u>Fiscal Year</u>	<u>Annual Cash Flow</u>
Balance	\$6,552,654
FY 2007-08	\$305,675
FY 2008-09	\$4,382,003
FY 2009-10	\$2,903,245
FY 2010-11	\$2,952,120
FY 2011-12	\$3,317,125
FY 2012-13	\$3,427,211
FY 2013-14	\$3,761,765

The Redevelopment Agency anticipates using its Housing Set-Aside Fund to provide affordable housing programs to financially assist extremely low, very low, low, and moderate income housing activities. Projected uses include (1) Home Improvement Program (Grant), which provides a maximum of \$5,000 to very low and low income households for home improvements with a maximum grant of \$10,000; (2) Home Improvement Program (Loan), which provides silent second loans of up to \$40,000 for single-family homes and \$15,000 for mobile homes, to very low, low, and moderate income households; and (3) the Home Owners Assistance Program (HOAP Now) is currently under development using the Low/Mod Housing Fund and HOME Program funds. HOAP Now will provide up to \$75,000 in downpayment assistance to first-time low and moderate income homebuyers.

Under the Housing Recovery Act of 2008, Corona will receive \$3.6 million to acquire, rehabilitate, and resell foreclosed properties within a HUD-required Low, Median, Moderate (LMM) target area. Twenty-five percent of these funds will be targeted to very low (50 percent or less AMI) households to provide affordable ownership or rental housing opportunities. The City will work with Mary Erickson Community Housing, the City's certified CHDO, to administer this program. Downpayment assistance will be offered to LMM households to buy those rehabilitated foreclosed homes. The City expects to start this program by March or April 2009 once HUD has approved the Neighborhood Stabilization Program (NSP) Substantial Amendment to the 2008-09 Annual Action Plan, and 2005-2010 Five-Year Consolidated Plan.

2. Community Development Block Grant (CDBG)

CDBGs are awarded to cities on a formula basis for housing and community development activities. Eligible activities include acquisition, rehabilitation, homebuyer assistance, economic development activities, homeless assistance, and public services. The City is anticipated to expend approximately \$1.3 million in CDBG funds in Fiscal Year 2007-2008. Activities that will be funded through this program include, but are not limited to, the following: (1) public service projects; (2) capital improvement projects; (3) code enforcement activities; economic development programs and business loan guarantees; and (5) planning/administrative activities.

3. HOME Investment Partnership Act

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

In 2005, the City began receiving HOME funds directly from HUD as an entitlement. The City receives approximately \$475,000 in HOME funds per year. The City Council has provided direction to focus the HOME funds on the development of homeownership opportunities. To that end, the City is working toward implementing a Citywide homeownership program, HOAP Now II, which will provide assistance to homebuyers in an effort to address the foreclosure problem and provide affordable housing opportunities to households with incomes at or below 80 percent of the area median income as determined by HUD. Currently, the City is working with its certified Community Housing Development Organization (CHDO), Mary Erickson Community Housing (MECH), to put a manufactured home on a vacant lot and then sell it to a low income family. Mary Erickson is actively looking for other homeownership opportunities in the City.

F. PUBLIC AND NONPROFIT HOUSING DEVELOPERS

The following public agencies and nonprofit housing development corporations have previously expressed interest in developing and preserving affordable housing in Riverside County.

1. Riverside County Housing Authority

The Riverside County Housing Authority provides supplemental rental assistance to income-eligible persons seeking affordable housing. The Housing Authority also owns and operates affordable housing projects throughout the County, and cooperates with local jurisdictions in the rehabilitation and upgrade of multi-family housing units.

2. National CORE, formerly Southern California Housing Development Corporation

National CORE is a nonprofit housing developer dedicated to the development and preservation of significant amounts of affordable housing throughout California and the nation. By working closely with city and county governments and other regional agencies, National CORE helps identify and assess affordable housing needs primarily through the acquisition and rehabilitation of existing properties or construction of new housing.

3. Bridges America

Bridges America is a nonprofit housing corporation whose objective is to create a lasting and beneficial change in a blighted and deteriorating community by leveraging city funds to acquire and rehabilitate the maximum number of units possible.

4. HomeAid

HomeAid is a nonprofit corporation established by the Building Industry Association of Southern California to help alleviate the homeless problem in the region. The HomeAid program has a dual focus: to construct or renovate shelters for the transitionally homeless and to develop housing for very low and low income households.

5. Southern California Presbyterian Homes (SCPH)

SCPH is an experienced nonprofit housing developer based in Glendale. Utilizing a variety of federal, state, and local funds, SCPH has developed several large low income housing projects in Southern California.

6. Mary Erickson Community Housing (MECH)

MECH is a 501(c)3 nonprofit corporation and designated CHDO serving Orange County and greater Southern California.

7. KDF Communities

KDF Communities is a for-profit developer who has been involved with the acquisition, construction, and rehabilitation of affordable rental housing throughout California.

G. OPPORTUNITIES FOR ENERGY CONSERVATION

Under current law, Corona's Housing Element must include an analysis of opportunities for energy conservation with respect to residential development (Section 65583(a)(7)).

By way of background, the Legislature in 1974 created the California Energy Commission to deal with the issue of energy conservation. The Commission in 1977 adopted conservation standards for new buildings. The Legislature directed the Commission to periodically improve the standards to account for state-of-the-art energy-efficient building design. The Commission has adopted revised energy standards for new residential buildings. The revised energy conservation standards for new residential buildings have been placed in Title 24 of the California Administrative Code. The new standards apply to all new residential buildings (and additions to residential buildings) except hotels, motels, and buildings with four or more habitable stores and hotels. The regulations specify energy-saving design for walls, ceilings, and floor installations, as well as heating and cooling equipment and systems,

gas cooling devices, conservation standards, and the use of nondepleting energy sources such as solar energy or wind power.

Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

The City will develop a Sustainable Communities Program by the end of 2010 (Program 6, described in Chapter V) to promote the practice of using sustainable building techniques for new and rehabilitation projects in order to reduce demand for water and energy, shorten commute distances, protect the environment, reduce operational costs of ownership, and plan large development projects with environmental principles such as transit oriented development. This program will define policies, practices, and specific goals with indicators to be achieved on an annual basis.

In relation to new residential development, and especially affordable housing, construction of energy-efficient buildings does add to the original production costs of ownership and rental housing. Over time, however, the housing with energy conservation features should reduce occupancy costs as the consumption of fuel and electricity is decreased.

Opportunities for additional energy conservation practices include the implementation of “mitigation measures” contained in environmental impact reports prepared on residential projects in the City of Corona. Mitigation measures to reduce energy consumption may be proposed in the appropriate section of environmental impact reports, prepared by or for the City of Corona. These mitigation measures may be adopted as conditions of project approval.

Some additional opportunities for energy conservation to include in the Sustainable Communities Program include various passive design techniques. Among the range of techniques that could be used for purposes of reducing energy consumption are the following:

- Locating the structure on the northern portion of the sunniest area on the site.
- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure of extreme weather conditions.
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry room, power core, and garages along the north face of the building to serve as a buffer between heated spaces of the colder north face.

- Making the main entrance a small, enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from the prevailing winds; or using a windbreak to reduce the wind velocity against the entrance.
- Locating window openings to the south and keeping east, west, and north windows small, recessed, and double-glazed.

These and any other potential state-of-the-art opportunities could be evaluated within the context of environmental impact reports and/or site plan review. Feasible site planning and/or building design energy conservation opportunities then could be incorporated into the project design. An evaluation of the potential for energy conservation could be incorporated into the permit and processing procedures of the City.

The Sustainable Communities Program may contain goals and policies to promote a menu of developer incentives which could be applied to projects that promote infill, higher density, and compact development patterns in the right locations. Other regulations could focus on use of energy efficient materials and equipment, reuse of building materials, and implementation of water management designs and drought tolerant landscaping.

While “green” building materials, appliances, and fixtures may increase the costs of housing construction, the long-term benefits (in terms of affordability and environmental concerns) outweigh the initial development costs. The program may therefore include incentives to help developers or property owners mitigate the initial cost impacts.

Furthermore, the State passed the Global Warming Solutions Act of 2006 (AB 32), which requires all local jurisdictions to reduce their carbon dioxide emissions to 1990 levels by 2020. The program’s final policies will define how they contribute to the mandated reduction in carbon dioxide emissions.

V. HOUSING PLAN

Chapters II through IV of the Housing Element establish the housing needs, opportunities, and constraints in the City of Corona. The Housing Plan presented in this chapter sets forth the City's goals, policies, and programs to address Corona's identified housing needs. A listing of the programs to achieve the City's Housing Element goals and policies is provided in Section C.

A. EVALUATION OF ACCOMPLISHMENTS OF 2000-2005 HOUSING ELEMENT

To craft an effective housing plan to address the identified housing needs in Corona, the City must assess the achievements under its current housing programs. This review will help evaluate the appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal, the effectiveness of the Housing Element in attaining the community's housing goals and objectives, and the progress of the City in implementation of the Housing Element.

The previous City of Corona Housing Element covered the period of July 1, 2000, through June 30, 2005. State legislation subsequently extended the timeframe of the previous Housing Element to June 30, 2008, in order to align the Housing Element with the Regional Transportation Planning process and the Regional Housing Needs Assessment (RHNA) analysis provided by the Southern California Association of Governments (SCAG). Therefore, this section will evaluate objectives and accomplishments between 2000 and 2008. The Corona 2000-2005 Housing Element contains a series of housing programs with related quantified objectives for the following topic areas: Housing Conservation and Improvement, Housing Assistance, and Housing Construction and Improvement. The results of this analysis provided the basis for developing the Housing Plan of this Housing Element.

1. Conserving and Improving Existing Affordable Housing

Program 1 – Owner-Occupied Program. The Redevelopment Agency offered assistance to low to median income homeowners and recently restructured its rehabilitation programs in order to improve the effectiveness and expand the scope of these programs.

Program 1A – Owner-Occupied Loan Program. The Redevelopment Agency provided rehabilitation assistance through the use of Redevelopment Housing Set-Aside funds for low income (up to 80 percent of County Median Family Income) homeowners. The Agency's Owner-Occupied Loan Program provides zero interest loans to income qualified owner-occupants to improve their single-family homes, condominiums, and mobile homes. The maximum loan amount is \$30,000 for single-family homes and condominiums and \$10,000 for mobile homes. The loan term is 30 years or upon sale, change in title, owner ceases to reside as primary residence, or when equity is withdrawn from the property. In an effort to

eliminate overcrowded households, bedroom additions are eligible activities under this program.

2000-2008 Program Objectives

- Through the use of redevelopment housing set-aside funds, provide rehabilitation assistance to 20 single-family homes and condominiums and 7 mobile home coaches and trailers annually (*goal revised in 2006*).

2000-2008 Program Accomplishments

- Through June 30, 2006, rehabilitation loans were provided to the low income owners of 49 single-family homes and mobile home coaches.

Continued Appropriateness

- This program is included in the 2008-2014 Housing Element as “Home Improvement Loan Program” in order to provide rehabilitation assistance to low and moderate income households.

Program 1B – Owner-Occupied Grant Program. This program used Redevelopment Housing Set-Aside funds to provide grants of up to \$5,000 to very low income owner-occupants in order to make repairs to their single-family homes, condominiums, and mobile homes. The grants helped to preserve the City’s existing inventory of affordable housing in good repair by making these minor health and safety repairs that would otherwise be deferred.

2000-2008 Program Objectives

- Through the use of redevelopment housing set-aside funds, provide rehabilitation grants to 20 households annually (*goal revised in 2006*).
- Through the use of redevelopment housing set-aside funds, provide 20 grants to assist very low income households in single-family homes, condominiums, and mobile home coaches.

2000-2008 Program Accomplishments

- Through June 30, 2006, rehabilitation grants were provided to the very low income owners of 79 single-family homes and mobile home coaches.

Continued Appropriateness

- This program is included in the 2008-2014 Housing Element as “Home Improvement Loan Program” in order to provide rehabilitation assistance to lower income households.

Program 2 – First-Time Homebuyer Programs. These programs utilized Redevelopment Housing Set-Aside funds to offer down payment assistance to first-time homebuyers earning up to 100 percent of Area Median Income.

Program 2A – Level 1. This program offered downpayment assistance of up to \$30,000 and closing costs assistance of up to \$2,500 to low income (up to 80 percent of County Median Family Income) first-time homebuyers to purchase a single-family home or condominium in Corona. The loan term is 30 years with a simple interest rate set at 3 percent for the first 10 years. After 10 years, the interest rate would be reduced to zero. The loan is 100 percent repayable upon sale, change in title, owner ceases to reside in unit as primary residence, or when equity is withdrawn from the property.

2000-2008 Program Objectives

- Through the use of Redevelopment Housing Set-Aside funds, provide assistance to 10 low income households annually.

2000-2008 Program Accomplishments

- Through April 29, 2004, first-time homebuyer assistance was provided to 24 low and moderate income households
- The First-Time Homebuyer Program was suspended in 2003 because market conditions required deep subsidies and City resources were limited.

Continued Appropriateness

- The City is working toward implementing a Home Ownership Assistance Program (HOAP Now) that will provide assistance to low and moderate income homebuyers in an effort to ensure first-time homebuyer opportunities to incomes between 80 and 120 percent of area median income (AMI). This program will use Redevelopment Set-Aside funds. A second program, HOAP Now II, will be used to provide first-time homebuyer assistance to households at or below 80 percent AMI.

Program 2B – Level 2. This program offered downpayment assistance of up to \$18,000 and closing costs assistance of up to \$2,500 to moderate income (up to 100 percent of County Median Family Income) first-time homebuyers to purchase a single-family home or condominium in Corona. The loan term is 30 years with a simple interest rate set at 3 percent for the first 10 years. After 10 years, the interest rate would be reduced to zero. The loan is 100 percent repayable upon sale, change in title, owner ceases to reside in unit as primary residence, or when equity is withdrawn from the property.

2000-2008 Program Objectives

- Through the use of redevelopment housing set-aside funds, provide downpayment assistance to five moderate income households annually.

2000-2008 Program Accomplishments

- Through April 29, 2004, first-time homebuyer assistance was provided to 24 low and moderate income households.
- The First-Time Homebuyer Program was suspended in 2004 because market conditions required deep subsidies and City resources were limited.

Continued Appropriateness

- This program is not included in the 2008-2014 Housing Element due to high cost of housing and infeasibility of assistance amount to accomplish the goal of home ownership. The City has determined that rental housing is the most cost-effective means to offer affordable housing to lower and moderate income households. However, the City will periodically evaluate the feasibility of reinstating the homebuyer assistance program based on market conditions.

Program 3 – Mortgage Credit Certificates. The Mortgage Credit Certificate (MCC) is a way for the City to further leverage homeownership assistance. MCCs are certificates issued to income qualified first-time homebuyers authorizing the household to take a credit against federal income taxes of up to 20 percent of the annual mortgage interest paid. The mortgage payments are used to repay the bonds; there is no City fee guarantee required. The City is part of a coalition consisting of the County of Riverside and several other cities in providing MCCs to income qualified first-time homebuyers. The City contributes to the administration costs annually.

2000-2008 Program Objectives

- Participate in the MCC program by contributing to the administration costs.
- Provide assistance to 10 households annually.

2000-2008 Program Accomplishments

- The MCC is administered by Riverside County and is available to residents of Corona.
- A total of 12 Corona residents received MCCs during the 2000-2008 period.

Continued Appropriateness

- This program is included in the 2008-2014 Housing Element. All potential homebuyers applying for the City's Home Owner Assistance Program will be required to also apply for an MCC in order to reduce the amount of assistance needed by each homebuyer.

Program 4 – Condominium Conversion Ordinance. The City has adopted a condominium conversion ordinance to provide protection to tenants of apartment units proposed for conversion to condominium ownership. This program only applies to conversion of apartment units not built to condominium standards. If the project was subdivided and built as condominiums but rented initially, the conversion to condominium ownership is by right.

2000-2008 Program Objectives

- The City will continue to implement the condominium conversion ordinance.

2000-2008 Program Accomplishments

- The condominium conversion ordinance has been promulgated as Chapter 17.83 in the Corona Municipal Code (CMC).
- CMC Chapter 17.83 establishes criteria for the conversion of existing multiple-family rental housing to ownership units to reduce the impact of such conversions on residents and to maintain an adequate supply of rental housing.
- The City received one condominium conversion application for the conversion of an 83-unit apartment complex at 901 South Smith Avenue. The applicant met all City requirements and converted the complex to condominiums in 2006.

Continued Appropriateness

- This program is not included in the 2008-2014 Housing Element because it has been instituted in the previous period and remains, unchanged, enforced as part of the Zoning Ordinance.

Program 5 – Mobile Home Park Zoning. This is an exclusive zone in the City for mobile home parks to preserve affordable housing. Conversion of mobile home parks would therefore trigger a zone change and public hearing requirements.

2000-2008 Program Objectives

- The City will continue to implement the mobile home park zone.

2000-2008 Program Accomplishments

- The mobile home park zone is established as Chapter 17.30 in the CMC.
- CMC Chapter 17.30 supplements the provisions of the Mobile Home and Mobile Home Park Act of the State of California and establishes development standards for mobile homes and mobile home parks to protect the health, safety, and welfare of city residents.
- All mobile home parks have stayed in operation in the Mobile Home Park (M-P) zone during the 2000-2008 period.

Continued Appropriateness

- The City will continue the mobile home park zoning and continue to enforce the conversion procedures required by state law; however, this program is removed from the Housing Element as a specific housing action for the 2008-2014 planning period.

Program 6 – Tenant-Based Section 8 Rental Assistance. Under this program, which is implemented through the Riverside County Housing Authority, very low income renters receive supplemental assistance for rent so they can afford standard housing without becoming rent burdened. The Section 8 rental assistance program extends rental subsidies to low income family and elderly, which spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the fair market rent.

2000-2008 Program Objectives:

- Continue to provide tenant-based rental assistance to approximately 200 households through cooperation with the Riverside County Housing Authority.

2000-2008 Program Accomplishments

- The Section 8 Rental Assistance Program is implemented solely by the Riverside County Housing Authority.
- Approximately 250 Corona residents received Section 8 rental assistance annually.

Continued Appropriateness

- This program will be included in the 2008-2014 Housing Element but revised to include additional objectives to promote the program and maintain current information of property owners.

Program 7 – Conservation of Existing and Future Affordable Units. Financial and institutional resources are made available by the City to preserve and replace affordable housing. A variety of funding sources are used including Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Housing Set-Aside funds.

2000-2008 Program Objectives

- Conserve the 277 units at risk of losing affordability controls prior to July 1, 2010.

2000-2008 Program Accomplishments

The following projects still maintain assistance for affordable housing units:

- Corona Community Towers is a 36-unit affordable rental housing development located at 910 S. Belle Street.
- Corona Community Villas is a 74-unit affordable rental housing development located at 2600 S. Main Street.
- French Quarter Apartments at 523 W. Seventh Street consists of 2 very low units and 1 low unit.
- Jasmine Springs Apartments at 909 S. Rimpau Avenue consists of 6 very low units and 6 low units.
- Villas de Corona Apartments at 760 S. Rimpau Avenue consists of 3 very low and 3 low income units.

The following projects identified as at-risk of conversion in the 2000-2005 Housing Element are no longer receiving assistance for affordable housing units:

- 555 E. Fifth Street is a 4-unit affordable housing project.
- 411 Fuller is a 4-unit affordable housing project.

- Del Vista Village is a 160-unit apartment project located at 956 Avenida del Vista. Of these units, 94 were available to low income families.
- Crown Point was a 149-unit apartment project located at 737 Magnolia Avenue. Of these units, 41 were available to low income families.
- 209 Buena Vista is a 10-unit project, of which 2 units were reserved for low income families.

Continued Appropriateness

- This program is included in the 2008-2014 Housing Element to promote the conservation of affordable units. The program is revised to reflect the number of at-risk housing units during 2008-2018 (planning period for the at-risk analysis).

Program 8 – Neighborhood Improvements (Enhancing Community Pride). This program consists of public improvements such as streets, curbs, gutters, and water lines in addition to the Graffiti Removal Program.

2000-2008 Program Objectives

- Continued implementation of neighborhood public improvements, property maintenance ordinance, design review, and historical preservation ordinance.

2000-2008 Program Accomplishments

- In early 2004, the City established the Celebrating Neighbors Awards Program to recognize individual residents who demonstrate a commitment to improving quality of life in Corona by building neighborhood ties; helping create a safe, healthy, and appealing neighborhood; or involving themselves in neighborhood issues and projects. The awards are issued quarterly at a City Council meeting and are highlighted on the City's website.
- In 2001, the City added a Historic Element to its General Plan and adopted the Historic Resources Preservation Ordinance (Corona Municipal Code Chapter 17.63). In 2002, a property preservation (Mills Act) program was adopted that allows owners of historic properties to apply to the County of Riverside Tax Assessor for a tax reduction in return for maintaining the historic character of their resource. Through December 2007, there are 33 Landmarks and 9 Districts on the Corona Register of Historic Resources and 24 property owners have executed property preservation contracts with the City.
- The City and the Redevelopment Agency assisted in the relocation of a historic residence by providing various incentives and funding assistance. Certain fees from the Planning and the Building Departments were waived, reduced, and or deferred. Additionally the Redevelopment Agency provided a rebate for \$10,000 for qualified development costs. The 1924 built home was relocated from 916 West Sixth Street to 809 East Grand Boulevard, restored to its original style, and placed on the Corona Register of Historic Resources.

Continued Appropriateness

- This program is included in the 2008-2014 Housing Element, with a revision to enhance code enforcement, to continue public improvements and enhance quality of neighborhoods.

2. Provision of Adequate Housing Sites

Program 9 – Site Availability. Processing of applications for entitlement to residential land use.

2000-2008 Program Objectives

- Provide zoning at appropriate densities and focus on the acquisition and rehabilitation of underutilized sites.
- Focus housing programs on the acquisition and rehabilitation of underutilized parcels to help fulfill regional housing needs.

2000-2008 Program Accomplishments

- The City continues to promote and accommodate a variety of nonsubsidized private sector housing products including zero lot line, clustered, attached, detached, infill, stacked and resort residential condominiums; single-family homes; and live-work units.
- The City fully built the residential components identified through its 32 specific plans and the vacant or underutilized sites identified in the 2000-2005 Housing Element Update. The City adopted three specific plans (North Main Street Specific Plan, Green River Ranch Specific Plan, and Sierra Bella Specific Plan) with residential components since 2000. Of these only the North Main Street Specific Plan has completed its residential component of 67 detached condominium units.

Continued Appropriateness

- This program is included in the 2008-2014 Housing Element to further identify and provide sites available for residential development.

Program 10 – Multi-Family Acquisition and Rehabilitation. The identification of existing multi-family structures for upgrading and the provision of affordable housing.

2000-2008 Program Objectives

- Use Redevelopment Set-Aside funds to assist in the acquisition of existing apartment buildings in need of upgrading in exchange for long-term affordability controls.
- Achieve rehabilitation and deed-restriction of 72 rental units.

2000-2008 Program Accomplishments

- In 2002, the City's Redevelopment Agency, in conjunction with Southern Californian Housing Development Corporation, rehabilitated and deed-restricted 72 units of low income family housing (Corona de Oro).

Continued Appropriateness

- This program is revised and included in the 2008-2014 Housing Element to meet new specific goals based on site/project availability.

Program 11 – Second Units. Section 17.85.010 of the City's Zoning Code permits second units.

2000-2008 Program Objectives

- Continued implementation of the provisions in Section 17.85.010 of the Zoning Code to permit second units.

2000-2008 Program Accomplishments

- In 2003, in compliance with state law, the City removed all required discretionary approvals for secondary residential units. Projects involving secondary units on lots zoned for single-family or multiple-family use are subject only to the ministerial development standards of CMC Chapter 17.85.
- Between 2000 and 2008, the City continued to allow second units. However, since there are no discretionary approvals required, the City has not been tracking the number of building permits obtained. Beginning in January 2008, the Planning Division will begin tracking the units as the plans are reviewed through the building plan check process.

Continued Appropriateness

- This program is included in the 2008-2014 Housing Element as part of the revised Zoning Ordinance Update Program (Program 15).

Program 12 – Facilitate Conversion of Older Motels to Single-Room Occupancies (SROs) and Apartment Units. A number of older, rundown motels located along Sixth Street in the City have been converted to weekly and monthly rentals. These motels are not equipped for longer-term occupancy, and result in inadequate and often overcrowded housing conditions.

2000-2008 Program Objectives

- Pursue adoption of programs to facilitate and regulate conversion of motels to permanent living quarters either as SROs or by combining rooms and converting to apartment units. The City will need to establish development standards that define SRO units and address occupancy standards, parking, etc. to ensure the provision of adequate housing for occupants, but do not unduly add to costs of

conversion. Pursue sources of funds to assist in conversions/needed rehabilitation improvements in exchange for affordability controls on units.

2000-2008 Program Accomplishments

- The City has chosen to emphasize single-family home construction and conservation programs over the creation of SROs.

Continued Appropriateness

- This program is included in the 2008-2014 Housing Element as part of the revised Zoning Ordinance Update Program (Program 15).

Program 13 – Provision of Sites for Homeless Shelters/Transitional Housing. The City’s Zoning Code allows homeless shelters and transitional housing in the M-1 zone through Board of Zoning Adjustment (BZA) approval. “Transitional Housing” defined as small group quarters (less than 6 people) are permitted in most residential zones.

2000-2008 Program Objectives

- Continue to support efforts by nonprofits to expand transitional and temporary housing units with support services in the City.

2000-2008 Program Accomplishments

- The City continued to support its homeless shelters (see accomplishments in Program 14 below).

Continued Appropriateness

- This program is included in the 2008-2014 Housing Element as part of the revised Zoning Ordinance Update Program (Program 15) to permit emergency and transitional housing by-right to comply with state law.

Program 14 – Homeless Support Services. The City provides funding to agencies providing support services to the homeless. The City currently supports the following agencies: (1) Settlement House; (2) Alternatives to Domestic Violence and (3) Circle of Hope (Salvation Army) Homeless Shelter.

2000-2008 Program Objectives

- Continue to provide financial support to social service agencies.

2000-2008 Program Accomplishments

- The City continues to support the efforts of nonprofit agencies that provide housing and other services to the homeless through support services and CDBG funding assistance.
- The Settlement House provides 35 to 50 people per night with emergency shelter housing and over 300 Corona children with meals. The Alternatives to Domestic Violence agency serves approximately 100 households annually.

- The Circle of Hope Homeless Shelter, operated by the Corona Homeless Task Force, serves over 1,000 homeless persons with parenting, financial planning, anger management, case management, shelter, and food services annually. Up to 51 persons per night are served with transitional housing, and an additional 50 persons per night with emergency housing. Most persons housed are women, children, or families.
- The Volunteer Center of Riverside County also provides emergency rental assistance in its newly funded (began in 2005) Rent Guarantee program, which uses Redevelopment Set-Aside funds and serves approximately 25 to 30 households per year.

Continued Appropriateness

- This program is included in the 2008-2014 Housing Element to continue support for social services.

3. Assisting in Development of Affordable Housing

Program 15 – Self-Help Housing Program. The City is working with Habitat for Humanity to assist very low income renters to build their own homes.

2000-2008 Program Objectives

- Six units by 2005 for very low income households in conjunction with Habitat for Humanity.

2000-2008 Program Accomplishments

- No units were built under this program.

Continued Appropriateness

- This program is revised and integrated with the affordable housing development program (Program 13) in the 2008-2014 Housing Element to provide home building assistance to very low income renters.

Program 16 – Infill Housing Development. This program focuses on existing housing units that are tagged by Code Enforcement as dilapidated to the extent that the units are no longer habitable. The Redevelopment Agency uses Redevelopment Housing Set-Aside and/or HOME funds to reconstruct the units or provide financial assistance to the property owners to reconstruct the units. The units are made available as housing affordable to lower income households through deed-restrictions.

2000-2008 Program Objectives

- Establish program by end of 2001 and apply State HOME funds to implement program.
- Produce two new affordable units per year through this program.

2000-2008 Program Accomplishments

- The program was established in 2006; no new homes have been produced yet.

Continued Appropriateness

- This program is included in the 2008-2014 Housing Element noting that the City no longer qualifies for HOME funds as it now receives HOME funds directly from HUD as an entitlement grant. However, the program objectives have been increased with the expectation that three new affordable units will be produced per year through this program.

Program 17 – Density Bonus Program. Implement density bonus program consistent with state law.

2000-2008 Program Objectives

- Inform prospective developers of options for density bonuses.

2000-2008 Program Accomplishments

- Density bonus agreements are promulgated in CMC Chapter 17.87. The City has continued to implement its density bonus agreements pursuant to state law. No density bonus was requested.

Continued Appropriateness

- This program is included in the 2008-2014 Housing Element and updated to reflect recent state law changes that provide further incentives.

Program 18 – Multi-Family Mortgage Revenue Bonds. Sponsor bond financing for several multi-family rental projects to help provide low/moderate income housing.

2000-2008 Program Objectives

- Issue multi-family tax exempt bond to finance the purchase and rehabilitation of deteriorated apartment complexes by a nonprofit developer.
- Work with owners of existing bond-financed projects to expand affordability controls through refinancing.

2000-2008 Program Accomplishments

- Since 2000, the City has financed 149 deed-restricted affordable units through mortgage revenue bonds.
- In 1996, the Redevelopment Agency and the Southern California Housing Development Corporation (So Cal Housing) entered into an agreement to acquire and rehabilitate the 160-unit complex known as Corona Del Rey, using tax exempt bonds. All 160 units of this project, completed in March of 1999, are restricted as to rents and income of the tenants for 55 years. In 1999, the Redevelopment Agency issued a \$4,725,000 mortgage revenue bond to So Cal Housing to purchase the 18 four-plex apartment buildings located on Cota and

Second streets. So Cal Housing will manage the apartments, which will provide 72 low and moderate income housing units in the City until 2054.

Continued Appropriateness

- This program is determined to be a funding mechanism and not a specific program; therefore, it is not included in the 2008-2014 Housing Element. Program 13 in the 2008-2014 Housing Element addresses affordable housing development using a variety of funding sources, including mortgage revenue bonds.

Program 19 – Affordable Housing Development. Work with several nonprofit housing developers such as Habitat for Humanity, Mary Erickson Community Housing, KDF Communities, Bridges America, and National Core to pursue both ownership and rental affordable housing development.

2000-2008 Program Objectives

- Facilitate affordable housing production through assistance in site identification and acquisition, priority processing, as well as provision of incentives. Depending on need, incentives may include density bonuses, development fee reimbursement, and provision of set-aside funds or other funding.

2000-2008 Program Accomplishments

- River Run Apartments: 360 very low and low income senior apartments on 7.05 acres of underutilized land. Tax credits, developer equity, Communities Facilities District bond proceeds, and Redevelopment Agency (RDA) low and moderate housing funds were used to construct this development.
- Casa de la Villa Apartments: 75 very low and low income large family rental housing units. RDA assisted the developer by assembling 12 parcels of blighted land. Tax exempt bonds, tax credits, developer equity, and RDA low and moderate housing funds were used to construct this development.
- William C. Arthur Terrace: 39 very low income senior housing units. RDA assisted the developer by selling them land previously acquired. A Section 202 HUD loan, CDBG, and RDA funds were used for the construction of this development.

Continued Appropriateness

- This program is included in the 2008-2014 Housing Element to assist in the provision of affordable housing units.

4. Removing Governmental Constraints

Program 20 – Zoning Ordinance. Ensure City standards are not excessive and do not unnecessarily constrain affordable housing.

2000-2008 Program Objectives

- Continue to monitor the City's zoning ordinance to ensure standards do not excessively constrain affordable residential development.

2000-2008 Program Accomplishments

- The City's Planning Department continues to monitor and amend its zoning ordinance to ensure that development standards and regulations do not excessively constrain affordable residential development.

Continued Appropriateness

- This program is revised and included in the 2008-2014 Housing Element as part of the revised Zoning Ordinance Update Program (Program 14).

Program 21 – Development Fees. When possible, reduce or waive City development fees to lower residential construction costs, and ultimately, sales prices.

2000-2008 Program Objectives

- Continue to use Redevelopment Housing Set-Aside funds to pay development fees on projects with units set aside for lower income households.

2000-2008 Program Accomplishments

- Redevelopment set-aside funds are used to assist in the construction and development of affordable housing projects, which may include the payment of developer fees.

Continued Appropriateness

- This program is revised to include further incentives for development of affordable housing and is included in the 2008-2014 Housing Element.

Program 22 – Expedited Project Review and Hearing Process. The City will minimize project holding costs on affordable housing projects.

2000-2008 Program Objectives

- Continue to provide priority processing for projects with an affordable housing component, minimizing processing times.

2000-2008 Program Accomplishments

- In 2004, the City relocated to a new facility that was designed to facilitate one-stop development process review.
- The City's project review process includes a weekly multi-department review of projects intended to expedite and facilitate project approvals.

Continued Appropriateness

- This program is included in the 2008-2014 Housing Element to provide incentives for development of affordable housing.

5. Promoting Equal Housing Opportunity

Program 23 – Fair Housing Program. The City’s Fair Housing Program provides tenant rights assistance, investigates discrimination complaints, and provides tenant/landlord mediation. The City on an annual basis funds the Fair Housing Council of Riverside to educate Corona residents on their rights as tenants and homeowners. The counseling is designed to limit discrimination in housing on the basis of race, color, national origin, handicap, gender, or creed and to assist with landlord/tenant problems.

The Fair Housing Council disseminates information to Corona residents by placing brochures and flyers at the Neighborhood Center, the City Clerk’s Office, the Housing and Development Department, the Library, and the Senior Center. They conduct information meetings with the Corona/Norco Board of Realtors on an annual basis and provide information to various real estate agencies. The Fair Housing Council operates an office two days a week at the Corona Library to enable them to provide better service to Corona residents.

2000-2008 Program Objectives

- Continue to contract for Fair Housing Programs to ensure open housing practices for all residents.
- Assist 250 households.

2000-2008 Program Accomplishments

- The City continues to support the efforts of the Riverside Fair Housing Council.
- CDBG funds were used to provide fair housing services to Corona residents. These services are provided to approximately 1,000 Corona residents annually. The services include addressing barriers to affordable housing, tenant/landlord rights, and review of discrimination complaints. In 2006-2007, the Fair Housing Council began to become very involved with assisting homeowners in preventing foreclosures and this is expected to continue for the next few years as the housing market declines.

Continued Appropriateness

- This program is revised and included in the 2008-2014 Housing Element to ensure fair housing practices and tenant rights for all residents.

6. Summary

The 2000-2008 program objectives have generally been met, with the housing rehabilitation, Section 8 Rental Assistance, conservation of affordable housing units programs, and programs aimed at reducing government constraints being most successful at meeting objectives. Some programs, such as funding first-time homebuyer programs, were not successful and necessitated cancellation of the program. This was largely because the rising cost of housing rendered the City's available assistance levels inadequate to sufficiently help supplement the costs of downpayment or closing costs for prospective low income homebuyers.

Based on the City's 2000-2005 Housing Element, the City had an RHNA of 3,054 units. More than 5,588 units were constructed in Corona between 2000 and 2008. However, the RHNA for very low households was not met during this period. Between 1998 and 2005, only 84 of the required 763 units affordable to very low income households were constructed. Most (385 of the required 503 units) of the units affordable to low income households were constructed. The City was able to provide for the housing supply needed for moderate and above moderate households. Table V-1 summarizes the accomplishments of the previous Housing Element cycle.

As part of this Housing Element update, the City has included programs to facilitate the development of affordable ownership and rental housing through a variety of incentives, including development fee reimbursement, density bonus, assistance in site identification and acquisition, priority processing, and provision of financial assistance.

**Table V-1
Corona 1998-2005 Quantified Objectives and Accomplishments**

Income category	1998-2005 RHNA	Constructed 1998-2005	% RHNA Met
Very low	763	84 ¹	17%
Low	503	385 ²	90%
Moderate	9	1,864 ³	-- met --
Above moderate	1,779	3,255 ³	-- met --
TOTAL	3,054	5,588 ³	-- met --

Income category	Housing Conservation		Housing Rehabilitation	
	1998-2005 Objectives	1998-2005 Accomplishments	1998-2005 Objectives	1998-2005 Accomplishments
Very low	338	123 ⁴	167	79 ⁸
Low	174	103 ⁵	286	49 ⁹
Moderate	35	114 ⁶	14	0
Above moderate	0	1 ⁷	0	0
TOTAL	547	341	467	128

¹ Steadfast River Run — 37 units (863 River Road), William C. Arthur Terrace — 39 units (1275 W. Eighth Street), Casa de la Villas — 8 units (303 S. Vicentia Avenue).

² Steadfast River Run — 319 units (863 River Road), Casa de la Villas — 66 units (303 S. Vicentia Avenue).

³ Estimate based on Department of Finance data.

⁴ Corona de Oro — 71 units (225 S. Vicentia Avenue), Bridges America — 12 units (935, 945, 950 W. 5th Street), Corona del Rey — 32 units (1148 D Street), French Quarter Apartments — 2 units (523 W. Seventh Street), Jasmine Springs — 6 units (961 S. Rimpau Avenue).

⁵ Meadowood Apartments — 46 units (788 Springwood Street), Bridges America — 18 units (935, 945, 950 W. 5th Street), Corona del Rey — 32 units (1148 D Street), French Quarter Apartments — 1 unit (523 W. Seventh Street), Jasmine Springs — 6 units (961 S. Rimpau Avenue).

⁶ Bridges America — 18 units (935, 945, 950 W. 5th Street), Corona del Rey — 96 units (1148 D Street),

⁷ One relocated and reconstructed historic home (916 W. 6th Street to 809 E. Grand Boulevard).

⁸ Grants to very low income homeowners.

⁹ Loans to low income homeowners

B. GOALS AND POLICIES OF 2008-2014 HOUSING ELEMENT

The goals and policies Corona intends to implement over this housing element cycle address the following five major issue areas:

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

GOAL 1: Promote and maintain a balance of housing types and corresponding affordability levels to provide for the community's needs for housing within all economic segments of the City.

Policy 1.1: Continue to support public and private sector nonprofit and for-profit organizations in their efforts to construct, acquire, and improve housing to provide access to affordable housing to lower and moderate income households. (*Programs 1, 2, 3, 4, 5, 7, 8, 11, 13*)

Policy 1.2: Promote specific plans that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate City services and recognition of environmental constraints. (*Programs 2, 6, 12*)

Policy 1.3: Provide sites for residential development so that scarcity of land does not unduly increase the cost or decrease the availability of housing for all segments of the community. (*Programs 10, 11, 13*)

Policy 1.4: Support the development of sustainable projects that reduce demand for water and energy resources, reduce commute times and operational costs, and provide for transit oriented development. (*Program 6*)

Policy 1.5: Create or expand zoning designations and commensurate development standards to encourage flexibility in permitted land use types that respond to changing market forces and provide opportunities for higher density residential development, mixed use residential/commercial development, and transit oriented residential development in appropriate areas of the City. (*Programs 6, 8, 13*)

GOAL 2: Promote and preserve suitable and affordable housing for persons with special needs, including large families, single-parent households, the disabled, and seniors, and shelter for the homeless.

Policy 2.1: Encourage the development of rental units with three or more bedrooms to provide affordable housing for large families. (*Programs 3, 7, 11*)

Policy 2.2: Work with nonprofit agencies and private sector developers to encourage development of senior housing. (*Programs 3, 9, 13*)

Policy 2.3: Encourage the production of assisted living facilities (single-story houses and apartments) for the disabled and the elderly. (*Program 14*)

Policy 2.4: Provide emergency shelter with transitional support for City residents, including disadvantaged groups. (*Programs 10, 14*)

Policy 2.5: Encourage the upgrade and conversion of older motels to single-room-occupancy housing. (*Program 14*)

GOAL 3: Maintain high quality residential development standards to ensure the establishment of livable neighborhoods with lasting safety and aesthetic value, and to promote the maintenance and preservation of historic neighborhoods.

Policy 3.1: Recognize the City's inventory of existing historic structures and seek programs to enhance and preserve those neighborhoods. (*Programs 1, 2, 5*)

Policy 3.2: Encourage the revitalization of the existing dwelling units in the circle area through rehabilitation programs. (*Programs 1, 2, 4*)

Policy 3.3: Provide public services and improvements that enhance and create neighborhood stability. (*Program 5*)

Policy 3.4: Continue to establish and enforce property maintenance regulations that promote the sound maintenance of property and enhance the livability and appearance of residential areas. (*Program 5*)

Policy 3.5: Maintain design review for new residential developments to ensure the construction of livable and aesthetically pleasing neighborhoods. (*Program 16*)

GOAL 4: Ensure that housing opportunities are available to all persons without regard to race, color, ancestry or national origin, religion, marital status, familial status, age, gender, disability, source of income, sexual orientation, or any other arbitrary factors.

Policy 4.1: Coordinate housing actions with social service agencies and support efforts of organizations dedicated to working toward elimination of discrimination in housing. (*Program 18*)

Policy 4.2: Promote and provide for nondiscrimination in all City programs. (*Programs 14, 18*)

C. HOUSING PROGRAMS FOR 2008-2014 HOUSING ELEMENT

The goals and policies contained in the Housing Element address the identified housing needs in Corona and are implemented through a series of housing programs. Housing programs define the specific actions the City will take to achieve specific goals and policies.

Housing programs include programs currently in operation in the City to address the City’s unmet housing needs. This section provides a description of each housing program, and program goals for the 2008-2014 period.

Table V-2, Housing Program Summary, found at the end of this section, summarizes the goals of each housing program, along with identifying the program funding source, responsible agency, and time frame for implementation. Table V-3, also found at the end of this section, depicts the Quantified Objectives of the Housing Element for the 2008-2014 period.

**Table V-2
Housing Program Summary**

Housing Program	Program Action (# Units to Be Achieved)	Funding Source	Responsible Agency	Time Frame
Conserving and Improving Existing Affordable Housing				
1. Home Improvement Housing Rehabilitation				
A. Home Improvement Loan Program	15 single-family homes and condominiums and 7 mobile home coaches and trailers to be assisted annually	Low/Mod Housing Funds	RA	Continued implementation
B. Home Improvement Grant Program	20 very low income units to be assisted annually	Low/Mod Housing Funds	RA	Continued implementation
2. Home Buyer Assistance Program		Low/Mod Housing Funds; HOME; Housing Recovery Act - Neighborhood Stabilization Program	RA	Begin implementation in April 2009
3. Section 8 Rental Assistance	Continued assistance to approximately 250 households	HUD	Riverside County Housing Authority	Ongoing per HUD funding

**Table V-2
Housing Program Summary**

Housing Program	Program Action (# Units to Be Achieved)	Funding Source	Responsible Agency	Time Frame
4. Conservation of Existing and Future Affordable Units	Conserve the 156 units at risk of losing affordability controls prior to June 30, 2018.	HUD; CDBG; Low/Mod Housing Funds; and other available funds as necessary.	RA	Conserve all 156 affordable units through 2018
5. Neighborhood Improvements	Continued Implementation	General Fund, CDBG; Redevelopment	Planning, RA; Public Works	Ongoing per CDBG funding source
6. Sustainable Building	Develop program policies, practices and goals	General Fund	Planning	Develop program by end of 2010
Provision of Adequate Housing Sites				
7. Site Availability	Continued Implementation	General Fund	Planning	Ongoing
8. Lot Consolidation	Amend North Main Street Specific Plan to incorporate lot consolidation incentives.	General Fund	Planning	June 2010
9. Multi-Family Acquisition and Rehabilitation	Continue to utilize redevelopment set-aside funds to assist in the acquisition and rehabilitation of multi-family housing projects	Low/Mod Housing Funds	RA	Achieve rehabilitation of 1,077 units; ongoing implementation
Assist in Development of Affordable Housing				
10. Homeless Support Services	Continue to provide financial support to social service agencies.	CDBG	RA	Continued implementation
11. Infill Housing Program	Apply for HOME fund as appropriate and reconstruct 3 units per year	Low/Mod Housing Funds and HOME funds	RA	Ongoing
12. Density Bonus Program	Inform prospective developers of options for density increases.	General Fund	Planning	Continued implementation
13. Affordable Housing Development	Facilitate affordable housing production through assistance in site identification and acquisition, priority processing, as well as provision of incentives.	Redevelopment set-aside, CDBG, and others as appropriate and available	RA	Ongoing

**Table V-2
Housing Program Summary**

Housing Program	Program Action (# Units to Be Achieved)	Funding Source	Responsible Agency	Time Frame
Remove Governmental Constraints				
14. Zoning Ordinance Update	Address changes for provision of second units, conversion of buildings to SROs, provision of sites for homeless/ emergency/ transitional/ supportive housing, and reasonable accommodations for persons with disabilities.	Department Budget	Planning	Address required zoning changes by 2010; program ongoing for additional review and updates
15. Development Fees	Provide funding to pay for development fees for nonprofit housing projects.	Redevelopment set-aside	Planning; Building	Program ongoing
16. Expedited Project Review and Hearing Process	Continue to implement one-stop development process review. Monitor the development review process and make necessary adjustments to the standards of review as appropriate.	Department budget	Planning; Building	Program ongoing
17. Reduced Parking/In-Lieu Fee	Develop formal program to implement reduced parking/in-lieu fee to facilitate redevelopment in downtown.	Development budget	Planning	Develop program in 2010
Promote Equal Housing Opportunity				
18. Fair Housing Program	250 households to be assisted	CDBG	Riverside County	Ongoing per CDBG funding source

**Table V-3
2008-2014 Quantified Objectives**

Housing Goal	Total	Income Category				
		Extremely Low	Very Low	Low	Moderate	Above Moderate
Housing Construction (Regional Housing Need through June 30, 2014)	3,307	390 (11.8%)	429 (13.0%)	560 (16.9%)	611 (18.5%)	1,317 (39.8%)
Housing Conservation	156	0	0	156	0	0
Housing Rehabilitation	1,119	302	201	336	280	0

Based on the following methodology:

- Housing Construction is based on the remaining Regional Housing Need Assessment.
- Housing Conservation was allocated as follows: Program 3 – 110 units through Section 8, allocated to low; 46 units through Revenue Bonds, allocated to low.
- Housing Rehabilitation was allocated as follows: Program 1- 42 units; Program 8 – 1,077 units.

1. Conserving and Improving Existing Affordable Housing

Maintaining Corona's older residential neighborhoods is vital to preserving the overall high quality and character of the community. In addition to maintaining the City's housing stock, Corona must also conserve affordable units in the community. The cost of housing has rendered housing in Corona unaffordable to many individuals, especially the elderly and lower and moderate income households. The preservation of affordable housing is important in ensuring that adequate housing opportunities are available to all residents.

Program 1. Home Improvement Housing Rehabilitation (HIP). The Redevelopment Agency offers rehabilitation assistance to low and moderate income homeowners and recently restructured its rehabilitation programs to improve the effectiveness and expand the scope of these programs.

Program 1A. Home Improvement Loan Program. The Redevelopment Agency will provide rehabilitation assistance to low and moderate income (up to 120 percent of County Median Family Income) homeowners. The Agency's HIP Loan Program provides zero interest loans to income qualified owner-occupants to improve their single-family homes, condominiums, and mobile homes. The maximum loan amount is \$40,000 for single-family homes and condominiums and \$15,000 for mobile homes. The loan term is 30 years or upon sale, change in title, owner ceases to reside as primary residence, or when equity is withdrawn from the property. In an effort to eliminate overcrowded households, bedroom additions are eligible activities under this program.

Program 1B. Home Improvement Grant Program. The Redevelopment Agency will provide grants of up to \$5,000 to very low income owner-occupants in order to make minor repairs to their single-family homes, condominiums, and mobile homes. The grants help preserve the Redevelopment Agency's existing inventory of affordable housing in good repair by making these minor health and safety repairs that otherwise would be deferred.

2008-2014 Program Objectives: The Redevelopment Agency will continue to utilize Redevelopment Housing Set-Aside funds. The Redevelopment Agency's goals are to:

- Provide rehabilitation assistance to 15 single-family homes and condominiums and 7 mobile home coaches and trailers annually.
- Provide rehabilitation grants to 20 households annually.
- Continue to provide community outreach regarding available loans and grants for needed home improvements. Marketing efforts include a Home Assistance Programs webpage on the City's website, an advertisement in the City's quarterly Community Services Magazine that is mailed to all residents, and attendance at the annual Senior Fair and other appropriate venues. City Code Enforcement staff, Building Inspectors, and counter personnel are aware of the program and will continue to disseminate information to residents.

Program 2. Home Buyer Assistance Program. The Home Owners Assistance Program (HOAP Now) is currently under development using the Low/Mod Housing Fund. HOAP Now will provide up to \$75,000 in downpayment assistance to first-time low and moderate income homebuyers.

HOAP Now II is targeted for households with incomes at or below 80 percent AMI. Under the Housing Recovery Act of 2008, Corona will receive \$3.6 million to acquire, rehabilitate, and resell foreclosed properties within a HUD-required Low, Median, Moderate (LMM) target area. Twenty-five percent of these funds will be targeted to very low (50 percent or less AMI) households to provide affordable ownership or rental housing opportunities. The City will work with Mary Erickson Community Housing, the City's certified CHDO, to administer this program. Downpayment assistance will be offered to LMM households to buy those rehabilitated foreclosed homes.

2008-2014 Program Objectives: The Redevelopment Agency is working toward implementing HOAP Now and HOAP Now II programs to will provide assistance to homebuyers. Program implementation is expected to occur in April 2009.

Program 3. Section 8 Rental Assistance. Under this program, which is implemented through the Riverside County Housing Authority, very low income renters receive supplemental assistance for rent so they can afford standard housing without becoming rent burdened. The Section 8 rental assistance program extends rental subsidies to low income families and the elderly who spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the fair market rent.

2008-2014 Program Objectives: Continue to provide tenant-based rental assistance to approximately 250 households through cooperation with the Riverside County Housing Authority. Compile and maintain a list of properties that participate in the Section 8

program. Create and implement an outreach program to promote the Section 8 program to property owners.

Program 4. Conservation of Existing and Future Affordable Units. A total of 156 units in Corona are at risk of losing their affordability controls prior to July 1, 2018. It is the objective of the City to either retain or replace as low income housing all 156 at-risk units in the City.

- The City's Redevelopment Agency provides technical assistance to owners of units at risk of conversion to non-low income housing units, such as:
 - evaluation of legal and procedural framework for preservation;
 - determination of the feasibility of acquiring and preserving at-risk housing;
 - working with nonprofit developers and residents interested in negotiating for acquisition of units at risk.
- The Redevelopment Agency contacts owners one year prior to expiration of affordability controls to inquire about refinancing or other sources of keeping units affordable.
- The City shall make financial resources available through CDBG, federal, state, and local sources to preserve units at risk.
- When feasible, the Redevelopment Agency provides for long-term affordability for all new projects and renegotiated projects. The Agency will add anti-displacement provisions that allow the residents in the units at the end of the term of affordability to remain and continue under the affordable program until they are no longer income eligible or choose to move. This will allow for attrition of affordable units and avoid an economic hardship at the end of affordable controls.
- Provide affordable housing through the acquisition and rehabilitation of dilapidated apartment buildings as replacement housing for the converted units.

2008-2014 Program Objectives: Conserve the 156 units at risk of losing affordability controls prior to July 1, 2018. As part of the strategy to conserve at risk units, the Redevelopment Agency will:

- Annually identify and analyze inventory that may be put at risk of losing affordability controls.
- Maintain communication with the local HUD office.
- Contact property owners regarding Section 8 renewals or mortgage pre-payment plans.
- Assist in tenant education.
- Identify potential buyers.
- Identify potential acquisition funds.

- Coordinate with non-profit developers to identify potential acquisition opportunities.

Program 5. Neighborhood Improvements (Enhancing Community Pride). This program consists of public improvements such as streets, curbs, gutters, and water lines in addition to the Graffiti Removal Program. Important to a successful housing preservation program is the borrowers' "willingness" to make improvements. Most property owners will only make further investments in their property if they believe that there is an optimistic future for the particular neighborhood where the property is located and that their additional investment in their property will be matched by other owners. The City will continue to develop methods designed to increase the City's collective sense of community pride. Additionally, the City is currently updating the property maintenance ordinance and implements design review and its historical preservation ordinance.

2008-2014 Program Objectives: Continued implementation of neighborhood public improvements, property maintenance ordinance, design review, and historical preservation ordinance.

Program 6. Sustainable Building. This program will promote the practice of using sustainable building techniques for new and rehabilitation projects in order to reduce demand for water and energy, shorten commute distances, protect the environment, reduce operational costs of ownership, and plan large development projects with environmental principles such as transit oriented development.

2008-2014 Program Objectives: The City will develop a Sustainable Communities Program by the end of 2010, which will clearly define policies, practices, and specific goals to be achieved on an annual basis. Developer incentives for new and rehabilitated projects will also be explored; such incentives could be applied to projects that promote infill, higher density, and compact development patterns in the right locations to reduce congestion and long commutes, and promote use of public transit options. Other incentives may focus on use of conservation tools to incorporate energy efficient designs through use of photovoltaic and "cool" roofs, tighter building envelopes, use of recycled building materials, requirement of energy efficient appliances, upgraded insulation, or low-VOC paint, and promoting effective water management designs (i.e. use of water efficient landscaping, efficient irrigation systems, incorporating wastewater reuse and metering). This City will refine the specific objectives of the program and adopt a final program by the end of 2010 for immediate implementation. Part of this program will be the development of a marketing plan to encourage existing residences to replace energy inefficient uses and incorporate green building standards when conducting renovations, and design and approval of indicators to measure annual progress of the City and individual projects toward sustainability. The City may also choose to participate in utility-sponsored programs to help achieve the goals of this program. Once the program's development is finalized in 2010, the Sustainable Building Program will continue for purposes of compliance and further education.

2. Providing Adequate Housing Sites

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes, and prices. This is an important function in both zoning and General Plan designations. The City of Corona's regional housing growth need for the 2008-2014 period is 3,307 units.

Program 7. Site Availability. The City will continue to process applications for entitlement to residential land use and encourage planning and regulatory actions (i.e., specific plans) to achieve adequate housing sites offering a range of housing types and styles. A variety of residential types are provided for in Corona, ranging from 0 to 36 dwelling units per acre, with higher densities (up to 60 to 75 dwelling units per acre) achievable through density bonus provisions. The City has recently amended its General Plan and specific plans to provide adequate sites for the City's RHNA, which has been identified as 3,307 units through June 30, 2014.

2008-2014 Program Objectives: The City's objective will be to provide zoning at appropriate densities, which will provide the opportunity for developers to help fulfill the regional housing needs. The City will continue to update its Infill Affordable Housing Map to indicate suitable infill development sites. The City will provide residential sites information to interested developers. Through the City's annual report to the State of California for implementation of the General Plan, the City will monitor its remaining residential sites inventory to ensure continued ability to meet the City's remaining RHNA.

To facilitate development in the North Main Street Specific Plan area, the City will promote to developers the favorable development standards offered by the Mixed Use and Urban Residential zones, including:

- High Densities – 48 du/ac for Mixed Use and 60 du/ac for Urban Residential
- Height Limits – Unlimited for Mixed Use and five stories (60 feet) for Urban Residential
- Reduced Parking for Urban Residential – from 1.5 spaces to 1.0 space for studio/one-bedroom unit; from 2.5 spaces to 2.0 space for three or more bedrooms

The City will also offer pre-application meetings with developers to help craft development proposals that maximize the efficient use of sites and meet City objectives for the areas.

Program 8. Lot Consolidation. To facilitate development in the Downtown Specific Plan area, the City offers a number of development incentives. Specifically, lot consolidation within the Transitional Commercial (TC) and General Commercial (GC) districts are eligible to receive the following incentives:

- Require parking may be reduced by a maximum of 20 percent provided that a finding can be made that adequate parking will be available to serve the subject project.
- Area of permitted signs may be increased by a maximum of 10 percent provided that a finding can be made that the increased area does not detract from the beautification and pedestrian-oriented objectives set forth in this Specific Plan for Sixth Street.
- Floor Area Ratio (FAR) may be increased to a maximum of 0.70 FAR provided that a finding can be made that the increased intensity will not negatively impact adjacent land uses or detract from the beautification and pedestrian-oriented objects set forth in this Specific Plan for Sixth Street.

Where feasible, the City also encourages lot consolidation in the North Main Street Specific Plan in order to allow for more flexibility in possible land uses, building designs, and site and parking lot layouts, while minimizing curb cuts and ingress and egress points into parking areas to encourage the smooth flow of traffic.

Most sites identified in the North Main Street Specific Plan are already under common ownership. However, to further facilitate lot consolidation in the North Main Street Specific Plan, the City will extend the same incentives offered in the Downtown Specific Plan to districts within the North Main Street Specific Plan with an underlying Mixed Use and Urban Residential designations. The City will process a Specific Plan Amendment by June 2010 to incorporate lot consolidation incentives.

Program 9. Multi-Family Acquisition and Rehabilitation. In addition to the provision of sites for new construction of affordable housing, an important component of Corona's housing strategy is identification of existing multi-family structures for upgrading and maintaining as affordable housing. Numerous older apartment complexes are located in the City, many in substandard conditions, with potential for acquisition and rehabilitation. Acquisition and rehabilitation is more cost effective than new construction of affordable units, and provides the additional benefit of improving the stock of substandard multi-family housing in the City.

The Redevelopment Agency will continue working with both nonprofit and for-profit developers to acquire or rehabilitate multi-family housing. All units will be restricted for the minimum statutory period, which is generally 45 years for affordable rental housing developed with Redevelopment Agency Set-Aside funds.

2008-2014 Program Objectives: Utilize Redevelopment Set-Aside funds to assist both nonprofit and for-profit developers to acquire existing apartment buildings in need of upgrading, in exchange for long-term affordability controls on some or all of the units.

3. Assisting in Development of Affordable Housing

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

Program 10. Homeless Support Services. The City provides funds to agencies that serve the homeless. The City currently supports the following agencies:

Settlement House. The Settlement House offers rent/mortgage assistance and emergency shelter vouchers to those who are in danger of becoming homeless. Emergency housing is available for up to 50 women, children, and family members per night, and transitional housing may accommodate up to 51 people at one time. Donations of food and clothing are also made available.

Alternatives to Domestic Violence. The Redevelopment Agency offers temporary emergency shelter and support services for women and children who are victims of domestic violence. A satellite office is located in the City of Corona.

Homeless Task Force of Corona. The Homeless Task Force of Corona provides emergency and transitional housing services to homeless individuals. A total of 84 beds are available at the shelter located within the City limits.

Volunteer Center of Riverside County. The Volunteer Center of Riverside County operates two programs that directly work with the homeless or work toward preventing homelessness. They are the Rent Guarantee program and the Housing Placement Assistance program. Both of these programs work with individuals and households who are homeless or are facing homelessness by providing housing counseling and placement services as well as short-term rental assistance.

Foundation for Community and Family Health. The Foundation for Community and Family Health provides free immunizations to homeless or near homeless, healthcare information, basic health screenings, and social service referrals for the homeless and near homeless in the City.

2008-2014 Program Objectives: The City will continue to provide financial support to social service agencies that provide emergency shelters, transitional housing, and supportive services to the homeless and those at risk of becoming homeless. The City will allocate funding to service agencies through the City's CDBG annual action planning process. The City will continue to financially support the 211 system operated by the Volunteer Center of Riverside County. This system provides information on all social services offered in Riverside County.

Program 11. Infill Housing Development. This program focuses on existing parcels suitable for affordable housing units that are either vacant or underutilized. The Redevelopment Agency will use Redevelopment Housing Set-Aside and/or HOME funds to acquire the properties and reconstruct the units or to provide financial assistance to the property owners to reconstruct the units. The units will be made available as housing affordable to lower income households through deed-restrictions.

The Redevelopment Agency may work with Habitat for Humanity to assist very low income renters to build their own homes and become first-time homebuyers. The Redevelopment Agency is interested in continuing this relationship with Habitat for Humanity, as well as other self-help builders. During the past few years, the escalated housing prices had made it challenging for the Redevelopment Agency and Habitat for Humanity to compete in the market for available sites. With the current dampened market, the Redevelopment Agency sees an excellent opportunity to pursue this program

2008-2014 Program Objectives: Continue to apply Housing Set-Aside funds and/or HOME grants to implement program. The City's and Redevelopment Agency's goal is to produce three new affordable units per year through this program.

Program 12. Density Bonus Program. The City's density bonus program complies with state law (Government Code Section 6591 for affordable housing). This program incorporates mandates by SB1818 and other recent legislative changes. The purpose of the program is to provide incentives to the private sector to build very low and low income housing, donate land, or build housing for seniors and the disabled, by increasing the number of units above that normally permitted by the zoning.

In addition, the City offers density increases above and beyond the State density bonus law. For senior housing and housing for persons with disabilities, the City offers density increases up to a maximum of 75 units per acre by right for both affordable and market-rate developments. Furthermore, with the recent amendment to the North Main Street Specific Plan, multi-family residential development in the Mixed Use and Urban Residential districts can reach a density of up to 60 units per acre and 81 units per acre, respectively, if affordable housing is included.

2008-2014 Program Objectives: Continue to advertise and inform prospective developers of options for density bonuses, and actively educate and promote density bonus increases as adopted.

- Review and update the density bonus chapter of the zoning ordinance within one year of the adoption of the Housing Element to ensure that adequate incentives exist to encourage the development of affordable housing. Meet with developers to discuss incentives and concessions appropriate for the density bonus program to facilitate affordable housing development.

- Promote the use of density bonus incentives by providing information on City website and offering technical assistance to developers.

Program 13. Affordable Housing Development. The City is working with several nonprofit housing developers to pursue both ownership and rental affordable housing development. The City may furthermore work with self-help developers to assist very low income renters to build their own homes and become first-time homebuyers. During the past few years, the escalated housing prices had made it challenging for the City and nonprofit organizations to compete in the market for available sites. With the current dampened housing market, the City sees an excellent opportunity to pursue this program. The City may use Redevelopment Set-Aside funds to purchase land and provide the land to nonprofit developers for development of affordable housing or self-help housing.

2008-2014 Program Objectives: Facilitate affordable housing production or self-help housing development through assistance in site identification and acquisition, priority processing, collaboration with nonprofit or other developers, as well as provision of incentives. Depending on need, incentives may include density bonuses, development fee reimbursement, and provision of set-aside and other funding.

4. Removing Governmental Constraints

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

Program 14 Zoning Ordinance Update. Ensure City standards are not excessive and do not unnecessarily constrain affordable housing. The Corona Zoning Ordinance should be monitored and, where feasible, amended to remove constraints to building affordable housing. In addition, the City utilizes specific plans as a means of providing greater flexibility in development standards while enhancing project design.

2008-2014 Program Objective: Continue to monitor the City's zoning ordinance to ensure standards do not excessively constrain affordable residential development. Address the following needs as a comprehensive Zoning Ordinance update within one year of the adoption of the Housing Element:

- *Provision for second units* - The City will continue to implement provisions in the Corona Zoning Code (Section 17.85.010) to permit second units. Corona has established a secondary residential unit permit procedure that provides for the construction of secondary units on residential lots with a minimum size of 8,000 square feet. To increase the ability to provide second units, the City shall consider a revision of the maximum size of units under this provision.

- *Conversion of older buildings to SROs and apartment units.* A number of older, rundown motels located along Sixth Street in the City are being converted to weekly and monthly rentals. These motels are not equipped for longer-term occupancy and result in inadequate and often overcrowded housing conditions. The City will revise the Zoning Ordinance to conditionally permit SROs in commercial zones, allowing the conversion of older motels into SRO units provided certain performance standards (e.g., parking, security, management, hours of operation) and housing quality standards are met. Clear and specific standards for SRO units will be established, including minimum unit size, amenities, parking, and management to provide objective criteria for conditions for approval. These standards will be objective based on research of successful developments in other jurisdictions to encourage the conversion or creation of SRO units as a means of improving housing conditions and providing affordable housing alternatives for single persons and small households (such as seniors, the disabled, students, single working professionals, and single-parent households).
- *Provision of sites for Homeless Shelters* – The City’s zoning ordinance allows homeless shelters and transitional housing in the M-1 zone through the BZA approval process. The M-1 zone encompasses a total of 518 parcels (2,026 acres) in the City. Much of the M-1 zoned land is vacant, totaling 81 vacant parcels (1,389 acres), offering ample capacity for the development of emergency shelters. The M-1 properties are located along the 91 Freeway and Interstate 15, and therefore offer easy access to transportation. Properties adjacent to the M-1 zone are usually zoned for commercial or commercial/residential mixed use, where supportive services can be located. The Zoning Ordinance will be amended to permit emergency shelters by right in the M-1 zone.

Objective standards for emergency shelters will be developed to regulate the following, as permitted under SB, including:

- The maximum number of beds/persons permitted;
 - Parking based on demonstrated need but that does not exceed parking requirements for other uses in the same zone;
 - The size/location of exterior and interior onsite waiting and client intake areas;
 - The provision of onsite management;
 - The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
 - The length of stay;
 - Lighting; and
 - Security during hours that the emergency shelter is in operation.
- *Provision of sites for supportive housing* – The City shall revise the Zoning Ordinance to define supportive housing. Supportive housing that operates as regular multi-family development shall be permitted by right where multi-family is

permitted, subject to the same standards and procedures as multi-family housing in the same zones. Supportive housing that operates as health care facilities shall be permitted or conditionally permitted in all residential zones depending on type and size or in commercial zones if operated as hotels.

- Provision of sites for transitional housing - The City shall revise the Zoning Ordinance to define transitional housing. Transitional housing that operates as regular multi-family development shall be permitted by right where multi-family is permitted, subject to the same standards and procedures as multi-family housing in the same zones. Transitional housing that operates as group quarters shall be permitted as residential care facilities.
- *Reasonable accommodations of persons with disabilities* – The Zoning Ordinance shall be revised to include standards and policies to accommodate the needs of persons with disabilities. Zoning and building codes, as well as the approach to code enforcement, should be reviewed and updated to allow for special provisions that meet the needs of persons with disabilities without discretionary review.
- *Definition of Family* – The Zoning Ordinance shall be amended to remove the definition of family.

Program 15. Development Fees. Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities. While almost all these fees are assessed on a pro rata share system, they often contribute to the cost of housing and constrain the development of lower priced units. The reduction of City fees can lower residential construction costs and, ultimately, sales and rental prices.

2008-2014 Program Objectives: In an effort to assist in the rehabilitation and development of affordable housing, the City will continue to utilize Redevelopment Housing Set-Aside funds to help pay development fees on projects with units set aside for lower income households. The City shall also seek new opportunities for reduced, deferred, or waived fees to provide further incentives for the production of affordable housing. For example, on February 6, 2008, the City Council executed Ordinance No. 2924, which defers certain development impact fees. Prior to the ordinance, payment of most fees was required before issuance of a building permit. The Ordinance defers payment of certain fees until issuance of the certificate of occupancy. This deferral is effective through December 31, 2010. In May 2009, the City Council approved an ordinance to reduce the City's Development Impact Fees by 40 percent until 2011 with a possible extension then until 2012 depending upon the economy.

Program 16. Expedited Project Review and Hearing Process. Holding costs incurred by developers are ultimately reflected in the unit's selling price. The City will minimize project holding costs on affordable housing projects.

2008-2014 Program Objectives: The City will continue to provide priority processing for projects with an affordable housing component, thereby minimizing processing times. The City will monitor the development review process, especially the Precise Plan Review process, to ensure that design guidelines and developments standards established in Downtown Specific Plan and North Main Specific Plan areas work to facilitate mixed-use and high density residential development as intended in the Specific Plans. If constraints are identified, the City will make the necessary and appropriate adjustments to facilitate and encourage developments in the Specific Plans.

Program 17. Reduced Parking. Developments within a focused area of the downtown may request reduced parking via a variance process and payment of an in-lieu fee. However, no request has been made and therefore the City has not established a formal program to implement this provision.

2008-2014 Program Objectives: The City will develop a formal program to implement the reduced parking/in-lieu fee provision in 2010 in order to facilitate redevelopment of the downtown. In addition, the City will consider extending the reduced parking provision to other parts of the City, via a variance process, depending on site and project characteristics.

5. Promoting Equal Housing Opportunity

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

Program 18. Fair Housing Program. The City's Fair Housing Program provides tenant rights assistance, investigates discrimination complaints, and provides tenant/landlord mediation. The City on an annual basis funds the Fair Housing Council of Riverside to educate Corona residents on their rights as tenants and homeowners. The counseling is designed to limit discrimination in housing on the basis of race, color, national origin, handicap, gender, or creed and to assist with landlord/tenant problems.

The Fair Housing Council disseminates information to Corona residents by placing brochures and flyers at the Neighborhood Center, the City Clerk's Office, the Housing and Development Department, the Library, and the Senior Center. They conduct information meetings with the Corona/Norco Board of Realtors on an annual basis and provide information to various real estate agencies. The Fair Housing Council operates an office two days a week at the Corona Library to enable them to provide better service to Corona residents.

2008-2014 Program Objectives: The City will continue to contract for Fair Housing Programs to ensure open housing practices for all residents. The City will encourage affirmative marketing on all residential projects and will require developers to advertise to under-represented minority groups to indicate the availability of housing units that

meet affordable housing requirements. The City will make available bilingual fair housing assistance and materials. The City will furthermore update an analysis of impediments (policy, procedures, or practices) to Fair Housing choice and reference accomplishments to reducing the impediments.

City of Corona
Final Housing Element
2008-2014

Appendix A
Land Inventory Analysis

APPENDIX A
CITY OF CORONA 2008-2014 HOUSING ELEMENT
Adequate Sites Land Inventory Analysis

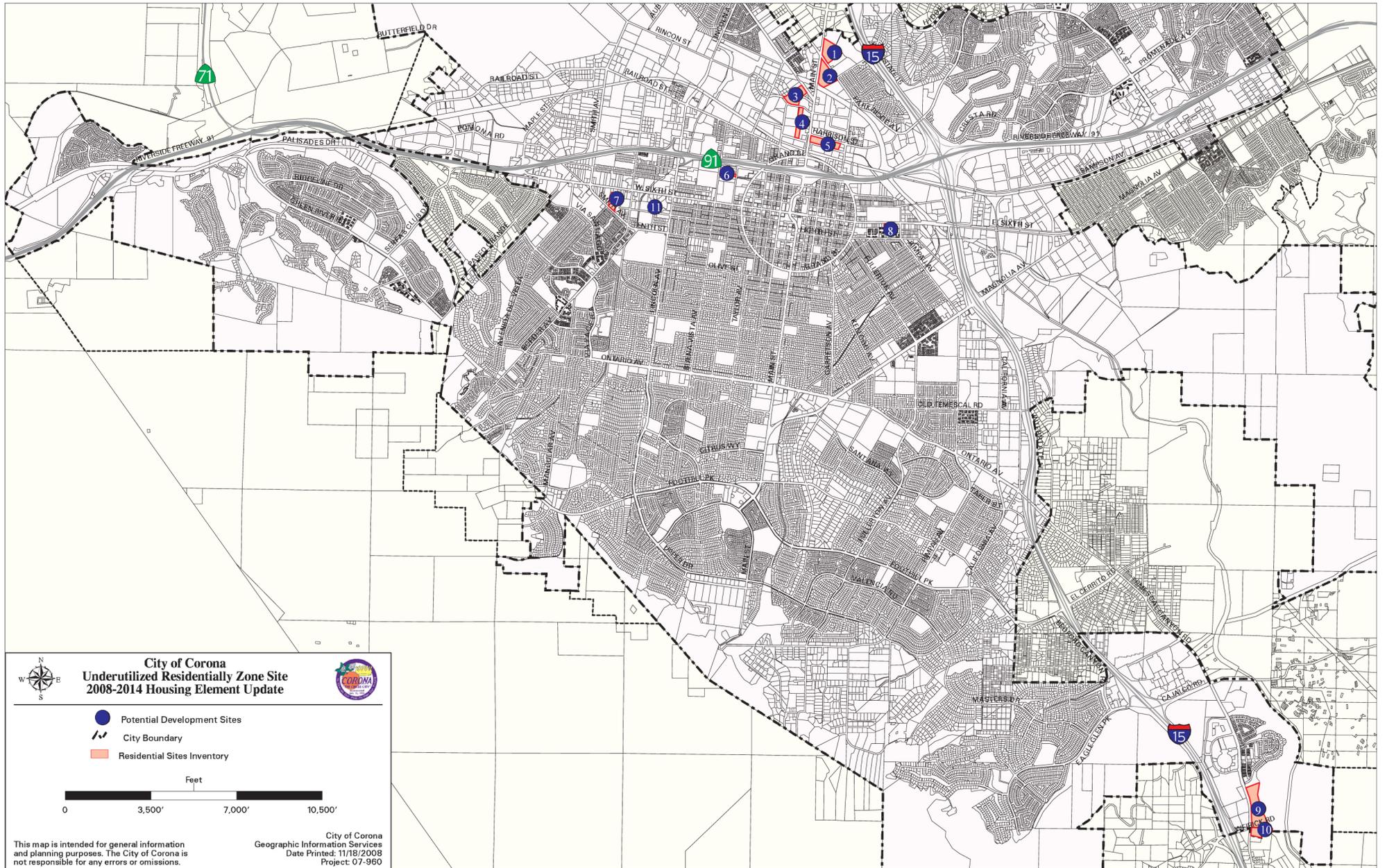
	APN	ACRES	SUITABILITY	GP	ZONING	CURRENT USE	MAXIMUM ALLOWABLE DENSITY	MAXIMUM UNITS	ANTICIPATED UNITS
1	122-120-018	1.01	Currently occupied by an underutilized shopping center with large, expansive surface parking; center is performing marginally with high vacancy (or turnover) rate; site is conducive to redev. as mixed use with a high density resid. component. Development interest prior to ec. downturn.	MU1	SP99-1 MU	underutilized shopping center	48 du/ac (based on the maximum FAR allowed on site)	518	194 (10.79/2*36)
	122-120-017	0.40							
	122-120-016	0.39							
	122-120-015	1.93							
	122-120-006	1.18							
	122-140-014	2.56							
	122-140-008	3.01							
	122-140-007	0.31							
		10.79					518	194	
2	119-270-013	9.60	This site is likewise underutilized by commercial uses and expansive surface parking and is suitable for redev. with mixed use and high density resid. No developer interest has yet emerged.	MU1	SP99-1 MU	underutilized shopping center	48 du/ac (based on the maximum FAR allowed on site)	528	198 (11.01/2*36)
	119-270-014	1.00							
	119-270-001	0.41							
		11.01					528	198	
3	119-250-018	2.76	Site 3 is currently being processed for high density res development with additional land to its east for a total of approx. 13 acres. The proposal features 400 units at 31 du/ac in Phase 1. Private economic and fiscal considerations have limited the maximum density.	UDR 60 du/ac	SP99-1 UDR	commercial uses	60 du/ac (based on the maximum FAR allowed on site)	504	252 50% maximum
	119-250-020	1.13							
	119-261-006	0.62							
	119-261-005	0.45							
	119-261-004	0.57							
	119-250-005	1.23							
	119-250-004	1.64							
		8.40					504	252	
4	119-290-051	7.57	This site is proposed to be part of Phase 2 to Site 3. The early concept is multi-family resid. at a density not yet determined.; expected to be mixed with commercial to its east	UDR	SP99-1 UDR	underutilized shopping center	60 du/ac (based on the maximum FAR allowed on site)	534	400 75% maximum
	119-290-033	0.72							
	119-290-034	0.51							
	119-290-053	0.10							
		8.90					534	400	

**APPENDIX A
CITY OF CORONA 2008-2014 HOUSING ELEMENT
Adequate Sites Land Inventory Analysis**

	APN	ACRES	SUITABILITY	GP	ZONING	CURRENT USE	MAXIMUM ALLOWABLE DENSITY	MAXIMUM UNITS	ANTICIPATED UNITS
5	119-311-025	1.09	Numerous underutilized, separately owned parcels that would have to be assembled for any type of development. Site is an ideal location for mixed use featuring high density residential that is transit oriented as it is adjacent to the N. Main Metrolink commuter station.	MU1	SP99-1 MU	underutilized commercial, industrial, and residential uses.	48 du/ac (based on the maximum FAR allowed on site)	357	250 70% maximum
	119-311-019	0.27							
	119311-018	0.17							
	119-311-017	0.07							
	119-311-016	0.07							
	119-311-015	0.07							
	119-311-014	0.07							
	119-311-013	0.04							
	119-311-043	0.10							
	119-311-042	0.10							
	119-311-041	0.10							
	119-311-004	0.35							
	119-311-003	0.27							
	119-311-002	0.97							
	119-311-040	0.20							
	119-311-008	0.27							
	119-311-039	0.19							
	119-311-038	0.44							
	119-311-037	0.50							
	119-311-029	0.19							
119-311-030	0.09								
119-311-034	0.43								
119-311-033	0.43								
119-311-032	0.43								
119-311-005	0.53								
	7.44							357	250
6	118-302-012	0.48	Underutilized residentially zoned sites which are capable of being combined and developed at a higher density.	HDR	R3	vacant	36 du/ac	105	90
	118-302-011	0.48				SFR			
	118-302-010	0.36				SFR			
	118-302-009	0.36				SFR			
	118-302-004	0.42				SFR			
	118-302-005	0.42				SFR			
	118-320-006	0.42				SFR			
	2.94						105	90	

**APPENDIX A
CITY OF CORONA 2008-2014 HOUSING ELEMENT
Adequate Sites Land Inventory Analysis**

	APN	ACRES	SUITABILITY	GP	ZONING	CURRENT USE	MAXIMUM ALLOWABLE DENSITY	MAXIMUM UNITS	ANTICIPATED UNITS
7	110-020-012	0.50	Site 7 currently accommodates recreational vehicles and no development rendering it highly underutilized and capable of being developed at a higher density.	HDR	R-3	RV storage	36 du/ac	147	124
	110-030-015	3.60		HDR	R-3				
			4.10					147	124
8	117-320-012	0.68	Currently entitled for 152 low and very low senior citizen units.	MU1	SP98-1 TC	vacant	75 du/ac (due to current senior housing development proposal. Normally 36 du/ac)	195	150 (planned under current proposal)
	117-320-016	0.17							
	117-320-017	0.17							
	117-320-018	0.17							
	117-320-059	0.17							
	117-320-020	0.63							
	117-320-015	0.31							
	117-320-014	0.30	Vacant residentially zoned site.						
		2.60					195	150	
9	279-470-015	14.00	Vacant residentially zoned land	HDR	SP99-03 RR	vacant	27.9 du/ac (under Specific)	391	391
		14.00						391	391
10	282-112-010	2.43	Non-residential zoned site that can be rezoned for residential use.	HDR	R-3	vacant	36 du/ac	167	150
	282-112-001	2.21		HDR 36 du/ac					
			4.64					167	150
11	110-061-005	0.88	Vacant residentially zoned land	HDR	R-3	vacant	36 du/ac	32	10
		0.88						32	10
		75.70				Total		3,478	2,209



This map is intended for general information and planning purposes. The City of Corona is not responsible for any errors or omissions.

**Table A-1
Development Potential of Opportunity Sites by Site**

Site	Zoning ¹	Classification	Acres	Maximum Allowable Density (DU/AC)	Anticipated Density (DU/AC)	Anticipated Units ²	Affordability	Permit Issuance ³	
1	SP99-1 MU	Underutilized, residentially zoned	10.79	48.0	18.0	194	Moderate Income	2010	
2	SP99-1 MU	Underutilized, residentially zoned	11.01	48.0	18.0	198	Moderate Income	2014	
3	SP99-1 UDR	Underutilized, residentially zoned	8.40	60.0	30.0	252	Very Low/Low Income greater than 30 du/ac	2010	
4	SP99-1 UDR	Underutilized, residentially zoned	8.90	60.0	44.9	400	Very Low/Low Income greater than 30 du/ac	2009	
5	SP99-1 MU	Underutilized, residentially zoned	7.44	48.0	33.6	250	Very Low/Low Income greater than 30 du/ac	2014	
6	R-3	Underutilized, residentially zoned	2.94	36.0	30.6	90	Very Low/Low Income greater than 30 du/ac	2014	
7	R-3	Underutilized, residentially zoned	4.10	36.0	30.2	124	Very Low/Low Income greater than 30 du/ac	2014	
8	SP98-1 TC	Underutilized, residentially zoned	2.60	75.0	57.7	150	Very Low/Low Income greater than 30 du/ac	2009	
9	SP99-3 RR	Vacant, residentially zoned	14.00	27.9	27.9	391	Above Moderate Income	2012	
10	R-3	Underutilized, residentially zoned	4.64	36.0	32.3	150	Very Low/Low Income greater than 30 du/ac	2014	
11	R-3	Vacant, residentially zoned	0.88	36.0	11.4	10	Very Low/Low Income	2009	
			75.7				2,209		

¹ Zoning effective December 2008

² Realistic capacity under proposed zoning

³ Issuance of first building permit

**Table A-2
Development Potential of Opportunity Sites by Type**

Sites	Units ¹	Acres	Type
9, 11	401	14.88	Vacant, Residentially Zoned
1-8, 10	1,808	60.82	Underutilized, Residentially Zoned
	2,209	75.70	

**Table A-3
Development Potential of Opportunity Sites by Affordability**

Sites	Units ¹	Acres	Affordability
1-8, 10-11	1,818	61.70	Very Low/Low/Moderate Income
9	391	14.00	Above Moderate Income
	2,209	75.70	

**Table A-4
Development Potential of Opportunity Sites by Affordability
and Anticipated Year of Construction**

Year	Very Low/Low/Moderate Income		Above Moderate Income	
	Sites	Units ²	Sites	Units ²
2008	-	0	-	0
2009	4, 8, 11	560	-	0
2010	1, 3	446	-	0
2011	-	0	-	0
2012	-	0	9	391
2013	-	0	-	0
2014	2, 5, 6, 7, 10	812	-	0
		1,818		391

**Table A-5
Development Potential of Opportunity Sites by Affordability and Zoning**

Zoning	Very Low/Low/Moderate Income		Above Moderate Income	
	Sites	Units ²	Sites	Units ²
37 to 60 du acre: UDR, MU, TC	1-5, 8	1,444	-	0
16-36 du acre: RR, R-3	6-7, 10	364	9	391
8-15 du acre: R-3	11	10	-	0
		1,818		391