



Chapter 9: Housing

R A N C H O C U C A M O N G A G E N E R A L P L A N

Introduction

Purpose and Intent

The Housing Element is intended to provide residents of the community and local government officials with a greater understanding of housing needs in Rancho Cucamonga, and to provide guidance to the decision-making process in all matters related to housing. The document analyzes existing and future-housing needs, develops a problem-solving strategy, and provides a course of action towards achieving Rancho Cucamonga's housing goal.

Legislative Authority

The State Legislature has identified the attainment of a decent home and a satisfying environment for every resident of the State as a goal of highest priority. Recognizing that local planning programs play a significant role in the pursuit of this goal, and to assure that local planning effectively implements the Statewide housing policy, the Legislature mandates that all cities and counties include a Housing Element as part of their adopted General Plan. California Government Code §65583 requires the preparation of a Housing Element and specifies that its contents include a needs assessment, a statement of goals, objectives, and policies, a five-year schedule of program actions, and an assessment of past programs.

Government Code §65588 previously established the fourth revision of the Housing Element on June 30, 2006, however the California Department of Housing and Community Development extended the revision date to July 1, 2008. The fifth revision adoption deadline is June 30, 2014.

Organization of the Housing Element

State law recognizes that local governments play a vital role in the availability, adequacy, and affordability of housing. In California, every jurisdiction is required to adopt a long range General Plan to guide its physical development; this Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain housing production.

This Housing Element covers the planning period from July 1, 2008 to June 30, 2014. Previous editions of the Housing Element were approved with the Rancho Cucamonga General Plan in 1981, and updated in 1984, 1991, 1994, and 2000.

The Housing Element consists of the following major components:

Chapter 9: Housing:

Housing consists of the following sections:

- Introduction
- Housing Needs Assessment
- Housing Constraints
- Housing Resources
- Housing Plan

- An analysis of the demographic, household and housing characteristics, and related housing needs;
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs;
- An evaluation of the residential sites, financial, and administrative resources available to address the City's housing goal;
- An evaluation of the accomplishments achieved under the adopted 2000 Housing Element; and
- The Housing Plan for addressing the City's identified housing needs, constraints and resources, including housing goals, policies, and programs.

Rancho Cucamonga's Housing Element identifies strategies and programs that focus on the following:

- Conservation of the existing affordable housing stock;
- Providing adequate housing sites to accommodate the future housing needs for all income segments of the community;
- Assisting in the provision of affordable housing;
- Removing government and other constraints to housing development; and
- Promoting fair and equal housing opportunities for all Rancho Cucamonga residents.

Data Sources and Methods

In preparing this Housing Element, various sources of data were consulted. These include:

- U.S. Census Bureau, 1990 and 2000 Census;
- U.S. Census Bureau, 2006 American Community Survey (ACS);
- California Department of Finance (DOF), Population and Housing data;
- The Comprehensive Housing Affordability Strategy (CHAS) prepared by the U.S. Department of Housing and Urban Development (HUD), Household income data by type of household (e.g., seniors, large families, etc);
- A variety of household needs information derived from Rancho Cucamonga's 2005-2009 Consolidated Plan and the City's Analysis of Impediments to Fair Housing Choice;
- Southern California Association of Governments (SCAG) 2008-2014 Regional Housing Needs Assessment (RHNA) provided information on existing and projected housing needs;
- SCAG and San Bernardino Associated Governments (SANBAG), provided information on population and household projections;
- Information on Rancho Cucamonga's development standards are obtained from the City's Development Code; and
- Information on planned expenditures of the Rancho Cucamonga Redevelopment Agency was obtained from the 2005-2009 Implementation Plan.

The 2006 American Community Survey (ACS) was conducted using a very small sample size with corresponding large margins of error, and data was extrapolated where appropriate. Therefore, when available and appropriate, the 2006 ACS data are presented as percentages and used for reference.

General Plan Consistency

California law requires that General Plans contain an integrated set of goals and policies that are internally consistent within each element and the General Plan as a whole. This Housing Element update was prepared as part of the comprehensive General Plan update. Residential land use policies and housing objectives were developed to implement the new General Plan.

Goals, objectives, and policies throughout the General Plan are related to and consistent with the Housing Element. Several examples illustrate the interactive character of the General Plan as follows: the Land Use Element sets forth the amount and type of residential development permitted, thereby affecting housing opportunity in Rancho Cucamonga; the Circulation Element

contains policies to minimize roadway traffic in residential neighborhoods; the Community Design Element contains policies directed at maintaining the existing housing stock and ensuring the quality of new residential development; the Resource Conservation Element establishes policies to minimize the impact of residential development on sensitive resources, such as hillside areas, ecological habitat, and scenic viewsheds; and the Public Safety Element sets forth policies to ensure the safety of the City's housing stock through mitigation of natural and man-made hazards. Further, the General Plan is updated periodically which helps to ensure consistency among the elements. The most recently completed technical update of the General Plan was adopted by the City Council on November 17, 2001; in addition, a comprehensive update is in process with adoption anticipated in May 2010.

Public Participation

Government Code §65583(c)(7) states that *"The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."* This Housing Element was updated in conjunction with a comprehensive update to the City of Rancho Cucamonga General Plan. An extensive community outreach program was implemented as part of the General Plan update.

As part of the General Plan update, the City utilized a comprehensive approach to obtaining direct public input into the General Plan process to ensure that multiple avenues were explored and employed to gain substantive input from the community during the entire update process:

- Stakeholder interviews,
- The formation of a General Plan Advisory Committee (GPAC),
- Community Workshops,
- A public opinion survey,
- Visioneering,
- Forty-five (45) presentations of the "Road Show"
- The creation of a General Plan Update website,
- Periodic newsletters and press releases, and
- A recent telephone survey.

General Plan "Visioneering"

A public outreach for development of the General Plan update included "Visioneering" conducted as a public opinion survey. Residents were asked to complete a brief questionnaire about where the respondent lived, what makes where they live unique, what are the two most important issues currently facing the City, and what the respondent is pessimistic and optimistic about the City's future. Approximately 700 responses were received over the course of the survey time period. Responses directly related to housing include:

- The production of affordable housing,
- Overcrowding, growth, urban sprawl, and traffic,
- Availability of water for future development,
- Providing adequate schools and education, and
- Environmental sustainability.

These Visioneering comments were utilized in the formation of a Vision Statement, which along with stakeholder interviews, were used by the GPAC in the formation and development of seven Guiding Principles. The Guiding Principles define the vision of the future for the City, thereby reinforcing the intent of the General Plan document. The Guiding Principles include: the Spirit of Family, Spirit of Discovery and Knowledge, Spirit of Community, Spirit of Heritage, Spirit of Leadership, Spirit of Innovation and Enterprise, and the Spirit of Tomorrow. The Guiding Principles were then presented to the community through the General Plan "Road Show."

General Plan "Road Show"

The General Plan "Road Show" was used to present the Guiding Principles to 45 civic groups and private organizations (e.g., churches, public service providers, civic groups, housing providers,

developers) that regularly meet or are identified with the City of Rancho Cucamonga as stakeholder groups and groups representing the many facets, demographics, and interests of the public, all in a span of several weeks. The workshops were intentionally informal, interactive, and facilitated in such a way to encourage the participants to openly offer their thoughts and comments on the language of the Guiding Principles.

These Road Show workshops were held throughout the day, and on weekends, and were conducted to engage the community in interactive discussions on the issues, concerns, and aspirations for the City. These meetings covered a large range of topics, including housing. The workshops were held at City Hall, throughout the community, and in adjoining communities, close to many of the City's low and moderate income residents. Overall, the City's efforts were successful and effective, as over 450 comments were received from groups ranging in size from 5 to 10 persons up to approximately 150 people. The workshops have proven to be a highly interactive venue to receive the thoughts and comments of the public.

Housing Subcommittee and Community Workshop

Opportunities for input on housing issues and recommended strategies are critical to the development of appropriate and effective programs to address the City's housing needs. Rancho Cucamonga solicited public participation through meetings held with the Housing Subcommittee and through a community workshop designed to obtain public feedback and to elicit public participation in the preparation of the document. To achieve meaningful public participation, notices of public meetings, public workshops, and public hearings were published in the Inland Valley Daily Bulletin, a local paper of general circulation. In addition, notices were also posted in the City's Community and Neighborhood Centers, several situated in close proximity to the City's affordable housing complexes, as well as at City Hall. Notices were also sent to the local chapter of the Building Industry Association and the Rancho Cucamonga Chamber of Commerce.

Public Hearings

On April 9, 2008 a Public Hearing was conducted before the Rancho Cucamonga Planning Commission to review and comment on the draft Housing Element. Prior to the public hearing copies of the draft Housing Element were made available to the Chamber of Commerce, at both City Libraries, and at the Planning Department public counter.

Housing Element Responses

Throughout the public participation process, the following issues were raised:

- Healthy cities and sustainability; the public expressed a desire for a balance between residential and commercial uses to promote a healthy city.
- Neighborhood identification and infill development.
- The City's character is what makes the City special; new development should respect and complement this character.
- The City should respect its character while identifying opportunities for providing affordable housing.
- Affordable housing for single occupants, families, and seniors is needed.
- Affordable housing complexes should be located in close proximity to public transportation facilities and retail uses.
- Expand housing options such as mixed-use development, live/work units, single-story homes on small lots, and high-density affordable housing.

The Housing Element responds to these comments by promoting mixed-use development and high-density development in targeted neighborhoods while enhancing quality and character in established neighborhoods. The Housing Element emphasizes the preservation and improvement of existing housing as well as the provision of affordable housing in various neighborhoods.

Housing Needs Assessment

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

Demographic Profile

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

Population Characteristics

According to the Department of Finance (DOF), the City of Rancho Cucamonga had a population of approximately 177,736 as of January 1, 2009. Although the City experienced a significant amount of population growth during the last few years, the City's peak year of growth, both in absolute numbers and as a percentage of the population increasing, was in 1988 when the population increased by 12,183, an increase of 17.1 percent. Between 2000 and 2007 the City's population increased an average of 6,369 persons per year, an average percentile increase of 4.3 percent. During the last growth cycle, the peak year of residential growth occurred in 2003 where the population increased by 9,265 persons, an increase of 6.7 percent over the prior year. Additionally, in terms of absolute growth, 3 of the highest years of population increases occurred during the last 6 years (i.e., 2003, 2004, and 2006).

Slow growth periods in the 1980's and 1990's have similar average growth rate percentages, roughly in the 1.0 percent to 2.0 percent rate of growth. These low growth rates are generally attributable to high interest rates, the post-Proposition 13 shift of new infrastructure costs from property taxes to impact fees, tight lending policies, a general uncertainty in the real estate market, and an economic recession. High growth periods in the early 2000's are attributable to growth in the City economic base, land speculation, easing of lending practices, and other practices to increase home ownership. Rancho Cucamonga's recent population growth trends are similar to those of most neighboring communities which experienced a high level of growth since 1990.

Table HE-1: Population Growth

City	Population				Percent Change		
	1990	2000	2009	2020 (Projected)	1990– 2000	2000– 2009	2009– 2020
Fontana	87,535	128,928	189,021	213,297	47.3%	46.6%	12.8%
Ontario	133,197	158,007	173,188	237,443	18.6%	9.6%	37.1%
Rancho Cucamonga	101,409	127,743	177,736	179,023	25.9%	39.1%	0.7%
Upland	63,374	68,395	75,034	78,495	7.9%	9.7%	4.6%
San Bernardino County	1,418,380	1,710,139	2,060,950	2,524,557	20.6%	20.5%	22.5%

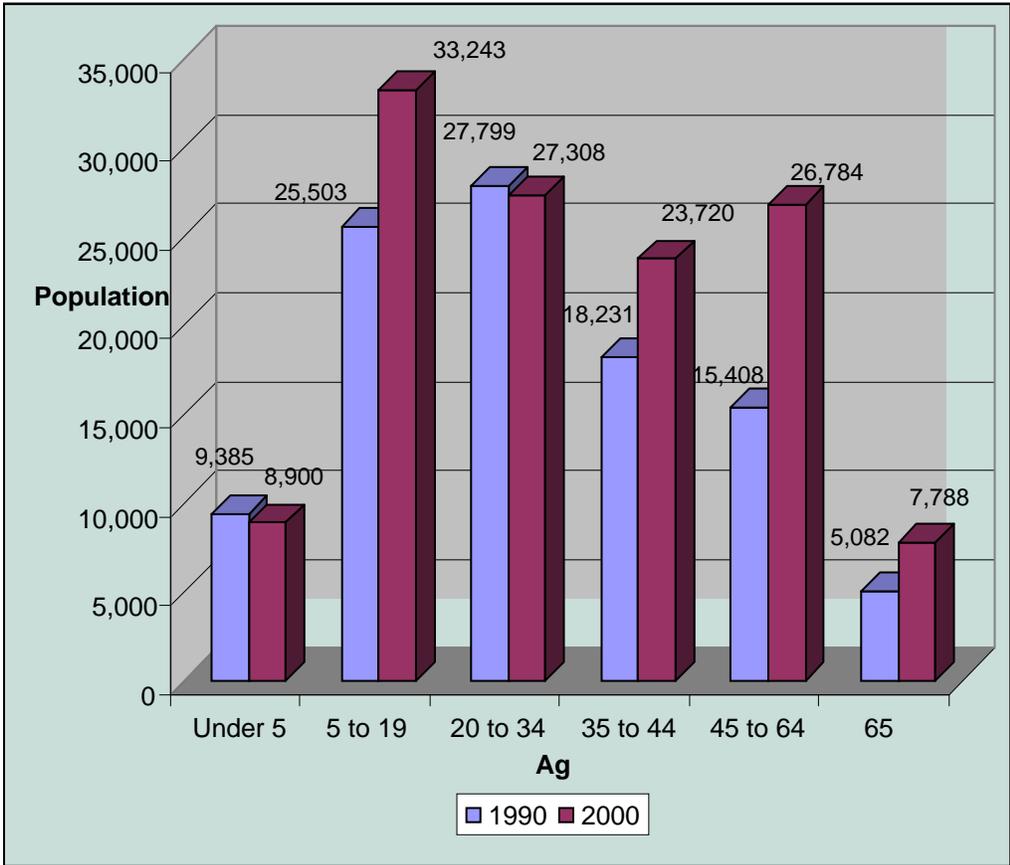
Source: U.S. Census, 1990 and 2000, California Department of Finance, and SCAG.

Population and Age Distribution

Age characteristics are related to differences in the type of housing needed. The median age for Rancho Cucamonga is rising, increasing from 26.6 in 1980, 29.7 in 1990, and 32.2 in 2000. The

largest age cohorts are the school age group, 5 to 19 years, and the young adult group, 20 to 34 years. Figure HE-1 demonstrates a maturing population, evident by the increase in median age, but also the significant population increases in the 35 to 44 and 45 to 64 age cohorts.

Figure HE-1: Population Distribution by Age



Source: U.S. Census, 1990 and 2000.

The following table further demonstrates a maturing population. This table shows that a significant proportion of the City population is relatively young, with the largest age cohort being age 25 to 34 in 1990 and increasing to 35 to 44 in 2000. Significantly, 39.7 percent of the City's population is under age 25 and 47.6 percent is aged 25 to 54.

Table HE-2: Age Distribution

Age Groups	1990		2000		Percent Change in Number of Persons	2007
	Persons	Percent	Persons	Percent		Percent
Under 5 years	9,423	9.3%	8,900	7.0%	-5.9%	6.7%
5 to 9 years	9,326	9.2%	10,984	8.6%	+17.8%	6.9%
10 to 14 years	8,693	8.6%	11,620	9.1%	+33.7%	7.9%
15 to 19 years	7,463	7.4%	10,639	8.3%	+42.6%	8.7%
20 to 24 years	7,155	7.1%	8,622	6.8%	+20.5%	7.5%
25 to 34 years	20,635	20.3%	18,686	14.6%	-10.4%	16.0%
35 to 44 years	18,927	18.7%	23,720	18.6%	+25.3%	16.2%
45 to 54 years	9,532	9.4%	18,391	14.4%	+92.9%	15.3%
55 to 64 years	5,130	5.0%	8,393	6.6%	+63.6%	8.2%
65 to 74 years	3,354	3.3%	4,515	3.5%	+34.6%	3.7%
74 to 84 years	1,439	1.4%	2,583	2.0%	+79.5%	2.3%
85 years and over	332	0.3%	690	0.5%	+107.8%	0.6%
Total Population	101,409	100.0%	127,743	100.0%	+25.9%	100.0%
Median Age	29.7		32.2			32.6

Source: U.S. Census, 1990 and 2000, 2007 ACS 3 Year Estimates.

School Enrollment

An educated population is an important characteristic to the City as over 33.6 percent of the year 2000 population was enrolled in school. As of year 2000, 86.0 percent of the population had obtained a high school education and 23.3 percent had obtained a bachelor's degree or higher education.

Table HE-3: School Enrollment

Subject	Number	Percent
Total Population (Year 2000)	127,743	N/A
School Enrollment	42,875	100.0%
Nursery School, Preschool	2,122	4.9%
Kindergarten	2,135	5.0%
Elementary School (Grades 1-8)	18,691	43.6%
High School (Grades 9-12)	9,234	21.5%
College or Graduate School	10,693	24.9%

Source: U.S. Census, 2000.

Educational Attainment

An individual's level of education is closely related to their ability to earn a living. The educational attainment level of Rancho Cucamonga residents is high relative to the rest of San Bernardino County and the State of California. As reflected in the age distribution and the school enrollment tables, residents of Rancho Cucamonga will continue to represent a higher percentage of educated persons, when compared to the County or the State.

Table HE-4: Educational Attainment (Age 25+)

Location	No High School Diploma	High School or GED	High School Graduate or Higher	Some College No Degree	Bachelor's Degree or Higher
Rancho Cucamonga	9.6%	21.6%	86.0%	20.9%	23.3%
San Bernardino County	15.4%	25.0%	74.2%	16.9%	15.9%
California	11.7%	20.1%	76.8%	15.9%	26.6%

Source: U.S. Census, 2000.

Race and Ethnicity

Census 2000 provides a significant number of detailed demographic characteristics for Rancho Cucamonga. Historically, the City's population consisted predominantly of White residents, ranging from 78.9 percent in 1980, 68.6 percent in 1990, to 66.5 percent in 2000; in absolute terms, the City's minority population nearly quadrupled during the same time ranging from 21.1 percent (11,657) in 1980, 31.4 percent (31,842) in 1990, to 33.5 percent (42,756) in 2000.

The Census Bureau changed the enumeration of races with the 2000 Census. This change in the way races are counted significantly altered the ability to effectively evaluate racial trends between the 2000 and 1980 or 1990 Census. However, under the one race data provided below, White residents represent 66.5 percent of the City's total population. Those who identified themselves as White alone were 71 percent of the total population in 2000.

Table HE-5: Racial Characteristics

Race	All Ages		18 Years and Older	
	Number	Percent	Number	Percent
Total Population (Year 2000)	127,743	100.0%	89,598	100.0%
One Race	120,829	94.6%	85,969	95.9%
White	84,987	66.5%	61,253	68.4%
Black or African American	10,059	7.9%	7,077	7.9%
American Indian and Alaska Native	855	0.7%	650	0.7%
Asian	7,656	6.0%	5,675	6.3%
Native Hawaiian and other Pacific Islander	341	0.3%	207	0.2%
Some other race	16,931	13.3%	11,107	12.2%
Two or more races	6,914	5.4%	3,629	4.0%
HISPANIC OR LATINO AND RACE				
Total Population	127,743	100.0%	N/A	N/A
Hispanic or Latino (of any race)	35,941	27.8%	N/A	N/A
Not Hispanic or Latino Race	92,252	72.2%	N/A	N/A
White alone	70,028	54.8%	N/A	N/A
RACE ALONE OR IN COMBINATION WITH ONE OR MORE RACES ¹				
White	90,760	71.0%	N/A	N/A
Black or African American	11,325	8.9%	N/A	N/A
American Indian and Alaska Native	2,061	1.6%	N/A	N/A
Asian	9,388	7.3%	N/A	N/A
Native Hawaiian and Other Pacific Islander	723	0.6%	N/A	N/A
Some other race	20,805	16.3%	N/A	N/A

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

Source: U.S. Census, 2000.

Employment

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

The City of Rancho Cucamonga is located in the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (MSA). Metropolitan statistical areas are geographic entities defined by the U.S. Office of Management and Budget for use by Federal statistical agencies in collecting, tabulating, and publishing Federal statistics. The following statistics are applicable to the Riverside-San Bernardino-Ontario MSA.

Table HE-6: MSA Statistics

County Statistics	Riverside County	San Bernardino County
Population	2,031,625	2,028,013
Labor Force	922,600	915,000
Employed	862,900	863,200
Unemployed	59,700	51,800
Unemployment Rate	6.5%	5.7%
Per Capita Income (2004)	\$26,448	\$25,105

Source: State of California, EED Labor Market Information Division.

The MSA is generally characterized by three decades of rapid growth. According to the Census, the previously unincorporated area which became Rancho Cucamonga had a 1970 population of 16,043; Rancho Cucamonga incorporated in 1977. The June 1, 1978, DOF population estimate was 44,600. By 1980, the population had increased to 55,250, 101,409 in 1990, and 127,743 in 2000. The January 1, 2009 DOF population estimate for Rancho Cucamonga was 177,736.

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

Based upon information from the City's Economic Profile, between 1991 to 2005, employment in firms and agencies located in the City more than doubled, rising an average of 6.9 percent per year and going from 24,670 to 63,004 jobs. Together, the manufacturing, distribution, and construction sectors accounted for 31.0 percent of this growth, as the City's economic base expanded. Retailing accounted for 21.7 percent, both because existing retailers reacted to the larger economic base and because several new power centers opened along the City's major arterial roads, including Victoria Gardens, a new regional mall. From 2003 to 2005, Rancho Cucamonga's yearly job growth rates were an aggressive 7.7 percent, 8.0 percent and 6.6 percent, far exceeding those of the Inland Empire (3.3 percent, 5.3 percent, and 4.8 percent), California's fastest growing region.

At the time of the 2000 Census, 61,950 residents, or 48.9 percent of the population was employed. The following tables show the industries where these residents were employed and the respective percentage of the labor force. The three largest employment sectors were education, health and social services at 20.9 percent, retail trade at 13.2 percent, and manufacturing at 12.9 percent. Correspondingly, the two highest occupation sectors are management, professional and related occupations at 35.6 percent and sales and office occupations at 30.5 percent.

Table HE-7: Employment Characteristics by Occupation

Occupation	Number	Percent
Management, professional and related occupations	22,080	35.6%
Service occupations	8,164	13.2%
Sales and office occupations	18,918	30.5%
Farming, fishing, and forestry occupations	117	0.2%
Construction, extraction, and maintenance occupations	5,248	8.5%
Production, transportation, and material moving occupations	7,423	12.0%
Total	61,950	100.0%

Source: U.S. Census, 2000.

Table HE-8: Employment Characteristics by Industry

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	222	0.4%
Construction	3,935	6.4%
Manufacturing	7,974	12.9%
Wholesale trade	2,877	4.6%
Retail trade	8,157	13.2%
Transportation and warehousing and utilities	4,124	6.7%
Information	1,793	2.9%
Finance, insurance, real estate, and rental and leasing	4,763	7.7%
Professional, scientific, management, administrative, and waste management services	4,907	7.9%
Educational, health and social services	12,946	20.7%
Arts, entertainment, recreation, accommodation and food services	3,898	6.3%
Other services (except public administration)	2,963	4.8%
Public administration	3,391	5.5%
Total	61,950	100.0%

Source: U.S. Census, 2000.

Employment Status

The City has a sizeable labor force that increased by 27.8 percent (18,236) between 2000 and 2006. During this time the unemployment rate increased from 3.7 percent to 4.0 percent, an increase of 1,226 unemployed persons. During the same period, the City achieved a marginal increase in the employment rate percentage of the population increasing from 65.7 percent to 66.5 percent, yet in absolute terms this represents an increase in 16,723 persons. In 2009 these employment statistics would be extremely different as regional news sources published a 14.2 percent unemployment rate for the Riverside-San Bernardino-Ontario MSA.

Table HE-9: Employment Status

Employment Status	2000		2006	
	Number	Percent	Number	Percent
Population 16 years and over	94,364	100.0%	118,236	100.0%
In labor force	65,509	69.4%	83,745	70.6%
Civilian labor force	65,482	69.4%	83,431	70.5%
Employed	61,950	65.7%	78,673	66.5%
Unemployed	3,532	3.7%	4,758	4.0%
Armed forces	27	0.0%	314	0.2%
Not in labor force	28,855	30.6%	34,491	29.2%
Females 16 years and over	47,752	100.0%	59,185	100.0%
In labor force	30,608	64.1%	37,716	63.7%
Employed	28,811	60.3%	35,846	60.6%

Source: U.S. Census, 2000, American Factfinder, Selected Economic Characteristics, 2006.

Per Capita Income

Rancho Cucamonga residents consistently earn a higher per capita income than residents of the three surrounding jurisdictions and higher than the State average. The Rancho Cucamonga per capita income was 4.2 percent higher than the State average per capita income in 2000, and 10 percent higher than the State per capita income in 2006.

Table HE-10: Per Capita Income

Jurisdiction	Per Capita Income	
	2000	2006
Fontana	\$14,208	\$19,090
Rancho Cucamonga	\$23,702	\$29,979
Ontario	\$14,244	\$20,397
Upland	\$23,343	\$27,588
San Bernardino County	\$16,856	\$20,728
California	\$22,711	\$26,974

Source: U.S. Census, 2000, American Factfinder, Selected Economic Characteristics, 2006.

Poverty Status

The 2000 Census identified that there were 1,574 families and 8,955 individuals below the poverty level in 1999. Although this number is significant at 4.9 percent and 7.1 percent of the population, respectively, by far the most significant criteria relates to female headed householders. Although the figure does not represent a significant number of persons relative to the overall population of the City, the figure is significant in that 24.2 percent of the families with a female headed household, with no husband present, and with children under 5 years of age live below the poverty level.

Table HE-11: Poverty Status

Subject	Number		Percent below poverty level
	All income levels	Below poverty level	
Families	32,271	1,574	4.9%
With related children under 18 years	20,073	1,200	6.0%
With related children under 5 years	7,221	523	7.2%
Families with female householder, no husband present	5,279	653	12.4%
With related children under 18 years	3,692	587	15.9%
With related children under 5 years	1,100	266	24.2%
All individuals for whom poverty status is determined	125,390	8,955	7.1%
Under 18 years	37,561	3,074	8.2%
65 years and over	7,739	562	7.3%
All individuals below:			
50 percent of poverty level	4,292		
125 percent of poverty level	11,677		
130 percent of poverty level	12,415		

Source: U.S. Census, 2000.

Household Profile

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

Household Type

A household can be defined as all persons living in a housing unit. Families are a subset of households, and include persons living together related by blood, marriage, or adoption. A single person living alone is also a household. Other households include unrelated people living in the

same dwelling unit. Group quarters, such as convalescent facilities are not considered households.

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

Rancho Cucamonga's household profile has seen some important changes with respect to household types. The City remains a predominantly family community with a 21.7 percent increase in family households. The majority of these households have children; however, there has been a significant increase in the number of family households with no children and other family households. As of 2008, the DOF estimated that Rancho Cucamonga has 54,036 occupied households, representing a 32.2 percent increase since 2000, compared to a 21.5 percent increase during the previous decade.

Table HE-12: Household Characteristics

Household Type	1990		2000		Percent Change
	Households	Percent	Households	Percent	
Total Households	33,635	100.0%	40,863	100.0%	+21.5%
Family Households	26,160	77.8%	31,827	77.9%	+21.7%
Married With Children	13,481	40.1%	13,925	34.1%	+3.3%
Married No Children	8,101	24.1%	10,684	26.1%	+31.9%
Other Families	4,578	13.6%	7,218	17.7%	+57.7%
Non-Family Households	7,475	22.2%	9,036	22.1%	+20.9%
Singles	5,425	16.1%	6,861	16.8%	+26.5%
Other Non-Families	2,050	6.1%	2,175	5.3%	+6.1%
Average Household Size	3.01		3.04		+1.0%
Average Family Size	3.41		3.44		+0.9%

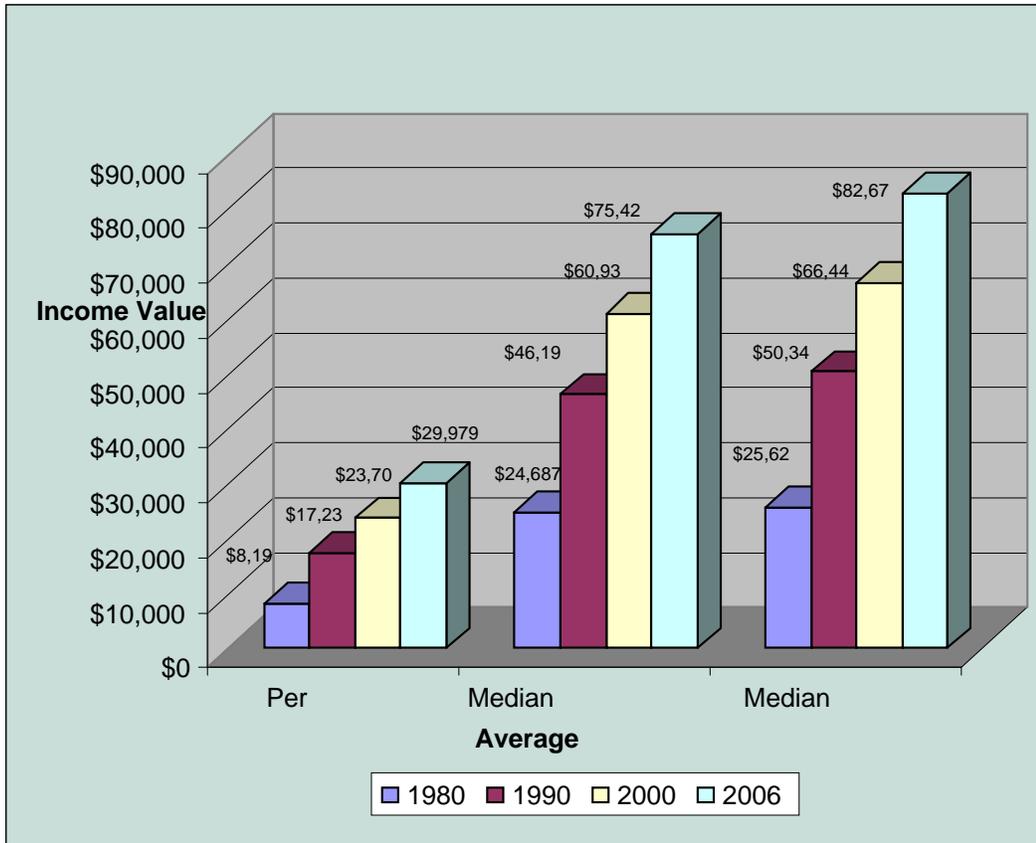
Source: U.S. Census, 1990 and 2000.

According to the U.S. Census American Community Survey (ACS) 3-Year Estimates, in 2007 the average household size was 3.23 for owner-occupied households and 2.51 for renter-occupied households.

Household Income

Household income is an important element affecting housing opportunities, as it is the primary factor determining the ability of households to balance housing costs with other basic necessities. The 2000 Census identified the median household income for Rancho Cucamonga at \$60,931, increasing to \$75,429 in 2006, which was significantly higher than the San Bernardino County median household income at \$42,066 in 2000 and \$52,941 in 2006. In 2009, for Federal assistance programs, the Department of Housing and Urban Development (HUD) identified a median income of \$64,500 for a family of four for the Riverside-San Bernardino-Ontario MSA.

Figure HE-2: Mean Income Levels



Source: U.S. Census, 1980, 1990, and 2000, American Factfinder, Selected Economic Criteria, 2006. Income Definitions

For planning and funding purposes, the State Department of Housing and Community Development (HCD) categorizes households into five income groups based on the County Median Area Median Income (AMI). These five income categories include:

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

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

Income by Household Type and Tenure

While housing choices, such as tenure (either owning or renting) and location are income dependent, household size and type often affect the proportion of income that can be spent on housing. Income data developed by HUD, based on the 2000 Census, is used to provide an overview of income distribution by household type and tenure in Rancho Cucamonga. By looking at the breakdown of household type by income group, the housing needs of special groups can be identified. As shown in the following table, Small Family households made up the majority of households in all income categories. Roughly half of all elderly households are in the extremely low, very low, and low income categories.

Table HE-13: Household Income Profile by Household Type

	Extremely Low Income (0-30% AMI)		Very Low Income (31-50% AMI)		Low Income (51-80% AMI)		Moderate / Above Moderate Income (81%+ AMI)		Percent of Total Households	
	HH	%	HH	%	HH	%	HH	%	HH	%
Total Households	2,285	5.6%	2,342	5.7%	4,521	11.0%	31,862	77.7%	41,010	100.0%
Elderly	663	1.6%	639	1.6%	902	2.2%	2,387	5.8%	4,591	11.2%
Small Families	764	1.9%	955	2.3%	2,089	5.1%	19,110	46.6%	22,918	55.9%
Large Families	264	0.6%	333	0.8%	725	1.8%	5,425	13.2%	6,747	16.4%
Others	594	1.4%	415	1.0%	805	2.0%	4,940	12.1%	6,754	16.5%

Elderly = Elderly headed households with one to two members.

Small Families = Families with two to four members.

Large Families = Families with five or more members.

Others = All others.

HH = Households.

Source: HUD State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) Data.

Housing Problems

Typical housing problems include cost burden, overcrowding, and substandard housing. Many lower income households (e.g., extremely low, very low, and low income) cope with the housing cost issues either by assuming a cost burden, or by occupying a smaller than needed, or substandard housing unit. Specifically, based on HUD statistics, 73.8 percent of the City's extremely low income, 84.9 percent of the very low income, and 75.4 percent of the low income households were experiencing one or more housing problems (e.g., cost burden, overcrowding, and substandard housing) in 2000.

In general, the City's housing stock is in good condition. According to the 1990 Census, 36,169 units were available in 1990. A building spurt occurred from 1970-1979 when 31.1 percent, or 11,296 units, were constructed. A larger spurt occurred during the five-year period from 1985-1989 when 33.7 percent, or 12,309 units, were added to the housing stock. The 1990's saw an increase of almost 4,800 units, and State estimates for the seven year period starting in 2000 show an increase of over 12,000 units.

Overcrowding

Overcrowding is defined by HCD as a household with more than one person per room (excluding bathrooms, kitchen, etc). Severe overcrowding is defined as more than 1.5 persons per room. From 1990 to 2000, the incidents of overcrowding increased slightly; although the percentage difference was only 1.3 percent, in absolute terms, the total number increased by 741 households (a relative increase of 67.6 percent). Similarly, the incidents of severe overcrowding decreased in the overall percentage, but in absolute terms, increased by only 96 households (an increase of 12.7 percent).

Increased overcrowding appears to disproportionately affect renter households. Census figures estimate that 7.2 percent of the renter-occupied households and 3.3 percent of the owner-occupied households were living in overcrowded conditions. These conditions can be attributed to high housing costs relative to income, combined with inadequately sized housing units. And when considering severely overcrowded conditions, the differences are similar as 4.0 percent of renter-occupied households and 1.3 percent of owner-occupied households were considered to be living in severely overcrowded conditions.

Table HE-14: Overcrowding by Tenure

	Owner-Households		Renter-Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
1990						
Total Overcrowded (>1.0 persons/room)	610	2.6%	486	4.9%	1,096	3.2%
Severely Overcrowded (>1.5 persons/room)	272	1.2%	483	4.9%	755	2.2%
2000						
Total Overcrowded (>1.0 persons/room)	960	3.3%	877	7.2%	1,837	4.5%
Severely Overcrowded (>1.5 persons/room)	368	1.3%	483	4.0%	851	2.1%

Source: U.S. Census, 1990 and 2000.

Cost Burden/Overpayment

Employment, household income, and the availability of a wide range of housing types directly relate to housing affordability. Within Rancho Cucamonga, most owners and renters can afford their housing costs by the measure of affordability recognized by the Federal government. Housing cost burden, also known as overpayment, is defined as a housing cost that exceeds 30 percent of a household's gross income. A severe cost burden is a housing cost that exceeds 50 percent of a household's gross income. Housing cost burden is particularly problematic for the extremely low, very low, and low income households because a high housing cost typically leaves little resources remaining for a household to cover other living expenses.

In renter-occupied households, 36.8 percent experience cost burden and 13.9 percent experience severe cost burden. Among owner-occupied households, 32.5 percent experience cost burden and 10.2 percent experience severe cost burden. Most notably, among all households 33.8 percent experience overpayment and 11.3 percent experience severe overpayment.

The following tables highlight the total percentage of renter and owner households overburdened by housing costs. Overall, cost burden affects owner-occupied and renter-occupied households similarly in the lower income groups (extremely low, very low, and low income). As market rents are generally affordable to moderate income households, renters in this income group do not appear to be as impacted by a cost burden.

Table HE-15: Housing Cost Burden (Overpayment (>30%))

Household Type	Extremely Low Income (0-30% AMI)		Very Low Income (31-50% AMI)		Low Income (51-80% AMI)		Moderate / Above Moderate Income (81%+ AMI)		TOTAL	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
Elderly	62.7%	83.8%	65.5%	91.3%	39.1%	86.0%	23.7%	8.0%	35.3%	65.7%
Small Families	68.8%	76.6%	82.8%	90.4%	82.4%	69.5%	24.7%	11.4%	30.4%	34.2%
Large Families	81.8%	86.1%	82.3%	77.1%	77.2%	59.1%	23.7%	9.7%	30.5%	34.2%
Others	63.6%	62.8%	92.1%	84.4%	70.0%	72.1%	36.1%	13.0%	43.6%	33.0%
Total	66.1%	76.0%	78.1%	87.4%	69.7%	70.7%	25.7%	11.5%	32.5%	36.8%

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

Elderly = Elderly headed households with one to two members, Small Families = Families with two to four members, Large Families = Families with five or more members, Others = All others.

Source: SOCDs CHAS Data, 2000.

Table HE-16: Housing Cost Burden (Severe Overpayment (>50%))

Household Type	Extremely Low Income (0-30% AMI)		Very Low Income (31-50% AMI)		Low Income (51-80% AMI)		Moderate / Above Moderate Income (81%+ AMI)		TOTAL	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
Elderly	55.2%	76.2%	42.9%	66.2%	23.9%	7.2%	4.3%	0.0%	17.4%	36.9%
Small Families	68.8%	61.9%	66.7%	51.9%	48.5%	6.4%	2.6%	0.8%	8.1%	11.0%
Large Families	81.8%	76.6%	60.1%	25.7%	24.1%	6.1%	3.8%	0.0%	8.1%	12.5%
Others	63.6%	56.1%	78.9%	66.7%	70.0%	6.3%	4.8%	0.4%	16.3%	12.0%
Total	63.4%	66.1%	59.4%	53.6%	68.2%	6.4%	3.2%	0.5%	10.2%	13.9%

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

Elderly = Elderly headed households with one to two members, Small Families = Families with two to four members, Large Families = Families with five or more members, Others = All others.

Source: SOCDs CHAS Data, 2000.

Table HE-17: Housing Cost Burden (Total Households)

	Extremely Low Income (0-30% AMI)		Very Low Income (31-50% AMI)		Low Income (51-80% AMI)		Moderate / Above Moderate Income (81%+ AMI)		TOTAL	
	>30%	>50%	>30%	>50%	>30%	>50%	>30%	>50%	>30%	>50%
Total HH	72.0%	65.0%	82.6%	56.6%	69.4%	22.1%	22.4%	2.6%	33.8%	11.3%

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

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

HH = Households

Source: SOCDs CHAS Data, 2000.

Substandard Units

The general definition of a substandard unit is a unit that does not meet the Federal Housing Quality Standards of the Section 8 Rental Assistance Program and/or the City of Rancho Cucamonga's Development Code. While it is not possible to determine the number of units that meet such criteria, the number of units may be estimated by evaluating specific factors that indicate a unit is substandard. When the potential presence of lead-based paint is subtracted, the number of substandard units is estimated to be 569, or around 1.0 percent, of the City's housing stock.

Specifically, the 2000 Census identified incidences of substandard factors, including incomplete plumbing, the lack of a complete kitchen and heating fuels, vacant and boarded-up homes, as well as the potential presence of lead-based paint.

Of the total incidence of 2,315 substandard factors, 83 percent, or 1,922 factors, were considered suitable for rehabilitation. From January 1, 2000, to December 31, 2007, more than 60 single-family units were demolished. Substandard conditions are also addressed through the CDBG Home Improvement Program.

Table HE-18: Incidence of Substandard Factors

Factor Type	Extremely Low, Very Low, & Low Income Combined	
	Renter	Owner
Possible Lead Paint ¹	524	1,222
Lacking Complete Plumbing Facilities ²	35	79
Lacking Complete Kitchen Facilities ³	46	106
No Telephone Service ⁴	66	154
No Heating Fuel Used ⁵	25	58
Total Substandard	696	1,619
Substandard But Rehabable ⁶	577	1,343

Source:

1. SOCDS CHAS Data.
2. to 5. 2000 Census. Percentage of Renters and Owners calculated based on overall citywide proportion (30% Renters, and 70% Owners).
6. Assumption that 83% of all units are suitable for rehabilitation.

Target Areas for Assistance

HUD Community Development Block Grant (CDBG) requirements establish that 51 percent of the persons benefiting from a program are of low and moderate income. When considering current Census Tract Block Group data, only 2 of the City's 36 Block Groups have a low and moderate income population that meet this minimum requirement. To address this requirement, HUD allows cities to utilize the Upper Quartile Method whereby Block Groups are arranged in a descending order, based on the percentage of low and moderate income residents within each Block Group. Multiplying the total number of Block Groups by 25 percent results in one-quarter of the total, or a Block Group quartile. The lowest percentage of low and moderate income residents in the top 25 percent of all Block Groups establishes the threshold for the Upper Quartile. Utilizing this method, those Upper Quartile Census Tract Block Groups with a 28.3 percent or greater concentration of low-income persons qualify as target areas.

Two target areas have historic community identities, Northtown (located south of Foothill Boulevard between Haven Avenue and Archibald Avenue) and southwest Cucamonga (located south of Foothill Boulevard west of Hellman Avenue). Portions of Alta Loma and the Rochester Tract, which were previously qualified by a special census, do not qualify for assistance by the Upper Quartile Method. Historically, City resources, including CDBG and Redevelopment funding have been focused on Northtown and Southwest Cucamonga. Conservation and rehabilitation of housing stock has been a priority in the target areas.

Special Housing Needs

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

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

Senior Households

Senior households have special housing needs due to a variety of concerns, including: a limited or fixed income, health care costs, transportation, disabilities, and access to housing. Rancho Cucamonga experienced a 51.9 percent increase in senior residents from 1990 to 2000 (Table HE-2). The ACS estimated that in 2007, 6.6 percent of Rancho Cucamonga residents were senior households; increasing from 5.0 percent in 1990 and 6.0 percent in 2000. Further, according to the 2000 Census, 7,788 persons 65 years of age and over reside in the City; representing a significant needs group. A large proportion of elderly renter and owner households

have incomes below 80 percent of the area median family income. Within the elderly population, 73.4 percent of all elderly renters and 39.8 percent of all elderly homeowners are within the lower income categories (e.g., extremely low, very low, and low income). A cost burden greater than 30 percent of their income is experienced by 65.7 percent of all elderly renters and 35.3 percent of all elderly homeowners (Table HE-15). Additionally, 36.9 percent of all elderly renters and 17.4 percent of all elderly homeowners experienced a cost burden greater than 50 percent of their income (Table HE-16).

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

Social service professionals who work with seniors stress that while the elderly do not mind living alone and often prefer it, they want to be part of a neighborhood where they feel an attachment, a sense of belonging, feel reasonably safe, and have easy access to basic services. However, housing costs and living expenses may increase and threaten their ability to continue to live in neighborhoods where they may have spent substantial parts of their lives.

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

Persons with Disabilities

A disability is defined as a long lasting condition that impairs an individual's mobility, ability to work, or ability to care for themselves. There are three different types of disabilities that create varying housing needs. These include the physically disabled, the developmentally disabled, and the mentally disabled. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability. The 2000 Census identifies four different disability categories: 1) sensory, 2) physical, 3) mental, and 4) self-care. Persons with disabilities often require public assistance, including housing needs.

According to the 2000 Census, a total of 17,292 persons (14.8 percent of the population 5 years and over) have a disability. This includes 3.8 percent (962 persons) of those aged 5 to 15, 15.3 percent (12,919 persons) of those aged 16 to 64, and 44.1 percent (3,411 persons) of those aged 65 and older. In absolute terms, the 16 to 65 age group has the highest number of disabled persons, but in relative terms as a percentage of the population, the population age group of 65 and older has the highest number of disabled persons with almost half of the population having at least one disability. Over two thirds of the adult disabled population is employed, with 63.2 percent of those persons with at least one disability being employed.

The City's disabled population needs a range of facilities and services. Facilities include physical access to buildings and transportation. The minimum requirement is set forth by Federal legislation. Specially equipped housing units are needed. Special equipment includes lifts, ramps, grab bars, extra-wide doorways, special kitchen equipment, and special bathroom design. Such equipment is generally privately provided on a case-by-case basis. Handicapped renters are permitted to install special equipment, but low-income disabled persons may need public assistance to achieve a livable dwelling unit. Specially equipped units may be included in senior housing designs.

As indicated by the Census figures, many disabled persons work and live independently. According to social service professionals, housing assistance is often needed when disabled

individuals complete rehabilitation programs. For low-income disabled, assistance with the installation of special equipment and availability of affordable housing are primary needs.

The range of services for the disabled includes full institutional care, transitional care, and independent living. Transitional care may be provided by families or through group quarters. The latter may include on-site professional or paraprofessional support. The State of California Community Care Licensing Division identifies a variety of residential care facilities in Rancho Cucamonga, these include: 4 Adult Day Care Facilities, 12 Adult Residential Facilities, 6 Group Home Facilities, 14 Residential Care for the Elderly Facilities, and 2 Small Family Home Care Facilities.

Female-Headed Households

Single-parent households typically have a special need for such services as childcare and health care, among others. Female-headed households with children tend to have lower incomes, which limits their housing options and access to supportive services. A mother with her own children constitutes a female-headed household. According to the 2000 Census, 3,847 households (9.3 percent of all households) are female-headed households and 4.1 percent of all households are male-headed; thus, 13.4 percent of all households are single-parent households. In comparison, the 1990 Census counted 9.2 percent for all single-parent households, of which 7.0 percent were female-headed.

In 2000, the mean income for female-headed households was \$43,198. Female-headed households have substantially less income than other household categories; in comparison, the mean income for married-couple families was \$86,060.

According to the 2000 Census, poverty level is based on the national average income and was at or below \$17,050 for a family of four. The incomes of 653 female-headed households, representing 12.4 percent of the 5,279 female headed households with no husband present were below the national poverty level. In comparison, the incomes of 691 married couple families, representing 2.8 percent of the 24,753 married-couple families were below the national poverty level.

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

Large Households

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

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

In 2000, there were 40,863 households in Rancho Cucamonga; of these, 6,861 were single person households, 27,232 were 2 to 4 person households, and 6,770 were large households. Large households comprised 16.6 percent of all households, of these large households, 12.5 percent, or 1,519 households are renter-occupied.

Table HE-19: Large Families by Tenure

Occupancy	1990			2000		
	Total HH	Large HH	Percent	Total HH	Large HH	Percent
Owner-Occupied	23,609	3,971	16.8%	28,702	5,251	18.3%
Renter-Occupied	10,026	1,123	11.2%	12,161	1,519	12.5%
Total	33,635	5,094	16.0%	40,863	6,770	16.6%

Source: U.S. Census, 1990 and 2000, HH = Households.

Rancho Cucamonga addresses the affordable housing needs of large households by offering home ownership assistance and by encouraging the development of affordable housing units with two or more bedrooms. The City provides infill single-family homes with Northtown Housing Development Corporation (NHDC) and also provides Down Payment Assistance through the Redevelopment Agency (RDA) First Time Homebuyer Program. Additionally, the RDA provides financial assistance to non-profit and for-profit developers to construct affordable homes suitable for a variety of housing needs, including large households.

Homeless

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

In 2007 the Community Action Partnership of San Bernardino County completed a homeless census and survey to address the prevalence of homelessness in the County. The San Bernardino County Homeless Coalition is organized into five local coordinating groups; District 2 encompasses the immediate regional area and includes Fontana, Rancho Cucamonga, and Upland. The survey identified a total of 7,331 homeless persons, an increase of 2,061 over the 2003 survey (an increase of 41 percent). The survey identified 7,198 homeless persons within the five districts, 122 of those persons were located within Rancho Cucamonga, representing a 53.1 percent decrease from 2003.

The San Bernardino County Homeless Census and Survey results for District 2 counted a total of 741 persons, 122 of which were located within Rancho Cucamonga. This total resulted from a count of 48 individuals, 14 people in families, and 60 people in cars/RV's/vans. The majority of the homeless persons were unsheltered; the sheltered count included only the 14 people in families.

To address the City's homeless special needs population Rancho Cucamonga annually utilizes 15 percent of their CDBG allocation to provide public and supportive services to prevent homelessness and/or aid those who are homeless or at risk of becoming homeless. As required by Federal regulations, these funds are directed to those persons in need (as 51 percent of those served must be low and moderate income), especially those with special needs.

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

- House of Ruth – Provides shelter (transitional housing), programs, education, and opportunities for safe, self-sufficient, healthy living for battered women and their children who are at-risk of homelessness.
- Foothill Family Shelter – Provides a 90-day transitional housing shelter for homeless families with children.
- Inland Valley Council of Churches (SOVA Program) – Provides a 5-day food supply for all members of a household.
- Inland Fair Housing and Mediation Board – Addresses fair housing mediation and landlord-tenant dispute resolution services, which helps prevent homelessness.

Students

Various institutions of higher learning are located within the City of Rancho Cucamonga, including

Chaffey College, University of La Verne, University of Redlands, and University of Phoenix. As of the 2000 Census, a total of 10,693 Rancho Cucamonga residents were enrolled in college or graduate school (Table HE-3), comprising 8.4 percent of the population. These students have unique housing needs because they may have limited funds, be on a relatively tight budget, and in need of short term housing. A lack of affordable housing impacts this special needs group, which often leads to overcrowded living situations.

Because the City benefits from an educated population, an additional consideration is the retention of recent college graduates. As young professionals begin their career they are often unable to afford most apartment rental prices and the purchase price of a home, and would seek housing opportunities in neighboring communities.

Farmworkers

According to the 2000 Census, there were 117 persons employed in farming, forestry, and fishing occupations (Table HE-8), which is less than 0.2 percent of the 61,950 employed persons living in the City. There is no information available to desegregate farmworkers from the category "farming, fishing, and forestry." Based on the absence of agricultural production in the City, it is assumed that there are very few such jobs. Citrus and vineyard agriculture was declining at the time of the City's incorporation and there are currently no agricultural zones in the City. A few orchards and vineyards remained in production during the transition years before urban buildup. As a consequence of the small population and rapidly declining agricultural production, no statistical need for housing has been identified for farmworkers.

Housing Stock Characteristics

Residential growth has fundamentally defined the housing character of Rancho Cucamonga and is one of the more tangible measures of the quality of life found in each neighborhood. Rancho Cucamonga contains a mixture of seven major residential neighborhoods, each distinguished by its own history, housing type, lot patterns, and street configuration. These seven areas include the original three communities that formed Rancho Cucamonga, i.e., Alta Loma, Cucamonga, and Etiwanda, and those areas of infill and surrounding development consisting of Etiwanda North, Terra Vista, Victoria, and Caryn.

Alta Loma

The Alta Loma area encompasses roughly one-third of Rancho Cucamonga and is bordered by the City boundary to the north and west, Deer Creek to the east, and Base Line Road to the south. This area is characterized by stable neighborhoods, established single-family homes situated on larger one-half acre equestrian oriented lots in the northern portion and one-quarter acre lots to the south. The neighborhood contains a variety of multi-family housing complexes that are situated along the major boulevards in the southern portion.

Cucamonga

The Cucamonga area encompasses roughly one-third of Rancho Cucamonga and is bordered by Base Line Road to the north, Deer Creek Channel to the east, and the City boundary to the west and south. This area contains a stable mix of single-family and multi-family housing. This area also contains the Red Hill area distinguished by hillside terrain, a non-traditional street layout, a wide mix of lot sizes, and is anchored by the Red Hill Country Club.

Etiwanda

The Etiwanda area is located along the eastern portion of Rancho Cucamonga and is bordered by the City boundary to the north and east, Day Creek Channel to the west, and Foothill Boulevard to the south. The Etiwanda Specific Plan was developed to retain the rural character of the area and equestrian orientated residential development. The area is characterized by stable residential neighborhoods surrounded by Eucalyptus windrows reminiscent of the agricultural heritage of the area. Residential uses include a mix of one acre, one-half acre, and one-quarter acre residential lots, with the larger lots suitable for equestrian uses.

Etiwanda North

The Etiwanda North neighborhood is located to the north and west of the Etiwanda area. The neighborhood contains large single-family lots, similar to the Alta Loma area, but utilizes a non-traditional street layout.

Terra Vista

The Terra Vista neighborhood, generally located north of Foothill Boulevard, south of Base Line Road, between Haven Avenue and Rochester, is distinguished by curvilinear streets, small lot single-family homes, and quality multi-family housing. This neighborhood includes several parks, supportive commercial land uses, and the Rancho Cucamonga Central Park, a 103 acre park currently anchored by the James L. Brulte Senior Center and the Goldie S. Lewis Community Center.

Victoria

The Victoria neighborhood is located to the north and east of Terra Vista. The Victoria area is distinguished by stable residential developments, curvilinear streets, and small and mid-size single-family homes. The area includes several parks, supportive commercial land uses, and is anchored by Victoria Gardens.

Caryn

The Caryn area is located north of the 210 freeway, south of Banyan Street, between Milliken Avenue and Rochester Avenue. The Caryn neighborhood is a fully developed residential development community containing a variety of parks, curvilinear streets, and small to mid-sized single-family homes.

The Housing Element will provide policy guidance to strengthen each neighborhood and guide residential development throughout the duration of the planning period.

Housing Growth

Between 1990 and 2000, Rancho Cucamonga's housing units grew by 5,947 housing units, an increase of 16.4 percent. According to the DOF, Rancho Cucamonga has a total of 55,716 housing units as of January 1, 2009. This represents an increase of 13,582 housing units since 2000, an overall increase of 32.2 percent, which is over double that of the growth rate experienced by the County. As Rancho Cucamonga matures, the amount of vacant residentially zoned land available for new development will lessen, which will allow for modest growth during the planning period.

Table HE-20: Housing Growth

City	Housing Units			Percent Change	
	1990	2000	2009	1990-2000	2000-2009
Fontana	29,383	35,907	50,365	22.2%	40.3%
Ontario	42,536	45,182	47,390	6.2%	4.9%
Rancho Cucamonga	36,187	42,134	55,716	16.4%	32.2%
Upland	24,496	25,467	26,742	4.0%	5.0%
San Bernardino County	542,332	601,369	690,234	10.9%	14.8%

Source: U.S. Census, 1990 and 2000, DOF Table E-5.

Housing Types and Tenure

A diverse range of housing types helps to ensure that all households, regardless of income, age, or household size, will have the opportunity to find housing suitable to meet their housing needs. Of the City's nearly 56,000 housing units in 2009, 70.0 percent are single-family units and 27.0 percent are multi-family units. Rancho Cucamonga also has 8 mobile home parks with 1,380 mobile home units, which in 2009 make up just 2.5 percent of the housing stock.

Table HE-21: Housing Unit Type

Housing Unit Types	1990		2000		2009		Percent Change	
	Number	Percent	Number	Percent	Number	Percent	1990-2000	2000-2009
Single-Family Detached	24,527	67.8%	29,220	69.4%	35,674	64.0%	19.1%	22.1%
Single-Family Attached	2,238	6.2%	2,532	6.0%	3,373	6.1%	13.1%	33.2%
Multi-Family (2-4 units)	1,266	3.5%	1,794	4.3%	1,954	3.5%	41.7%	8.9%
Multi-Family (5+ units)	6,810	18.8%	7,216	17.1%	13,335	23.9%	6.0%	84.8%
Mobile Homes	1,346	3.7%	1,372	3.2%	1,380	2.5%	1.9%	0.6%
Total	36,187	100.0%	42,134	100.0%	55,716	100.0%	16.4%	32.2%
Vacancy Rate		7.5%		3.0%		3.0%	-75.0%	0.0%

Source: U.S. Census, 1990 and 2000, DOF Table E-5.

Housing tenure refers to whether a housing unit is owned, rented, or is vacant. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner-occupied units generally having lower turnover rates than rental housing. Most residents of Rancho Cucamonga live in owner-occupied housing; the ratio of owner-occupied to renter-occupied housing has remained constant at around 70.0 percent since 1990.

Table HE-22: Housing Tenure

Occupied Housing Units	1990		2000	
	Households	Percent	Households	Percent
Owner Occupied	23,639	70.0%	28,814	70.3%
Renter Occupied	9,997	30.0%	12,162	29.7%
Total	33,636	100.0%	40,976	100.0%

Source: U.S. Census, 1990 and 2000.

Vacancy Rate

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current housing demand. A vacancy rate of 5.0 to 6.0 percent for rental housing and 1.0 to 2.0 percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowded conditions or a cost burden for households paying more for housing than they can afford.

Between 1990 and 2000, the overall vacancy rate decreased from 7.5 percent to 3.0 percent. The vacancy rate for buildings with five or more units was significantly higher than for other unit types. The City believes that the Census overstated the 1990 vacancy rate by approximately 3.5 percent through field survey errors which resulted in the unexpected vacancy rate for 5+ units at nearly 15 percent. Since 2000, DOF records have consistently shown a 3.02 percent vacancy rate for the City.

Table HE-23: Vacancy Rate by Unit Type

Unit Type	1990			2000		
	Total Units	Vacant Units	Vacancy Rate	Total Units	Vacant Units	Vacancy Rate
Single Family Detached	24,527	1,469	6.0%	29,286	624	2.1%
Single-Family Attached	2,238	147	6.6%	2,538	94	3.7%
2 to 4 Units	1,266	57	4.5%	1,798	37	2.1%
5 Plus Units	6,810	1,015	14.9%	7,232	460	6.4%
Mobile Homes	1,346	26	1.9%	1,355	38	2.8%

Source: U.S. Census, 1990 and 2000, SCAG Summary Tape File 3.

Housing Age and Condition

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

Approximately 29.4 percent of the 55,716 housing units in Rancho Cucamonga were built prior to 1980, making the majority of these units at least 30 years old. The vast majority of these units were built during the 1970's, potentially requiring minor repairs. Units older than 50 years comprised about 4.2 percent of the housing stock; these units may require moderate to substantial repairs. Less than one-half of 1.0 percent of units are older than 70 years; therefore, few housing units in Rancho Cucamonga are likely to have exceeded their useful life. Historic preservation programs, Code Enforcement activity, and CDBG programs are aimed at maintaining older housing stock in residential areas.

Table HE-24: Age of Housing Stock

Year Structure Built	Number	Percent
2000 to 2009	15,258	27.4%
1990 to 1999	8,549	15.3%
1980 to 1989	15,572	27.9%
1960 to 1979	14,045	25.2%
1940 to 1959	2,035	3.7%
1939 or earlier	257	0.5%
Total	55,716	100.0%

Source: U.S. Census, 1990 and 2000, 2005-2007 American Community Survey, DOF Table E-5.

Housing Conditions Survey

Housing age is only useful as a general indicator of the condition of housing within the City. It does not take into account any actions by the property owner to maintain and/or upgrade their property. As part of the Housing Element update, the City conducted a survey of residential lots in selected neighborhoods and found that 65.0 percent of homes were in relatively good condition, 18.0 percent required minor maintenance, 13.0 percent required moderate maintenance, 2.0 percent required substantial maintenance, and 2.0 percent were in dilapidated condition. Therefore, 35.0 percent of the City's single-family homes were reported to require at least some improvements.

A focused building-by-building survey covering multi-family units was also conducted. Among the 95 structures surveyed, 67.0 percent were ranked in relatively good condition, 21.0 percent required minor maintenance, 10.0 percent required moderate maintenance, and 2.0 percent required substantial maintenance/rehabilitation. Deferred maintenance was disproportionately concentrated in small complexes.

During the past few years, the City has made progress in neighborhood improvements through its various residential rehabilitation programs (e.g., Home Improvement Program for income eligible single-family and mobile homeowners). In addition, infill developments have also eliminated

some substandard or dilapidated housing units.

Housing Costs and Affordability

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

Housing Sales Prices

Similar to most southland communities, the sale prices for housing in the San Bernardino valley escalated between 2000 and 2005. Much of the appreciation in home value over the decade was due to the rapid escalation in housing demand throughout the region, the availability of lower interest loans that have stretched the purchasing power of residents, and the desirability of new housing products on the market.

In 2000, the median home price in the City of Rancho Cucamonga was \$182,200, based on the 2000 Census. In 2005, the median home price in Rancho Cucamonga increased to \$460,000, a 21.1 percent increase from the 2004 median price of \$380,000 and almost two and half times the price in 2000. However, starting at the end of 2005, the implosion of the mortgage lending industry led to price depreciation in most southland communities. Between 2005 and October 2007, the median home price in Rancho Cucamonga decreased 2.2 percent. While some communities still experienced some price increases, the increases were far below those that occurred between 2004 and 2005.

Table HE-25: Change in Median Home Prices

Jurisdiction	2004	2005	October 2007	Percent Change	
				2004-2005	2005-2007
Chino	\$370,250	\$494,000	\$464,000	33.4%	-6.1%
Chino Hills	\$460,000	\$575,000	\$595,000	25.0%	3.5%
Claremont	\$470,500	\$586,750	\$500,000	24.7%	-14.8%
Corona	\$435,636	\$548,000	\$471,250	25.8%	-14.0%
Diamond Bar	\$430,000	\$529,000	\$562,000	23.0%	6.2%
Montclair	\$306,500	\$400,000	\$355,000	30.5%	-11.3%
Norco	\$480,000	\$620,000	\$635,000	29.2%	2.4%
Ontario	\$289,500	\$390,000	\$367,500	34.7%	-5.8%
Pomona	\$292,000	\$386,000	\$359,000	32.2%	-7.0%
Rancho Cucamonga	\$380,000	\$460,000	\$450,000	21.1%	-2.2%
Upland	\$421,750	\$569,000	\$504,500	34.9%	-11.3%
Walnut	\$510,000	\$630,000	\$588,500	23.5%	-6.6%

Source: Data Quick Real Estate News, Annual and 2007 Monthly Charts, DQNews.com, accessed on November 24, 2007.

Home prices vary by unit type and size. Condominiums are generally more affordable, compared to single-family homes. Small condominiums and mobile homes are the most affordable homeownership option in Rancho Cucamonga.

Table HE-26: Median Sale Prices by Unit Type

Unit Type	Sales Price
Single-Family	\$306,600
Condominiums	\$178,800

Source: www.zillow.com, Third Quarter 2009. Report, accessed October 22, 2009.

Housing Rents

Rents vary depending on unit type (single-family home, townhomes, apartment, etc.), the size and condition of the unit, and nearby amenities. According to the 2005 ACS, 1.0 percent of units rent for less than \$500 in Rancho Cucamonga; these are most likely units subsidized by affordability

covenants and senior apartments. Approximately 6.0 percent rent from \$500 to \$750, 12.0 percent rent from \$750 to \$1,000, 38.0 percent from \$1,000 to \$1,500, and the remainder rent for more than \$1,500. A local survey of properties provided more detail about housing rentals. Monthly rents average between \$950 for a one-bedroom unit to \$1,425 for a three-bedroom apartment, with prices higher for single-family homes.

Table HE-27: Housing Rents

Size of Rental	Apartments	Single-Family Homes	Average
1 bedroom	\$950	\$1,000	\$975
2 bedroom	\$1,200	\$1,350	\$1,275
3 bedroom	\$1,425	\$1,600	\$1,513
Average Rent	\$1,191	\$1,316	\$1,254

Source: Various websites and newspapers, 2009.

Housing Affordability

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

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

The following table compares the maximum housing price and rent that could be afforded by different income levels in Rancho Cucamonga. As discussed previously (Table HE-26), the average priced single-family home and condominium sell for \$306,600 and \$178,800, respectively. Since low and moderate income households could afford no more than \$266,000 for a single-family home, any type of single-family dwelling and most condominiums would not be affordable at current sales prices.

Apartments, single-family homes, and condominiums typically rent between \$950 and \$1,600 per month. Low and moderate income households can afford between \$1,000 and \$1,700 in rent per month, depending on the size of the unit and the number of bedrooms. Most existing apartments and home rentals are thus affordable to low and moderate income households.

Table HE-28: Housing Affordability in Rancho Cucamonga

Income Levels	Definition (Percent of County AMI)	Maximum Household Income ¹	Maximum Affordable Price ²	Maximum Affordable Rent ³
Extremely Low	Less than 30%	\$20,000	\$41,000	\$449
Very Low	31% to 50%	\$33,300	\$88,000	\$732
Low	51% to 80%	\$53,300	\$164,000	\$1,182
Moderate	81% to 120%	\$79,900	\$266,000	\$1,797

1. Maximum household income is based on a family of 4 persons. Incomes are established by HUD 2009 Income Limits Summary.
2. Housing affordability assumes 10% down payment, 30-year fixed loan at a 7% interest rate, standard housing costs (utility costs ranging from \$250 to \$400 per month), and that mortgage costs (interest, property tax, etc) are tax deductible.
3. Rental payment assumed at no more than 30% of income, after payment of utility costs (ranging from \$50 to \$200 per month)

Housing Preservation Needs

California Government Code §65583(a)(9)(A-D) requires "[a]n analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage payment, or expiration of restrictions on use." The study must include units at-risk during the next two five-year Housing Element update periods. The first five-year period extends from July 1, 2005 to June 30, 2010 and the second period extends from July 1, 2010 to June 30, 2015.

Inventory of Units At-Risk

The inventory of affordable housing projects within Rancho Cucamonga is listed in the following table. This inventory includes all multiple-family units which are assisted under a variety of Federal, State, and/or local programs, including the U.S. Department of Housing and Urban Development (HUD) programs, State and local bond programs, RDA programs, and local programs, including but not limited to: in-lieu fees, density bonus, or direct assistance. The inventoried units are those eligible to change to market rate housing due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions.

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

Those units at-risk of converting to market rate prior to June 30, 2015, were assisted by County of San Bernardino CDH with participation in the County's mortgage revenue bond program, State bond financing, and HUD; affordable units were restricted for periods of 30 to 40 years. The identified units were restricted through the property owner's participation with the County's bond program, and did not include the City's participation. Those units not at-risk of conversion to market rate after July 1, 2015 were restricted through regulatory agreements between owners and the Rancho Cucamonga RDA, with funding by 20 percent Set-Aside funds and CTCAC financing. Affordable units assisted by the RDA were restricted for a period up to 99 years.

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

Table HE-29: Subsidized Multi-Family Housing

Development	Type	Form of Assistance	Subsidy Terminates ²	# Units Subject to Control	Status
Units At-Risk of Conversion ¹					
Parkview Place Apartments 10930 Terra Vista Parkway 91730	Family	Mortgage Revenue Bond	Valid until bonds are sold	30	At Risk
Mountain View Apartments 10935 Terra Vista Parkway 91730	Family	Mortgage Revenue Bond	Valid until bonds are sold	54	At Risk
Waterbrook Apartments 10400 Arrow Route, 91730	Family	Mortgage Revenue Bond	Valid until bonds are sold	76	At-Risk
Sycamore Terrace 10855 Terra Vista Parkway 91730	Family	Mortgage Revenue Bond	Valid until bonds are sold	26	At Risk
Evergreen Apartments 10730 Church Street, 91730	Family	Mortgage Revenue Bond	Valid until bonds are sold	79	At Risk
Subtotal – Units At-Risk:				265	
Units Not At-Risk of Conversion					
Villa Pacifica 9635 Base Line Road, 91730	Senior	RDA Set-Aside	2027	158	Not at Risk
Villa Del Norte 9997 Feron Boulevard, 91730	Family	RDA Set-Aside	2051	87	Not at Risk
Heritage Pointe 3590 Malven Avenue, 91730	Senior	RDA Set-Aside	2056	48	Not at Risk
Las Casitas 9775 Main Street, 91730	Family	RDA Set-Aside	2086	14	Not at Risk
Olen Jones Senior Apartments 7125 Amethyst Avenue	Senior	RDA Set-Aside, HOME, & CTCAC	2092	96	Not at Risk
Rancho Verde Expansion 8837 Grove Avenue, 91730	Family	RDA Set-Aside	2104	40	Not at Risk
Sunset Heights 6230 Haven Avenue, 91737	Family	RDA Set-Aside	2104	116	Not at Risk
Pepperwood Apartments 9055 Foothill Boulevard, 91730	Family	RDA Set-Aside	2105	228	Not at Risk
Rancho Verde Village 8837 Grove Avenue, 91730	Family	RDA Set-Aside	2106	104	Not at Risk
Sycamore Springs Apartments 7127 Archibald Avenue, 91701	Family	RDA Set-Aside	2106	96	Not at Risk
Monterey Village Apartments 10244 Arrow Route, 91730	Family	RDA Set-Aside	2106	110	Not at Risk
Mountainside Apartments 9181 Foothill Boulevard, 91730	Family	RDA Set-Aside	2106	188	Not at Risk
San Sevaine Villas Foothill Boulevard, 91739	Family	RDA Set-Aside & CTCAC	2107	223	Not at Risk
Rancho Workforce Housing Foothill Boulevard, 91730	Family	RDA Set-Aside & CTCAC	2107	131	Not at Risk
Subtotal – Units Not At-Risk:				1,639	
Total Subsidized Multi-Family Units ³				1,904	

1. Heritage Park Apartments previously subsidized 48 units through the County Mortgage Revenue Bond program. This affordability covenant expired on January 1, 2005.
2. The affordability covenant for Parkview Place and Mountain View Apartment terminated on 1/1/2007, Waterbrook Apartments on 1/1/2008, Sycamore Terrace on 1/1/2009, and Evergreen Apartments on 9/1/2010; however, the covenants will be enforced until the bonds securing them are sold.
3. The RDA currently has affordability covenants in place on 86 single-family units through the RDA's First Time Homebuyer program and 48 single family units through the NHDC First-Time Homebuyer program. Combined with the total above results in 2,038 subsidized units.

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

Preserving or Replacing Units At-Risk

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

Preservation Costs

The cost of preserving units includes purchase costs, any rehabilitation costs, and the costs of on-going maintenance. The age, condition, and maintenance record of housing play a major role in rehabilitation and maintenance costs. The subject units range in age from those that were newly constructed to those that were 20 to 30 years old; all units are well maintained.

The accepted standard for major rehabilitation is 30 years or more. Based upon this standard, and based upon the good condition of the projects, it is unlikely than any major rehabilitation would be required in the next five years. Thus, rehabilitation costs for the projects are considered negligible. Maintenance costs are likely to be low for all projects given their young age; therefore, building income should cover maintenance costs.

Within the City there are a total of 1,906 subsidized multiple-family housing units. This includes 265 units at-risk of converting to market rate, and 1,641 units not at-risk of conversion. Discussions with the County of San Bernardino CDH indicate that of those units at-risk of conversion to market rate, the subsidy agreements maintaining the affordability on 186 of the 265 units at risk have expired, however the mortgage revenue bonds have not been paid off. Although the subsidy agreements may have expired, the mortgage revenue bonds are still valid and the County of San Bernardino CDH is maintaining the affordability of those units as long as the bonds are valid. To maintain the affordability of those affected units, the property owner would have to renew the mortgage revenue bonds, and pay the County administrative fee for each bond.

Based upon a review of assessed values and comparable sales, the average per unit market value of the existing units is estimated to be \$77,000 per unit. During 1993-1994 the RDA conserved 46 units at-risk with a loan of \$3,750,000, or approximately \$81,522 per conserved unit and assisted the acquisition of 104 restricted, affordable units with a loan of \$4,888,500, or \$47,000 per unit. Most recently, in 2005 the RDA assisted in the acquisition and conservation of 117 units with a loan of \$9,000,000, or \$76,923 per unit; however, total acquisition costs were \$17,556,034 or \$150,051 per unit, supplemented by a private loan. Therefore, in actuality the RDA has effectively provided roughly 50 percent of the funding for the conservation or acquisition of restricted, affordable units at an estimated current average cost of \$150,000 per unit. The following table lists the estimated market value of units at-risk for each project with units at-risk prior to 2015.

Table HE-30: Estimated Market Value of Units At-Risk

Project	Restricted Units	Estimated Market Value of At-Risk Units
Parkview Place Apartments*	30	\$4,650,000
Mountain View Apartments*	54	\$8,100,000
Waterbrook Apartments	76	\$11,400,000
Sycamore Terrace Apartments*	26	\$3,900,000
Evergreen Apartments*	79	\$11,850,000
Total	265	\$39,900,000

Source: Rancho Cucamonga Planning Department, * - Projects are located within the RDA Project Area.

Replacement Costs

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

would cost approximately \$257,892 to construct one new multiple-family housing unit. As an example, in 2008 the RDA entered into a participation agreement for \$27,600,000 for construction of the Rancho Workforce Housing multi-family housing complex at \$166,265 per unit; however, total development costs for this project amount to \$45,663,320, a cost of \$275,080 per unit.

For the identified 265 units at-risk, new construction would range between \$68.4 million and \$74.7 million total cost to replace all the units at risk of conversion to market rate prior to 2015. The capital required varies from a State or Federal insured mortgage of 5 percent of project value to a conservative private lending requirement of 30 percent of project value. Therefore, in theory, a capital investment of between \$4.03 million and \$24.2 million would be required; at 100 percent funding up to \$74.7 million would be required.

Table HE-31: Unit Replacement Cost

Multi-Family Residential Units	Cost Per Unit (based on residential land)	Cost Per Unit (based on commercial land)
Land Acquisition	\$36,092	\$59,864
Fees/Permits & Studies	\$33,433	\$33,433
Direct Construction Costs	\$151,220	\$151,220
Indirect Construction Costs	\$19,474	\$19,474
Rent –Up/Marketing	\$4,302	\$4,302
Financing Costs	\$13,371	\$13,371
Total Development Cost	\$257,892	\$281,664

NOTES: Land cost is estimated at \$11.60 per square foot to acquire a 5 acre residentially zoned site and \$19.24 to acquire a commercially zoned site. The project provides 70 units (at 14 du/ac) and 1,000 square feet per unit.

Source: Rancho Cucamonga Planning Department.

Preservation vs. Replacement

Preservation of units at-risk is more effective than new construction. The preservation of existing units is estimated to cost approximately \$150,000 per unit as the construction of new residential units is estimated to be approximately \$257,892 per unit. At these rates, 1.7 units could be preserved for the development of each new unit. Overall, the RDA has participated in the conservation of 670 affordable units, citywide.

Table HE-32: Affordable Units

Project	Total Units	Conserved Units
Sycamore Springs	240	96
Mountainside Apartments	384	192
Monterey Village Apartments	224	112
Rancho Verde Apartments	288	144
Heritage Pointe Senior Apartments	49	49
Woodhaven Apartments	117	117
Total	1,302	710

Source: Rancho Cucamonga Planning Department.

Other factors also make the preservation of units at-risk preferable to new development. Consistent with the General Plan, the existing units are scattered throughout market rate housing available in the community. Existing units have been accepted in the neighborhoods where they exist; City policy directs that affordable housing be dispersed throughout the City so affordable units are not concentrated in any one area. Because the 265 units at-risk are already integrated into the community, preservation is preferred over replacement.

Available Resources

Resources for preserving or replacing units at-risk include public and private agencies. Funding sources are the primary resource for conservation and are summarized below:

- Owner refinancing as allowed under terms of the County's bond program;

- Owner refinancing under a City bond program;
- Sale to non-profit entities with the interest and ability to purchase and/or manage affordable housing units;
- Sale to public entities with the interest and ability to purchase and/or manage affordable housing units;
- RDA funding to purchase, or assist in purchase of existing units, or to develop replacement units; and
- RDA investment in projects that have affordable units in exchange for preservation of affordability restrictions.

County of San Bernardino Bond Program

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

City Bond Program

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

Private Non-Profit Agencies

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

National Community Renaissance (National CORE) (previously Southern California Housing Development Corporation): This organization was incorporated in 1992 for the purpose of acquiring, constructing, maintaining, and managing housing units for low-income households. Their office is located at 9065 Haven Avenue, Suite 100, Rancho Cucamonga, CA 91730.

National CORE, with assistance from the RDA, acquired 6 apartment complexes with a total of 1,302 total units and 710 held as affordable. The complexes include: Sycamore Springs Apartments (96 of 240 units), Mountainside Apartments (192 of 384 units), Monterey Village Apartments (112 of 224 units), and Rancho Verde Village Apartments (144 of 288 units), Heritage Pointe Senior Apartments (49 of 49 units), and Woodhaven Apartments (117 of 117 units). The RDA has committed \$1.8 million a year for 30 years to National CORE for the acquisition of affordable housing. National CORE, with funding commitments from the RDA, is also working in partnership with the NHDC.

Northtown Housing Development Corporation (NHDC): The RDA assisted members of the Northtown neighborhood with the formation of a 501(c)(3) non-profit in 1993. The purpose of the organization is to establish, maintain, and operate housing units for low-income households in the Northtown Neighborhood of Rancho Cucamonga. Their office is located at 8599 Haven Avenue, Suite 205, Rancho Cucamonga, CA 91730.

In 1994 the NHDC developed Villa del Norte, an 88-unit family apartment complex located at 9901 Feron Boulevard. In 2004 the NHDC developed the Olen Jones Senior Apartment Community, a 96-unit low income senior apartment complex located at 7125 Amethyst Avenue. In December 2007 the NHDC received entitlements for the San Sevaine Villas, a 225-unit (100 percent affordable) multi-family housing complex located at the southwest corner of Foothill Boulevard and East Avenue; these units are currently under construction.

Workforce Homebuilders: This organization incorporated in 2005, with the purpose of establishing, maintaining, and operating housing units for lower-income households. Their office is located at 8300 Utica Avenue, Suite 173, Rancho Cucamonga, CA 91730.

In February 2008 Workforce Homebuilders, in a joint venture with National CORE, obtained entitlements for the Rancho Workforce Housing multi-family housing complex, a 166-unit (80 percent affordable), located at the northwest corner of Foothill Boulevard and Center Avenue; these units are currently under construction.

LINC Housing: Since 1984, LINC Housing has had a hand in building more than 6,000 affordable homes throughout California. LINC provides housing for people underserved by the marketplace. Their office is located at 110 Pine Avenue, Suite 500, Long Beach, CA 90802. LINC worked with the City to acquire and rehabilitate the 228-unit Pepperwood Apartments located at 9055 Foothill Boulevard.

Public Agencies

Due both to the high cost of purchasing and developing housing and the limitations on use of funds, financing for preserving, replacing, and/or maintaining units at-risk will likely have to include multiple sources. The following funding sources have been identified for use in purchasing the units at-risk in Rancho Cucamonga. It should be noted that new funding sources will become available over time and that the following discussion does not represent an exhaustive inventory of funding sources.

Rancho Cucamonga Redevelopment Agency (RDA): State law (Health and Safety Code §33334.2(a)) requires redevelopment agencies to set aside at least 20 percent of tax increment revenues for increasing and improving the community's supply of low and moderate income housing, unless certain findings are made to exempt a project from the requirement. The RDA is committed to participating in preservation and/or replacement of units at-risk.

County of San Bernardino Department of Community Development and Housing (CDH): Because the City elected to become an "entitlement city," County sponsored bond funding is not available to development projects within the City.

Housing Authority of the County of San Bernardino (HACSB): The HACSB serves as the local Housing Authority and currently operates over 5,000 Section 8 housing units and has developed, or is in the process of developing, approximately 151 affordable units. HACSB currently owns 16 single-family homes within the City and rents them to qualified households at affordable rents.

State Department of Housing and Community Development (HCD): HCD's Multifamily Housing Program (MHP) provides loans for the rehabilitation and new construction of affordable multi-family rental housing, and the preservation of existing subsidized housing that may otherwise convert to market rate.

U.S. Department of Housing and Urban Development (HUD): Subject to annual appropriations, HUD provides financial incentives necessary for acquisition of Federally subsidized, at-risk projects by non-profit organizations, tenants, and local governments.

HUD incentives include the following:

- Project-based Section 8 contracts, for example, providing subsidy for rents set at levels high enough to provide an 8 percent return to owners who retain the project.
- Grants to non-profit buyers that would fill any gap between fair market rent or local market rent (whichever is higher) and allowable rents.
- Mortgage insurance both for equity take-out loans and acquisition loans. Insured equity take-out loans are limited to 70 percent of equity, while acquisition loans are available at 95 percent of equity.

Community Development Block Grant (CDBG): Through the CDBG program, HUD provides grants and loans to local governments for funding a wide range of community development activities. CDBG resources are limited. Available funds are committed to neighborhood preservation and rehabilitation of existing single-family housing stock for low-income homeowners. The City's CDBG allocation for fiscal year 2009-2010 is \$1,020,958. The City committed approximately 42.2 percent (\$430,588) to existing owner-occupied rehabilitation programs. The remaining funds were programmed for capital improvements that benefit lower income persons, public services benefiting low- and moderate-income persons, and administrative costs. CDBG funds are not available, or directly applicable, at this time for the

conservation of units at-risk.

Redevelopment Agency Funding

The Redevelopment Agency 20 percent set-aside fund is the primary funding resource for conservation or replacement of units at risk of conversion to market rate. The 313 identified units at-risk represent approximately 30 percent of the RDA's mandated affordable housing production requirement. The RDA's affordable housing set-aside fund will total approximately \$99.8 million for the period July 1, 2008, through June 30, 2013. Most of these funds are committed to acquisition and construction of new affordable units. On a case-by-case basis RDA funds will continue to be used for conservation of units at-risk.

Quantified Objectives

The goal of the City is to conserve all restricted, affordable units at-risk of conversion to market rate. Consistent with the City's goal, the objective of this study is the conservation of 265 total units at-risk of converting to market rate. This includes 186 units between July 1, 2005, and June 30, 2010, and 79 units between July 1, 2010, and June 30, 2015. Consistent with the Housing Production Plan, the RDA assumes the primary responsibility for conservation of units at-risk.

Regional Housing Needs

Previous sections of this Housing Element discuss existing housing needs of residents, including special housing needs. This section analyzes the need for housing production to accommodate the projected growth of both population and housing within Rancho Cucamonga.

Regional Housing Needs Assessment

Every five years, California law requires cities to plan to accommodate population and employment growth in their community through the implementation of responsive housing policies and programs. To assist in that effort HCD provides each regional Council of Governments (COGs) its share of the statewide housing need. In turn, all COGs, including the Southern California Association of Governments (SCAG), are required to determine the portion allocated to each jurisdiction in their region; this allocation process is referred to as the Regional Housing Needs Assessment (RHNA). All local governments, including Rancho Cucamonga, are required to set aside sufficient land, adopt programs, and provide funding (to the extent feasible), to facilitate and encourage housing production commensurate with that housing need.

The RHNA established a total housing construction need for the City, which is comprised of three factors, including the number of housing units needed to accommodate future population and employment growth, an allowance for the replacement of any housing units demolished and normal vacancy rates, and establishing a fair share allocation by different affordability levels.

Population and Employment Growth

In 2004, SCAG adopted their Regional Transportation Plan (RTP), which included a regional growth forecast, which is utilized to plan for transportation improvements throughout the planning area based on projected growth patterns. Rancho Cucamonga's housing need is based on SCAG's regional growth forecast adopted in the RTP. The household growth component is determined by calculating the expected population growth that will occur in Rancho Cucamonga from 2006 to 2014 and factoring in the expected employment growth that will occur within the region.

The majority of the population growth will occur as a result of housing development projects occurring in the Etiwanda and Etiwanda North areas, as well as infill within existing residential neighborhoods. Job growth is an important factor because it can place an additional demand for new housing. SCAG projects that Rancho Cucamonga's job base will increase by approximately 34,000 jobs over the next 20 years.

Vacancy and Demolition

The RHNA goal for new construction within Rancho Cucamonga incorporates additional units to accommodate two factors in the housing market: housing vacancy and housing demolition. This

"fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for housing needs, not only for its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for any anticipated housing demolition or changes in the vacancy rate to achieve an "ideal" vacancy rate for the City.

The vacancy factor is important as the housing market needs to have a certain number of vacant units to allow for sufficient choices. This helps maintain rents and prices at adequate rates, as too low of a vacancy rate encourages spikes in prices, and also encourages property owners to maintain and repair their property, helping provide stability to housing prices.

The RHNA goal also adjusts the construction need goal based on a need to replace units lost from residential use. This can include housing units lost through demolition, changes to other nonresidential land uses, loss through fire, or other natural causes. SCAG adjusts the City's housing production goals by a standard replacement factor which is based on the historical rate of units lost to demolition in each community.

RHNA Fair Share

The RHNA allocates to cities and counties within the SCAG region their "fair share" of the regions' projected housing need by household income group for the planning period. Rancho Cucamonga's construction need represents the total construction need to accommodate the expected increases in population and employment growth. For this Housing Element update, Rancho Cucamonga is allocated a RHNA of 1,282 housing units. The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate the housing units shown in the following table.

Table HE-33: Regional Housing Needs Allocation (RHNA), 2006 to 2014

Household Income Levels	Definition (Percent of AMI) ²	RHNA ¹	Units Built or Approved Remaining Need
Very Low Income ³	Less than 50%	317	24.7%
Low-Income	51 to 80%	216	16.8%
Moderate-Income	81% to 120%	245	19.1%
Above Moderate Income	Over 120%	504	33.9%
Total		1,282	100.0%

1. Building permits and units built since January 1, 2006 are credited towards the RHNA.
2. AMI – Area Median Income for the Riverside-San Bernardino-Ontario MSA
3. Pursuant to AB 2634, cities must project the number of extremely low income households (0-30% AMI) or assume 50 percent of the very low income allocation. As shown in Table 13, extremely low income households constitute 49.4 percent of the very low income group. Therefore, the City's RHNA of 317 very low income units can be split between 156 (49.4%) extremely low and 161 very low income units.

Source: SCAG, City of Rancho Cucamonga Building and Safety Department.

Housing Constraints

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

Governmental Constraints

California Government Code §65583(a)(5) requires "[a]n analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all incomes levels, ... including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures."

Land Use Policies

The General Plan Land Use element establishes the allowable land uses in Rancho Cucamonga; these land use categories are then implemented through development standards contained in the Development Code. Land use categories are provided to guide the development, intensity, or density of allowable development, and the permitted uses of land. The General Plan sets forth six primary residential land use categories and one mixed use residential-commercial land use category.

The Development Code implements the General Plan by establishing specific criteria for land development within each land use designation. These development criteria include, among others, building set back, height, parking, and land uses for each land use designation.

Table HE-34: General Plan Designations and Development Code Districts

General Plan Land Use Designation	Development Code Land Use District	Density ¹ (Dwelling Units per Acre ²)	Allowable Residential Uses
Very Low	VL	0.1 to 2 du/ac	Accommodates very low density single-family detached homes, with a minimum lot size of 20,000 square feet.
Low	L	2 to 4 du/ac	Accommodates low density single-family detached homes, with a minimum lot size of 7,200 square feet
Low Medium	LM	4 to 8 du/ac	Accommodates low-medium density single-family detached homes, single-family attached homes, or multiple-family uses (i.e., apartments, townhomes, and condominiums).
Medium	M	8 to 14 du/ac	Accommodates medium density multiple-family uses (i.e., apartments, townhomes, and condominiums).
Medium High	MH	14 to 24 du/ac	Accommodates medium high density multiple-family uses (i.e., apartments, townhomes, and condominiums).
High	H	24 to 30 du/ac	Accommodates high density multiple-family uses (i.e., apartments, townhomes, and condominiums).
Mixed Use	MU	8 to 30 du/ac	Accommodates a mix of residential and non-residential uses, with development regulations that ensure compatibility with nearby lower density residential development, as well as internal compatibility among varying uses.

1. The overall density of each development proposal must by itself fall within the applicable density range – a development that falls below the minimum density cannot be offset by another development that exceeds the maximum density.
2. Excluding land necessary for secondary and arterial streets.

Source: Rancho Cucamonga Planning Department.

Housing Policies

The following analysis of land use controls includes a discussion of residential land use categories, performance standard criteria, environmental assessment requirements, design

criteria, specific plan designations, development standards, and annexation potential. The City's land use controls establish conditions necessary to achieve the health, safety and general welfare of its residents, and provide for maintenance and development for housing available to all income levels.

Residential Land Use Categories

The General Plan Land Use element designates particular areas within the City for residential development. In identifying areas suitable for residential development the General Plan establishes six residential density categories and one mixed use residential-commercial land use category that are "intended to maximize public safety, achieve high quality site planning and design, retain significant natural resources, and ensure compatibility between uses." These residential densities permit both single-family and multiple-family housing development.

Table HE-35: Permitted Housing Types by Land Use District

Housing Type	Very Low	Low	Low-Medium	Medium	Medium-High	High	Mixed Use
Single-Family Detached	P ¹	P	P	P ²	NP	NP	P ²
Single-Family Attached (2 to 4 plex)	NP ¹	NP	P	P	P	P	P
Multiple-Family Dwellings	NP	NP	P ²	P	P	P	P
Second Dwelling Unit	P	P	P	NP	NP	NP	NP
Mobile Home Units	NP	P	P	P	P	P	P
Mobile Home Parks	C ¹	C	C	C	C	C	C

1. P = Designates a use permitted by right / C = Designates a conditionally permitted use / NP = Designates a prohibited use.
2. Permitted in conjunction with optional development standards.

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

Conventional Housing

The City of Rancho Cucamonga allows conventional single- and multiple-family housing in a wide variety of residential zones. Single-family housing is permitted in four residential zones and provides a density range of 0.1 to 14 dwelling units per gross acre; the density range for single-family attached and multiple-family dwellings is 4 to 30 dwelling units per acre.

The General Plan also allows residential development in two of its open space categories: Hillside Residential and Open Space. After environmental impacts are determined and mitigated, the Hillside Residential designation permits up to 2 dwelling units per acre. The Open Space designation identifies areas where land is to remain essentially open, but up to 1 dwelling unit per 10 acres is permitted. The remaining open space category is designated as Flood Control/Utility corridor, and no residential development is permitted under this designation.

Requirements for residential development are contained in the Development Code, two Community Plans (Terra Vista and Victoria), and two Specific Plans (Etiwanda and Etiwanda North). A third Community Plan (Caryn) was incorporated into the Development Code along with a commercial and industrial specific plan. Residential zoning categories and densities throughout are consistent with the City's General Plan. The basic development standards contained in these plans are generally consistent; however, they have been tailored to meet the specific needs identified within each of the community planning areas.

Mixed-Use Housing

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

Second Dwelling Units

Second dwelling units can provide an important source of affordable housing for persons and families of low and moderate income. In 2003 Rancho Cucamonga adopted code requirements relative to second dwelling units identifying that these units are permitted subject to certain design and development standards. To assist in informing the public of these standards, the City prepared a public information handout identifying the purpose, permitted zone, and applicable development standards relative to the placement these units.

Rancho Cucamonga permits second units on lots zoned for single-family uses and all second units must meet the general standards of the zoning district for the lot, including density, setback, design, architectural style (i.e., materials, colors, roofing, scale, surface treatment, and architectural details) of the primary residence, and must meet current building codes. A second unit is approved ministerially as a by-right use provided the following criteria are met: the lot contains an existing single-family residence, the unit may be constructed as an accessory building or attached to the primary residence, and is not for sale but for rental purposes only or by use of an immediate family member. A second unit may be established on lots that are a minimum of 10,000 square feet; the unit shall not exceed 640 square feet if the lot is less than 20,000 square feet and 950 square feet if the lot is greater than 20,000 square feet. Additionally, the second unit is limited to one story, shall have its own entrance separate from the primary residence, and shall provide one enclosed parking space per bedroom, but not to exceed two enclosed spaces per unit.

Since the adoption of these second unit provisions, the City has had several inquiries regarding second units, but only 1 second unit has been built during the past three years.

Mobile Home Parks and Manufactured Housing

The City permits mobile home units in all residential districts, except the Very Low Residential District, subject to the same property development standards and permitting process as a single-family detached home. The Rancho Cucamonga Development Code broadly defines mobile homes to include "a moveable or transportable vehicle, other than a motor vehicle, having no permanent foundation other than jacks, piers, wheels, or skirting, designed as a permanent structure intended for occupancy and designed for subsequent or repeated relocation." The placement of a mobile home unit includes the following criteria: the unit must be placed on a permanent foundation, the unit must be certified under the National Mobile Home Construction and Safety Act of 1974, and the placement is subject to Design Review Committee review to determine 1) the design of the unit is similar in character and appearance to other buildings in the area and 2) all development standards (i.e., setback, height, lot coverage) of the base district apply.

Mobile home parks are permitted in all residential districts subject to the approval of a Conditional Use Permit, and the placement of those units must meet all development standards of the base district. These standards will allow for the efficient use of the lot to accommodate the maximum number of mobile home units while providing sufficient room for amenities such as open space and utilities.

California Government Code §65852.3 generally states that a city shall allow the installation of manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 on all lots zoned for single-family residential dwellings. Essentially, a city may not require an administrative permit, planning or development process, or other discretionary requirement that is not imposed on a conventional single-family dwelling. Because the Rancho Cucamonga Development Code does not define a manufactured home, but does define a mobile home, manufactured housing could inadvertently be placed into the wrong category inconsistent with State law. This creates the potential for confusion as to whether certain uses can or cannot be permitted, whether design regulations can be required, and creates a constraint to the provision of such housing. The Housing Plan specifies a program to define and distinguish manufactured housing from mobile homes, set forth appropriate architectural guidelines, and define the process for approving or disapproving the installation of manufactured housing.

Residential Care Facilities

California law states that disabled persons, children, and adults who require supervised care are entitled to live in normal residential settings and preempts cities from imposing many regulations on community care facilities. California Health and Safety Code §1500, Et seq., establishes that group homes serving six or fewer persons be: 1) treated the same as any other residential use, 2) allowed by right in all residential zones, and 3) be subject to the same development standards, fees, taxes, and permit procedures as those imposed on the same type of housing in the same zone.

Rancho Cucamonga allows State-licensed residential care facilities serving six or fewer persons by right in all residential zones. In compliance with State law, these facilities are treated like any other residential use in the same single-family or multiple-family residential zones. The City also permits residential care facilities serving seven or more residents in the Low Medium, Medium, Medium High, and High residential districts subject to the approval of a Conditional Use Permit. The Development Code provides a clear definition of residential care facility, but does not distinguish between a board and care home, sober living facility, or housing for homeless people, nor does it provide guidance regarding how to permit or regulate these facilities in a manner compatible with residential neighborhoods. As a result, some facilities could be unduly denied permission to locate in Rancho Cucamonga while others could be allowed by right, even in cases where the City actually has the authority to impose reasonable regulations.

To eliminate confusion in the implementation of the Development Code, comply with the intent of fair housing laws, and ensure clarity in the permitting process, the Housing Element contains a new program to define residential care facilities consistent with State law and specify or affirm the permitting processes required for these uses under State law. This will ensure that licensed facilities are appropriately permitted in a manner consistent with the Government Code and fair housing law.

The Housing Element could also specify an additional program for facilities not licensed or regulated by the State of California or those in which the City can exercise greater discretionary authority. These include board and care/rooming facilities, parolee homes, transitional housing, and other such uses. This type of program will clearly specify the zoning and permitting requirements for such uses and ensure that the City can exercise appropriate regulatory oversight within the parameters of fair housing law.

Emergency Shelters

Emergency shelters are the first step in a continuum of care and provide shelter to families and/or individuals on a limited short-term basis. The Development Code defines emergency shelters as "*short-term accommodations on a first-come, first serve basis, with no guaranteed bed for a subsequent night.*"

Senate Bill 2 (SB 2), codified at Government Code §65583, was enacted by the State Legislature in 2007 to address the States growing problem of homelessness. SB 2 requires local governments to identify one or more zoning categories that allow emergency shelters without a Conditional Use Permit or other discretionary permit. Cities may apply limited conditions to the approval of ministerial permits for emergency shelters, however, the identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development, and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, such use. As previously discussed in the Housing Needs Assessment, Rancho Cucamonga has an estimated 122 homeless people, based on a homeless count conducted by the San Bernardino County Homeless Census and Survey. This count includes 48 individuals, 14 people in families, and 60 people in cars/RV's/vans; the sheltered count included only the 14 people in families.

Rancho Cucamonga currently permits emergency shelters in various commercial (General Commercial District citywide) and industrial districts (General Industrial District, Subareas 1, 3, 4, and 5), subject to the approval of a Conditional Use Permit, but not within any residential districts; however, even with these provisions there are no emergency shelters located within the City. The City will amend the Development Code within one year of adoption of the Housing Element to specifically identify emergency shelters as a permitted use in the General Commercial (GC)

District, as well as establish procedures and development standards (i.e., maximum number of beds, provisions for onsite management, length of stay, off-street parking based on demonstrated need, proximity of other shelters, and security) to facilitate the creation of emergency shelters.

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

The GC District is characterized by a mix of small (less than 1 acre), medium (1 to 5 acres), and large (over 5 acres) sized parcels. The GC District contains 470 acres, 330 of which are developed with a variety of commercial developments, and some properties are underutilized and suitable for renovation/conversion to an emergency shelter. The GC District includes 140 acres of vacant land on 96 parcels, with an average parcel size of 63,565 square feet (this includes 77 parcels under 1 acre, 12 parcels between 1 to 5 acres, and 7 parcels in excess of 5 acres). This broad variety of parcel sizes and land use intensities provides excellent flexibility and therefore numerous options to parties interested in operating emergency shelters. The City has an identified unsheltered homeless population of 108 persons (122 total homeless minus 14 sheltered equals 108 unsheltered). The GC District has adequate capacity to accommodate this homeless population either in one large shelter or several small shelters.

Transitional Housing

Transitional housing facilities are designed to accommodate homeless individuals and families for a longer stay than in emergency shelters, as the residents stabilize their lives. California Health and Safety Code §50675.2 defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent and stable living situation. Transitional housing may take several forms, including group quarters, single-family homes, and multi-family housing, and typically offers case management and supportive services to help return people to independent living.

Currently, the Development Code defines transitional housing as uses that allow for an extended stay (longer than an immediate need for housing) and provides support services for the occupants (i.e., medical aid, employment, and housing counseling), but does not permit the establishment of transitional housing uses within the City. The City will amend the Development Code to permit transitional housing facilities serving six or fewer clients by right in all residential districts. The Development Code will also be amended to differentiate transitional housing provided as group quarters versus transitional housing provided as multi-family housing developments. Where transitional housing facilities operate as group quarters assisting up to six residents, such uses will be permitted as residential care facilities, and where transitional housing facilities operate as multi-family housing developments, such uses will be permitted where multi-family housing is permitted.

Supportive Housing

Supportive housing is affordable housing with onsite or offsite services that help a person or family with multiple barriers to employment and housing stability. Supportive housing is a link between housing providers and social services for the homeless, people with disabilities, and a variety of other special needs populations. California Health and Safety Code §50675.14 defines "supportive housing" as housing with no limit on length of stay, that is occupied by the target population (i.e., persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible

for services provided under the Lanterman Developmental Disabilities Services Act), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Currently, the City's Development Code does not address supportive housing. Similar to transitional housing, supportive housing can take several forms, including group quarters, single-family homes, and multi-family housing complexes. The Development Code will be amended to permit supportive housing facilities serving six or fewer residents by right in all residential districts. The City will also amend the Development Code to differentiate supportive housing in the form of group quarters versus multi-family housing developments. Where supportive housing facilities operate as group quarters assisting up to six residents, such uses will be permitted as residential care facilities, and where supportive housing facilities operate as multi-family housing developments, such uses will be permitted where multi-family housing is permitted.

Single-Room Occupancy

Single-Room Occupancy (SRO) units provide affordable housing opportunities for certain segments of the community such as, seniors, students, and single workers and are intended for occupancy by a single individual. They are distinct from a studio apartment or efficiency unit, in that a studio apartment is a one-room unit that must contain a kitchen and bathroom. To address this potential housing need the City will amend the Development Code to facilitate the provision of SRO units consistent with SB 2. SRO units will be conditionally permitted in the Medium (M) Residential District, Medium-High (MH) Residential District, High (H) Residential District, and Mixed-Use (MU) Districts as a use in conjunction with other multi-family housing or mixed use developments. Conditions of approval for SRO units will relate to the performance characteristics of a proposed facility, such as parking, security, management, availability of public transportation, and access to commercial land uses.

Development Standards

Performance Standard Criteria

The Development Code, as well as any applicable specific plans, utilizes a performance standard of development through a use of density ranges. The density achieved is based on an analysis of environmental constraints and design criteria (i.e., setback, lot coverage, parking, and landscaping).

Environmental Assessment

An environmental assessment is required for each development project. The site-specific assessment is tiered from the Master Environmental Assessment (MEA) that was prepared for the 2000 update of the General Plan. (A new environmental assessment is being prepared for the 2010 update of the General Plan. Any new information that becomes available prior to certification of the new environmental assessment will be considered in the drafting of this Housing Element). For instance, the City's Hillside Development Regulations were enacted to address grading and design issues on parcels with slope issues. In most instances, these instruments clearly set the environmental constraints on the site, including the potential maximum density, and serve to expedite development. Where additional site-specific information is needed, special studies are requested.

Design Criteria

Design criteria are established under the Basic and Optional Development Standards. A subdivision designed to meet the City's Basic Development Standards will be permitted to develop at densities that are at the lower end of the density range appropriate to the zone, but within the limits of the Basic Development Standards. In order to qualify for the Optional Development Standards, a developer may provide such features as a larger percentage of open space, more than the minimum requirement for landscaping, and more than the minimum requirement for recreational facilities. Such projects will be allowed to develop at the higher end of the density range appropriate to the zone. Further, under the Optional Standards, many of the basic development requirements such as setbacks and lot coverage may be reduced to accommodate projects at higher densities.

Specific Plan Designations

Standards for the Terra Vista and Victoria planned communities are more innovative than those contained in the Development Code. For example, cluster development is automatically assumed in the higher density categories, but in the planned communities it is also allowed in the Low-Medium and Medium residential categories. Both plans were designed to allow flexibility in trading densities among different areas within each plan without requiring a General Plan Amendment, as long as the maximum density permitted by the plan is not exceeded. Both plans permit each residential land use designation to be stepped up or down one category, except for the Medium residential category that allows two steps up, to either the Medium-High or High density range.

The Etiwanda Specific Plan (ESP) and Etiwanda North Specific Plan (ENSP) are designed to reflect the unique community character within each of these planning areas. The ENSP primarily serves as a pre-zone for the City's Sphere-of-Influence.

Rural character is a dominant feature of the historic Etiwanda community. Although low-density housing is encouraged, zoning includes areas for all income levels. The rugged, natural open character of the Etiwanda North area provides constraints to development. Safety hazards and the high cost of extending infrastructure to the area make it most suitable for lower density single-family housing. No multi-family housing is proposed for the Etiwanda North area.

Residential Development Standards

There have been no significant changes in residential standards since the 1983 adoption of the Rancho Cucamonga Development Code; minor changes have brought the Development Code into compliance with changes in State legislation. Prior to completion of the 1989 update of the Housing Element, Hillside Development Regulations were adopted to codify long-standing hillside development polices. The Basic Development Standards (Development Code Table 17.08.040-B) and Optional Development Standards (Development Code Table 17.08.040-C) are provided in the following tables.

Table HE-36: Basic Development Standards

	VL	L	LM	M	MH	H
Lot Area:						
Minimum Net Average	22,500	8,000	6,000	3 ac ^(L)	3 ac ^(L)	3 ac ^(L)
Minimum Net	20,000	7,200	5,000	3 ac ^(L)	3 ac ^(L)	3 ac ^(L)
Dwelling Units ^(A) (Permitted Per Acre)	Up to 2	Up to 4	Up to 6	Up to 11	Up to 19	Up to 27
Minimum Dwelling Unit Size: ^(I)						
Single Family Attached And Detached	1,000 sq. ft. ^(H) Regardless of district					
Multiple Family Dwellings ^(J)						
Efficiency/Studio	500 sq. ft. Regardless of district					
One Bedroom	650 sq. ft. Regardless of district					
Two Bedroom	800 sq. ft. Regardless of district					
Three Or More Bedrooms	950 sq. ft. Regardless of district					
Lot Dimensions:						
Minimum Width (@ Required Front Setback)	90 Avg. Vary +/- 10	65 Avg. Vary +/- 5	50 Avg. Vary +/- 5	N/R	N/R	N/R
Min. Corner Lot Width	100	70	50	N/R	N/R	N/R
Minimum Depth	200	100	90	N/R	N/R	N/R
Minimum Frontage	50	40	30	100	100	100
Min. Flag Lot Frontage	30	20	20	50	50	50
Setbacks: ^{(B)(M)}						
Front Yard ^{(C)(E)}	42 Avg. Vary +/- 5	37 Avg. Vary +/- 5	32 Avg. Vary +/- 5	37 Avg. Vary +/- 5	N/R	N/R
Corner Side Yard	27	27	22	27	N/R	N/R
Interior Side Yard	10 / 15	5 / 10	5 / 10	10 ^(D)	N/R	N/R
Rear Yard	60	20	15	10 ^(D)	N/R	N/R
At Interior Site Boundary (DU/Acc.)	30 / 5	20 / 5	15 / 5	15 / 5 ^(D)	15 / 5 ^(D)	15 / 5 ^(D)
Residential Building Separations ^(M)	N/R	N/R	Required			
Height Limitation ^(K)	35	35	35	35 ^(F)	40 ^(F)	55 ^(F)
Lot Coverage (Maximum %) ^(M)	25%	40%	50%	50%	50%	50%
Open Space Required:						
Private Open Space (1 st / 2 nd floor)	2,000 / N/R	1,000 / N/R	300 / 150	255 / 150	150 / 100	150 / 100
Common Open Space ^(A) (Minimum)	N/R	N/R	N/R	30%	30%	30%
Usable Open Space ^(A)	65%	60%	40%	35%	35%	35%
Recreation Area/Facility	N/R	N/R	N/R	Required		
Landscaping	^(G)	^(G)	^(G)	Required		
Amenities	N/R	N/R	N/R	Required		

N/R = Not Required

Notes:

(A) Excluding land necessary for secondary streets and arterials and in hillside areas shall be dependent on the slope/capacity factor.

(B) As measured from the ultimate curb face on public or private streets.

(C) Variable front yards allowed.

(D) Add 10 feet if adjacent VL, L or LM district.

(E) Less than 18 feet from back of sidewalk requires automatic garage door openers.

(F) Limit one story within 100 feet of VL or L district for multiple-family dwellings.

(G) Perimeter landscaping and interior street trees.

(H) A single-family detached dwelling less than 1,000 square feet may be authorized when a development exhibits innovative qualities in tract, plot, and architectural design through the approval of a Conditional Use Permit.

(I) Senior citizens projects are exempt from this requirement.

(J) To assure that smaller units are not concentrated in any one area or project, the following percentage limitations of the total number of units shall apply: 10 percent for efficiency/studio and 35 percent for one bedroom or up to 35 percent combined. Subject to a Conditional Use Permit, the Planning Commission may authorize a greater ratio of efficiency or one-bedroom units when a development exhibits innovative design qualities and a balance mix of unit sizes and types.

(K) In hillside areas, height shall be limited to 30 feet.

(L) On existing lots of record, parcels less than 3 acres or less that the required minimum frontage may only be developed at the lowest end of the permitted density range.

(M) Additional standards apply to the Caryn Planned Community.

Source: Based on RCMC Table 17.08.040-B – Basic Development Standards.

Table HE-37: Optional Development Standards

	L	LM	M	MH	H
Minimum Site Area (Gross)	5 ac	5 ac	5 ac	5 ac	5 ac
Lot Area (Minimum Net Average)	Variation Required	^(I)	Variation Required	5 ac	5 ac
Dwelling Units ^(A) (Permitted per acre)	Up to 4	Up to 8	Up to 14	Up to 24	Up to 30
Minimum Dwelling Unit Size: ^(J) Single Family Attached and Detached Dwelling	1,000 sq. ft. ^(G) regardless of district				
Multiple Family Dwellings ^(K) Efficiency/Studio	N/R	550 sq. ft. Regardless of district			
One Bedroom	N/R	650 sq. ft. Regardless of district			
Two Bedroom	N/R	800 sq. ft. Regardless of district			
Three or More Bedrooms	N/R	950 sq. ft. Regardless of district			
Lot Dimensions: Minimum Width (@ Required Front Setback)	Variation Required	^(I)	Variation Required	N/R	N/R
Minimum Depth	Variation Required			N/R	N/R
Setbacks: ^(B) Local Street	42 Avg. Vary +/-5	^(I)	42 Avg. Vary +/-5	42 Avg. Vary +/-5	47 Avg. Vary +/-5
Private Street or Driveway	32 Avg. Vary +/-5	15 Avg. Vary +/-5 ^(E)	5 ^(E)	5 ^(E)	5 ^(E)
Corner Side Yard	17 ^(E)	10 ^(E)	5 ^(E)	N/R	N/R
Interior Side Yard	5 / 10 ^(H)	^(I)	10 ^{(D)/(H)}	N/R	N/R
Interior Site Boundary (DU/Acc.)	20 / 5	15 / 5	20 / 5 ^(D)	20 / 5 ^(D)	20 / 5 ^(D)
Residential Building Separations: Front To Front	25	25	Required		
Other	10	10	Required		
Height Limitations	35	35	35 ^(C)	40 ^(C)	55 ^(C)
Other Space Required: Private Open Space (Ground Floor/Upper Story Unit)	1,000 / N/R	300 / 150	225 / 150	150 / 100	150 / 100
Common Open Space ^(A) (Minimum)	5%	10%	35%	35%	35%
Usable Open Space ^(A)	60%	45%	40%	40%	40%
Recreation Area/Facility	N/R	Required			
Landscaping	^(F)	Required			
Front Yard Landscaping	Required				
Energy Conservation	N/R	Required			
Amenities	N/R	N/R	Required		

N/R = Not Required

Notes:

(A) Excluding land necessary for secondary streets and arterials and in hillside areas.

(B) As measured from the ultimate curb face on public and private streets.

(C) Limit one story within 100 feet of VL or L district for multiple-family dwellings.

(D) Add 10 feet adjacent to VL, L, or LM district.

(E) Less than 18 feet from back of sidewalk within condominium, townhouse, or apartment requires automatic garage door openers. Garage setback is 10 feet minimum if side entry garage used within single-family detached/semi-detached development.

(F) Perimeter landscaping and interior street trees.

(G) A single-family detached dwelling less than 900 square feet will require the approval of a Conditional Use Permit.

(H) Zero lot dwellings permitted.

(I) Refer to applicable Development Code tables.

(J) Senior citizens projects are exempted from this requirement.

(K) To assure that smaller units are not concentrated in any one are or project, the following percentage limitations of the total number of units shall apply: 10 percent for efficiency/studio and 35 percent for one bedroom or up to 35 percent combined. Subject to a Conditional Use Permit, the Planning Commission may authorize a greater ratio of efficiency or one-bedroom units when a development exhibits innovative design qualities and a balance mix of unit sizes and types.

(L) In hillside areas, heights shall be limited to 30 feet.

Source: Based on RCMC Table 17.08.040.C – Optional Development Standards.

Overall, development standards are based upon acceptable provisions and are not exceptional or unusual and, in fact, are consistent with those of surrounding communities. The provisions allowed under the Terra Vista and Victoria Community Plans are somewhat less demanding than those contained in the Development Code and the ESP, but this reflects the unique community character within each of these planning areas.

Building standards, such as parking and height requirements, generally do not provide a constraint to development. Typically, building heights are permitted to increase as density increases. Parking is based upon the unit type and number of bedrooms. Carports are permitted

in multi-family developments when approved by the Design Review Committee. The variability of these development standards permits a wide variety of housing types, including single-family and multi-family, rental and ownership, and mobile homes. Application of these development standards to the remaining vacant land resources will continue to provide a broad range of housing alternatives consistent with the City's share of the Regional Housing Need.

Terra Vista Community Plan Development Standards

The Terra Vista Community Plan (TVCP) was originally approved by the City Council on February 16, 1983. Since its approval, the majority of the TVCP has been constructed with only a few sites remaining before build-out. Development standards are more flexible than typical Development Code standards in order to allow for a creative and cohesive design throughout the planned community for each land use density. No maximum lot coverage is required for development provided that setback and open space requirements are met. Based on the development criteria outlined below, the TVCP does not preclude the feasibility of achieving maximum densities, and when coupled with a Density Bonus Housing Agreement would exceed allowable TVCP densities for the development of affordable housing units.

Table HE-38: Terra Vista Community Plan Development Standards

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

Note: The only vacant residential land within the TVCP is within the High Residential Districts, so only those standards were discussed.

Source: Terra Vista Community Plan.

Victoria Community Plan Development Standards

The Victoria Community Plan (VCP) was originally approved by the City Council on May 20, 1981. Since its approval, the majority of the VCP has been constructed with only a few sites remaining before build-out. Currently, only one site remains in the VCP that is zoned High Residential (24-30 units). The VCP provides for typical lot development, as well as innovative and cluster housing standards, which allows for more creativity and flexibility in achieving maximum density yields. The following is a summary and discussion of the specific design criteria and performance standards that affect density yields and affordable housing production, and based on these criteria, the VCP does not preclude the feasibility of achieving maximum densities.

Table HE-39: Victoria Community Plan Development Standards

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

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

Source: Victoria Community Plan.

Lot Standards

Minimum lot size requirements range from 30,000 to 40,000 square feet in large estate residential areas, to 5,000 to 7,200 square feet for most single-family residential areas. The minimum lot size required in higher density multi-family developments is 3 acres, however, existing legal parcels less than 3 acres may only be developed at the minimum of the density range.

Residential Densities

Residential densities range from 0.1 to 2 units per acre for the Very Low Residential District, up to 24 to 30 units per acre for the High Residential District. The Terra Vista Community Plan permits residential densities in the High Residential District up to 30 units to the acre.

Lot Coverage

Lot coverage (i.e., the area of a lot covered by the building footprint, plus roof overhang) is permitted up to 25 percent in the Very Low Residential District (20 percent in the ESP). The Low Residential District allows for a maximum of 40 percent lot coverage while the Medium to High Residential Districts allow up to 50 percent lot coverage, with no maximum lot coverage requirement in the Victoria Community Plan or Terra Vista Community Plan.

Height Limits

The Very Low to Medium Residential Districts permit a building height up to 35 feet, while the Medium High and High Residential Districts permit a building height up to 45 feet and 55 feet, respectively. A limit of 65 feet applies to the High Residential District of the Terra Vista Community Plan. Height restrictions are not considered a significant constraint to housing development in Rancho Cucamonga.

Parking Standards

Parking standards are currently similar to those utilized in other cities and is based on a standard requirement of 2 spaces within a garage for single-family detached units, and a sliding scale, depending on the number of bedrooms per unit, for cluster development (condominium, townhome, apartment, etc). Multi-family conventional parking standards are based on the following:

Table HE-40: Multi-Family Parking Standards

Unit Type	Parking Requirement
Studio	1.3 spaces per unit
One Bedroom	1.5 spaces per unit
Two Bedrooms	1.8 spaces per unit
Three or More Bedrooms	2.0 spaces per unit
Four or More Bedrooms	2.3 spaces per unit

Source: Rancho Cucamonga Development Code.

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

To mitigate the impact that parking requirements may have upon affordable housing projects, the City adopted Affordable Housing Incentive/Density Bonus Provisions (discussed below). Under these standards parking requirements do not hinder the availability and affordability of housing as the City permits a reduction of these on-site parking requirements, among other standards, in the development of affordable housing projects. The implementation of the Affordable Housing Incentives/Density Bonus Provisions permits the following reduction in parking requirements to accommodate development of affordable housing projects.

Table HE-41: Density Bonus Provisions Parking Standards

Unit Type	Parking Requirement
0 – 1 Bedrooms	1.0 on-site spaces per unit
2 – 3 Bedrooms	2.0 on-site spaces per unit
4 or More Bedrooms	2.5 on-site spaces per unit

Parking is inclusive of handicapped and guest parking requirements.

Source: Rancho Cucamonga Development Code.

Performance Standards and Design Criteria Analysis

The following analysis demonstrates that the imposition of the City's Performance Standards is not an impediment to the development of residential units at the upper range of maximum allowable densities as part of the City's Optional Development Standards.

Open Space

Building setbacks and open space requirements are established to ensure that sufficient privacy and open space are provided to enhance and maintain the quality of life within residential neighborhoods. These requirements are necessary to mitigate traffic noise, provide privacy from neighbors, and other noise generating uses that may affect an individual's quality of life.

The established open space requirements for multi-family housing include both common and private open space. Overall, the setbacks and open space requirements are considered typical for residential uses in western San Bernardino County.

Recreation Area/Facility

Recreational amenities in conjunction with common open space are required for development under the Medium to High residential densities. These amenities are required to provide for active recreation opportunities for development residents. The required amenities are as follows:

- 1) Development consisting of 30 units or less shall provide three of the following recreational amenities:
 - a. Large open lawn area, one of the dimensions shall be a minimum of 50 feet.
 - b. Enclosed tot lot with multiple play equipment.
 - c. Spa or pool.
 - d. Barbecue facility equipped with grill, picnic benches, etc.

- 2) Development consisting of 31 units to 100 units shall provide another set of recreational amenities, or equivalent, as approved by the Planning Commission.
- 3) Development consisting of 101 units to 200 units shall provide five of the following recreational amenities, or equivalent, as approved by the Planning Commission:
 - a. Large open lawn, one of the dimensions shall be a minimum of 100 feet.
 - b. Multiple enclosed tot lots with multiple play equipment. The tot lots shall be conveniently located throughout the site. The number of tot lots and their location shall be subject to Planning Commission review and approval.
 - c. Pool and spa.
 - d. Community multi-purpose room equipped with kitchen, defined areas for games, exercises, etc.
 - e. Barbecue facilities equipped with multiple grills, picnic benches, etc. The barbecue facilities shall be conveniently located throughout the site. The number of barbecue facilities and their locations shall be subject to Planning Commission review and approval.
 - f. Court facilities (e.g., tennis, volleyball, basketball, etc.).
 - g. Jogging/walking trails with exercise stations.
- 4) For each 100 units above the first 200 units, another set of recreational amenities, as described above, shall be provided.
- 5) Other recreational amenities not listed above may be considered subject to Planning Commission review and approval.
- 6) Related recreational activities may be grouped together and located at any one area of the common open space areas.
- 7) Dispersal of recreational facilities throughout the site shall be required for developments with multiple recreational facilities.
- 8) All recreation areas or facilities required by this section shall be maintained by private homeowners' associations, property owners, or private assessment districts.

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

Landscaping

Landscaping is required for both single-family and multi-family projects and is provided for aesthetic as well as functional reasons. For multi-family projects, particularly in the Medium to High Residential Districts, landscaping is provided as a percentage of the project site and provides many essential functions for the community including: beauty, shading, wind protection, screening, noise buffering, and air filtering. Within the Low Medium to High Residential Districts, the City's landscape standards require a number of trees per gross acre; however these trees are dispersed throughout the project in areas that include setback areas, in building to building separation areas, around the project perimeter, throughout the parking lot, and around both passive and active recreation areas. This requirement has no impact on achieving maximum density as there are sufficient areas within a project to provide project landscaping. In addition, the City's Affordable Housing Incentives/Density Bonus Provisions include incentives that could allow a reduction in "other site or construction conditions applicable to a residential development", which could include a reduction in project landscaping.

Energy Conservation

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

Energy conservation standards requiring energy efficient appliances do not impact project density and will not impact project development costs. Operation costs to the tenants will be significantly lower with the use of energy efficient appliances.

Amenities

Amenities are provided to enhance the quality of life for multi-family developments and require that 1) each unit shall be provided with a minimum of 125 cubic feet of exterior lockable storage space and 2) that each unit shall be provided with a hook-up for a washing machine and cloths dryer. The purpose of the amenities requirement is essentially to improve the livability by improving the functionality of each residential unit. These amenities are approved through Planning Commission review, do not impact the ability to achieve maximum density, and have a negligible impact on housing development and costs.

Annexation Potential

The City's Sphere-of-Influence is located north of the City between the City limits and the National Forest Boundary in environmentally hazardous and sensitive areas. The resulting constraints limit the range of potential residential development. Annexations have added "Low" and "Very Low" single-family residential development areas to the City.

The ENSP was adopted on April 1, 1992 as a pre-zone for future annexation. Land in the Sphere-of-Influence lacks urban infrastructure, and much of the area is expected to remain as open space. Developable areas have slopes in excess of 8 percent and are subject to the City's Hillside Development Regulations. Residential development in the sphere areas will be more expensive and at lower average density than residential development within the current City boundaries; this is because of expected lower densities due to slope constraints, costs to extend utilities and infrastructure, and the cost of land. Consequently, any future annexations are expected to provide sites for move-up rather than for affordable housing.

Building Codes and their Enforcement

Building Code Requirements

The City has adopted the 2007 California Building Code (CBC), which is largely based on the International Building Code, to address building code requirements. Under State law, this code can be amended by local governments only for to geological, topographical, or climatological reasons. Adoption of the CBC incorporated the International Building Code, the California Mechanical Code incorporated the Uniform Mechanical Code, the California Plumbing Code incorporated the Uniform Plumbing Code, the California Electrical Code incorporated the National Electrical Code, and the California Fire Code incorporated the International Fire Code. These codes are considered to be the minimum necessary to protect the public health, safety, and welfare, and are not considered an unnecessary constraint to housing.

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

historic homes.

As discussed previously, the housing stock is in relatively good condition. For those structures that do need repair, the City enforces those standards and regulations that ensure reasonable and adequate life safety. The application of these standards allow for the exercise of judgment, as permitted in the code, so that older buildings built under less demanding regulations are not unduly penalized.

Code Enforcement

The Code Enforcement Division enforces the Municipal Code. Areas of concern include property maintenance and aesthetics, land use and zoning compliance, parking control, animal regulation, permits and development compliance, weed abatement, vector control, and graffiti removal. The Code Enforcement Division primarily operates on a complaint response basis.

Once a violation is reported, a Code Enforcement Officer makes contact and issues notice requesting correction of the violation. If progress toward compliance is not observed within a specified amount of time, a multi-step process begins that involves additional notices. As a last resort, a formal nuisance abatement process is followed, an Administrative Citation may be issued, or criminal proceedings may be sought. The overall emphasis of the Code Enforcement program is to ensure that progress toward correction of violations is achieved on a voluntary basis. One focus of the Code Enforcement program has been toward ordinance improvement in order to provide a strong foundation in law to back up requests for code compliance.

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

Off-Site Improvements

New construction within the City triggers Ordinance 58, which requires as a condition of project approval, the completion of all street frontage improvements. These improvements are primarily street and storm drain improvements; although the undergrounding of utilities may also be required. With undergrounding of utility lines there is an aesthetic benefit, but there is also a public safety concern. This is because Rancho Cucamonga is subject to extremely high winds, and hazardous conditions can be created when utility poles or utility lines break. Therefore, site improvement requirements are the minimum necessary for public safety and cannot be viewed as a constraint to development.

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

The City and other public agencies charge fees that may affect the price of housing. However, the fees such as drainage, transportation, water, and sewer are necessary for public health and safety, while other fees provide for public amenities, including park development and beautification. Finally, processing fees reimburse the City for a portion of the cost of processing development review applications. The RDA provides financial subsidies to affordable housing developments in order to offset the impact of development fees.

Fees and Other Exactions

Planning Fees

The City charges a range of development fees and exactions to recover the costs of providing services to new development. Fees are designed to ensure that developers pay a fair pro-rata fair share of the cost of providing infrastructure and to compensate the City for the cost of processing the application. These fees are not considered excessive and are comparable to surrounding communities. Application fees are established by a Fee Study, which analyzes a number of factors including processing time, number of people needed to review an application relative to the application received. This Fee Study is then used to determine the actual fees which are reviewed and adopted by City Council. The current Fee Study is tied to the Consumer Price Index (CPI) and application fees automatically increase each year based on the prior years CPI. The following table summarizes the Planning Department fee requirements for residential development applications.

Table HE-42: Planning Department Application Fees

Application	Application Fee
Annexation	\$9,259
Development Agreement	\$11,157
Development Code Amendment	\$1,535
Development/Design Review	\$11,335
Development/Design Review (4 du's or less)	\$6,360
Development District Amendment	\$7,978
Environmental Impact Report – Preparation	\$28,316
Environmental Impact Report – Review Only	\$3,693
Environmental Impact Report – Review (sensitive)	\$4,766
General Plan Amendment	\$11,477
Hillside Development Review (5 or more du's)	\$6,306
Hillside Development Review (4 or less du's)	\$5,745
Initial Study	\$1,686
Minor Exception	\$450
Mitigation Plan – Complex	See Deposit Section Below
Mitigation Plan – Simple	\$557
Pre-Application Review (Planning Commission)	\$5,212
Preliminary Review	\$4,674
Specific/Community Plan, New	\$10,036
Specific/Community Plan Amendment	\$3,366 – plus \$338 per acre (max \$10,106)
Tentative Parcel Map	\$6,917
Tentative Tract Map	\$12,710
Time Extension	\$507
Tree Removal – New Development	\$694
Variance	\$2,080
Variance (4 du's or less)	\$2,084
Deposits	
Challenge to Environmental Studies	\$5,877
Mitigation Plan - Complex	\$1,175

Source: Rancho Cucamonga Planning Department 2009.

Building Permit Fees

The following table itemizes fees charged for prototypical projects in Rancho Cucamonga. As previously mentioned, these fees are designed to ensure that developers pay a pro-rata fair share of the cost of providing infrastructure and to compensate the City for the cost of processing the application. For instance, Planning and Building fees (building inspection, plan review, and WQMP) recover the cost of processing applications, issuing building permits, building inspections, and providing services; local impact fees (drainage, transportation, beautification, and park

development) are charged for the construction of infrastructure to serve new housing; and regional impact fees (schools, water, and wastewater) are charged by regional or government entities to provide infrastructure and services for new development.

A new fee imposed on the development of single-family homes is the fee associated with the plan check of a Water Quality Management Plan (WQMP). The WQMP plan check may be included as part of a separate grading plan check or combined with the building plan check. The fee is based on an hourly rate of \$114.84 and may amount to several hours time depending on the level of review. Fire Department plan check fees are incorporated into the Building and Safety Plan Check fee and are not assessed separately.

Between 2000 and 2008, the fees for SFR and MFR building permits increased approximately 98 percent. This fee increase due to the fact that the City historically had fees lower than what it actually cost the City to process a development application. Following an extensive Fee Study in 2001-2002, the City increased its application and permit fees. Planning and Building fees were increased to fully recoup the cost of staff time to process a project, and increases in local and regional impact fees were the result of increases in the cost to provide the identified service or to develop public facilities to serve new development. Although some fees have increased significantly, the Beautification fee applied to residential development has not increased. These fees are based upon the cost the City to provide the identified services, are consistent with those fees charged by neighboring jurisdictions in the western San Bernardino County region, and do not impose an impediment to the supply or affordability of SFR and MFR housing. It is important to note that over 52 percent of those identified fees are levied by the CVWD, not the City. CVWD fees for each housing unit (both SFR & MFR) include the water meter, meter box, water capacity fee, sewer capacity fee, and capital capacity fee (paid to the Inland Empire Utilities Agency (IEUA)).

These fee increases also affect typical multi-family development as the building permit fee calculations are the same for both single family and multifamily projects. As discussed above, these fees are consistent with those of other cities in the western San Bernardino County region and do not preclude or significantly impact the supply or affordability of housing. Based upon the following table, fees charged for multi-family development average \$24,872.61 per unit, which, based on analysis of other cities in western San Bernardino County is less than or comparable to the fees of other cities in the area. These fees do not preclude or significantly impact the supply or affordability of housing.

Table HE-43: Residential Development Fees

Type Of Fee	Single Family ¹ (SFR) – 2009	Multiple-Family ² (MFR) – 2009
Building Inspection	\$892.34	\$4,238.94
Plan Review	\$1,182.87	\$5,619.06
WQMP ³	\$354.81	\$491.73
Drainage	\$3,339.00	\$36,860.00
Transportation	\$4,654.00	\$44,672.00
Beautification	\$253.00	\$3,360.00
Park Development	\$4,207.00	\$42,208.00
Water & Sewer (CVWD) ⁴	\$16,282.00	\$260,512.00
School Fees ⁵	Calculated by applicable School District	
Total	\$31,165.02	\$397,961.73

1. Fees based on a proposed 1,265 square foot residence, 2-car garage, 8,000 square foot lot, no decks or patios, and located in the Low Density Residential District.
2. Fees based on a proposed 2 acre, 16 unit complex, with an average 1,050 square feet in the Medium Residential District.
3. WQMP assumes a 2 hour review.
4. VWD fees are \$16,282 per unit (SFR & MFR).
5. Does not include school fees.

Source: Rancho Cucamonga 2009 City Fee Schedule and CVWD.

Based on an analysis of the existing home market, the median price of existing homes has

increased from approximately \$173,000 in 1999 to approximately \$545,000 in 2007; an increase of 215.0 percent. Assuming the median price reflects the price of a new home, in 2000, fees represented 10.5 percent of the total cost of a new home, and in 2007, these fees represented 5.3 percent of the total price. This decrease in the percentage is primarily the result of a significant increase in the cost of a home, both new and resale, and although development fees have also increased significantly, the rate of increase was far below the rate of increase in home value during the same time period.

The following table identifies the hypothetical fees that would be collected for the development of a new 1,265 square foot residence and a 16-unit multifamily development. These fees would be approximately \$31,165.02 and \$24,872.61 per unit respectively. This represents about 11.0 percent of the total development cost for a single family unit and 9.6 percent for a multi-family unit.

Table HE-44: Proportion of Fee In Overall Development Cost for a Typical Residential Development

Development Cost for a Typical Unit	New SFR¹	New MFR²
Total estimated fees per unit	\$31,165.02	\$24,872.61
Typical estimated cost of development per unit	\$282,072.00	\$257,892.00
Estimated proportion of fee cost to overall development cost per unit	11.0%	9.6%

1. 1,265 square foot single-family home.
2. 16 unit multiple-family complex.

Source: Rancho Cucamonga Planning Department.

Water and Sewer Service

Water and sewer services are provided by Cucamonga Valley Water District (CVWD). Based upon CVWD's Water Master Plan current water supplies and delivery systems are adequate and present no constraints to housing development. Rancho Cucamonga accounts for approximately 75 percent of CVWD's 47 square mile water service area, but about 90 percent of the customer service base. Total water deliveries (including residential, commercial, and agricultural) was 47,435 Acre Feet/Year (AFY) in 2000, 55,320 AFY in 2005, and is projected to be 83,500 AFY in 2030. Total water use (including water deliveries, sales to other agencies, and water loss) was 50,717 AFY in 2000, 55,856 AFY in 2005, and is projected to be 86,000 AFY in 2030.

Water usage increases are directly attributed to increases in residential and commercial growth during the planning period. Average day demand is approximately 50 million gallons per day (mgd) and is expected to increase to 76.8 mgd by 2030. CVWD's Master Plan addresses water supply and water delivery capability and provides a schedule for increasing capacity to keep pace with development.

Water and sewer fees have increased 35.9 percent since 2000. New development is charged a facilities fee and connection charges, these fees reflect a need for increased capacity in CVWD's capital improvement requirements. The water service fee for single-family residential development is \$4,783 per unit; this fee was \$4,250 in 2000.

Sewers are provided by CVWD, while the IEUA provides wastewater treatment facilities. Based upon CVWD's Master Plan, planned expansion, upgrade, and timely maintenance of the sewer system will provide adequate sewer service through the build-out period. For the typical dwelling unit, CVWD charges \$2,700 in sewer connection fees. Where no sewer infrastructure exists and is required as a condition of development, the development is required to provide master planned facilities. Because of the availability of the CVWD sewer system, the sewer capacity is not a constraint on development.

CVWD passes along the IEUA facilities fee of \$4,450 per dwelling unit as a sewer system capacity fee. In 2000 this fee was \$3,530, representing a 26 percent increase. The increase reflects the need for increased wastewater treatment capacity through build-out. Because of the availability of the IEUA wastewater treatment facilities, wastewater capacity is not a constraint on development.

School Facilities

Five school districts serve the City. As a result of the rapid growth prior to incorporation several of the local school districts have faced severe overcrowding. The present concern among the school districts continues to be the inability to finance construction of new school facilities in the post-Proposition 13 years. Under AB 2926 (1989), the State requires written certification regarding classroom availability prior to project approval. As an absolute policy, the City requires that school facilities shall be provided for each residential development. The Development Code states in part, "[t]he project includes school facilities or adequate school facilities exist which are or will be capable of accommodating students generated by this project." AB 2926 also regulates the collection of developer fees by the school districts under subdivision processing. When a legislation action, such as a General Plan Amendment, Specific Plan, or Development Agreement is requested, a condition may be added to require completed school facilities or provide in lieu fees.

Although there has been a fee increase, State mandated fees produce insufficient revenue to buy land and build new schools. The timing of collection virtually guarantees that students will need classrooms before funds are available to build them. State authorized fee increases are not indexed to inflation and lag the general inflation rate. Two elementary school districts, i.e., Cucamonga and Etiwanda, impose a per unit fee on new construction and one elementary school district, i.e., Etiwanda, utilizes a variety of measures that include both Mello-Roos and Community Facilities District bond financing for new schools.

In general, schools in the City are at capacity or are experiencing declining enrollment. In terms of overall school capacity, a total of 6,920 new students have been added since 1999. Of the four elementary school districts, only the Etiwanda School District reports being below capacity, but only as a result of new school construction. Alta Loma School District has experienced a declining enrollment for the past few years and does not have plans for additional schools. Cucamonga School District has been experiencing declining enrollment. Central School District reports that they are experiencing a district wide decline in enrollment and do not anticipate adding any new facilities. As most of the vacant land available for residential development is located in the northeast section of the City, the Etiwanda School District has been and will continue to be the school district most impacted by future residential development. The Chaffey Joint Union High School District added Rancho Cucamonga High School in 1993 and Los Osos High School in 2002. There are currently no plans for additional schools in the district as overall enrollment within the district is projected to gradually decline.

Financing Options for Required Infrastructure

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

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

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

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

Local Processing and Permit Procedures

Development permits typically must undergo a variety of City approval processes depending upon the scope and scale of a residential project. This includes routine development and design review approvals. Each of these stages is critical to ensuring quality residential projects that are consistent with City design goals and standards. This section focuses on the development approval processes required for different residential projects in Rancho Cucamonga. A summary table indicating the applicable approval process and timeline based on development type is shown below.

Development Permit	Single-Family Home	Condominium	Apartments
Development Review (2+ Units)	3 to 5 Months	4 to 6 Months	4 to 6 Months
Hillside Design Review	3 to 5 Months	N/A	N/A
Tract or Parcel Map	3 to 5 Months	4 to 6 Months	4 to 6 Months
Variance	1 to 2 Months	1 to 2 Months	1 to 2 Months
General Plan and/or Development Code Amendment (if required)	3 to 5 Months	4 to 6 Months	4 to 6 Months
Building Plan Check and Permit Issuance	1 to 2 Months	1 to 2 Months	1 to 2 Months
Cumulative Total of Standard Residential Projects	4 to 7 Months	5 to 8 Months	5 to 8 Months

Source: Rancho Cucamonga Planning Department 2009.

Development Review Process

Rancho Cucamonga developed a standardized review process for each of the development permits noted above. In the typical development application, the applicant consults with planners at the public counter regarding development standards and design guidelines. The applicant then prepares a application submittal package consisting of site plans, grading plans, elevations, and floor plans; these plans are then submitted to the Planning Department as a formal development review application. Plans are then routed to different departments, i.e., Engineering, Building and Safety, Fire, and Police, for their review. The following week the application is scheduled for a Planning and Engineering staff meeting in which comments and issues are discussed by each reviewing department. The application is then determined to be either incomplete for further processing and a comment letter is sent outlining corrections and design issues, or is deemed complete. Following a completeness determination the application is scheduled for Committee review, i.e., the Grading, Technical, and Design Review Committees. Once these Committees have approved the application it is forwarded to the Planning Commission for final action and adoption of environmental determinations, as applicable. Legislative actions, such as General Plan or Development Code Amendments, also require City Council review and approval. The applicant then submits working drawings to the Building and Safety Department to begin the building plan check process, which allows for 15 days for a first check and 10 days for a second check. The City has published a handbook titled "The Development Review Process" which is available at the public counter for applicants to review and obtain guidance on the City's review process and procedures.

The purpose of the development review process is to encourage development that is compatible and harmonious with neighborhoods; foster sound design principles resulting in creative and imaginative solutions; utilize quality building design that avoids monotony; promote and maintain the public health, safety, general welfare; and implement General Plan policies that encourage the preservation and enhancement of the unique character of the City.

The Planning Commission is responsible for the design review of new construction on vacant property; structural additions, reconstruction, or new buildings which are equal to 50 percent of the floor area of the existing on-site building(s), or have a minimum 10,000 square feet in size; and projects involving a substantial change or intensification of land use.

The Development Code specifies that the design review applies to site plan configuration, architectural design, circulation and parking, and landscaping. The Design Review Committee reviews the application for conformance with City design guidelines and standards, and upon approval, forwards the project to the Planning Commission for final review and action. Before a design review approval is granted, the Planning Commission must meet the following findings:

- 1) That the proposed project is consistent with the General Plan;
- 2) That the proposed use is in accord with the objectives of the Development Code and the purposes of the district in which the site is located;
- 3) That the proposed use is in compliance with each of the applicable provisions of the Development Code; and
- 4) That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

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

Residential Development Review

Residential Development Review is required for the construction of more than two or more single-family units, condominium, and apartment projects. Development and Design Review applications are typically filed concurrently with tract or parcel map applications, as required. The Planning Director has the authority to review and approve projects involving four or less single-family units. Projects of five or more units, condominiums, or apartments must be reviewed by the Design Review Committee and are forwarded to the Planning Commission for final action. Applications are reviewed for consistency with applicable development standards of the base district and the City's adopted design guidelines.

Hillside Design Review

Hillside Design Review is required for the construction of one or more units for property located within the Hillside Overlay District. This district requires additional development criteria with the intent of maintaining existing vegetation, slopes, and drainage patterns, and to limit the impact of grading activities. The Planning Director has the authority to review and approve Hillside Design Review applications provided the proposed project meets the following criteria:

- 1) Natural slopes which are 8 percent or greater but less than 15 percent on all or part of a subject site, or on less steep land which may be affected by areas of greater slope.
- 2) For fills or excavations equal to, or exceeding 3 feet, but less than 5 feet in vertical depth, at their deepest point measured from the natural ground surface.
- 3) For excavations or fills, or any combination thereof, equal to or exceeding 100 cubic yards, but less than 1,500 cubic yards.
- 4) Residential construction involving four or less dwelling units, such as custom homes, regardless of natural slope or the amount of fill or excavation.

Hillside Design Review projects that exceed these criteria require review and approval by the Planning Commission.

Tract or Parcel Maps

Tract or parcel map applications are typically filed and processed concurrently with a Development/Design Review or Hillside Design Review application. These applications are evaluated based on the applicable development standards of the base zoning district, which typically includes minimum lot size, lot width, lot depth, and frontage width. A tract or parcel map processed concurrently with a Development Review application does not lengthen or increase the

time period for staff to review the application.

Variance

Variance applications are filed concurrently with Development/Design Review, Hillside Design Review, and tract or parcel map applications and request a deviation from applicable development standards. The Planning Commission has the authority to review and approve Variance requests at a public hearing. The Planning Commission must make the following findings in order to approve the Variance request:

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

General Plan Amendment – Development District Amendment

For very large residential projects, the applicant may propose a General Plan Amendment or Development District Amendment, e.g., a zone change, particularly for housing units proposed on underutilized sites zoned for non-residential uses. In these cases, the timeframe for approval can be considerably longer. However, the City typically processes these applications concurrently with other discretionary applications in an effort to reduce approval timeframes.

Building Plan Check and Permit Issuance

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

Regulatory Concessions

The City utilizes a variety of planning tools to encourage and facilitate the development of affordable housing opportunities. These regulatory concessions are described below:

Density Bonus

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

When implemented the Density Bonus Provisions allow for an increased project density when site conditions would normally warrant a reduced project density. Depending on the number of units held for low or very low income households, the applicant may request up to three incentives and a density bonus. When properly implemented, a density bonus may increase the maximum allowable residential density of a project by up to 35 percent.

Variance – Minor Exception

Variance and Minor Exception procedures allow for a modification to development standards where unique property characteristics would create a hardship in complying with the Development Code. The characteristics must be unique to the property, and in general, not shared by other adjacent parcels. Minor Exception procedures allow the Planning Director to approve up to a 10 percent reduction in applicable development standards and a 25 percent reduction in parking. Variance procedures allow the Planning Commission to approve a modification to established development standards.

Procedure	Sample of Reductions in Standards					
	Density	Yards/Open Space	Building Set Backs	Street Frontage	Parking	Approval
Administrative Modification	None	None	None	None	None	None
Density Bonus Provision	35%	Depends on requested concession				City Council
Minor Exception	None	None	Up to 10% reduction	Up to 10% reduction	Up to 25% reduction	Planning Director
Variance	None	No Limit				Planning Commission

Source: Rancho Cucamonga Planning Department.

Market Constraints

California Government Code §65583(a)(6) requires an "analysis of the potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction."

Economic Climate

Regional economic conditions provide the overall context for housing development and availability. A strong period of regional economic growth followed by a significant drop in the housing market characterizes most of the reporting period. An analysis of the relationship of the economy to housing production indicates that a strong economic climate results in an increase in housing production.

Beginning in 1996, new housing construction began to rise, not to the levels of the late 1980's, but steadily increasing. Housing prices for existing homes raised dramatically, interest rates dropped, thereby stimulating housing sales for new and existing homes. Housing construction remained strong through early 2006, and was then followed by a steady decline due to the sub-prime loan crisis, market saturation, high levels of foreclosure, and a severe economic recession.

The American economy began to rebound following the Dot-com crash in 2000-2001. Since adoption of the 2000 Housing Element, the economy expanded and in the immediate region provided an increase in service, manufacturing, and construction jobs. Locally, Rancho Cucamonga's taxable retail sales continue to reach record levels in the City's history with 2004 generating \$1.75 billion. This continues a string of record highs that goes back to the middle 1980's and includes those years (1991-1993) when Southern California was in a severe recession. The 2004 growth was a record \$335 million (23.7 percent). This surge came about with the fourth quarter opening of Victoria Gardens, a local regional mall. The City's long term

retail trade increase, in part, has been a result of the rising number of families in the City and their growing incomes, but also reflects the opening and expansion of various destination retail centers. In addition, Rancho Cucamonga has benefited from direct sales to consumers by several of the contractors, manufacturers and distributors that are located in the community. During the period from 2000-2004, Rancho Cucamonga's taxable sales nearly went from \$1.16 billion to \$1.75 billion, a \$585 million gain or 50.3 percent. Much of this gain represents a true increase in trade volume since prices rose only 12.9 percent in this period.

Cost of Land

In Rancho Cucamonga, residential land costs vary depending on the availability of land and the cost of grading and infrastructure (off-site improvements) associated with development of a proposed project. The price of land impacts the price of new homes and also residential resale price. The land speculation that occurred during the second half of the 1980's resulted in a significant inflationary trend on all home prices. The result was reduced housing affordability at all income levels. Along with the resurgence of the regional economy the dramatic growth in home sales has been accompanied by a surge to record high property values. The increase in property values corresponds directly to increases in the cost of obtaining new housing.

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

During the 1980's land speculation was heated and peaked in 1989. Speculation led to many foreclosures in the City's Sphere of Influence as well as to foreclosures in the City. For example, land in the City with an approved tentative tract map that sold during the 1980's for \$100,000 an acre, resold after foreclosure for \$20,000 an acre in 1994. In the early 1990's the price of land declined dramatically. The raw land price has increased substantially since 1994 as a result of the economic resurgence from the 1990's recession. With the resurging economy, land prices slowly rose to the pre-speculation levels. According to local developers, raw land costs in the City and surrounding region have increased over 100 percent since the mid 1990's. As land has become scarcer, the price for land has also increased.

During the past 12 to 18 months, the City has experienced a fairly significant drop in the price of raw land. Between the period from 2003 to 2008 land prices increased dramatically and have reduced a significant amount as the availability to finance residential construction projects has decreased. Thus it can be seen that land speculation can act as a non-governmental constraint on housing as speculation, availability of financing, and land scarcity can greatly impact the price of land.

Cost of Construction

Construction cost depends on the price of materials, quality of construction, and finish detail. Construction costs have more or less paralleled the CPI from 1989 to the present. In general, the CPI has increased an average of 5.71 percent between 2000 and 2007, with a high of 8.6 percent in 2006 and a low of 4.9 percent in 2002. This compares with an average annual CPI of 3.02 percent between 1991 and 2000.

Residential construction cost estimates established by the International Code Council in the Fall of 2007 indicate average costs of labor and materials between \$86.73 and \$126.78 for multi-family, depending on type of construction. Single family residential costs range between \$94.99 and \$120.93 per square foot, depending on type of construction. Construction costs may vary based on the type of material uses, location of development, structural features present, and other factors.

Prevailing wages may also be an additional constraint on construction costs. In California, all public works projects must pay prevailing wages to all workers employed on the project. A public works project is any residential or commercial project that is funded through public funds, including Federally funded or assisted residential projects controlled or carried out by an awarding body. The prevailing wage rate is the basic hourly rate paid on public works projects to a majority

of workers engaged in a particular craft, classification, or type of work within the locality and in the nearest labor market area.

Twice a year, prevailing wage rates are determined by the director of the California Department of Industrial Relations (DIR). A prevailing wage ensures that the ability to get a public works contract is not based on paying lower wage rates than a competitor, and requires that all bidders use the same wage rates when bidding on a public works project. The DIR provides links to the current prevailing wages for a journeyman craft or classification for each county in California. Prevailing wages may constrain construction of affordable housing because they are often higher than normal wages.

Housing Demand

Another factor influencing the housing market is demand. Conventional methodology links demand directly to population increase. According to SCAG and the DOF, the regional population increased steadily during the period. New residential units authorized by building permits continued to grow through late 2005.

The strong economy, diversified job market, and stock market profits have helped to strengthen the housing market of the region. Prior to 2006, the limited new housing coming to the market was aggravating the upward pressure on home prices and rents, making it increasingly difficult to afford homes in places relatively close to employment areas.

Up to 1990, the population increased as families moved to California to work in an expanding job market. The situation changed dramatically in the early 1990's as families were leaving California to seek jobs in other market, as well as to seek lifestyle changes. During this time population increases was due primarily to natural increases (i.e., births exceeding deaths).

SCAG predicts that through 2020, the State is projected to have the fastest rate of population growth. California's rapid growth will increase by approximately 40 percent as a result of both a high rate of natural increase and a high rate of immigration. The average annual birth rate for California is expected to be 20 births per 1,000 population, and the State is expected to attract more than one-third of the country's immigrants.

Another factor in housing demand related to the economic downturn, is the likelihood that new household formations are being delayed and many existing households were doubling-up demonstrating a surprising elasticity in the housing market. There is also a corresponding increase in overcrowding and in homeless families. However, in many instances there appears to have been excess capacity in existing housing units sufficient to absorb extended families and non-related housemates. Elasticity in the housing market serves as a non-governmental constraint on housing production.

Availability of Financing

During the past few years, significant changes have occurred in the mortgage lending industry. Home mortgage rates of the late 1990's and early 2000's were very low with 30-year fixed rates as low as 5 percent. However, problems within the finance industry, the economic recession, and changes in the Federal lending rate have gradually made mortgages more difficult to obtain. A fixed rate 30-year non-jumbo loan for a new home currently carries interest rates of 5.125 percent. Lower initial rates are available with "creative" financing including Graduated Payment Mortgages (GPM's), Adjustable Rate Mortgages (ARM's), Interest Only Mortgages, and Buy-Down Mortgages. However, ARM's of a few years ago have exercised significant increases that have drastically increased monthly mortgage payments, and thus jeopardizing homeowners and creating a high percentage of residential foreclosures.

Therefore, lower income households will have difficulty qualifying for standard mortgages even if home prices drop to reasonable levels. Financing for both construction and long-term mortgages is generally available in Rancho Cucamonga subject to normal underwriting standards. However, a more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Typically, conventional home loans will require 10 to 20 percent of the sale price as a down payment, which is the largest

constraint to first-time homebuyers. The City's First-Time Homebuyer program, administered by the RDA, provides more favorable down payment and financing terms and provides a silent second loan up to a maximum of \$80,000.

Residential Foreclosures

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

Many homeowners are suddenly faced with significantly inflated mortgage payments, and mortgage loans that are larger than the value of the home (i.e., commonly referred to as being "upside down" or "underwater"), many homeowners had no option but to resort to foreclosing their homes.

Between July 1, 2007 and September 30, 2008 there were a total of 49,973 properties taken all the way through the foreclosure process in the MSA (this includes 20,366 properties in San Bernardino County and 29,607 properties in Riverside County). As estimated by DOF, this represents 3.42 percent of all housing units for the MSA (2.97 percent in San Bernardino County and 3.83 percent in Riverside County). With the implosion of the mortgage lending market, many households are having difficulty obtaining new mortgage loans or refinancing, even for above moderate income households.

In November 2009, there were 1,805 homes in Rancho Cucamonga in the foreclosure process (including 707 in pre-foreclosure, 860 in auction, and 238 bank owned) and range in price from \$51,000 (a condominium) to over \$1.8 million. The high price of some of these homes facing foreclosure indicates that the impact of foreclosure extends not only to lower and moderate income households, but also to households with higher incomes.

Housing for Persons With Disabilities

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

Allowable Housing Types

Rancho Cucamonga complies with applicable State law requirements and permits Residential Care Facilities, serving six or fewer persons, to be located in all residential districts; while large Residential Care Facilities, serving seven or more persons, are permitted in the Low Medium to High residential districts, subject to the approval of a Conditional Use Permit. There are no Development Code requirements establishing a maximum concentration of these facilities, nor are there separation requirements (other than those established by State law), nor parking, set back, or site planning requirements other than those that may be required of any typical single-family or multiple-family residence.

The Development Code defines and clearly distinguishes between a Residential Care Facility, Convalescent Center, and Day Care Facilities. These uses are either permitted, or conditionally permitted, depending on the age of the person to be assisted, the level of assistance provided, the duration of assistance, and the number of persons assisted.

The Rancho Cucamonga Development Code distinguishes transitional housing opportunities from other residential land uses, defines a family, but not a household, and does not distinguish between them. It does not regulate the number or relationships of occupants in a home, nor distinguish residential uses by the type of occupant or disability. In this manner, Rancho Cucamonga residents have the widest choice of where to live within the City regardless of their family size, disability, medical condition, or any other arbitrary grouping. However, the City will

need to add one new category of housing as a permitted use, this being single room occupancy (SRO) housing.

Rehabilitation and New Construction

Rancho Cucamonga's housing stock is relatively young, as only roughly 29.4 percent of the housing stock was built prior to 1980 and 57.3 percent was built prior to 1990. As such, a large percentage of homes were built utilizing modern accessibility standards. However, in cases where rehabilitation is necessary, the City can allow a property to install accessibility improvements, such as, building a handicap ramp to allow for improved entrance to a single-family home. The Development Code currently permits projections into yards where decks, platforms, and landing places which do not exceed a height of 48 inches, which may project into a required front or corner side yard up to a maximum distance of six feet, and may project into any rear or side yard up to the property line. However, this standard is not established as an accessibility accommodation and does not allow for the installation of improvements where a greater projection in to a required building setback may be necessary. The Housing Plan proposes to amend the Development Code to define accessibility accommodation, and ensure that local regulations comply with State law.

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

Permitting Process/Reasonable Accommodations

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Reasonable modifications to structures, including both internal and external modifications, are administratively approved by the Building Official and Planning Director, or their designee, and only a building permit is required, no discretionary permitting process is involved, and there are no established formal procedures for addressing accommodations.

As discussed previously, the Housing Plan will include a program establishing a procedure for reasonable accommodations. The goal of the program will be to identify review procedures and to provide reasonable accommodations to explicitly allow for changes to land use, building codes, development code requirements (i.e., setback reductions and parking requirements), and permitting processes to accommodate people with disabilities.

Housing Resources

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

Projected Housing Needs

The RHNA is distributed by income category. The City of Rancho Cucamonga is allocated a RHNA construction goal of 1,282 housing units for the 2006-2014 planning period. Of that total, the RHNA is divided into four household income groups based upon guidelines established by the State. Based upon these income thresholds and the current price of housing, this Housing Element assumes that the construction of single-family homes and condominiums are affordable to the above moderate income households. The housing units must accommodate the following affordability guidelines:

- 317 units of housing affordable to extremely low/very low income households,

- 216 units of housing affordable to low income households,
- 245 units of housing affordable to moderate income households, and
- 504 units of housing affordable to above moderate income households.

The RHNA allocation of 317 very low income units is inclusive of extremely low income units. Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution, or assume that 50 percent of the very low income households are extremely low income households. As demonstrated in the "Household Income Profile by Household Type" (Table HE-13), extremely low income households constitute 49.4 percent of the very low income group. Therefore, the City's RHNA of 317 very low income units can be split between 156 extremely low income units (at 49.4 percent) and 161 very low income units. However, for purposes of identifying adequate sites to accommodate the RHNA, State law does not mandate the separate accounting for the extremely low income category.

Credits Towards the RHNA

State law allows local governments to obtain credits towards its RHNA housing goals by counting housing units constructed, building permits issued, and projects approved since January 1, 2006. Between January 2006 and October 2009, the City issued building permits or certificates of occupancy to 1,122 single-family homes and 1,327 multi-family units.

Table HE-47: Credits Towards the RHNA

Approved Projects	Income Level				Total
	Very Low Below 50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Above Over 120% AMI	
Construction					
Multi-Family Affordable Housing					
Villaggio on Route 66	66	65	0	35	166
San Sevaine Villas	109	55	59	2	225
Rancho Verde East	19	21	0	0	40
Market Rate Units					
Multi-Family	0	0	0	896	896
Single-Family	0	0	0	1,122	1,122
Subtotal-Construction ¹	194	141	59	2,055	2,449
Conservation					
Multi-Family Affordable Housing (New Affordability Agreement)					
Monterey Village	15	15	0	0	30
Mountainside	15	15	0	0	30
Subtotal-Conservation	30	30	0	0	60
Total Credits	224	171	59	2,055	2,509
2006-2014 RHNA	317	216	245	504	1,282
Balance of RHNA Allocation	93	45	186	0	324

1. Building permit totals from January 2006 to October 2009.

Source: SCAG, City of Rancho Cucamonga Building and Safety Department, City of Rancho Cucamonga RDA.

Units Constructed

According to City records, 2,449 units have been issued building permits since January 1, 2006. Of these units, 394 were held as affordable (194 very low income, 141 low income, and 59 moderate income units) and 2,055 were market rate units available to above moderate income households. The 394 affordable units include:

- Villaggio on Route 66 – The City assisted Workforce Housing and National CORE in the development of a 166-unit workforce housing project, with 131 units held as affordable. This project is located on the north side of Foothill Boulevard between Center Avenue and Hermosa Avenue.
- San Sevaine Villas – The City is assisting Northtown Housing Development Corporation in

the development of a 225-unit workforce housing project, with 223 of the units held as affordable, and 2 units for on-site management. This project is located on the south side of Foothill Boulevard, west of East Avenue.

- Rancho Verde East – The City assisted National CORE in the development of an additional 40 units to this existing 117 unit apartment complex. One hundred percent of the units within this complex are held as affordable. This project is located on the east side of Grove Avenue, north of 8th Street.

Units Conserved

Multi-Family Affordable Housing

In August 2007, the RDA entered into an Extended Affordability Agreement with National CORE for \$42.5 million to extend the affordability covenants on low-income units. In exchange for funding, National CORE increased the affordability restrictions on 25 units currently available to households earning 80 percent of the AMI to households earning 60 percent of the AMI. These units are located within the Rancho Verde Village, Mountainside, Monterey Village, and Sycamore Springs apartment complexes.

In addition to the 25 units, National CORE agreed to increase the number of affordable units in order to conserve an additional 60 existing apartment units within the City. The 60 units are located within the Monterey Village and Mountainside apartment complexes and will be made affordable to low and very-low-income households and include 30 units available to households earning 60 percent of the AMI, 20 units available to households earning 45 percent of the AMI, and 10 units available to households earning 35 percent of the AMI; these 60 units were evenly distributed between the two apartment communities. At the time of conservation these units were market rate and were not available to very low- or low-income households. The units are considered habitable and will be in a decent, safe, and sanitary condition upon occupancy. The Affordability Agreements on these 60 units will run 99 years, to expire in 2106.

Remaining RHNA

Rancho Cucamonga has already achieved a significant portion of its RHNA with the construction of both market rate and affordable housing units, and the conservation of existing market rate units. Specifically, the RHNA identified a need of 778 lower income units and 504 above moderate income units for the planning period. As of December 2009, the City had provided 454 lower income units (with 171 constructed, 223 under construction, and 60 conserved) and well in excess of the 504 above moderate income housing units.

Based upon the construction and conservation of these units, Rancho Cucamonga has a remaining RHNA housing need requirement of 324 housing units for the remainder of the planning period. The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these remaining units.

Residential Sites Inventory

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

State law requires that jurisdictions demonstrate that the vacant land inventory is sufficient and adequate to accommodate that jurisdictions share of the regional housing need. Rancho Cucamonga is committed to identifying sufficient and adequate sites at appropriate densities to accommodate the City's remaining RHNA of 324 housing units. The Housing Element must identify those sites within the City that can accommodate the remaining RHNA. Potential development sites at adequate densities and appropriate development standards must be made available to accommodate these remaining units. Pursuant to State law, the default density of 30 units per acre is considered an adequate density to facilitate and encourage the development of lower income housing.

Methodology

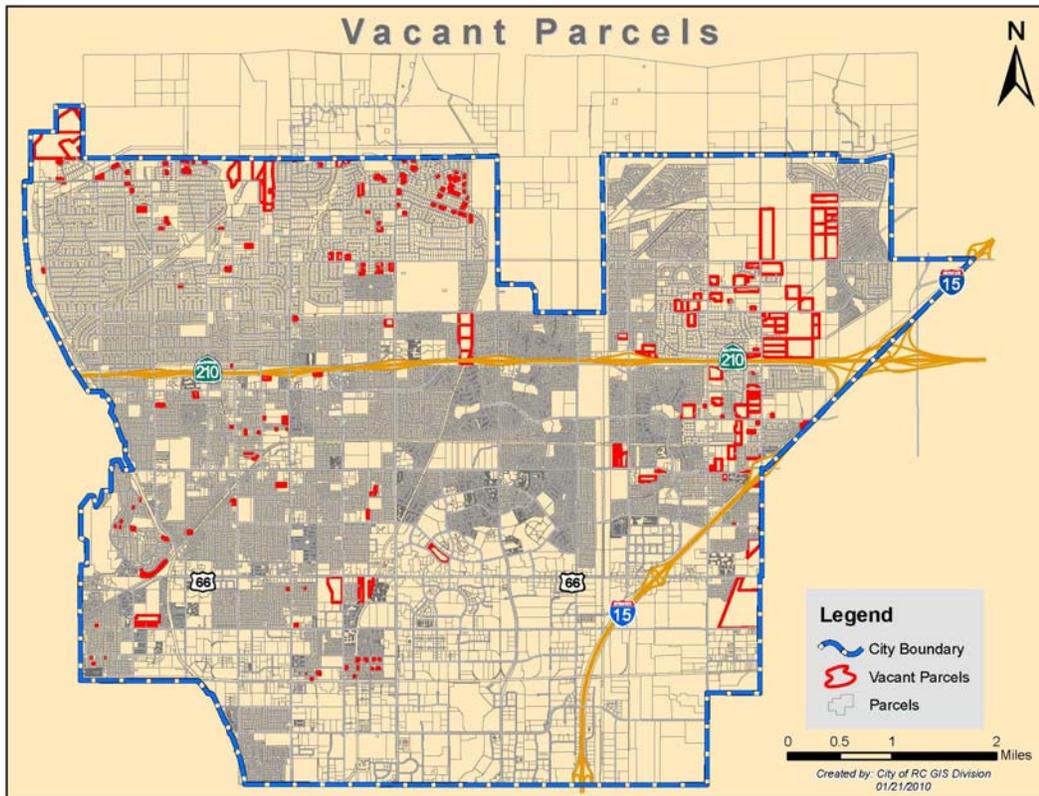
The first step in identifying adequate sites is preparing an inventory of land suitable for residential development. Government Code §65583.2(a) provides that land suitable for residential development include 1) vacant sites zoned for residential use, 2) vacant sites zoned for non residential use that allows residential development, 3) residentially zoned sites that are capable of being developed at a higher density, and 4) sites zoned for nonresidential use that can be redeveloped for, and as necessary, rezoned for, residential use. The second and third steps determine capacity and suitability of the land for affordable housing. These steps are summarized below:

- Identification of Vacant Residential Land: The land inventory contains a listing of properties by unique identifier (a complete listing of vacant land is contained in Appendix B). Pursuant to State law requirements, this listing shows the size, general plan designation, and zoning of each property. The complete land inventory also includes a general description of any environmental or infrastructure constraints to the development of housing. Finally, a map shows the location of sites included in the inventory.
- Demonstrating Capacity: This analysis determines the capacity of sites identified in the inventory and their ability to accommodate affordable housing. To determine capacity the City can rely on minimum density requirements adopted through local regulations or, if minimum densities do not exist, the Housing Element must describe the methodology used to establish the number of units.
- Demonstrate Suitability of Zone: The analysis must demonstrate that the identified zone/densities encourage and facilitate the development of housing for lower income households. Examples include market demand and trends, financial feasibility, and information based on residential project experience. California Government Code §65583.2(c)(3)(b) establishes default density standards. If a city has adopted density standards that allow at least 30 dwelling units per acre, HCD is obligated to accept sites with those density standards as appropriate for accommodating housing affordable to lower income households.

Identification of Vacant Residential Land

As of January 1, 2010, approximately 879.89 acres of vacant, uncommitted residential land were available for development. This compares to approximately 1,747 acres that were available for development on January 1, 2000. Further, in order to create more opportunities for single-family product, both attached and detached housing types, and senior housing development occurred on several parcels.

Figure HE-3: Vacant Uncommitted Residential Land



Vacant Land Capacity Analysis

Uncommitted vacant residentially zoned land will support an estimated 2,621 to 3,124 residential units. Because the City uses a performance standard for all classifications of residential development, few projects are built at 100 percent of the density range. The exceptions would be for senior housing or other affordable housing projects that qualify for a density bonus consistent with the City's Affordable Housing Incentives/Density Bonus requirements.

Table HE-48: Projected Unit Development from Vacant Uncommitted Land

Land Use (Minimum-Maximum)	Vacant Uncommitted Acreage	Units At 50% Of Density Range	Units At 75% Of Density Range
HR (<.1-2 du/ac)	104.22	101	151
ER (<.1-1 du/ac)	37.51	36	36
VL (<.1-2 du/ac)	443.51	465	654
L (2-4 du/ac)	73.55	232	254
LM (4-8 du/ac)	181.56	1,081	1,261
M (8-14 du/ac)	21.83	230	266
MH (14-24 du/ac)	0.00	0	0
H (24-30 du/ac)	17.71	476	502
Total	879.89	2,621	3,124

Source: Rancho Cucamonga Planning Department.

Units in the Processing Stream

As of January 1, 2010, there were 3,670 residential units in the processing stream. This includes a total of 1,774 units that were either under staff review or had received Planning Commission approval, but had not advanced to the final map stage. A total of 1,896 units were in final map

Housing Element

state and of these 660 units have been issued building permits; resulting in 3,010 units in the processing stream count.

Estimated Housing Units Available at Build-Out

The total number of residential units at build-out is estimated to be between 62,059 and 62,562. This estimate is based on an analysis of existing units, units in the processing stream, and the Vacant Land Capacity Analysis. As of January 1, 2009 there were 55,716 total dwelling units in the City and there were another 3,010 units approved by the Planning Commission and awaiting construction. The Vacant Land Capacity Analysis indicates that existing zoning will support an additional 2,621 to 3,124 units.

Table HE-49: Estimated Housing Units Available at Build-Out

	Units at 50% of Density Range	Units at 75% of Density Range
Existing at 4/1/2000 ¹	42,209	42,209
Existing at 1/1/2009 ²	13,507	13,507
Added by 1/1/2010 ³	712	712
In Process as of 1/1/2010 ⁴	3,010	3,010
Vacant Land Capacity as of 1/1/2010 ⁵	2,621	3,124
Total	62,059	62,562

Notes:

1. Census 2000 data
2. State Department of Finance (Difference between Census 2000 and 1/1/09 DOF data)
3. Building and Safety record of permits issued for 1/1/09 to 12/31/09
4. Rancho Cucamonga Planning Department – Tidemark Report
5. Rancho Cucamonga Planning Department – Density range count obtained from Appendix B.

Source: City of Rancho Cucamonga.

Estimated Population at Build-Out

As vacant land decreases, the rate of building is expected to decrease so that build-out will likely occur between 2020 and 2030. Based on the City's General Plan, the number of housing units at build-out will range between 62,059 and 62,562. At the current household size of 3.222 persons this equals a population range between 199,954 and 201,574 persons.

Applying a 3.02 percent vacancy factor would result in 60,184 to 60,672 occupied units. Applying the 3.222 persons per unit occupancy rate, the build-out population would then range between 193,912 and 195,485 persons.

Demonstrating Capacity

With the exception of hillside areas, land suitable for affordable housing is generally available throughout the City, although because of land costs most of the uncommitted residential land in the Hillside Residential, Estate Residential, and Very Low Residential Districts will be unsuitable for affordable housing projects. Two of the City's planned communities, Terra Vista and Victoria, continue to supply vacant land suitable for a range of housing types. These two planned communities have made a commitment where, upon the first sale or rental, 15 percent of the total number of units would be affordable to low- and moderate-income families. Primarily due to market conditions, Terra Vista had exceeded the terms of its commitment to provide a maximum of 1,218 affordable units by 1990. These units are dispersed throughout the planned communities to avoid over concentrations of low- and moderate-income families in any one area.

In general, multi-family units are more affordable than single-family units. Approximately 39.54 acres of vacant land is available throughout the City in the multi-family density range of eight or more units per acres, Medium, Medium-High, and High residential districts; including 17.71 acres in the High Residential District and 21.83 acres in the Medium Residential District. Other land located throughout the City is available and suitable for the development of affordable housing within the Mixed Use District. Affordable units may be achieved through implementation of the City's Affordable Housing Incentive/Density Bonus Provisions, in conjunction with the City's Senior Housing Overlay District, and through the RDA's Implementation Plan.

The following analysis provides a parcel specific inventory of vacant residential sites suitable for accommodating the remaining RHNA balance of 324 housing units. A more detailed analysis of the City's vacant residential land has been conducted and is provided in Appendix B. This analysis includes the Assessor's parcel number, site acreage, General Plan Designation and Land Use District, existing land use and Community Plan location, developable density, and realistic dwelling unit potential. Only those sites with the potential to address the RHNA balance are included in the inventory.

The methodology used to determine the realistic development capacity of each of the sites listed below was through a combination of factors specific to each site including land use designations and the accompanying development standards, lot size, development trends and other land constraints applicable to the specific site. As such, very few sites can achieve the maximum densities allowable by their land use designations.

Table HE-50: Demonstrating Capacity – Developable Vacant Residential Sites

APN	Size (Acres)	General Plan / Land Use	Existing Land Use / Community Plan Location	Du/Ac	DU Potential at 50%	DU Potential at 75%	DU Potential at 100%	DU Potential w/ 25% Bonus
107742221	0.94	H/H	Vacant/Terra Vista	24-30	25	26	28	35
107742222	0.80	H/H	Vacant/Terra Vista	24-40	21	22	24	30
107742225	9.91	H/H	Vacant/Terra Vista	24-30	267	282	297	371
Subtotal	11.65				313	330	349	436
22716110	5.00	H/H	Vacant/Victoria	24-30	135	142	150	187
108958104	1.06	H/H	Vacant/Victoria	24-30	28	30	31	39
Subtotal	6.06				163	172	181	226
Total	17.71				476	502	530	662

Source: Rancho Cucamonga Planning Department.

Terra Vista Community Plan

The Terra Vista area contains three vacant uncommitted parcels totaling 11.65 acres in the High Residential District. These parcels are located in the area bounded by Church Street to the north, Elm Avenue West to the west, Spruce Avenue to the east, and Town Center Drive to the south. Land uses in the vicinity include residential uses to the north and commercial uses to the south, east, and west. Because of their relative proximity to each other, these three parcels should be developed as one cohesive project. The development potential of the three parcels could yield 313 dwelling units, developed at 27 dwelling units per acre under the City's Basic Development Standards and 349 dwelling units, developed at 30 dwelling units per acre under the City's Optional Development Standards. Development of those parcels utilizing the City's Affordable Housing Incentives/Density Bonus Provisions could provide up to a 25 percent density bonus and provide up to 436 dwelling units.

Figure HE-4: Terra Vista Community Plan – High Residential District Development Potential



Victoria Community Plan

The Victoria area contains two vacant uncommitted parcels totaling 6.06 acres in the High Residential District. These parcels are located on the south side of Base Line Road, west of Victoria Park Lane. Land uses in the vicinity include residential uses to the north, south, and east, and commercial uses to the north and west. The development potential of the two parcels could yield 163 dwelling units, developed at 27 dwelling units per acre under the City's Basic Development Standards and 181 dwelling units, developed at 30 dwelling units per acre under the City's Optional Development Standards. Development of those parcels utilizing the City's Affordable Housing Incentives/Density Bonus Provisions could provide up to a 25 percent density bonus and provide up to 226 dwelling units.

Figure HE-5: Victoria Community Plan – High Residential District Development Potential



Demonstrating Suitability of Zone

The RDA Implementation Plan identified a lack of sufficient affordable housing to meet the needs of the City's low- and moderate-income families and established a goal to increase, improve, and maintain the supply of affordable housing. Although the RDA has actively assisted with the

development and preservation of affordable housing, the ongoing need for additional housing opportunities continues with the City's population growth. To meet this housing need the RDA partnered with several non-profit housing corporations to provide a mixture of affordable ownership and rental housing opportunities for income eligible households. As evidence of the RDA's commitment to promote the availability and affordability of housing to meet the needs of the community, the RDA has assisted with the production of over 2,400 affordable units.

The RDA continues to provide, improve, and maintain the City's supply of affordable/workforce housing. This is done by leveraging opportunities with local non-profits, county, State, and Federal agencies, and exploring opportunities for the development of land-banked parcels. To further increase the supply of affordable housing, the RDA will maintain contacts with apartment complex owners to purchase additional affordability covenants or extend the term of affordability for existing units. With the shortage of available land for residential development remaining in the City due to the housing boom that occurred in 2000 to 2005, the Agency will also explore other options to provide affordable family projects, including the purchase and rehabilitation of existing homes or purchase of single vacant lots for in-fill development.

Examples of recently assisted affordable housing projects includes:

- Villaggio on Route 66 – The RDA assisted in the development of this 166-unit project, with 131 units held as affordable. The 10.5 acre 166-unit site developed at a density of 15.75 dwelling units per acre. The RDA contributed \$25.5 million towards the development of this \$45.6 million dollar project.
- San Sevaine Villas – The RDA assisted in the development of this 225-unit project, with 223 units held as affordable. The 12.87 acre 225-unit site developed at a density of 17.25 dwelling units per acre. The RDA contributed \$40.7 million towards the development of this \$51 million dollar project.

Table HE-51: Affordable Housing Development Regulatory Concessions

Project	Concession	Subject	Revised Standard
Villaggio	Master Plan ¹	Setback Reduction	Reduce building setback from 55 to 47 feet
		Building Height	Increase building height from 35 to 37 feet
		Wall Height	Increase in wall height from 6 to 8 feet
San Sevaine Villas	Density Bonus Agreement	Density Bonus	A 25% density increase from 180 to 225 units (a 45 unit increase)
		Setback Reduction	Reduce building to curb setback from 25 to 20 feet
		Setback Reduction	Reduce building to property line setback from 30 to 20 feet
		Setback Reduction	Reduce building separation from 40 to 20 feet between 3-story buildings and 30 to 17 feet between a 3-story building and to 2-story building

1. The RCMC allows that "existing development standards for each land use category ... shall be the basis of standards for each category within a mixed use development plan, but they may be modified by the City during the Master Plan review process"

Source: Rancho Cucamonga Planning Department.

The development of these affordable housing projects, and the regulatory concessions made, demonstrate the City's practice of assisting in the development of affordable housing and the suitability of available parcels. Considering the remaining RHNA balance, the availability of High Residential District land, and the recent regulatory concessions, the 17.71 acres could be developed at a density of 18.3 dwelling units per acre, similar to the density of recently approved projects, thereby achieving the RHNA balance of 324 units.

Other Residential Development Potential

Mixed Use District

As part of the General Plan update the City is proposing to designate additional properties within

the Mixed Use District along Foothill Boulevard, the City's major east-west corridor. These areas will provide opportunities for additional residential development at a density of 30 dwelling units per acre. Other Mixed Use changes are also being considered, but at lower densities ranging from 14 to 27.75 dwelling units per acre. These four identified areas contain a total of 34.5 acres, which if developed at 30 units per acre could yield 1,035 dwelling units.

The identified parcels are situated along Foothill Boulevard, and have access to commercial services, medical services, community facilities, and employment opportunities. Additionally, these parcels provide opportunities for pedestrian friendly development, with convenient access to transportation, both public and private. Additional discussions of these properties can be found in Chapter 2: Managing Land Use, Community Design, and Historic Resources section of the General Plan.

Location	Acreage	Density	DU Potential
Terra Vista	6.5	30 du/ac	195 units
Western Foothill Corridor between Archibald Avenue & Hellman Avenue	13.7	30 du/ac	411 units
Foothill Boulevard at Helms Avenue & Hampshire Street	1.9	30 du/ac	57 units
Foothill Boulevard and Mayten Avenue	12.4	30 du/ac	372 units
Total	34.5		1,035 units

Source: Rancho Cucamonga Planning Department.

Annexation Potential

There are currently 6,054.48 acres of unincorporated territory within the City's Sphere-of-Influence. There is 1 application for the annexation of 690 acres currently being processed, along with the potential to annex 1,100 acres over the next 5-year planning period.

The area is substantially vacant with a total of 21 existing units (4 in the City's Etiwanda North Specific Plan area and 17 in Section 14, the Snow Drop Road development area). Approximately 558.41 acres are suitable for residential development under the City's General Plan Hillside Residential land use designation. Based on a density of 1.29 units per acre, this area could support approximately 720 new residential units; however, substantially more units could be allowed under the County's current development standards. Because of hillside characteristics and distance from existing development, infrastructure costs for the area are considered to be extremely high. Therefore, the area is not generally suitable for affordable housing, whether developed in the City or in the County.

Financial Resources

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

Redevelopment Agency Housing Set-Aside

State law requires redevelopment agencies to set aside at least 20 percent of tax increment revenue for increasing and improving the community's supply of low- and moderate-income housing. Between July 1, 2008, and June 30, 2013, approximately \$99,834,227 will be generated by tax increment for affordable housing. However, the RDA tax increment has been pledged against several on-going projects, and therefore, there is currently little unobligated funding available.

In July 1996, the RDA approved the sale of tax allocation bonds to provide permanent financing for two community based non-profit organizations National CORE and NHDC. On September 1, 1996, Tax Allocation Bonds in the amount of \$37.66 million were sold; proceeds of the bonds will be allocated in the following manner:

- A pledge agreement through the year 2025 was signed with National CORE where \$3.9 million will be provided annually for debt services and project reserves. Beginning year in 6 of the pledge agreement, if the provision of Redevelopment Law that allows for the acquisition of existing units with Housing Set-Aside funds has been extended beyond its current sunset, this \$790,000 of the annual pledge will be deposited into a "Future Project Reserves" fund for use in acquiring additional apartment complexes within the Project Area. If a program is not developed, the funds will be available for any RDA housing program.
- A pledge agreement through the year 2025 was signed with NHDC where \$1.5 million was paid to NHDC on June 30, 1996, and again on December 30, 1996. An additional \$5 million in net bond proceeds were also paid to the NHDC. These bond proceeds will be used to complete a portion of the capital improvement plan for the Northtown neighborhood that includes continuing the development of infill housing on vacant lots, acquisition, and rehabilitation of existing absentee-owned housing. The annual pledge amount will be \$1.4 million through the year 2025.

Community Development Block Grant

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

The City of Rancho Cucamonga receives approximately \$1,000,000 annually. The City's CDBG program provides funding for: 1) public improvements to lower income areas of the City, 2) the Home Improvement Program, which provides loans up to \$30,000 and grants up to \$7,500 to income eligible single-family and mobile home owners, 3) historic preservation, and 4) public service groups, including fair housing services.

Section 8 Rental Assistance

Section 8 is rental assistance provided to a household which bridges the gap between 30 percent of the household's gross monthly income and the fair market rent of a unit. Although this longstanding, Federally funded program is not expected to increase in size or scope, it remains an important affordable housing program by helping to balance a household's income and the cost of housing. Within Rancho Cucamonga, Section 8 assistance is administered by the San Bernardino County Housing Authority.

Neighborhood Stabilization Program

The Housing and Economic Recovery Act of 2008 (HERA) appropriated funds for the redevelopment of abandoned and foreclosed homes and residential properties. Grants under HERA are considered CDBG funds and are implemented through the Neighborhood Stabilization Program (NSP). NSP funding was determined by a formula that considered statewide factors such as the number of loans that are: 1) in foreclosure, 2) subprime, 3) in default, and 4) 60 to 89 days delinquent, and then factored in local criteria such as 1) local foreclosure estimates, and 2) local vacancy rates. Based upon these criteria Rancho Cucamonga received a direct allocation of \$2,133,397 in NSP funds.

Rancho Cucamonga's NSP program provides two activities to address the high number of foreclosed properties. This includes 1) an NSP Acquisition/Rehabilitation and Resale – First Time Homebuyer Program where the City acquires foreclosed properties and resells them to eligible families earning up to 120 percent of the AMI, and 2) an NSP Acquisition/Rehabilitation and Reuse – Affordable Housing Program where the City acquires foreclosed properties and works with local non-profit housing assistance groups to establish housing opportunities for families earning less than 50 percent of the AMI.

HOME Investment Partnerships Program

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

Rancho Cucamonga participates in the HOME Consortium administered by the County of San Bernardino Department of Community Development and Housing; the current 3-year cooperation agreement runs until September 2011. Programs offered by the HOME Consortium include:

- HOME Homeownership Assistance Program (HAP): A silent trust deed program to assist low-income persons to become homeowners.
- American Dream Downpayment Initiative (ADDI): Provides downpayment assistance to first-time home buyers.
- HOME Tenant Based Rental Assistance (TBRA) Program: Provides both a monthly rent subsidy for very low-income special needs households and security deposit assistance to households receiving a monthly rental subsidy.
- HOME Rental Property Acquisition and/or Rehabilitation Program: Provides a low interest loan to acquire and/or rehabilitate existing rental property, which will then be made available to qualifying tenants at affordable rents for a specified time.
- HOME Community Housing Development Organization (CHDO) Program: Provides funding for affordable housing which is developed, sponsored, or owned by non-profit organizations certified as CHDO's.
- HOME Affordable Housing Development Loan (AHDL) Program: Provides gap financing to qualified individuals and organizations for new construction, acquisition, and/or rehabilitation of affordable housing.

Administrative Resources

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

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

Opportunities for Energy Conservation

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

Water Conservation

In 1990, the City adopted a Xeriscape Ordinance and implemented guidelines as a means of improving water conservation efforts in multi-family residential, commercial, and industrial developments. The Development Code requires all developments to "design landscaping and irrigation to conserve water using the principals of Xeriscape." This is accomplished through the use of drought tolerant plant materials and low volume irrigation, such as drip and trickle irrigation systems.

Single-family homes, except model homes, are exempt from these requirements, but the

developer must provide educational materials about Xeriscape landscape techniques to potential buyers. A reduction in water use and energy consumption should increasingly reflect positive results through implementation of the Xeriscape Ordinance.

Building Code Title 24

The City's Building and Safety and Development Codes are in compliance with Title 24 of the California Building Code. The California Energy Commission has established and adopted energy improvement specifications for both single-family and multiple-family structures under four stories. These specifications require both active and passive energy features for all residential developments.

As of January 1, 1993, the requirement for 1.6-gallon flush toilets was added to previous Title 24 requirements, such as the installation of ceiling insulation. Rancho Cucamonga's Building and Safety Department enforces State adopted Energy requirements for Climate Zone 10.

Alternative Energy

In addition to the State requirements, the City incorporated passive and active solar energy requirements into the Development Code. Utilizing the City's optional development standards a project may obtain a density increase at the higher end of the density range for energy conservation design above the minimum requirement.

To qualify under the optional development standard the project must meet the following requirements:

- New residential development shall be provided with an alternative energy system to provide domestic hot water for all dwelling units and for heating any swimming pool or spa. Solar energy shall be the primary energy system unless other alternative energy systems are demonstrated to be of equivalent capacity and efficiency.
- All appliances and fixtures shall be energy conserving (e.g., reduced consumption shower heads, water conserving toilets, etc.).

In addition, a solar access requirement is included. For example, the casting of shadows by vegetation, structures, fixtures, or any other object shall be prohibited. The provisions encourage the placement of residential structures to take advantage of shade and prevailing breezes. The ideal orientation for most of the City places the long axis of the house just east of due south. Solar energy is also a practical, cost efficient and environmentally sound way to heat and cool a home. In Rancho Cucamonga, with its plentiful year-round sunshine, the potential uses of solar energy are numerous. With proper building designs, this resource provides for cooling in the summer and heating in the winter; it can also be utilized for heating domestic use, swimming pools, and generating electricity.

The City supports the utilization of alternative energy sources as a means of providing for energy efficiency. This can include building designs that consider natural lighting to significantly reduce or eliminate dependence on interior lighting with the use of proper design and properly located skylights. Finally, tree plantings when required in various residential areas, not only provide beauty, but the trees are also recognized for their utility in providing shade, cooling, screening, and air filtering.

These provisions encourage energy conservation in a context of flexibility and creativity in residential building design. Because they tend to reduce the cost of monthly utility bills, they contribute to the affordability of housing.

Green Development

As part of the General Plan Update, the City focused on Sustainable Development, Green Buildings, Healthy Communities, Smart Growth, and Global Warming (AB 32). Throughout the General Plan Update process, the City considered "How green do we want to be?" The Update reviewed a broad range of green programs, both aggressive and non-aggressive from a variety of cities. The Planning Commission and City Council will develop policies to address these elements in the General Plan.

Energy Efficiency and Conservation Block Grant

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

Housing Production Plan

California Health and Safety Code §33413(b)(4) establishes that a Housing Production Plan (HPP) must be prepared to demonstrate how the RDA will meet State-mandated affordable housing requirements. The HPP focuses on housing production within the City's Redevelopment project area. The purpose of the HPP is to provide a strategy and time frame for meeting the minimum affordability needs of the City, as defined by the State. The HPP covers the time period from July 1, 2008 to June 30, 2014; the current RDA Implementation Plan covers the five year time period from 2010 to 2014.

Housing Production – Quantitative Requirements

Residential Units Produced and Projected to be Developed

During the lifetime of the RDA, 20,280 new housing units will be constructed within the redevelopment project area; the lifetime of the RDA extends through August 6, 2027. Approximately 18,957 housing units exist within the Redevelopment area; between 2008 and 2014, another 206 units are projected.

Production Units Required Within the Redevelopment Area

Consistent with the requirement that 15 percent of new construction within a redevelopment area be affordable, a total of 3,042 low- and moderate-income units are required within the project area over the lifetime of the RDA. Of that total, 1,216 units (40 percent) shall be affordable to very low-income households (below 50 percent of the AMI) and 1,825 units (60 percent) shall be available to low- and moderate-income households (earning between 50 percent and 120 percent of the AMI).

Under Health and Safety Code §33413(b)(1), redevelopment agencies must meet their affordable housing mandate in a timely manner. Performance will be monitored every five years. The next performance monitoring will occur in 2015, to coincide with updates to the RDA Implementation Plan.

Figure HE-6: Planning Areas

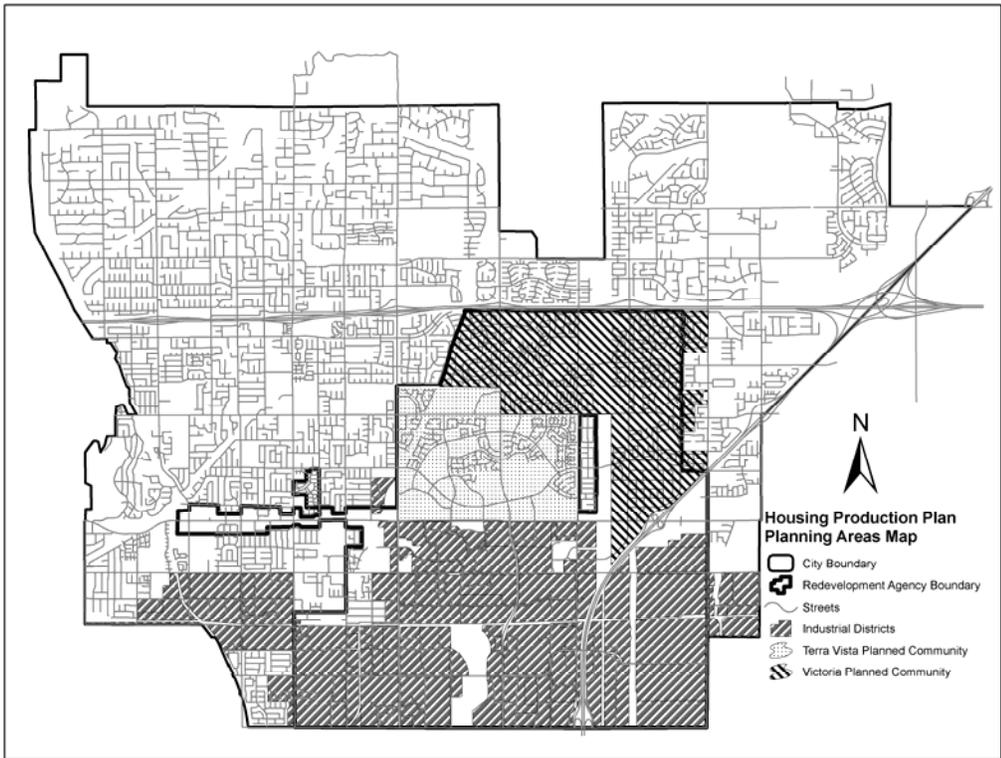
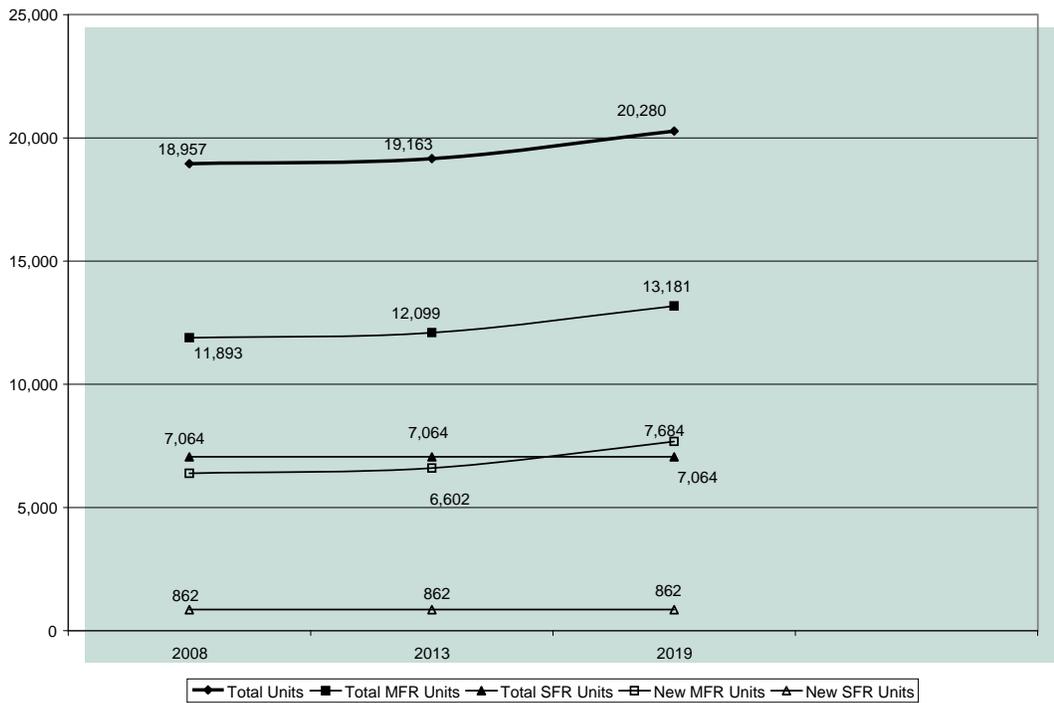


Figure HE-7: Existing vs. Projected Units December 23, 1981, to Build-Out



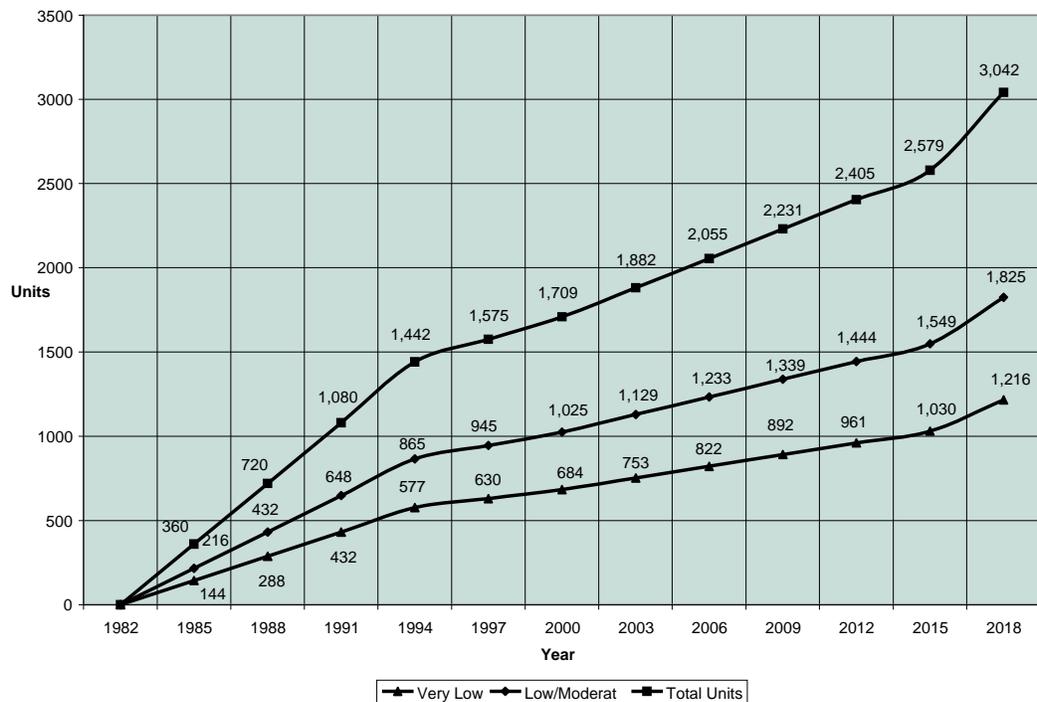
The RDA's affordability goal is 15 percent of the units constructed within the Redevelopment project area. State law identifies two different housing development scenarios with differing production requirements for each. The first (Health and Safety Code §33413(b)(1)) establishes that "at least 30 percent of all new and substantially rehabilitated dwelling units developed by an agency shall be ... affordable" and the second (§33413(b)(2)(A)(i)) establishes that "at least 15 percent of all new and substantially rehabilitated dwelling units developed by public or private entities ... shall be ... affordable". Typically, a redevelopment agency does not build units. The Rancho Cucamonga RDA does not plan to build units, so the 15 percent rule applies. The 15 percent mandate can be illustrated as follows: for every 100 dwelling units developed or rehabilitated by entities other than the agency, 15 shall be affordable, with 6 available to persons of very low-income and 9 affordable to persons of low- or moderate-income.

Table HE-53: Housing Production Requirement December 23, 1981 to August 6, 2027

	Very Low	Low/Mod.	Total
12/23/81 - 6/30/91	557	835	1,392
7/1/91 - 6/30/94	20	30	50
7/1/94 - 6/30/99	107	160	267
Subtotal 12/23/81 - 6/30/99	684	1,025	1,709
7/1/99 - 6/30/09	266	400	666
7/1/09 - 6/30/19	266	400	667
Subtotal 7/1/99 - 6/30/19	532	800	1,333
TOTAL Inclusionary Requirement RDA Lifetime 12/31/81 - 8/6/27	1,216	1,825	3,042

Source: RDA.

Figure HE-8: Production Units Required December 23, 1981, to Build-Out

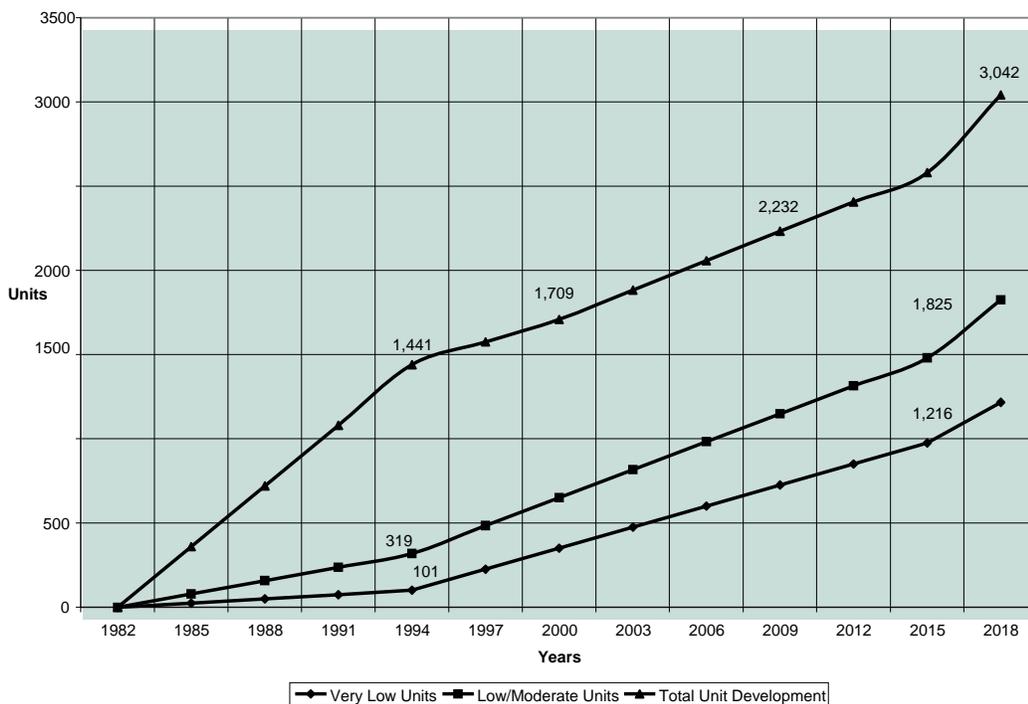


Production Units Provided

As of January 1, 2010, a total of 2,424 restricted, affordable units have been provided to meet the RDA's affordability obligation. Of these 2,424 units, 1,403 units are located within the redevelopment project area. The RDA's affordability targets have been refined as a result of a legal settlement between the RDA and the Western Center for Law and Poverty; State requirements are less restrictive than the settlement targets. State income guidelines define persons of low- and moderate-income as at or below 120 percent of the AMI, while the RDA's settlement targets those at or below 90 percent of the AMI.

State categories are divided into "Very Low" (below 50 of the AMI), "Low" (50 percent-80 percent of the AMI), "Moderate" (80 percent-120 percent of the AMI), and "Above Moderate" (above 120 percent of the AMI). State affordability targets include "Very Low," "Low," and "Moderate" income levels. The settlement agreement with the Western Center for Law and Poverty, adjusted for family size, are as follows: "Level I" (below 35 percent of the AMI), "Level II" (36 percent-45 percent of the AMI), "Level III" (46 percent-60 percent of the AMI), and "Level IV" (61 percent-90 percent of the AMI). If the RDA allocates resources to 100 units of housing, 17 must be for Level I households, 34 for Level II households, 34 for Level III households, and 17 for Level IV households.

Figure HE-9: Redevelopment Area – Mandated Production Units, December 23, 1981 to Build-Out



Redevelopment Agency Resources

This section examines RDA resources, including funding resources, land bank resources, and vacant land resources.

RDA Funding Resources

Between July 1, 2008, and June 30, 2014, approximately \$99.8 million dollars will be generated by tax increment funds for affordable housing development; however, the majority of these funds are already committed towards bond debt and other projects currently under construction. When additional funding is available it can assist in the production of restricted, affordable housing units. Consistent with the Implementation Plan, the RDA in combination with other public and private

funding resources, will fund housing production programs.

Table HE-54: RDA 20 Percent Housing Set-Aside Fund Projections

Fiscal Year	Tax Increment Revenue
2008-2009	\$19,834,227
2009-2010	\$20,000,000
2010-2011	\$20,000,000
2011-2012	\$20,000,000
2012-2013	\$20,000,000
Total	\$99,834,227

Source: RDA.

RDA Land Bank Resources

As of January 1, 2010, the RDA had obtained 26.81 acres of residential land bank resources. Consistent with the General Plan Land Use Map and Zoning Ordinance, up to 249 affordable units could be located on these land bank sites.

Redevelopment Area Vacant Land Resources

The following tables list the vacant land resources available within the redevelopment area. The City's residential land use designations set a possible range of density development for each residential category. Within the redevelopment area, there are 48.13 acres of vacant land zoned for residential use for which no tract approvals exist or are pending. At 62.5 percent of the range, this acreage could yield 688 units (Table HE-56). Therefore, with redevelopment area vacant land resources, including RDA land bank resources, there is sufficient land to meet the estimated RDA lifetime production requirement of 3,042 affordable units.

Table HE-55: RDA Land Bank

Site No. (Numbers refer to map below)	Acres	Zone	DU's @ 125% Of Range ¹	Maximum Potential Assisted Units @ A Minimum Of 40%
1	13.78	LM (4-8 du/ac)	137	54
2 ²	13.04	H (24-30 du/ac)	489	195
Total	26.82		626	249

1. 125% of range includes development at 100% of density range, plus a 25% density bonus.

2. Site No. 2 contains 6.06 acres of vacant land, see Table HE-53 RDA Vacant Land Resources (Site No. 4).

Source: Rancho Cucamonga Planning Department.

Figure HE-10: RDA Land Bank Map

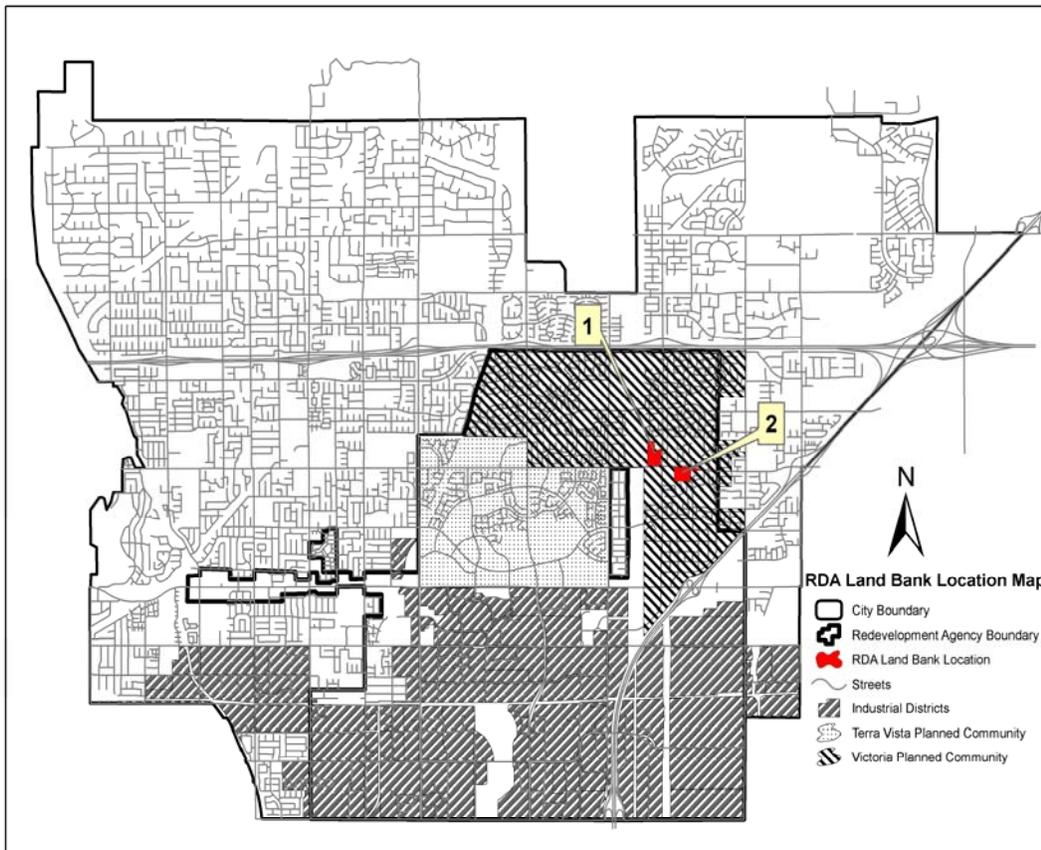
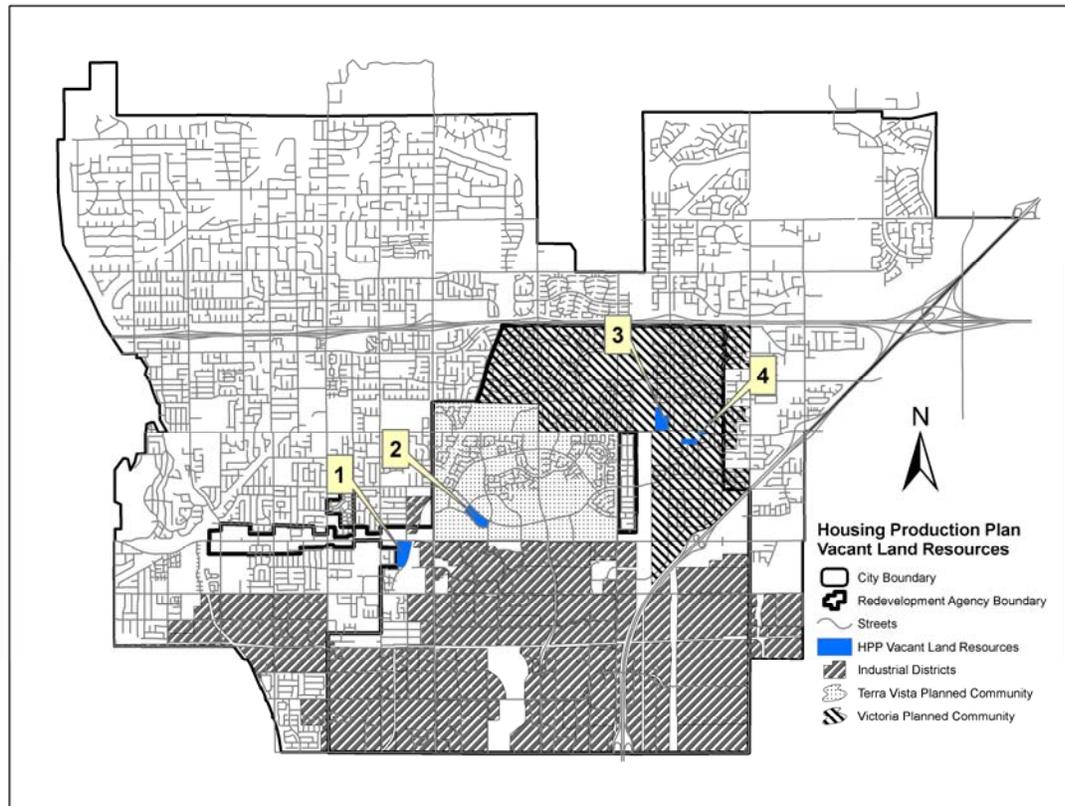


Table HE-56: RDA Vacant Land Resources

Site No. ¹	Vacant Acreage by Parcel	Zone	DU Potential at 50%	DU Potential @ 62.5%	DU Potential at 75%	DU Potential at 125%
1	16.64	LM (4-8 du/ac)	99	108	116	166
2	11.65	H (24-30 du/ac)	313	323	330	436
3	13.78	LM (4-8 du/ac)	82	89	96	137
4	6.06	H (24-30 du/ac)	163	168	172	227
Total	48.13		657	688	714	966

1. Site Numbers refer to Figure HE-11: RDA Vacant Land Resources Map.
 Source: Rancho Cucamonga Planning Department.

Figure HE-11: RDA Vacant Land Resources Map



Legal Requirements

State Mandates

The RDA has adopted a number of policies and programs required by State law. Following is a review of State requirements and the RDA's programs to comply with State mandates. In most cases these are existing programs. In a few instances new programs are recommended in this HPP. Programs A through E below are designed to comply with State mandates. Program specific implementation measures are included under the Housing Plan section of this Housing Element.

The California Community Redevelopment Law and California Health and Safety Code §33000, et seq., provides that one of the fundamental purposes of redevelopment is to increase and improve the community's supply of low- and moderate-income housing. This is accomplished in part through three different but interrelated requirements imposed on a redevelopment agency.

These three requirements provide for the production, improvement, and preservation of housing for low- and moderate-income households. These Health and Safety Code requirements are established by the following:

- **20 Percent Set-Aside (§33334.2(a)):** *"Not less than 20 percent of all taxes that are allocated to the agency ... shall be used by the agency for the purposes of increasing, improving, and preserving the community's supply of low- and moderate-income housing available at affordable housing cost";*
- **Replacement Rule (§33413(a)):** *"Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project ... the agency shall, within four years of the destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units that have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the territorial jurisdiction of the agency"; and*
- **Mandated Production Rule (§33413(b)):** *"At least 30 percent of all new and substantially rehabilitated dwelling units developed by an agency shall be available at affordable housing cost to, and occupied by, persons and families of low or moderate income."*

Health and Safety Code §33413(b)(4) requires that each redevelopment agency adopt a plan to comply with the requirements of the Mandated Production Rule. In addition, §33413.5 and §33334.5 require replacement-housing plans for compliance with the Replacement Rule.

Housing Replacement Rule

Health and Safety Code §33413(a) requires that whenever dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project subject to a written agreement with a redevelopment agency, the RDA shall, within 4 years of the removal of the dwelling units, cause to be developed an equal number of replacement dwelling units. When dwelling units are destroyed or removed on or after January 1, 2002, 100 percent of the replacement dwelling units shall be available at affordable housing cost to persons in the same or a lower income category (low, very low, or moderate), as the persons displaced from those destroyed or removed units.

Replacement Policy

The RDA shall replace housing units removed or demolished as a result of an RDA project as required by law.

Implementation

No units under the definition of §33413(a) were removed prior to September 1, 1989. Further, no affordable units under the aforementioned section have been removed prior to January 1, 2010.

Housing Replacement Requirement

Health and Safety Code §33413.5 requires each redevelopment agency to adopt by resolution, a "replacement housing plan indicating how the agency will comply with the requirements of the replacement rule as provided for in §33413(a). The replacement housing plan shall include: (1) the general location of housing to be rehabilitated, developed, or constructed (2) an adequate means of financing such rehabilitation, development, or construction, (3) a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained, (4) the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation, and (5) the timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives."

Health and Safety Code §33334.5 requires that "[e]very redevelopment plan adopted or amended to expand the project area after January 1, 1977, shall contain a provision that whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project, the agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be

rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing costs, as defined by §50052.5, within the project area or within the territorial jurisdiction of the agency, in accordance with all of the provisions of Sections 33413 and 33413.5." Irrespective of the January 1, 1977, implementation date expressed in §33334.5, §33413(d) imposes the Replacement and Production Rules on any Redevelopment Plan adopted on or after January 1, 1976.

The City of Rancho Cucamonga's Redevelopment Plan was adopted on December 23, 1981. An amendment to the RDA approved August 6, 1987, did not change the area of the RDA's boundary, but did extend the term of the RDA; the 40-year term of the RDA ends in 2027.

Replacement Requirement

The RDA shall meet the Replacement Requirement under the Health and Safety Code (§33413), consistent with the agency replacement policy adopted December 23, 1981.

Implementation

Not less than 30 days prior to the execution of an agreement to remove or demolish any affordable housing unit, or units, the RDA shall prepare a Housing Replacement Plan. This plan shall include housing replacement guidelines to meet the requirement under Health and Safety Code §33413, and as stated in Section 402 of the RDA's Articles of Incorporation. As further stated in Section 402, a dwelling unit whose replacement is required by §33413, but for which no Replacement Housing Plan has been prepared, shall not be removed from the low- and moderate-income housing market.

The RDA does not anticipate that any low or moderate income housing units will be removed as a result of projects or programs proposed in the Implementation Plan. If, however, some unforeseen activity does require removal of units, the RDA will comply with Health and Safety Code §33413.5, which requires that the Agency adopt a replacement housing plan 30 days prior to entering into any agreement which results in the destruction of units affordable to low and moderate income families. Additionally, there are no prior replacement housing obligations that the RDA is required to address as part of past Agency projects (Implementation Plan, page 63).

As of January 1, 2010, the RDA has not removed any units under the Housing Replacement Requirement.

Term Length of Affordability

Health and Safety Code §33413(c) requires that replacement and production units shall remain available at affordable housing costs to the income levels indicated for the longest feasible time, but not less than 55 years for rental units, 45 years for home ownership units, and 15 years for mutual self-help housing units which includes, but is not limited to, unlimited duration.

Health and Safety Code §33334.3(f) states that when housing units are developed or assisted with money from the RDA's 20 Percent Affordable Housing Set-Aside Fund, the RDA shall require that those housing units remain affordable for the longest feasible time, but for not less than 55 years for rental units, 45 years for owner occupied units, or 15 years for mutual self-help units. Health and Safety Code §33334.13 requires that very low-income and lower-income units developed with assistance from a homeownership residential mortgage revenue bond program or a California Housing Finance Agency home financing program shall remain available at affordable housing cost for at least 30 years. Finally, Government Code §659159(c)(1) states that lower income units provided pursuant to a density bonus shall remain affordable for 30 years. The Implementation Plan states that "any units assisted by the RDA remain affordable for the longest period allowed by law".

Length of Affordability Policy

Very low-income, low-income, and moderate-income units developed pursuant to the previously mentioned affordability sections of the California Government Code shall remain affordable for the longest feasible period of time, up to and including the useful economic life of the project, with a minimum term of at least 30 years.

Implementation

Length of affordability shall be negotiated on a project-by-project basis for the longest feasible period of time, up to and including the useful economic life of the project with a minimum term of at least 30 years.

Low-Income Housing Production Rule

Health and Safety Code §33413(b)(1) requires that *"at least 30 percent of all new and substantially rehabilitated dwelling units developed by an agency shall be available at affordable housing cost to, and occupied by, persons and families of low or moderate income,"* and not less than 50 percent of the affordable dwelling units required to be available to, and occupied by, persons of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households.

Section 33413(b)(2) requires that *"at least 15 percent of all new and substantially rehabilitated dwelling units developed within a project area under the jurisdiction of an agency by public or private entities or persons other than the agency [but including those developed pursuant to a written agreement with the RDA] shall be available at affordable housing cost to, and occupied by, persons and families of low or moderate income,"* and not less than 40 percent of the affordable dwelling units required to be available to, and occupied by, persons of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households.

Housing Production Plan Affordability Schedule

The RDA and the City of Rancho Cucamonga shall complete a schedule for housing production that will meet the Production Requirement of §33413(b)(1) and (2) of the Health and Safety Code. This requirement shall be met within the legal boundaries of the RDA.

Implementation

This HPP shall establish a five-year schedule for meeting the State-mandated Housing Production Requirements.

Housing Production Plan Requirement

Health and Safety Code §33413(b)(4) requires *"[e]ach redevelopment agency, as part of the implementation plan ... shall adopt a plan to comply with the requirements of this subdivision [the Mandated Production Rule]. The plan shall be consistent with, and may be included within, the communities Housing Element. The plan shall be reviewed, and if necessary, amended at least every five years in conjunction with either the housing element cycle or the plan implementation cycle."*

The Plan shall include estimates of the number of new or rehabilitated residential units to be developed within the Project Area and the number of units for very low, low, and moderate income households which will be developed in order to meet the requirements of the Mandated Production Rule, paragraph (b)(2), for units developed by entities other than the agency. The Plan shall also include estimates of the number of agency-developed residential units which will be developed during the next five years, if any, and the number of units for very low, low-, and moderate-income households which will be developed during the same period of time to meet the requirements of paragraph (b)(1) for units developed by the RDA.

Section 33413(b)(2) requires that *"at least 15 percent of all new and substantially rehabilitated dwelling units developed within a project area under the jurisdiction of an agency by public or private entities or persons other than the agency [but including those developed pursuant to a written agreement with the RDA] shall be available at affordable housing cost to, and occupied by, persons and families of low or moderate income,"* and not less than 40 percent of the affordable dwelling units required to be available to, and occupied by, persons of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households.

Housing Production Plan Requirement

The RDA and the City of Rancho Cucamonga shall meet the requirements of §33413(b)(4).

Housing Element

Implementation

Through completion of this HPP and any necessary amendments of the City's Housing Element, the RDA shall provide a plan to meet Production Housing Requirements.

Consistency Requirements

Housing Element of the General Plan

The HPP builds on the goal, objectives, and policies identified in the 2010 update to the Housing Element. Goal HE-2 of the Housing Plan states:

Provide housing opportunities that meet the needs of all economic segments of the community including very low, low-, and moderate-income households and special needs groups.

Programs include Residential Mortgage Revenue Bonds, density bonus programs, SCAG's RHNA goals, HUD's Comprehensive Housing Affordability Strategy goals, Mobile Home Park voluntary rent stabilization, and the RDA's 20 Percent Set-Aside Fund (consistent with provisions of the Western Center for Law & Poverty Agreement).

Units At-Risk Study

The HPP supports programs identified in the Units-At-Risk analysis. In particular, the RDA shall work with Property Owners, Financial Institutions, Public Agencies, and Non-profit Housing Development Corporations to retain the availability of units currently restricted to low- and moderate-income households, with special emphasis on those units that are within the RDA project area.

Implementation Plan

The HPP shall be consistent with the RDA's Implementation Plan relative to issues relating to affordable housing. The Implementation Plan supports by providing, preserving, and promoting decent and sanitary housing affordable to low and moderate-income families. This can be accomplished through the following general affordable housing objectives:

- Granting a density bonus to leverage the affordability of new units.
- Establish the term of affordability as the useful economic life of the affordable housing units with a minimum term of at least 30 years.
- Units affordable to low-income owners and renters shall be scattered throughout the City.
- Multiple family projects that include affordable units shall be located within appropriately zoned areas of the City.
- All affordable units shall be of comparable quality, design, and appearance to market rate housing.
- Encourage mixed income and Mixed-Use projects.
- Encourage a variety of housing types and tenure including garden apartments, town home apartments, and condominiums, as well as limited equity cooperative ownership.
- Housing assisted by the RDA shall comply with Article 34 of the California Constitution. No more than 49 percent of the units, in a rental housing project developed by the RDA for households at 80 percent of the median or less, shall be assisted units.
- All residential development, including affordable units, shall be consistent with the General Plan.
- All units meeting State-mandated housing production requirements or affordable housing goals shall utilize the latest MSA median income published by HUD.

Western Center for Law and Poverty Settlement

In compliance with the Western Center for Law and Poverty legal settlement, the RDA's resources shall be allocated as directed by the settlement. The income levels, adjusted for family size, are as follows:

- Level I: Families earning less than 35 percent of the AMI.
- Level II: Families earning less than 36 percent and 45 percent of the AMI.
- Level III: Families earning less than 46 percent and 60 percent of the AMI.
- Level IV: Families earning less than 61 percent and 90 percent of the AMI.

The settlement further requires that not less than 50 percent of the units assisted by the RDA must be available for very low income households, of which one-third must be available to Level I families.

The allocation for each income level is as follows:

- At least one-sixth for households with incomes not more than 35 percent of the AMI.
- One-third for households with income not more than 45 percent of the AMI.
- One-half for remainder (divided one-third for incomes between 46 percent and 60 percent of the AMI and one-sixth for incomes between 61 percent and 90 percent of the AMI).

In other words, if the redevelopment agency allocates resources to 100 units of housing, 17 must be for households with incomes below 35 percent of the median income; 34 for households with income between 36 percent and 45 percent of median income; 34 for households with income between 46 percent and 60 percent of median income, and 17 for households earning between 61 percent and 90 percent of the median income.

California Constitution: Article 34 – Public Housing Project Law

Article XXXIV of the California Constitution states, "[n]o low rent housing project shall hereafter be developed, constructed, or acquired in any manner by any state public body until, a majority of the qualified electors of the city ... in which it is proposed ... voting on such issue, approve such project by voting in favor thereof." And that "the term 'low rent housing project' shall mean any development composed of urban or rural dwellings, apartments or other living accommodations for persons of low income".

If the majority of the units in a multi-family development are market rate, the project is considered to be a market-rate project. However, in the actual development of affordable housing projects up to 100 percent of the units within the project are restricted, and affordable units are available to persons earning 80 percent or less of the AMI. Consistent with the City's General Plan, the RDA shall observe the scattered sites policy for assisted affordable owner programs.

Housing Plan

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

Housing Goals and Policies

Overarching Housing Element Goal: Provide opportunities and incentives for the provision of a variety of housing types for all economic segments wishing to reside in the community regardless of race, religion, sex, or income group.

Adequate Housing Sites

GOAL HE-1: Allow and create new opportunities that enable a broad range of housing types, maintain a balanced supply of ownership and rental units, and provide sufficient numbers of dwelling units to accommodate expected new household formations.

Objective HE-1.1: Ensure a wide range of housing alternatives and enable the City to achieve its share of the RHNA through the utilization of land use distribution and development standards to encourage a mix of housing types, including mobile homes and apartments, within a variety of price ranges.

Policy HE-1.1.1: Provide opportunities for a variety of housing types through implementation of the Land Use Plan, Development District Map, and Community Plans.

Policy HE-1.1.2: Review and amend provisions of the Development Code pertaining to mobile homes to allow manufactured homes in all residential districts.

Policy HE-1.1.3: Discourage the conversion of existing mobile home parks to other uses.

Policy HE-1.1.4: Maintain and administer a condominium conversion ordinance.

Program HE-1: Inventory of Residential Sites

The City will maintain an inventory of vacant residentially zoned sites to accommodate the Regional Housing Needs Allocation of 1,282 units. Specifically, the City has already achieved 2,509 units since January 1, 2006, of which 958 units are credited towards the RHNA, leaving a remaining RHNA balance of 324 units. The City will ensure an adequate supply of vacant sites at appropriate densities and development standards to accommodate the remaining RHNA.

Funding Source: General Fund

Responsible Agency: Planning Department

Timeframe and Objectives:

- Monitor the sites inventory annually to assess the City's continued ability to facilitate a range of residential housing types.
- Provide an inventory of vacant residentially zoned properties to interested affordable housing developers after adoption of the Housing Element. Annually update the listing to promote the continued availability and marketability of the identified properties.

Program HE-2: Manufactured Housing

Government Code §65852.3(a) specifies that local governments cannot exclude permanently sited manufactured homes from lots zoned for single-family dwellings (unless manufactured housing is more than 10 years old). A city may not require an administrative permit, planning or development process, or other requirement that is not imposed on a conventional single-family dwelling in the same zone. The Development Code defines mobile home units, and permits mobile homes on all lots zoned for single-family residential, except within the Very Low Residential District, but does not address manufactured housing. To comply with State law and ensure that such uses further community expectations for quality, the City will amend its Development Code to bring current codes up to date.

Funding Source: General Fund

Responsible Agency: Planning Department

Timeframe and Objectives:

- Amend the Development Code within twelve months of adopting the Housing Element to define manufactured housing and mobile homes consistent with State law and specify the zone, or zones, where such housing can be permitted.
- Prepare design guidelines for mobile homes and manufactured housing to ensure quality development.

Program HE-3: Mobile Home Park Conservation

This program discourages the conversion of existing mobile home parks to other uses, consistent with Government Code §65863.7, in order to maintain a valuable source of affordable housing. Mobile home parks are permitted in all residential districts, subject to approval of a Conditional Use Permit. Eight mobile home parks are located in the City providing 1,380 mobile home units. Although the City has not enacted a Mobile Home Conversion Ordinance, the City promotes the conservation of Mobile Home Parks.

Funding Source: General Fund

Responsible Agency: Planning Department

Timeframe and Objectives:

- Continue to encourage the conservation of mobile home parks and discourage the conversion of mobile home parks to other uses in order to maintain a valuable source of affordable housing.
- Continue to promote the conservation of mobile home parks through implementation of the Mobile Home Accord (Program HE-9) that serves as a rent stabilization agreement between the City and mobile home park owners, implementation of the Mobile Home Rental Assistance Program (Program HE-10) that provides a monthly rental subsidy to low income mobile home households, and through the Building and Safety Departments enforcement of Title 24 as it applies to mobile homes to ensure mobile homes meet applicable building code requirements.

Program HE-4: Condominium Conversion

Multi-family units make up approximately 32 percent of the housing stock; consequently, the City has a somewhat limited supply of apartment rentals. As a means of preserving the City's rental housing stock, the Condominium Conversion Ordinance regulates the conversion of apartments to condominiums, but establishes a maximum annual limit, defined as no more than one-half the number of multi-family rental dwellings added to the City's housing stock during the preceding year, for the number of multi-family rental units that may be converted to ownership type.

Funding Source: CDBG

Responsible Agency: Planning Department

Timeframe and Objectives:

- Ensure compliance with the City's Condominium Conversion Ordinance.
- Annually monitor the rate of conversion to determine if modifications to the ordinance are needed to maintain a healthy rental housing market.

Program HE-5: Mixed Use District

As part of the General Plan update the City designated additional properties within the Mixed Use District along Foothill Boulevard, the City's major east-west corridor. These Mixed Use land use designations became effective with the May 19, 2010 adoption of the Rancho Cucamonga General Plan Update. These areas will provide opportunities for additional residential development at densities up to 30 dwelling units per acre and have access to commercial services, medical services, community facilities, and employment opportunities. Additionally, these parcels provide opportunities for pedestrian friendly development, with convenient access to transportation, both public and private.

Funding Source: General Fund

Responsible Agency: Planning Department

Timeframe and Objectives:

- Utilize the Mixed Use District to provide development standards ranging from 14 to 30 dwelling units per acre.
- Amend the Development Code within eighteen months of adoption of the General Plan to establish the land use districts and development standards for the new Mixed Use Districts along Foothill Boulevard. The Development Code amendment will occur earlier should an application to develop one of the Mixed Use District sites be submitted.
- Utilize appropriate development standards to achieve 30 units per acre on the four identified Mixed Use District properties, potentially achieving 1,035 dwelling units on 34.5 acres of land.
- Utilization and development of these Mixed Use sites can occur through the implementation of Program HE-11 (Housing Production Plan (HPP)) as all four parcels are within the project area. Program HE-11 focuses on the development of affordable housing units within the redevelopment project area.

Affordable Housing

GOAL HE-2: Provide housing opportunities that meet the needs of all economic segments of the community including very low, low-, and moderate-income households and special needs groups.

Objective HE-2.1: Protect and expand the range of housing opportunities available by location, price, and tenure to low- and moderate-income households.

Policy HE-2.1.1: Offer Development Agreements to provide incentives for the development of senior and/or family affordable multi-family rental units.

Policy HE-2.1.2: Administer a Residential Mortgage Bond program where low interest loans are available to first-time home buyers making up to 90 percent of the AMI.

Policy HE-2.1.3: Implement the Affordable Housing Incentives/Density Bonus Provisions with for profit and non-profit developers to provide affordable housing opportunities.

Policy HE-2.1.4: Encouraging use of Federal rental assistance programs to assist lower income households and support the Housing Authority of the County of San Bernardino (HACSB) applications for additional vouchers to meet the needs of low-income households.

Policy HE-2.1.5 Support the Mobile Home Park Accord voluntary rent stabilization as a means of keeping rents at reasonable levels.

Policy HE-2.1.6: Promote, implement, and monitor the HPP utilizing the RDA's 20 Percent Housing Set-Aside Funds consistent with the Implementation Plan and the Western Center for Law and Poverty settlement agreement.

Objective HE-2.2: Promote efforts to define both the size and composition of the homeless population in order to assess existing and future needs, and support a multi-jurisdictional comprehensive approach toward addressing those needs.

Policy HE-2.2.1: Conduct an annual survey of area non-profit service providers in order to determine the homeless needs within the City.

Objective HE-2.3: Assist providers of temporary emergency shelter and transitional housing opportunities.

Policy HE-2.3.1: Assist the efforts of local organizations and community groups to provide temporary emergency shelters, transitional housing opportunities, and services to the City's homeless population.

Policy HE-2.3.2: Provide public improvements/community facilities such as street improvements, streetlights, sidewalks, parkway landscaping, as well as park facilities in qualified target areas.

Objective HE-2.4: Recognize the unique characteristics of elderly and handicapped households and address their special needs.

Policy HE-2.4.1: Continue to allow for the establishment of second units on single-family residential lots to provide additional housing opportunities pursuant to State law and established zoning regulations.

Policy HE-2.4.2: Enforce and regulate the disabled accessibility and adaptability standards contained in Title 24 of the California and Uniform Building Codes as they apply to apartments, condominium, and townhouse projects.

Program HE-6: First Time Homebuyer Program

The RDA administers a First Time Homebuyer program, which is available to income eligible applicants citywide. The program provides down payment loans up to a maximum of \$80,000, which are recorded as a silent second. Participation is limited to those households at or below 90 percent of the AMI.

Funding Source: RDA Set-Aside

Responsible Agency: RDA

Timeframe and Objectives:

- Annually assist 15 first time homebuyers with the purchase of a home.
- Continue to promote the availability of this program through contracts with Neighborhood Housing Services of the Inland Empire (NHSIE). NHSIE conducts community outreach workshops, public education, applicant screening, and application assistance. Additionally, NHSIE conducts several workshops per quarter, and has implemented an outreach program to local real estate agents and brokers. The RDA has developed a program brochure available at City Hall and there is a link to the brochure on the City website.

Program HE-7: Neighborhood Stabilization Program

The Housing and Economic Recovery Act of 2008 (HERA) appropriated \$3.92 billion in emergency assistance for the redevelopment of abandoned and foreclosed homes and residential properties. Grants under the HERA are considered Community Development Block Grant (CDBG) funds and are implemented by HUD through the Neighborhood Stabilization Program. Rancho Cucamonga is a direct recipient of NSP funds and received \$2,133,397 to address foreclosure issues within the City. The City's NSP program operates two activities 1) an Acquisition/Rehabilitation and Resale – First Time Homebuyer Program where acquired properties will be available to households earning up to 120 percent of the AMI, and 2) an Acquisition/Rehabilitation and Reuse – Affordable Housing Program where acquired properties will be available to households earning below 50 percent of the AMI. These programs are available in selected census tracts experiencing a high foreclosure risk.

Funding Source: CDBG-NSP

Responsible Agency: Planning Department/RDA

Timeframe and Objectives:

- Acquire 17 properties for participation in the two NSP funded activities making 15 properties available through the First Time Homebuyer program and 2 properties available to local non-profit housing providers.

Program HE-8: Section 8

The HUD funded Section 8 program is administered by the Housing Authority of the County of San Bernardino (HACSB). HACSB provides rent subsidies to very low income households and elderly households who spend greater than 50 percent of their income on rent, live in substandard housing, or have been displaced. The subsidies represent the difference between 30 percent of the monthly income and housing payment standards established by HUD.

Housing vouchers are utilized by many extremely low income households in Rancho Cucamonga. The City will work with the HACSB to market the Section 8 program and improve its overall effectiveness.

Funding Source: HUD Section 8 Funds

Responsible Agency: Planning Department/HACSB

Timeframe and Objectives:

- Promote the use of Section 8 by making program information available at the public counter and community facilities. Encourage non-profit service providers to refer eligible clients to the Section 8 program for assistance.
- Coordinate with the HACSB to prioritize vouchers to be set aside for extremely low income households.
- Provide Section 8 information to owners of small rental properties to encourage acceptance of Section 8 vouchers.

Program HE-9: Mobile Home Accord

In 2008, the RDA took over the administration of the City's Mobile Home Accord, which was previously administered by the City Manager's Office. The Mobile Home Accord serves as a rent stabilization agreement between the City and the 8 mobile home park owners, which limits how much park owners can raise rents based on the Consumer Price Index. The Mobile Home Accord was renewed in 2009 for a 7-year participation agreement; all 8 mobile home parks within the City participate in the Accord.

Funding Source: RDA Funds

Responsible Agency: RDA

Timeframe and Objectives:

- Continue to administer the Mobile Home Accord.

Program HE-10: Mobile Home Rental Assistance Program

In June 2008, the RDA approved the implementation of a Mobile Home Rental Assistance Program that provides up to \$50 per month towards the rent of a mobile home space for households that are at or below 60 percent of the AMI and paying 30 percent or more of their income on housing. In 2009, staff recommended that the benefit amount be increased to \$100 per month to better serve the participants. There were 50 participants by the end of the first 6 months and 80 participants by the end of the first year.

Funding Source: RDA Set-Aside

Responsible Agency: RDA

Timeframe and Objectives:

- Continue to administer and market the program to 100 households annually.

Program HE-11: Housing Production Plan

The HPP was prepared to demonstrate how the RDA will meet mandated affordable housing requirements focusing on the production of affordable housing units within the redevelopment project area. The purpose of the HPP is to provide a strategy and time frame for meeting the minimum affordability needs of the City between July 1, 2008 and June 30, 2014.

Funding Source: RDA Set-Aside

Responsible Agency: RDA

Timeframe and Objectives:

- Continue to facilitate the development of Non-Profit, 501(c)(3), Neighborhood Housing Development Corporations. Special neighborhood needs may include areas of long-term residential overcrowding, special infrastructure needs, or historic neighborhood identification, as funds are available.
- Continue to seek non-profit housing development corporations to assist in the development of affordable housing.

- Work with property owners, financial institutions, public agencies, non-profit housing development corporations, and for-profit corporations to construct new restricted, affordable rental units within the redevelopment project area.
- Continue to identify and purchase, or facilitate purchase, of existing multi-family projects that become available for sale. On a case-by-case basis, the RDA shall lease, purchase, or by other means secure affordability restrictions for individual units within existing and new construction multi-family units to increase the supply of restricted, affordable units. Consistent with the Implementation Plan policy, 40 percent of the units shall be affordable to low and moderate income renters.
- Enter into discussion with property owners regarding acquisition and/or conservation of the 190 units-at-risk located within the redevelopment project area.
- Investigate the feasibility of establishing an Affordable Housing Overlay Zone and/or a Mixed Use Overlay Zone to facilitate the development of affordable housing.
- Utilize a variety of financial mechanisms to assist the development of affordable housing units including, but not limited to: loan write-down, mortgage revenue bonds, State tax credits, on-site improvement costs, off-site improvement costs, City fee waiver, and as well as a school fee waiver for Senior Housing.

Program HE-12: Preservation of At-Risk Units

Five publicly assisted housing projects with a total of 265 units may be at-risk of losing rent subsidies or converting to market rate within the planning period of this Housing Element. Specifically, many households residing in publicly assisted housing are extremely low income households with limited housing opportunities elsewhere. To meet the needs of lower income households, the City must plan against the loss of existing affordable housing units.

Funding Source: RDA Set Aside

Responsible Agency: RDA

Timeframe and Objectives:

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

Quality Residential Development

GOAL HE-3: Provide quality residential environments which contribute to a well-functioning community by ensuring residential development which is not only attractive in design, but which functions to protect the public safety and welfare, and provide benefits to the community.

Objective HE-3.1: Promote development techniques that foster a continued high quality of residential design and construction and ensure the appropriate development of hillside areas.

Policy HE-3.1.1: Continue to implement the Hillside Development Regulations to ensure that residential development is appropriate in the City's hillside areas.

Policy HE-3.1.2: Continue to evaluate residential projects for safety concerns, including lighting, pedestrian movements, parking lot configuration and design, as well as unit design

and orientation, particularly with regard to multi-family development.

- Policy HE-3.1.3:** Promote the development of Crime Prevention Through Environmental Design (CPTED) concepts to evaluate single-family and multi-family residential developments and write CPTED design guidelines to improve the safety of new residential developments.

Program HE-13: Hillside Development Regulations

Recognizing the unique characteristics of the hillside areas, the City adopted Hillside Development Regulations to ensure that any residential development on slopes 8 percent and greater was appropriate to the carrying capacity of the land. Regulations were established to avoid development in environmentally sensitive areas, minimize adverse grading impacts through architectural and structural techniques, and preserves natural landform characteristics.

Funding Source: General Fund

Responsible Agency: Planning Department/Building and Safety Department

Timeframe and Objectives:

- Continue to monitor residential development on slopes 8 percent and greater for compliance with the Hillside Development Regulations.
- Continue to evaluate and improve hillside development processing procedures to facilitate residential development in hillside areas.

Program HE-14: Crime Prevention Through Environmental Design

Crime Prevention Through Environmental Design (CPTED) is an approach to deterring criminal behavior through environmental design and development of the built environment. CPTED strategies are based on the principal that proper design and the effective use of the built environment can reduce potential for criminal activity and improve the quality of life.

Funding Source: General Fund

Responsible Agency: Planning Department

Timeframe and Objectives:

- When funding resources become available, establish CPTED concepts to evaluate single-family and multi-family developments and write CPTED guidelines to improve the safety of new residential developments.
- Add to the Planning Department work program and complete when funding sources become available.

Housing Preservation

GOAL HE-4: Conserve and improve the existing housing stock, including structures of historic significance, and eliminate the causes and spread of blight by encouraging the investment of public and private funds in housing rehabilitation and public improvements.

Objective HE-4.1: Recognize the unique contribution to the City's heritage by historic structures and develop programs to encourage the preservation and maintenance of these structures.

Policy HE-4.1.1: Encourage rehabilitation and preservation of historic residences through participation in Mills Act contracts.

Objective HE-4.2: Promote the revitalization and rehabilitation of substandard residential structures.

Policy HE-4.2.1: Evaluate and identify areas of the City with concentrations of older or deteriorating

housing units which may be targeted for rehabilitation and improvement programs.

Policy HE-4.2.2: Continue to implement the Home Improvement Program administering grants to lower income single-family home owners and mobile home owners for minor housing needs.

Policy HE-4.2.3: Continue to implement the Home Improvement Program administering deferred interest loans to lower income households, excluding mobile homes.

Objective HE-4.3: **Promote efforts to ensure that all neighborhoods of the City have adequate public/community facilities and services.**

Policy HE-4.3.1: Provide public improvements/community facilities such as street improvements, streetlights, sidewalks, parkway landscaping, as well as park facilities in qualified target areas.

Objective HE-4.4: **Promote the maintenance of existing housing in sound condition.**

Policy HE-4.4.1: Utilize concentrated Code Enforcement programs to target specific areas or problems when the need and community support warrants such activity.

Policy HE-4.4.2: Develop an outreach referral program to encourage property owners with structural and/or maintenance problems to seek assistance under the CDBG Home Improvement Program.

Program HE-15: Homeowner Rehabilitation Programs

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

- **Home Improvement Program (CDBG Grants):** This program provides a grant up to \$7,500 to income eligible low income households to make necessary health, safety, and code related repairs. Eligible properties include single-family homes, mobile homes, townhomes, and condominiums and the units must be owner occupied. This program may be utilized in conjunction with the loan program (see below) if the cost of repairs exceeds the maximum grant amount.
- **Home Improvement Program (CDBG Loans):** This revolving loan program provides a deferred payment loan up to \$30,000 to income eligible low income households to make necessary health, safety, code related, and cosmetic repairs depending on fund availability. Eligible properties include single-family homes, townhomes, and condominiums and the unit must be owner occupied. The loans are zero interest, subordinate to the primary loan, and are repaid on the sale or refinance of the property.
- **Home Improvement Program (EECBG Loans):** This revolving loan program provides a deferred payment loan up to \$10,000 to income eligible low income households to make necessary energy efficiency and energy conservation repairs. Eligible properties include single-family homes, townhomes, and condominiums and the unit must be owner occupied. The loans are zero interest, subordinate to the primary loan, and are repaid on the sale or refinance of the property. This loan program is funded by the American Recovery and Reinvestment Act of 2009 and is distributed through the U.S. Department of Energy.

Funding Source: CDBG/EECBG

Responsible Agency: Planning Department

Timeframe and Objectives:

- Assist 40 households annually through the Home Improvement Program.
- Continue to promote the availability of these funding opportunities through occasional articles in the "Grapevine", a quarterly publication by the Community Services Department, announcements on the local public access channel RCTV-3, and program information and applications at the Planning Department public counter, and various community facilities.

Program HE-16: Mills Act Contracts

The Mills Act, under State law, enables the owner of a "qualified historic property," to enter into an agreement with the City to preserve, rehabilitate, and maintain the historic property in return for a reduction in property taxes under the Revenue and Taxation Code Section 439. The money saved from the reduced property tax will be available to maintain and restore the historic property, thereby benefiting the owner as well as the community.

Funding Source: General Fund
Responsible Agency: Planning Department
Timeframe and Objectives:

- Monitor existing Mills Act contracts and promote the program to assist in the preservation of historic resources.

Program HE-17: Code Enforcement

The Building and Safety Department Code Enforcement Division has initiated proactive neighborhood conservation programs focusing on specific neighborhoods which, though sound, are beginning to show signs of deterioration. Programs include community education, neighborhood cleanups, yard maintenance, and abandoned vehicle abatement. Focus neighborhoods are often low-income neighborhoods eligible for CDBG funding.

Funding Source: General Fund
Responsible Agency: Building and Safety Department
Timeframe and Objectives:

- Continue to support the bi-annual neighborhood cleanup events within the focus neighborhoods assisting approximately 200 households.

Program HE-18: Graffiti Removal

The Public Works Services Department provides graffiti removal services in Low/Mod Area (LMA) eligible Census Tract Block Groups. The graffiti removal program removes incidences of graffiti from public property within the designated target areas.

Funding Source: General Fund/CDBG
Responsible Agency: Public Works Services Department
Timeframe and Objectives:

- Continue to provide graffiti removal services to the residents of LMA eligible Census Tract Block Groups within the City.

Remove Constraints

GOAL HE-5: Where possible, eliminate governmental constraints.

Objective HE-5.1: Promote efforts to reduce procedural delays, provide information early in the development process regarding development costs, and charge only those fees necessary to adequately carry out needed public services and improvements.

Policy HE-5.1.1: Periodically review and update the City's fee schedule and the methodology on which the fees are based in order to determine the necessary costs for providing adequate public services and public improvements to ensure the continued health, safety, and welfare of the community.

Policy HE-5.1.2: Continue to facilitate the development review process through multiple techniques, including staff assistance, public information, articles in the City's newsletter, informal meetings with applicants, Preliminary Review applications to address technical issues, and Pre-Application Review to address policy issues.

Policy HE-5.1.3: Continue to evaluate and adjust as appropriate residential development standards, regulations, and processing procedures that are determined to constrain housing

development, particularly housing opportunities for lower and moderate income households and for persons with special needs.

Program HE-19: Housing for Persons with Special Needs

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

- **Residential Care Facilities:** Revise the definition of Residential Care Facilities to distinguish between board and care homes, sober living facilities, and housing for homeless people, and specify the permitting process, where such uses are permitted, and regulations to exercise appropriate review within the parameters of State law.
- **Emergency Shelters:** Permit Emergency Shelter uses in the General Commercial (GC) District, as well as establish procedures and development standards (i.e., maximum number of beds, provisions for onsite management, length of stay, off-street parking based on demonstrated need, proximity of other shelters, and security) to facilitate the creation of emergency shelters.
- **Transitional Housing:** Permit transitional housing facilities serving six or fewer clients by right in all residential districts. Differentiate transitional housing provided as group quarters versus transitional housing provided as multi-family housing developments. Where transitional housing facilities operate as group quarters assisting up to six residents, such uses will be permitted as residential care facilities, and where transitional housing facilities operate as multi-family housing developments, such uses will be permitted where multi-family housing is permitted.
- **Supportive Housing:** Permit supportive housing facilities serving six or fewer residents by right in all residential districts. Differentiate supportive housing in the form of group quarters versus multi-family housing developments. Where supportive housing facilities operate as group quarters assisting up to six residents, such uses will be permitted as residential care facilities, and where supportive housing facilities operate as multi-family housing developments, such uses will be permitted where multi-family housing is permitted.
- **Single-Room Occupancy:** Permit SRO units in the Medium (M) Residential District, Medium-High (MH) Residential District, High (H) Residential District, and Mixed Use (MU) Districts as a use in conjunction with other multi-family housing or mixed use developments. Conditions of approval for SRO units will relate to the performance characteristics of a proposed facility, such as parking, security, management, availability of public transportation, and access to commercial land uses.

Funding Source: General Fund and CDBG

Responsible Agency: Planning Department

Timeframe and Objectives:

- Continue to fund a wide variety of nonprofit organizations providing services for homeless people, and those at risk of homelessness, through the Consolidated Plan process.
- Amend the Development Code within twelve months of adopting the Housing Element to address special needs housing.
- Amend the Development Code to permit emergency shelters "by-right" (without a Conditional Use Permit (CUP) or other discretionary approval) in the General Commercial (GC) District subject to the same development standards as other uses in the same zone and provide management and operation allowed by SB 2.
- Amend the Development Code to permit SRO units "by-right" (without a CUP or other discretionary approval) in the Medium (M) Residential, Medium-High (MH) Residential, High (H) Residential, and Mixed Use (MU) land use districts subject to the same development standards as other uses in the same zone and provide management and operation allowed by SB 2.
- Amend the Development Code to permit transitional and permanent supportive housing as a residential use in all residential land use districts and treat such uses in the same manner as residential uses in the same land use district.
- Create development standards for emergency shelters, transitional housing, supportive housing, SRO, extremely low income households, large households, and other similar types of housing.

Program HE-20: Regulatory Incentives

The City approves General Plan Amendments, Development Code Amendments, Conditional Use Permits, Variances, Minor Exceptions, and Density Bonuses where appropriate to facilitate quality housing that furthers City goals.

Funding Source: General Fund

Responsible Agency: Planning Department

Timeframe and Objectives:

- Continue to approve General Plan Amendments, Development Code Amendments, Conditional Use Permits, Variances, Minor Exceptions, and Density Bonuses as appropriate while balancing the goal of preserving established residential neighborhoods.

Program HE-21: Financial Incentives

The City encourages and facilitates the construction of affordable senior and family housing projects. Financial assistance has included multiple-family revenue bonds, housing grants, low interest loans, and reductions in development impact fees where feasible. Housing developers have utilized these financial incentives to leverage and obtain funding sources, such as Low Income Housing Tax Credits. Taken together, the combination of public and private financing sources allows developers to secure lower interest rate loans. The City will continue to offer financial incentives for housing projects that address unmet needs in the community and seek creative means to further increase funding for housing.

Funding Source: RDA Set-Aside/private financing

Responsible Agency: RDA

Timeframe and Objectives:

- Offer RDA housing set-aside funds and grants to make feasible the construction of affordable housing projects that address the City's housing needs.
- Seek opportunities to leverage housing resources with those of for-profit groups, developers, and nonprofit groups in the community.
- Prioritize RDA funds for projects that include components for extremely low income households and large households.

Program HE-22: Permit Processing

Delays in the development review process, such as plan checking and permit processing, may increase the holding cost of development. Complicated review procedures may also discourage development, especially by affordable housing and special needs housing developers. To facilitate residential development, the City provides development Pre-Application Review and Preliminary Review procedures to simplify and expedite development processing.

Funding Source: General Fund

Responsible Agency: Planning Department

Timeframe and Objectives:

- Continue to evaluate and improve the permit processing procedures to facilitate residential development.
- Within twelve months of the adoption of the Housing Element, revise the development review process to establish fast-tracking procedures for those residential development projects that include housing for large households and lower income households, especially extremely low income households.

Program HE-23: Development Fees

The City charges various fees and assessments to cover the cost of processing permits and provide services and facilities to the project. These fees contribute to the cost of housing and are ultimately passed on from the housing developer to the consumer. The City may utilize RDA or other funds to offset the fees associated with the development of affordable and special needs housing.

Funding Source: RDA Housing Set-Aside, HOME, CDBG

Responsible Agencies: RDA and Planning Department

Timeframe and Objectives:

- Continue to use Housing Set-Aside and other available funds to help offset fees for affordable and special needs housing.
- Pursue the availability of additional funds for infrastructure improvements needed to support affordable and special needs housing.

- Pursue the establishment of development fee waivers and development fee deferrals for those residential development projects that include housing for large households and lower income households, especially extremely low income households.

Program HE-24: Analyze Development Fees on the Supply and Affordability of Housing

The City will analyze the impacts of increased development fees on the supply and affordability of housing and commit to biennial monitoring. As part of the outreach, the City will work with both for- and non-profit developers, and in particular, will consider the cumulative costs of increased fees from the 2004 Fee Study given the costs associated with optional development standards required to achieve maximum densities on properties within the High (H) Residential District. Based on the results of this analysis, staff will recommend to the City Council actions necessary to mitigate any identified constraints including allowing payment of fees upon certificate of occupancy, rather than prior to building permit issuance to reduce developer construction financing costs and overall development costs for housing affordable to lower-income households.

Funding Source: General Fund

Responsible Agencies: Planning Department

Timeframe and Objectives:

- Within twelve months of the adoption of the Housing Element, analyze the impacts of increased development fees on the supply and affordability of housing and commit to biennial monitoring.
- Promote the financial feasibility of development affordable to lower income households.

Equal Housing Opportunity

GOAL HE-6: Promote equal housing opportunities for all economic segments of the community regardless of race, sex, or religion.

Objective HE-6.1: Pursue programs that will reduce the incidence of housing discrimination within the City.

Policy HE-6.1.1: Support outreach and education efforts to actively further fair housing practices and understanding of fair housing rights, with emphasis on proactive education and voluntary compliance, as well as through legal enforcement on a case-by-case basis, including, but not limited to, assistance with the resolution of tenant/landlord disputes and housing discrimination complaints.

Policy HE-6.1.2: Promote the provisions of disabled-accessible units and housing for the mentally and physically disabled.

Program HE-25: Fair Housing

The City of Rancho Cucamonga is committed to furthering and improving fair housing opportunities so that all persons have the ability to find suitable housing in the community. To achieve fair housing goals, the City contracts with the Inland Fair Housing and Mediation Board to provide fair housing services and landlord/tenant counseling services, including education, counseling, mediation, outreach, and legal compliance. The City periodically prepares the required Analysis of Impediments to Fair Housing Choice, to document the City's progress in improving and maintaining fair housing opportunities. The City also prepares, as required by Federal law, housing planning documents and progress toward fair housing goals set forth in the CDBG Consolidated Plan.

Funding Source: CDBG

Responsible Agency: Planning Department

Timeframe and Objectives:

- Continue to contract with local fair housing providers to provide educational, advocacy, and mediation services for the City.
- Continue to provide fair housing and landlord/tenant counseling resources on the City website and make fair housing and landlord/tenant counseling brochures available at public counters and community facilities.

- Continue to periodically prepare an Analysis of Impediments to Fair Housing Choice and implement its findings.

Program HE-26: Reasonable Accommodations

The Fair Housing Act, as amended in 1988, requires that cities provide reasonable accommodation to rules, policies, and procedures where such accommodations may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend that all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve housing equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. Reasonable accommodation provides a means of requesting from the local government flexibility in the application of building code, land use and zoning regulations, and in some instances the waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities are required to consider requests for reasonable accommodations related to housing for persons with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and case law interpreting the statutes.

Funding Source: General Fund

Responsible Agencies: Planning Department and Building and Safety Department

Timeframe and Objectives:

- Create a formal process for making requests for reasonable accommodations for the development of housing for people with disabilities within one year of adoption of the Housing Element. The goal of the program will be to identify review procedures and to provide reasonable accommodations to explicitly allow for changes to land use, building codes, development code requirements (i.e., setback reductions and parking requirements), and permitting processes to accommodate people with disabilities.
- Approve reasonable accommodations for the modification of building codes, permit process, and land uses for new and rehabilitated homes to maximize accessibility for disabled people.