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Comments

On behalf of the City of Corona, I am pleased to submit the City's draft 2021-2029 Housing Element for review, including an excel file with the HCD Sites Inventory Spreadsheet and comment tracker for the preliminary comments from HCD review of the sites inventory and housing plan. Appendix C, which will contain the AFFH section, will be submitted by the end of the month.

We look forward to HCDs review of the Element and will be following up to introduce ourselves to the assigned reviewer. Please feel free to contact me at egreen@rinconconsultants.com or (619) 880-5426 with any questions or comments, or Joanne Coletta, the City's Director of Community Development at Joanne.Coletta@CoronaCA.gov or (951) 736-2434.

City of Corona Housing Element

2021-2029

City of Corona 400 Vicentia Corona, CA 92882

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Chapter 1: Introduction

CITY PROFILE

Incorporated in 1896, Corona is an ethnically diverse city with industrial, retail, and commercial employment opportunities; public programs, amenities, and parkland for residents; and cultural and historical museums and sites. The City has experienced rapid urbanization over the last 25 years, with residential development occurring primarily in the southern, northeastern, and western portions of the City. While the City's roots were in the agricultural industry, the City of Corona has transformed over the past fifty years into the 31st most populated city in California. As of 2019, the City of Corona has a population of approximately 169,868 people. The City is projected to reach a population of approximately 185,100 people by 2045.

Corona is in the northwestern portion of Riverside County, near the convergence of San Bernardino, Orange, and Riverside counties, about 45 miles southeast of Los Angeles. The City is bordered by Norco to the north, Riverside to the east, Orange County to the west, and Riverside County to the south. Two major freeways transect Corona: the Riverside Freeway (SR-91) runs east-west directly north of the City's center, and Interstate 15 (I-15) runs north-south near the eastern edge of the City¹. In Corona, the General Plan covers all 39.2 square miles within City limits and provides input to Riverside County for the planning of 35.2 square miles within the City's Sphere-of-Influence (SOI), which includes Coronita, Home Gardens, El Cerrito, and Temescal Valley. Noted for its schools, recreational opportunities, and historic/cultural amenities, the City is known for its high degree of livability².

PURPOSE OF THE HOUSING ELEMENT

According to California Government Code Section 65302, the General Plan is required to consist of eight State-mandated elements, including land use, circulation, housing, conservation, open space, noise, environmental justice and safety. The Housing Element is the only element required to be updated on a routine basis, every four, five, or eight years as mandated by California Government Code Section 65581. The purpose of the Housing Element is to craft a comprehensive strategy for providing safe, decent, and affordable housing within the community. The Housing Element has two main purposes:

- » To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
- » To provide a strategy that establishes housing goals, policies, and programs.

This Housing Element represents the City of Corona's 6th Housing Element cycle and will be carried out from 2021 through 2029.

¹ City of Corona. 2019. General Plan Technical Background Report. https://www.coronaca.gov/home/showpublisheddocument?id=17294 2 City of Corona. 2019. General Plan Technical Background Report. https://www.coronaca.gov/home/showpublisheddocument?id=17294

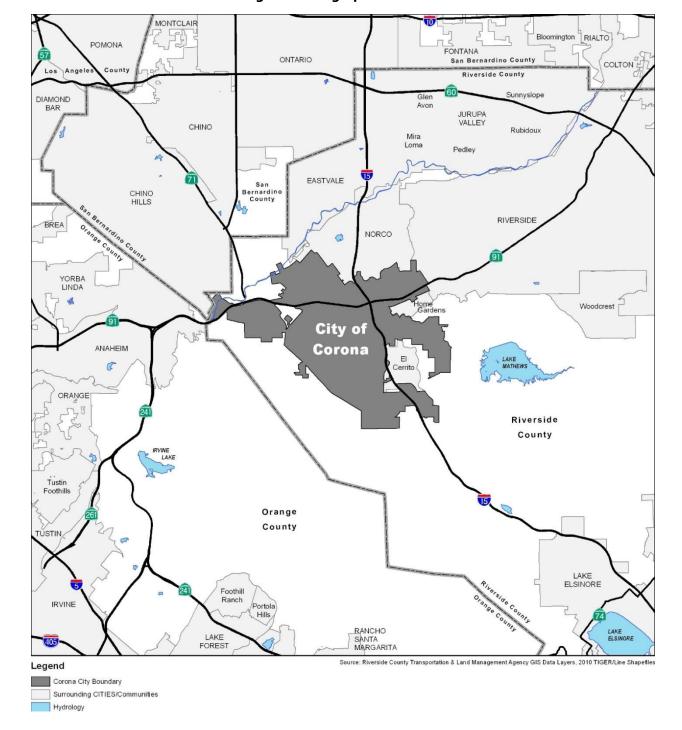


Figure 1: Geographic Location

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The City of Corona's 2040 General Plan was updated in 2020 and is comprised of the following elements: Land Use; Housing; Community Design; Historic Resources; Economic Development; Parks, Recreation, Cultural Arts, and Education; Circulation; Infrastructure and Utilities; Public Safety; Noise; Healthy

Community; and Environmental Resources. California Government Code Section 65583 (c) requires the Housing Element to maintain internal consistency with other General Plan Elements. The Housing Element builds upon policies set forth in the other General Plan elements; for instance, the Land Use and Community Design Element establishes policies regarding the amount, intensity, and distribution of residential uses. The City will maintain and ensure internal consistency among General Plan elements as portions of the General Plan are amended.

ORGANIZATION OF THE HOUSING ELEMENT

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

- » Introduction: a brief overview of the purpose and background for the Housing Element.
- » Community Profile: an assessment of Corona's demographic and housing market characteristics and their correlation to housing needs in the community.
- » Constraints to the Provision of Housing: an analysis of the various market, governmental, and environmental constraints in the City and their impact on the development and preservation of housing in Corona.
- » Housing Opportunities and Resources: an inventory of land, financial, and administrative resources available to facilitate housing development in Corona. Opportunities for energy conservation are also discussed.
- » Housing Plan: An outline of the City's proposed actions and objectives over the next eight years in addressing the housing needs of the community and complying with State law.

SOURCES OF INFORMATION

This Housing Element was updated with various sources of data, including:

- » Census Bureau and American Community Survey (ACS)
- » Department of Finance (DOF)
- » Southern California Association of Governments (SCAG)
- » Home Mortgage Disclosure Act (HMDA) lending data
- » Regional Homeless Point-in-Time Count
- » State Department of Social Services database on residential care facilities
- State Employment Development Department (EDD) data on wage and labor statistics

PUBLIC PARTICIPATION

The City of Corona values community input and offers various opportunities for residents and community stakeholders to provide input on housing and community development issues. The following summarizes the City's community outreach efforts during the Housing Element development process.

The City hosted a webpage dedicated to the Housing Element Update: www.CoronaCA.gov/GPUpdate. A record of the webpage and comments received via online submission is included in Appendix A.

On January 21, 2021, the City held a joint public study session meeting with the Planning and Housing Commission and City Council to review the Housing Element process.

On February 16, 2021 and February 18, 2021, the City conducted stakeholder meetings for the Housing Element Update. A flyer advertising the workshops was sent to members of the City's contact list, which included approximately 75 service providers, housing professionals, and community stakeholders. A copy of the distribution list is provided in Appendix A. The City provided a short presentation about the Housing Element update and led a discussion on the challenges and opportunities regarding housing needs, special populations, and policies and programs that could be incorporated into the Housing Element Update. The workshops were attended by a total of 16 individuals representing 15 separate non-profit, government, and for-profit agencies.

Additionally, the City circulated a community engagement survey to collect input from Corona residents and housing and services providers. The survey asked questions regarding current living situations and opinions on various housing issues and approaches. This survey was circulated from January 25, 2021 to March 5, 2021. A copy of the survey and the survey results are included in Appendix A. A total of 260 responses were received. Respondents identified the following housing issues and opportunities:

- Respondents who own a single-family home would most likely consider adding an accessory dwelling unit (ADU) to provide separate living quarters for someone in the family, and if the city offered inexpensive permitting fees, and a simple permitting process.
- Respondents identified financial assistance programs such as rental assistance and down payment assistance programs, and having more housing types available, as the approaches that would provide the best options for housing in the City.
- » The majority of respondents agreed that new housing should be located throughout the City, as opposed to areas within walking distance to public transportation or in areas near commercial centers.
- » Most respondents felt that high-density apartments and/or condominiums would be best suited in areas where public transportation is within walking distance.
- When asked to rank the most effective way the City could provide additional options for housing, the majority of respondents identified repurposing older or underutilized commercial centers with housing, including an opportunity for residential and commercial mixed use and live/work units.
- » Respondents identified the need for assistance for people experiencing homelessness in the City.

The City posted information about the Housing Element update on its website, a copy of which is provided in Appendix A. The City hosted a community meeting on May 27, 2021. A flyer advertising the meeting was posted on the city's Housing Element Update webpage, the city's Facebook and distributed

to members of the City's contact list. A copy of the flyer for the meeting, in English and Spanish, is included in Appendix A. The City also sent a letter to the property owners of sites that may be rezoned and/or may be included in one of the two proposed Affordable Housing Overlays (AHOs). The letter templates and distribution list are included in Appendix A. A short presentation was provided at the meeting and covered the Housing Element update, survey results, and potential housing sites. The discussion centered on clarification of parking requirements and whether the City planned to use powers of eminent domain.

The Draft Housing Element was made available to the public on June 18, 2021. City staff also prepared an administrative report on the availability of the draft Housing Element that was submitted to the Planning and Housing Commission at its meeting on June 21, 2021. The City Council at its study session meeting on June 23, 2021, was provided an update on the progress of Housing Element and was presented with housing sites inventory. The document was posted on the City's website, was promoted via social media, and all service providers, housing professionals, and community stakeholders identified in Appendix A received notification that the draft document had been released for public review.

The responses provided on the online survey, and the February 2021 stakeholder workshops, established the foundation in identifying housing sites and program development components of the Housing Element Update. Feedback from the stakeholder workshops and community meeting identified the following issues and concerns:

- There is an identified need for housing affordable and available for low-income families, low-income individuals, and special needs populations. Housing needs may be met by low-income and affordable housing, supportive housing, apartments, accessory dwelling units (ADUs), and/or mixed-use housing.
- » Affordable and supportive housing should be located in areas close to public transit and essential services such as schools, hospitals, pharmacies, and employment centers.
- » The City should consider mixed-use and/or live-work housing in older commercial areas to help revitalize places such as downtown, older areas, and industrial areas.
- » Barriers to the provision or development of supportive or affordable housing includes various environmental constraints, infrastructure availability, finding partnerships with developers/organizations, lack of a standardized and/or timely permitting, and difficulties concerning the timing and availability of funding sources.

As a response to comments received from the public survey, the stakeholder workshops, and community meeting, the City focused on rezoning sites to allow high-density and mixed-use housing in areas close to public transit and existing services, namely in the North Main Street District Specific Plan area and along East and West Sixth Street, which includes properties in the Downtown Corona Revitalization Specific Plan area. Housing in the Downtown Corona Revitalization Specific Plan area will help revitalize the older downtown core of Corona and place housing near existing employment centers and services such as social service agencies and hospitals. In response to public input that identified a need for affordable housing, the City plans to meet Regional Housing Needs Allocation (RHNA) goals by implementing two AHOs designed to incentivize affordable housing development.

Also, in response to public input, the City will continue and/or expand programs to support housing opportunities for special needs populations including people experiencing homelessness, enhance outreach and streamlining for ADU development, and address the regulatory, financial, and other constraints to developing supportive and affordable housing.

Chapter 2: Housing Needs Assessment

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

POPULATION

POPULATION GROWTH TRENDS

Because the 2020 Census data has not yet been released, population estimates for 2019 were used for this analysis. According to the Census, the City of Corona's population doubled in size from 76,095 in 1990 to 152,374 in 2010. Between 2010 and 2019, the City grew an additional 11.5 percent. The City's sustained growth since 1990 is reflective of the proximity to Orange County, San Diego County, and the Los Angeles region. Table 1 shows the city's population growth between 1990 and 2019.

Table 1: Population Growth Trends (1990-2019)

Jurisdictions		Pop	Percent Change			
	1990	2000	2010	2019	2000-2010	2010-2019
Corona	76,095	124,966	152,374	169,868	21.9%	11.5%
Chino Hills	27,608*	66,787	74,799	83,853	12.0%	12.1%
Moreno Valley	118,779	142,381	193,365	213,055	35.8%	10.2%
Norco	23,302	24,157	27,063	26,604	12.0%	-1.7%
City of Riverside	226,505	255,166	303,871	331,360	19.1%	9.0%
County of Riverside	1,170,43	1,545,387	2,189,641	2,470,546	41.7%	12.8%

Source: Bureau of the Census, 1990-2010, 2019

Note: The 2020 Census data was not available as of the date of publication of the draft document (June 2021).

AGE CHARACTERISTICS

The age distribution of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. Traditionally, both the young adult population (20-34 years of age) and the elderly population (65 years and over) tend to favor apartments, low to moderately priced

condominiums, and smaller single-family units. Persons between 35-65 years old (and those households with school-age children) usually provide the major market for moderate to high cost apartments, condominiums, and larger single-family units, because they tend to have higher disposable incomes and larger household sizes. Table 2 illustrates the age distribution of Corona and County residents in 2010 and 2018.

As shown in Table 2, Corona's percentage of children four years old and under dropped from 7.4 percent in 2010 to 6.4 percent in 2019. Corona had a greater proportion of school-age children between the ages of five and 17 (21.5 percent) than the County (21.0 percent) and a greater proportion of residents between the ages of 25 and 44 (29.2 percent) than the County (26.7 percent). The median age of the City increased from 32.5 in 2010 to 35.0 in 2019 but remained lower than the 2019 County average of 35.6. Corona has slightly more middle-age adults between the ages of 45 and 64 (25.8 percent) than the County (23.9 percent) and a significantly smaller proportion of seniors (9.9 percent) when compared to the County (14.1 percent). As a share of the total population, seniors between 2010 and 2019 increased by 2.6 percentage points.

Table 2: Age Distribution (2010-2019)

		2010		2019				
Age Group	Number of Corona Residents	Percent of Corona Population	Riverside County Comparison	Number of Corona Residents	Percent of Corona Population	Percent Change 2010-2019	Riverside County Comparisor	
Preschool (4 and under)	11,325	7.4%	7.4%	10,605	6.4%	-6.4%	6.5%	
School Age (5- 17)	34,349	22.6%	20.8%	35,996	21.5%	+4.8%	21.0%	
College Age (18- 24)	15,504	10.2%	10.5%	12,072	7.2%	-22.1%	7.0%	
Young Adults (25-44)	44,215	29.0%	26.3%	48,820	29.2%	+10.4%	26.7%	
Middle Age (45- 64)	35,801	23.5%	23.1%	43,014	25.8%	+20.1%	23.9%	
Senior Adults (65+)	11,180	7.3%	11.8%	16,466	9.9%	+47.3%	14.1%	
Total	152,374	100.0%	100.0%	166,973	100.0%	+9.6%	100.0%	
Median Age	32.5		33.7	35.0			35.6	

Sources: Bureau of the Census, 2000-2010. American Community Survey, 2014-2018.

RACE AND ETHNICITY

Understanding racial and ethnic composition of a City's population is important to an analysis of housing needs and conditions for several reasons. Demographic changes can have implications on the nature and extent of housing needs since different racial and ethnic groups may have different household characteristics and cultural backgrounds that affect their preferences for housing.

As shown below in **Error! Reference source not found.**, Hispanic/Latino residents comprise the largest racial/ethnic group in Corona, followed by non-Hispanic White residents. All racial/ethnic groups have increased in population in the City between 2010 and 2018 except for Native Americas, which declined by nearly half. The largest percentage change between 2010 and 2018 was the Other/Two or More Races category with a percent change of 23.9 percent, along with the Asian population which saw a percent change of 23.4%. The White (Non-Hispanic) category increased slightly during this time, at 2.4 percent, and the Black (Non-Hispanic) category increased by 13.7 percent.

Table 3: Race and Ethnicity (2010-2018)

	20	10	20	18	2010-2018 Percent	
Age Groups	Corona Residents	Percent of Total	Corona Residents	Percent of Total	Population Change	
White (Non-Hispanic)	58,087	38.1%	59,484	36.0%	2.4%	
Black, Non-Hispanic	8,333	5.5%	9,421	5.7%	13.7%	
Native American	422	0.3%	223	<0.1%	- 47.2%	
Asian	14,650	9.6%	18,074	10.9%	23.4%	
Other/Two or more	4,435	2.9%	5,495	3.3%	23.9%	
Hispanic	66,447	43.6%	72,658	44.0%	9.3%	
Total	152,374	100%	165,355	100%	8.5%	

EMPLOYMENT

Employment availability, growth, and wages greatly affect housing demands. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. Higher-paying jobs provide greater housing opportunities for residents, while lower-paying jobs limit housing options. In addition, the type of employment growth in a city can affect housing needs and demand – for example, communities with military installations, large factories, college campuses, or seasonal agriculture.

According to the 2014-2018 American Community Survey (ACS), there were 80,196 Corona residents in the labor force, representing a labor force participation rate of 62.5 percent of persons 16 years and over. Table 4 shows the number of persons employed in each job industry and the corresponding percentage of the labor force for the City. The largest occupational category for City residents was education/health care/social assistance. The unemployment rate was 5.5 percent, compared to the County's unemployment rate of 6.7 percent.

Table 4: Jobs Held by Corona Residents

Job Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	160	0.2%
Construction	5,796	7.2%
Manufacturing	11,008	13.7%
Wholesale trade	2,893	3.6%
Retail trade	9,767	12.2%
Transportation and warehousing, and utilities	4,299	5.4%
Information	1,241	1.5%
Finance, insurance, real estate, and rental and leasing	5,045	6.3%
Professional, scientific, management, administration, and waste management	8,024	10.0%
Educational, health care, and social assistance	16,461	20.5%
Arts, entertainment, and recreation, accommodation, and food serves	7,487	9.3%
Other services, except public administration	3,800	4.7%
Public administration	4,215	5.3%
Total employed persons (16 years and over)	80,196	1000/
Total persons in labor force	84,863	100%

Corona's proximity to major transportation corridors makes this area an attractive location for firms seeking ready access to markets in the counties of Riverside, San Diego, Orange, Los Angeles, and San Bernardino. Several major employers are located within Corona. As shown in Table 5 below, major employers in the community include Corona-Norco Unified School District, Corona Regional Medical Center, and Kaiser Permanente.

Table 5: Major Employers in Corona

Name of Employer	Number of Employees	Percent of Total City Employment	Type of Business
Corona-Norco Unified School District	5,478	6.55%	Education
Corona Regional Medical Center	1,200	1.44%	Medical
Kaiser Permanente	995	1.19%	Medical
All American Asphalt	840	1.00%	Construction
City of Corona	785	0.94%	Municipal
TWR Framing Enterprises	750	0.90%	Construction
Fender USA Corona	675	0.81%	Manufacturing/Retai
Monster Energy	607	0.73%	Manufacturing/Retai
Thermal Structures	500	0.60%	Manufacturing/Retai
Veg Fresh Farms	425	0.51%	Agriculture/Retail
Total	12,255	14.67%	

Table 6 displays mean annual wage data for occupations compiled by the California Employment Development Department (EDD) for the Riverside County Area. Education and healthcare occupations generally offer moderate pay scales while social service and manufacturing-related occupations offer lower wages.

Table 6: Mean Salary by Occupation – Riverside Region

Occupation	Mean Annual Wage
Management	\$115,670
Legal	\$117,886
Computer and Mathematical	\$85,434
Healthcare Practitioners and Technical	\$100,429
Architecture and Engineering	\$89,949
Life, Physical and Social Science	\$84,995
Business and Financial Operations	\$70,841
Education Instruction and Library	\$68,733
Arts, Design, Entertainment, Sports and Media	\$57,896
Construction and Extraction	\$57,678
Protective Service	\$57,169
Community and Social Service	\$59,837
Installation, Maintenance and Repair	\$52,052
Sales and Related	\$41,705
Office and Administrative Support	\$43,346
Production	\$39,858
Transportation and Material Moving	\$38,729
Healthcare Support	\$31,819
Building, Grounds Cleaning, and Maintenance	\$35,403
Personal Care and Service	\$34,054
Farming, Fishing and Forestry	\$28,350
Food Preparation and Serving Related	\$29,429
All Occupations	\$51,996

HOUSEHOLD CHARACTERISTICS

HOUSEHOLD COMPOSITION AND SIZE

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

Household size is a significant factor in housing demand. Often, household size can be used to predict the unit size that a household will select. For example, small households (one and two persons per household) may find suitable housing in units with up to two bedrooms, while large households (five or more persons per household) may desire housing in units with three or more bedrooms.

Table 7 shows that more than a third of households in the City of Corona in 2018 (most recent available data) largely consisted of families with children (36.6 percent), similar to neighboring jurisdictions and the

County as a whole. Additionally, 20.7 percent were single-person households, 16.3 percent of households were headed by seniors (65+), 8.4 percent of households were single-parent households, and 18.0 percent were large households.

Table 7: Household Characteristics

	Single Person Households (% of Total)	Senior Headed Households (% of Total)	Families with Children (% of Total)	Single- Parent Households (% of Total)	Large Households (% of Total)	Total Households
Corona	10,309 (20.7)	8,115 <i>(16.3)</i>	18,219 (36.6)	4,167 <i>(8.4)</i>	8,976 <i>(18.0)</i>	49,786
Chino Hills	2,892 (14.3)	3,820 (18.9)	8,726 (43.2)	1,533 (7.6)	3,225 (16.0)	20,196
Moreno Valley	6,166 (11.1)	7,125 (12.8)	21,106 (37.9)	7,022 (12.6)	14,231 (25.6)	55,650
Norco	1,471 (20.9)	1,828 (26.0)	2,106 (30.0)	382 <i>(5.4)</i>	1,241 <i>(17.7)</i>	7,028
City of Riverside	18,050 (19.1)	18,985 (20.1)	30,617 <i>(32.4)</i>	9,523 (10.1)	17,209 <i>(18.2)</i>	94,384
Riverside County	156,113 (23.8)	69,255 (9.3)	238,702 (30.6)	67,737 (8.9)	143,669 (20.0) ¹	718,349

As shown below in Table 8, the percentage of single person and senior-headed households has increased from 2010 to 2018, while the percentage of families with children, single-parent households, and large households has decreased. The average household size also decreased slightly.

Table 8: Corona Household Characteristics (2010-2018)

	201	10	201	8	
Household Type	Number	Percent	Number	Percent	Percent Change (2010-2018)
Single Person	6,372	14.4	10,309	20.7	61.8
Senior Headed	6,113	13.6	8,115	16.3	32.8
Families with Children	20,317	45.2	18,219	36.7	-10.3
Single-Parent	4,765	10.6	4,167	8.4	-12.5
Large Households	10,504	23.4	8,976	18.1	-14.5
Total Households	44,950	100	49,786	100	10.8
Average Household Size	3.4	-	3.3	-	-

OVERCROWDING

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

Overcrowding typically occurs when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, or when families reside in smaller units than they need to devote income to other necessities, such as food and health care. Overcrowding tends to accelerate the deterioration of housing and disproportionately affects renter-households. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing quality of life.

As shown below in Table 9, overcrowding affected 5.9 percent of households in Corona. Overcrowding decreased from 2010, when approximately 8.2 percent of households were overcrowded.

Table 9: Average Household Size and Overcrowded Households

Jurisdiction	Average Household Size	Percent of Households That a Overcrowded
Corona	3.32	5.9%
Chino Hills	3.25	4.3%
Moreno Valley	4.04	10.6%
Norco	3.32	3.2%
City of Riverside	3.31	9.5%
Riverside County	2.96	6.9%

In 2018, the average number of persons per household in the Riverside County region ranged from 3.25 to 4.04, with a regionwide average of 2.96 persons per household. Corona had an average of 3.32 persons per household in 2018, representing a small decrease from 2010, when an average of 3.38 persons per household was recorded. Corona had a smaller average household size than Moreno Valley and Norco. Furthermore, Corona had a lower percentage of overcrowded households when compared to Moreno Valley, City of Riverside, and the County of Riverside.

INCOME DISTRIBUTION

Income is a major factor in evaluating the affordability of housing in a community. According to the 2015-2019 ACS, the median household income in Corona was \$83,752, significantly above the countywide median of \$67,005. However, 13.9 percent of the City's households earned less than \$25,000. The 2015-2019 ACS estimated that approximately 9.8 percent of individuals, 7.8 percent of all families, 20.1 percent of families with a female householder and no spouse present, 11.0 percent of people 65 years old and over, and 11.5 percent of related children under 18 in Corona lived in households with incomes below the poverty level.³

For planning and funding purposes, the California State Department of Housing and Community Development (HCD) has developed the following income categories based on the Area Median Income (AMI) of a metropolitan area such as Riverside County. Collectively, extremely low, very low, and low income households are referred to as lower income households (up to 80 percent AMI):

- » Extremely low-income: households earning up to 30 percent of the AMI
- » Very low-income: households earning between 31 and 50 percent of the AMI
- » Low-Income: households earning between 51 percent and 80 percent of the AMI

³ Categories are not mutually exclusive.

- » Moderate-Income: households earning between 81 percent and 120 percent of the AMI
- » Above Moderate-income: households earning over 120 percent of the AMI

As shown below in Table 10, between 2014 and 2018, approximately 60.1 percent of Corona households earned moderate or above moderate-incomes, while 39.8 percent of households were classified as lower-income.

Table 10: Households by Income Category

Income Category (Percent of County AMI)	Households	Percent
Extremely Low (30% or less)	3,159	8.8%
Very-Low Income (<50% of AMI)	5,610	15.6%
Low Income (50-80% of AMI)	5,403	15.0%
Moderate Income (80-120% of AMI)	4,320	12.0%
Above Moderate Income (>120%)	17,424	48.5%
Total	35,916	100.0%

The 2014-2018 ACS estimated that the median household income in Corona was \$79,081, approximately 24 percent higher than the County median income of \$63,948. The Cities of Chino Hills and Norco had a higher median household income than Corona, while Moreno Valley and the City of Riverside had lower median household incomes than Corona. Figure 2 below compares household incomes in Corona and neighboring jurisdictions relative to the median household income in Riverside County.

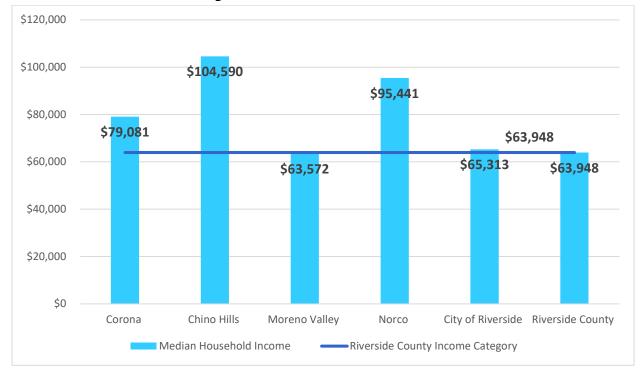


Figure 2: Median Household Income

Source: Bureau of the Census, ACS, 2014-2018.

As shown in Figure 3, less than 14 percent of Corona households earned less than \$25,000 (2014-2018 ACS data). In contrast, about 39 percent of Corona households earned \$100,000 or more. Corona had a higher percentage of moderate to higher income households than Riverside County.

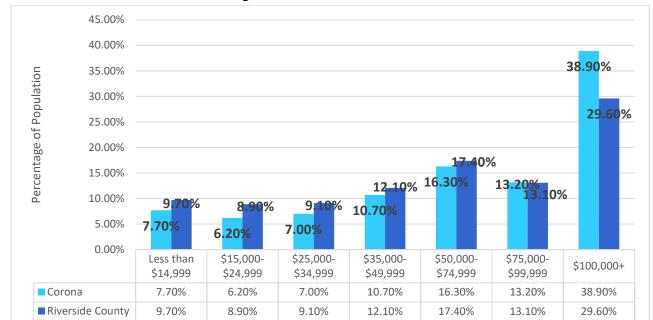


Figure 3: Household Income

SPECIAL NEEDS GROUPS

Certain segments of the population may have a more difficult time finding affordable housing that fits their special circumstances or needs. These "special needs" households include seniors, persons with disabilities, large households, single-parent households, people living in poverty, farmworkers, and unhoused people. Table 11 below summarizes the special needs groups within the City.

Table 11: Special Needs Groups in Corona

Special Needs Group	Persons or Households	Percent of Total Persons or Households
Households with Seniors	11,059	22.3%
Senior Headed Households	8,115	9.9%
Seniors Living Alone	2,877	5.8%
Persons with Disabilities*	13,263	8.0%
Large Households	8,976	5.4%
Single-Parent Households	4,167	16.1%
emale Headed Households	5,446	11.0%
emale Headed Households with children	2,843	5.7%
People Living in Poverty*	3,063	6.2%
Farmworkers*	152	0.2%
Unhoused People	164	0.1%
Students*	47,981	29.0%
Military*	6,171	3.7%

*Estimate from the 2014-2018 ACS

Sources: Bureau of the Census; 2000-2010 Census and American Community Survey (ACS), 2014-2018

SENIORS

Senior-headed households may have difficulty finding adequate housing due to the likelihood of lower and/or fixed incomes, disabilities, or dependence needs. According to the 2014-2018 ACS, 8,115 of Corona's households (16.6 percent of total households) were headed by seniors. Of these, 2,877 (35.5 percent) were single-person households. As depicted in Table 12, 1,779 of the senior-headed households were renters (37.7 percent), while 6,521 owned their home (62.3 percent). This ratio generally reflects the owner/renter balance of the City as a whole. As seniors age, their housing needs may change.

The City's percentage of persons age 65 and over was approximately 10 percent (2014-2018 ACS data). This percentage is comparable to neighboring jurisdictions, but lower than the County's approximately 14 percent.

Table 12: Persons Age 65 and Over

Jurisdiction	Total	Age 65+	Percent Age 65
Corona	168,248	16,385	9.9%
Chino Hills	79,298	8,527	10.8%
Moreno Valley	205,034	16,793	8.2%
Norco	26,569	3,425	12.9%
City of Riverside	323,935	33,695	10.4%
County of Riverside	2,383,286	328,609	13.8%

Source: Bureau of the Census, American Community Survey, 2014-2018.

Seniors who live alone may have special housing needs due to a need for assistance with finances and daily living activities. The 2018 Census indicated that among the City's 16,385 seniors, 1,669 were age 85 and older. These residents may require more housing assistance and supportive services. Senior homeowners require help in meeting ongoing housing costs, especially utility and related costs, and often are forced to defer necessary repairs. The higher prevalence of disabilities in the senior population can further present unique challenges and housing needs for this population.

Housing Resources for Seniors

The following senior apartments set aside as affordable are located in Corona:

- » Corona Community Towers, 910 S. Bell Avenue 36 units
- » Corona Community Villas, 2680 S. Main Street 75 units
- » River Run Senior Apartments, 863 River Road 360 units
- » Vintage Terrace, 1910 Fullerton Avenue 200 units
- » William C. Arthur Terrace Apts., 1275 W. 8th Street 40 units

State and federal legislation mandates that a percentage of units in new or substantially rehabilitated multi-family apartment complexes be made accessible to individuals with limited physical mobility. The City also offers flexibility in development standards and reasonable accommodations for projects proposing housing affordable to seniors and persons with disabilities.

Senior housing needs also include supportive housing, such as care facilities, group homes, and other housing that includes a planned service component.

Residential care facilities provide housing with limited medical services. The California Health and Safety Code requires that community care facilities serving six or fewer persons be permitted by right in residential zones. The City does not regulate residential care facilities for six or fewer persons; such homes are permitted by right in all residential zones as regular residential uses (R3, RG/R2, R1, and A

zones). Residential care facilities for more than six persons can operate in those zones with a Conditional Use Permit (CUP). Proposed residential care facilities are subject to the same development standards that apply to that zone. The Corona Senior Center offers an array of programs and activities to adults age 50 and older. The multi-purpose facility stands as a place for senior citizens to participate in educational programs, receive human services, engage in recreational, fitness and health activities, and socialize. Human services offered at the center include renter's and homeowner's assistance, and access to homedelivered food programs. Education workshops hosted by various agencies target achieving a healthier lifestyle, understanding Medicare, and reducing medical costs.

PERSONS WITH DISABILITIES

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or institutional setting. The 2010 Census did not collect information on disability. According to 2014-2018 ACS data, approximately eight percent of Corona residents had a disability. The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, ambulatory difficulties were most prevalent, while cognitive and independent living difficulties were also highly prevalent. As shown below in Table 13, ambulatory and independent living difficulties were most prevalent in among the senior population.

Table 13: Disabilities Tallied in Corona

Disability Type	Number of Disabilities Tallied		
Disability Type	Total		
Hearing difficulty	3,508		
Vision difficulty	2,747		
Cognitive difficulty	5,084		
Ambulatory difficulty	6,551		
Self-care difficulty	2,946		
Independent living difficulty	5,223		
Total Disabilities	13,263		

Note: One person can have multiple disabilities.

Source: Bureau of the Census, American Community Survey (ACS), 2014-2018.

The living arrangement of disabled persons depends on the severity of the disability. Many persons with disabilities live at home in an independent fashion or with other family members. Independent living can be facilitated through special housing features and accommodations, income support, and in-home

supportive services. Dependent persons with disabilities may live at home with families, in group homes, or in an institutionalized setting.

Housing Resources for Persons with Disabilities

As of May 2012, 196 beds were available at State licensed adult residential facilities in Corona. Specifically, Peppermint Ridge, a nonprofit organization focuses on serving the developmentally disabled, operates a variety of living environments, including five homes on its main campus and three homes located throughout Corona, with a combined capacity of 24 beds. The Inland Regional Center (IRC) serves as a resource where families of developmentally disabled persons can obtain services and/or be referred to appropriate community resources in the fields of health, welfare, and education.

As previously stated, State and federal legislation mandates that a percentage of units in new or substantially rehabilitated multi-family apartment complexes be made accessible to individuals with limited physical mobility. The City also offers flexibility in development standards and reasonable accommodations for projects proposing housing affordable to seniors and persons with disabilities.

Congregate residential living facilities, which provide housing for persons with physical disabilities, are permitted by right in all residential zones as regular residential uses (R3, RG/R2, R1, and A zones) if they have six or fewer clients per unit. Facilities for more than six persons can operate in those zones with a Conditional Use Permit (CUP).

LARGE HOUSEHOLDS

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

As shown below in Table 14, 8,976 households in Corona with five or more members comprise 18 percent of the total households, with 2,997 of these households being renters (approximately 33 percent) and 5,979 being homeowners (approximately 67 percent).

Table 14: Large Households

	Total Large	Households	Hom	eowners	Re	enters
Jurisdiction	Number	Percent of Total Households	Number	Percent of Large Households	Number	Percent of Large Households
Corona	8,976	18.0%	5,979	66.6%	2,997	33.4%
County of Riverside	143,669	20.0%	N/A	N/A	N/A	N/A

Sources: 2014-2018 American Community Survey (ACS); Corona Analysis of Impediments, County of Riverside Community Profile (SCAG)

N/A = Data not available

With a shortage of adequately sized rental housing in the market, many lower income large families either live in overcrowded units, overpay for housing relative to their incomes, or settle for housing of lesser quality.

Housing Resources for Large Households

Lower and moderate-income large households can benefit from various affordable housing programs. The Housing Choice Voucher Program administered by the Riverside County Housing Authority can assist this group by providing rent subsidies and homeownership assistance.

FEMALE-HEADED HOUSEHOLDS

Single-parent households require special consideration and assistance because of their greater need for affordable and accessible day care, health care, and other supportive services. The 2014-2018 ACS estimated that approximately 16.1 percent of Corona households were headed by a single-parent. As shown below in Table 15, female-headed households accounted for approximately 11.1 percent of total Corona households. The 2014-2018 ACS reported 5,446 female-headed households in Corona, of which 3,257 had children. Of total Corona households, 2.4 percent were both female-headed households and had incomes below the poverty level, and 39.0 percent of the City's households with incomes below the poverty level were female-headed. Many of these households need assistance with housing subsidies, as well as accessible and affordable day care and other supportive services.

Table 15: Single Parent-Headed Households

Jurisdiction	Total Households	Number of Single Parent- Headed Households	Percent of Total Households	Number of Female-Headed Single-Parent Households	Percent of Total Households
Corona	49,658	7,995	16.1%	5,446	11.1%
County of Riverside	718,349	136,430	19.0%	93,534	6.7%
Source: American Cor	nmunity Survey,	2014-2018.		1	

Housing Resources for Single-Parent Households

General programs and policies outlined in the Housing Plan in Chapter 6 will help facilitate housing units for low-income households, which may assist single-parent households locate affordable housing.

LOW- AND VERY-LOW-INCOME HOUSEHOLDS

Households with incomes below the poverty level, which are typically households classified as extremely low and very low incomes, may require special programs to assist them in meeting their rent and mortgage obligations. The 2014-2018 ACS identified 6.2 percent of all family households and 2.4 percent of female-headed households to have extremely low and very low incomes. The ACS identified 10.5 percent of all Corona residents as living in households with incomes below the poverty level, including 12.9 percent of all people under 18 years of age, and 11.1 percent of all people 65 years of age and over.

These households often need assistance with housing subsidies, utility, and other living expense subsidies, as well as other supportive services.

Housing Resources for Low-Income Households

Housing Choice Voucher rental assistance, conservation of affordable units, inclusionary housing policy study, affordable housing development, and recent revisions to the Zoning Ordinance to provide nondiscretionary sites for homeless shelters are all examples a City can take to assist residents living below the poverty level. These efforts will continue and be improved upon to continue to provide housing for low-income residents.

RESIDENTS EXPERIENCING HOMELESSNESS

Homelessness has become an increasing problem throughout the County of Riverside. Factors contributing to the rise in the number of people experiencing homelessness include a general lack of housing affordable to lower income persons, reductions in public subsidies to low-income persons, and lack of available and affordable mental and physical health services.

State law (Section 65583(1) (6)) requires municipalities to address the special needs of unhoused persons within their jurisdictional boundaries. "Homelessness" as defined by HUD, describes an individual (not imprisoned or otherwise detained) who:

Lacks a fixed, regular, and adequate nighttime residence; and

Has a primary nighttime residence that is:

- » A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- » An institution that provides a temporary residence for individuals intended to be institutionalized; or
- » A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include persons living in substandard housing, (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

The County of Riverside Homeless Count and Survey analyzed the Point-in-Time (PIT) count using a HUD-approved method for calculating the annual estimation. According to the County of Riverside Homeless Count & Survey, there were approximately 2,884 homeless individuals in Riverside County in 2020, shown below in Table 16. Of these individuals, the majority were unsheltered (73 percent), which includes persons living on the streets, persons estimated to be residing in cars, recreational vehicles (RVs), vacant buildings, and homeless camps. The survey estimated there to be 164 persons experiencing homelessness in Corona, which comprised 5.7 percent of the total number counted in the County.

Table 16: Persons Experiencing Homelessness in Corona and Riverside County

Jurisdiction	Sheltered	Unsheltered	Total	Percent of County Population of Persons Experiencing Homelessness
Corona	0	164	164	5.7%
County of Riverside	729	2,155	2,884	100%
Source: Regional I	Housing Task	Force on the Ho	meless, 2	020.

Housing Resources for Persons Experiencing Homelessness

The City's five-year Homeless Strategic Plan calls for Annual Action Plans that are tied to the budget. One goal of the Plan is for the City to open a newly remoded homeless shelter/navigation center at 420 Harrison Street. The City is scheduled to open the shelter in Fall 2021. The City continues to provide emergency shelter through its Motel Voucher Program. The City also supports Alternatives to Domestic

Violence (ADV) to offer a crisis hotline, counseling and emergency shelter to local victims of domestic violence. This program is currently offered by the Corona-Norco United Way, which operates in the City of Corona.

The Corona Norco Settlement House, a United Way Agency, is located at 507 S. Vicentia Avenue, Corona, and provides emergency food, clothing, and utility vouchers. Depending on available funding, the organization also provides rental vouchers for families who are unable to make their rent payments and face eviction and possible homelessness. Additionally, referral services, a thrift store, and assistance with holiday toys are coordinated through the agency.

Additionally, the following agencies provide services for persons experiencing homelessness in Corona:

- » City of Corona Homeless Outreach and Psychological Evaluation (HOPE) Teaml Care Shelter
- » RCCADV (Alternatives to Domestic Violence)
- » Shelter for the Homeless (Riverside Men's Shelter)
- » Genesis (Lutheran Social Services)
- » City of Corona Motel Emergency Shelter Program
- » City Net

Sub-populations of the homeless include those with mental disabilities and substance abuse problems, those suffering domestic violence, persons with AIDS, veterans, youth, the unemployed, and extremely low/very low-income families. Each of these sub-population groups has different needs including substance abuse recovery, mental treatment, medical treatment, and job training and placement.

FARMWORKERS

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or related activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence after their work ends for the day.

Due to the high cost of housing and low wages, a substantial number of migrant farm workers have difficulty finding affordable, safe, and sanitary housing. According to the State Employment Development Department, the average farm worker earned a mean annual income of \$32,000 in 2020. This limited income is exacerbated by a tenuous and/or seasonal employment status. Determining the true size of the agricultural labor force is difficult. For instance, the government agencies that track farm labor do not consistently define farmworkers (e.g. field laborers versus workers in processing plants), length of employment (e.g. permanent or seasonal), or place of work (e.g. the location of the business or field). According to SCAG, it is estimated that 152 City residents were considered farmworkers (employed in farming, fishing, and forestry occupations).

City of Corona Housing Element

Resources for Farmworkers

The City can accommodate the development of farmworker housing in any zone that permits the type of housing being built (i.e., agricultural zones) without special conditions. Since the City does not a large farmworker population, the housing needs of this group are addressed through the City's standard affordable housing programs for lower-income households. In comparison, the US Department of Agriculture's 2017 Census of Agriculture reported that in Riverside County, 174,808 persons were hired farm labor (fulltime), 5,758 persons were employed for 150 days or more, and 5,607 were hired for 150 days or less.

HOUSING STOCK CHARACTERISTICS

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age, condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community.

HOUSING GROWTH

Consistent with an urbanized, largely built-out community, Corona has experienced a moderate housing growth of 20.1 percent between 2000 and 2010 and slower growth of 9.2 percent between 2010 and 2018. As shown below in Table 17, the City's housing stock grew from 39,271 units in 2000 to 51,504 units in 2018, or a 31.2 percent increase over 18 years. Overall, housing growth in Riverside County has continued to increase due to its relatively cheaper land prices than coastal areas and its proximity to nearby cities and major employers. Out of the total housing units in Corona, there are 48,151 occupied units, which equates to a 3.6 percent total vacancy rate (DOF 2020). The average household size (as expressed by the population to housing unit ratio) is 3.5.

Table 17: Housing Unit Growth (2000 to 2018)

Jurisdiction	2000	2010	2018	Percent Change		
Julisaiction	2000	2010	2010	2000-2010	2010-2018	
Corona	39,271	47,174	51,504	20.1%	9.2%	
Chino Hills	20,414	23,617	25,588	15.7%	8.4%	
Moreno Valley	41,431	55,559	50,620	34.1%	-8.9%	
Norco	6,277	7,322	7,438	16.7%	1.6%	
City of Riverside	85,974	98,444	90,866	14.5%	-7.7%	
Riverside County	584,674	800,707	833,602	36.9%	4.1%	

HOUSING TYPE AND TENURE

The City's housing stock in 2000, 2010, and 2018 by unit type is shown below in Table 18. Between 2010 and 2018, the number of single-family housing units increased approximately 13.0 percent, while the percentage of multi-family units increased approximately 19.0 percent.

The proportion of owner-occupied households in Corona slightly decreased between 2010 and 2018. In 2018, close to 64.5 percent of the City's households were owner-occupants. With approximately 72.6 percent of the City's housing units being single-family and 64.5 percent of owner-households, a portion of the City's single-family homes is used as rentals. Between 2010 and 2018 the vacancy rate in the City decreased from 4.7 percent to 3.6 percent.

Table 18: Housing Unit Type

Haveine	20	000	20	010	20	18	Percent Change	
Housing Unit Type	Units	Percent	Units	Percent	Units	Percent	2000- 2010	2010- 2018
Single-Family Homes	28,177	71.8%	33,093	73.8%	37,394	72.6%	17.4%	13.0%
Multi-Family Homes	9,799	25.0%	10,320	22.5%	12,275	23.8%	5.3%	19.0%
Mobile Homes/Other	1,282	3.3%	1,687	3.7%	1,835	3.6%	31.6%	8.0%
Total	39,271	100.0%	47,174	100.0%	51,504	100.0%	20.1%	9.2%
Owner- Occupied	25,548	67.5%	30,210	67.2%	32,052	64.5%	18.2%	6.1%
Renter- Occupied	12,291	32.5%	14,740	32.8%	17,606	35.5%	20.0%	19.4%
Total Occupied	37,839	100.0%	44,950	100.0%	49,658	100.0%	18.8%	10.5%
Vacancy Rate	-	3.6%	-	4.7%	-	3.6%	+1.1%	-1.1%

As shown below in Table 19, average household size steadily increased from 2000 to 2018. Average household size for owner-occupied households remained consistent with an average size of 3.42 persons per unit between 2010 and 2018, while renter-occupied households declined in average household size from 3.30 in 2010 to 3.12.

Table 19: Average Household Size (2000-2018)

Tenure	2000	2010	2018
Owner-Occupied	3.39	3.42	3.42
Renter-Occupied	3.06	3.30	3.12
Total Occupied	3.29	3.38	3.49

NUMBER OF BEDROOMS PER UNIT

The 2014-2018 ACS identified the number of bedrooms per unit for all housing in Corona. As shown below in Table 20, housing units with four bedrooms comprised the majority of households in 2018 (30.1 percent). No -bedroom housing units (studios) comprised the smallest share (1.6 percent). Over 80 percent of housing had two, three, or four bedrooms per unit, while 9.6 percent had fewer than two bedrooms per unit and 10.3 percent had five or more bedrooms per unit.

Table 20: Housing Unit Size

Bedrooms	Percent of Total
No Bedroom	1.6%
1 Bedroom	8.0%
2 Bedrooms	20.2%
3 Bedrooms	29.7%
4 Bedrooms	30.1%
5 or more bedrooms	10.4%

AGE AND CONDITION OF HOUSING STOCK

Housing age can be an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Many federal and State programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs. Three factors used to determine housing conditions are age of housing, overcrowding, and lack of plumbing/kitchen facilities. Overcrowding was previously addressed.

As shown below in Figure 4, as of 2018, approximately 50.6 percent of all housing units in Corona were built prior to 1990, potentially requiring minor repairs and modernization improvements. Approximately 52.1 percent of the City's housing stock was constructed between 1980 and 1999, an earlier housing boom than other areas in the County.

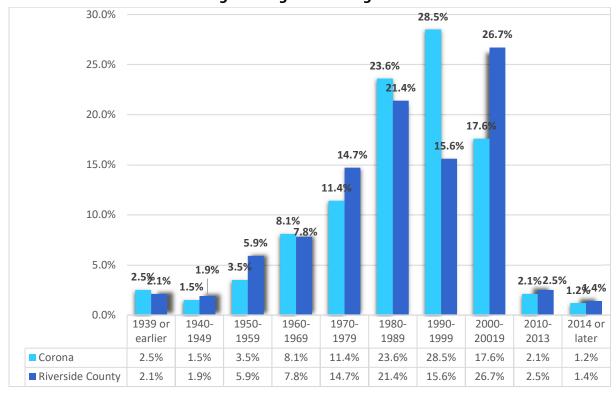


Figure 4: Age of Housing Stock

Source: American Community Survey, 2014-2018.

Housing that is not maintained can discourage reinvestment, depress neighboring property values, and can negatively impact the quality of life in a neighborhood. Improving housing is an important goal of the City. HUD considers housing units to be "standard units" if they are in compliance with local building codes. Common housing code violations in Corona include problems with electrical wiring, plumbing, windows, roofs and exterior, and heating and air conditioning systems. Most of Corona's substandard units are suitable for rehabilitation. Table 21 below shows the number of substandard units in the City that are currently under enforcement by the City's Code Compliance Division. The units in the table do not represent all units in the City as this information is not available. The percentages shown in Table 21 are out of a total of 49,658 occupied units.

Table 21: Substandard Housing Units

Condition	Number of Occupied Units	Percentage of Total Occupied Units
Illegal residential conversions, non- permitted electrical, poor roofing, no heating system.	591	1.2%
City of Corona, June 2021		

HOUSING COSTS

Housing costs are indicative of housing accessibility to all economic segments of the community. Typically, if housing supply exceeds housing demand, housing costs will fall. If housing demand exceeds housing supply, housing costs will rise.

Ownership Market

The City's median home price in 2020 was \$540,777, which was 21 percent higher than the countywide median of \$427,047, as shown below in Figure 5. When compared to neighboring jurisdictions, Corona's median home price was approximately 26 percent lower than Chino Hills and 30 percent higher than Moreno Valley.



Figure 5: Median Home Prices Sales (2020)

Source: Zillow, 2020.

As shown below in Table 22, median home sale prices in Corona increased slightly by about four percent between 2019 and 2020. Other Riverside County cities also saw small increases in median home prices during this time period, as did Riverside County as a whole.

Table 22: Changes in Median Home Sale Prices and Values (2019-2020)

lumia ali ati a m	2019	2020	Percent Change in
Jurisdiction	Price	Price	Median Sale Price
Corona	\$504,000	\$540,777	7.3%
Chino Hills	\$686,000	\$728,363	6.2%
Moreno Valley	\$344,000	\$376,466	9.4%
Norco	\$571,000	\$614,149	7.6%
City of Riverside	\$420,000	\$456,061	8.6%
County of Riverside	\$394,000	\$427,047	8.4%

Housing Rents

Rental listings posted on Zumper.com for available rental housing in Corona were reviewed between January 2020 to December 2020. Table 23 below lists the median and average rents for rental housing by number of bedrooms.

Table 23: Average Monthly Rent

Number of Bedrooms	Median Rent	Average Rent	Rent Range
Studio	\$1,186	\$1,139.70	\$1,000-\$1,233
1 Bedroom	\$1,624.50	\$1,680.00	\$1,552-\$1,897
2 Bedroom	\$1,874.50	\$1,964.75	\$1,785-\$2,379
3 Bedroom	\$2,396.50	\$2,422.60	\$2,269-\$2,624
4 Bedroom	\$2,716.50	\$2,771.00	\$2,654-\$3,080
Source: Zillow, 2020.			

Housing Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. This information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

HUD conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, HCD developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. Table 24 below shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment).

Table 24: Housing Affordability Matrix - Riverside County

		A 66 - -	Hous	ing Costs	Affordab	le Price
In come Crown	Annual Income	Affordable		Taxes/		
Income Group	Limits	Payment	Utilities	Insurance (Owner)	Sale	Rent
Extremely Low-Incom	ne (0-30% of AMI)					
1-Person	\$15,850	\$396	\$205	\$139	\$13,823	\$191
2-Person	\$18,100	\$453	\$218	\$158	\$20,902	\$235
3-Person	\$21,720	\$543	\$246	\$190	\$28,186	\$297
4-Person	\$26,200	\$655	\$274	\$229	\$39,993	\$381
5-Person	\$30,680	\$767	\$305	\$268	\$50,980	\$462
Very Low-Income (31	I-50% of AMI)					
1-Person	\$26,400	\$660	\$205	\$231	\$59,005	\$455
2-Person	\$30,150	\$754	\$218	\$264	\$71,697	\$536
3-Person	\$33,900	\$848	\$246	\$297	\$80,348	\$602
4-Person	\$37,650	\$941	\$274	\$329	\$89,028	\$667
5-Person	\$40,700	\$1,018	\$305	\$356	\$93,891	\$712
Low-Income (51-80%	of AMI)					
1-Person	\$42,200	\$1,005	\$205	\$369	\$126,669	\$850
2-Person	\$48,200	\$1,205	\$218	\$422	\$148,997	\$987
3-Person	\$54,250	\$1,356	\$246	\$475	\$167,499	\$1,110
4-Person	\$60,250	\$1,506	\$274	\$527	\$185,815	\$1,232
5-Person	\$65,100	\$1,628	\$305	\$570	\$198,386	\$1,322
Median Income (80-	100% of AMI)					
1-Person	\$52,700	\$1,318	\$205	\$461	\$171,637	\$1,112
2-Person	\$60,250	\$1,506	\$218	\$527	\$200,603	\$1,288
3-Person	\$67,750	\$1,694	\$246	\$593	\$225,313	\$1,448
4-Person	\$75,300	\$1,883	\$274	\$659	\$250,268	\$1,609
5-Person	\$81,300	\$2,033	\$305	\$711	\$267,764	\$1,727
Moderate Income (10	00-120% of AMI)					
1-Person	\$63,250	\$1,581	\$205	\$553	\$216,818	\$1,376
2-Person	\$72,300	\$1,808	\$218	\$633	\$252,208	\$1,590
3-Person	\$81,300	\$2,033	\$246	\$711	\$283,342	\$1,787
4-Person	\$90,350	\$2,259	\$274	\$791	\$314,721	\$1,985
5-Person	\$97,600	\$2,440	\$305	\$854	\$337,570	\$2,135

EXTREMELY LOW-INCOME HOUSEHOLDS

Extremely low-income households earn 30 percent or less of the County area median income – up to \$15,850 for a one-person household and up to \$30,680 for a five-person household in 2020. Extremely

low-income households cannot afford market-rate rental or ownership housing in Corona without assuming a cost burden.

Very- Low-Income Households

Very low-income households earn between 31 percent and 50 percent of the County area median income – up to \$26,400 for a one-person household and up to \$40,700 for a five-person household in 2019. A low-income household can generally afford homes offered at prices between \$59,005 and \$93,891, adjusting for household size. After deductions for utilities, a very low-income household can afford to pay approximately \$455 to \$712 in monthly rent, depending on household size. Given the cost of housing in Corona, very low-income households could not afford to purchase a home or rent an adequately sized unit in the City.

Low-Income Households

Low-income households earn between 50 percent and 80 percent of the County area median income – up to \$42,200 0 for a one-person household and up to \$65,100 for a five-person household in 2020. A low-income household can generally afford homes offered at prices between \$126,669 and \$198,386, adjusting for household size. After deductions for utilities, a low-income household can afford to pay approximately \$850 to \$1,322 in monthly rent, depending on household size.

Median-Income Households

Median-income households earn between 80 percent and 100 percent of the County's area median income - up to \$52,700 for a one-person household and up to \$81,300 for a five-person household in 2020. The affordable home price for a moderate-income household ranges from \$171,637 to \$267,764. After deductions for utilities, a one-person median-income household could afford to pay up to \$1,112 in rent per month and a five-person low-income household could afford to pay as much as \$1,727.

Moderate-Income Households

Moderate-income households earn between 100 percent and 120 percent of the County's Area Median Income – up to \$97,600 depending on household size in 2020. The maximum affordable home price for a moderate-income household is \$216,818 for a one-person household and \$337,570 for a five-person family. Moderate-income households in Corona could afford to purchase the median priced home in the City; however, finding an affordable adequately sized home could present a challenge for households earning incomes at the lower end of the middle/upper category. The maximum affordable rent payment for moderate-income households is between \$1,376 and \$2,135 per month. Appropriately sized market-rate rental housing is generally affordable to households in this income group.

Cost Burden

The CHAS developed by the Census Bureau for HUD provides detailed information on housing needs by income level for different types of households in Corona. Detailed CHAS data based on the 2013-2017 ACS data is displayed in Table 25 below. Housing problems considered by CHAS include:

- » Units with physical defects (lacking complete kitchen or bathroom);
- » Overcrowded conditions (housing units with more than one person per room);
- » Housing cost burden, including utilities, exceeding 30 percent of gross income; or

» Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

Sixty-one (61) percent of extremely low-income renter households spend more than 50 percent of their income on housing. Low-income households tend to more often be renters than buyers. Specifically, all extremely low, very low, and low-income renters in Corona reported experiencing at least one housing problem. Additionally, a higher than average portion of families who rent are housing-burdened (pay more than 30 percent of income on housing).

Table 25: Housing Assistance Needs of Lower-Income Households

Household by Type, Income, and Housing Problem	Renters	Owners	Total Households
Extremely low-income	0.465	4.622	
(0-30% AMI)	2,460	1,900	4,360
With any housing problem	87.4%	74.5%	81.8%
With cost burden >30%	85.8%	74.2%	80.6%
With cost burden >50%	80.3%	67.1%	74.4%
Very low-income			
(31-50% AMI)	2,605	1,830	4,435
With any housing problem	82.5%	62.4%	84.1%
With cost burden >30%	88.7%	73.2%	82.2%
With cost burden >50%	65.5%	59.6%	63.0%
Low-income			
(51-80% AMI)	3,925	2,730	6,655
With any housing problem	92.0%	69.2%	82.6%
With cost burden >30%	83.9%	66.1%	76.6%
With cost burden >50%	34.4%	41.4%	37.3%
Moderate & Above Income (>80% AMI)	1,740	2,720	4,460
With any housing problem	76.4%	66.4%	70.3%
With cost burden >30%	62.6%	60.8%	61.7%
With cost burden >50%	19.0%	24.3%	22.2%
Total Households	17,550	32,405	49,955
With any housing problem	11,550	11,720	23,270
% With housing problem	65.8%	36.7%	46.6%

Table 25: Housing Assistance Needs of Lower-Income Households

Household by Type, Income, and Housing Problem	Renters	Owners	Total Households

Note: Data presented in this table are based on special tabulations from the ACS data. Due to the small sample size, the margins of errors can be significant. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD CHAS, 2013-2017.

AT-RISK HOUSING (ASSISTED UNIT) ANALYSIS

ASSISTED HOUSING AT RISK OF CONVERSION

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

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

The following discussion satisfies the first three requirements of State law listed above pertaining to the potential conversion of assisted housing units into market rate housing before April 15, 2031. The Housing Plan section includes a program for preserving the at-risk units, which meets the final requirement of State law.

INVENTORY OF ASSISTED HOUSING UNITS IN CORONA

Table 26 below provides a description of assisted housing developments in Corona. All multi-family rental units assisted under federal, state, and/or local programs, including HUD programs, State and local bond programs, redevelopment programs, density bonus, or direct assistance programs, are included in the table.

AT-RISK PROJECTS

The planning period for this at-risk housing analysis extends from April 15, 2021, through April 15, 2031. The underlying income use restrictions of these projects were reviewed for potential conversion to market rate during this planning period. Detailed project information is listed in Table 26. During this 10-year period, three projects will be at risk of losing their affordability controls. Combined, a total of 89 assisted

units will be at risk between April 2021 and April 2031. The three housing projects listed in Table 26 are assisted under the following programs:

HUD Section 202 and HUD Section 8: Two of the projects were assisted under the Section 202 - Handicapped and Elderly Housing Program and the Section 8 program – Corona Community Towers and Garrison House. Section 202 provides loans to help build or rehabilitate handicap or elderly units. The maximum period for the loan is 40 years. These HUD Section 202-financed projects also maintain project-based Section 8 contracts.

Under the HUD Section 8 program, participating building owners are entitled to receive HUD Fair Market Rents (FMRs) for their units with Section 8 contracts. On the Section 8 units, HUD makes up the difference between 30 percent of a household's monthly income and the FMRs. A total of 41 at-risk units are assisted under these programs.

Low/Moderate Developer Funds: One project received developer funds to construct low/moderate income housing – Park Place (Casa De Corona). Developer funds are given to finance a project with the condition that the project be used to support very low, low, and moderate income assisted units. A total of 48 at-risk units are assisted under this program.

COST ANALYSIS

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

Preservation Costs: A total of 89 units distributed among three projects are at risk of losing their affordability controls between, April 15, 2021, and April 15, 2031. Preservation of the at-risk units can be achieved in several ways:

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

This type of preservation largely depends on the income of the family, the shelter costs of the apartment and the number of years the assistance is provided. If the typical very low-income family that requires rental assistance earns \$39,540, then the family could afford approximately \$989 per month for shelter costs. The difference between the \$989 and the typical rent for a two-bedroom apartment of \$1,757 would in necessary monthly assistance of \$768 a month or \$9,216 per year. For comparison purposes, typical affordable housing developments carry an affordability term of at least 20 years, which would bring the total cost to \$184,320 per family. Providing tenant-based rental assistance for all 89 at-risk units is estimated at \$16,404,480 over a 20-year period.

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

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

Replacement Costs: The construction of new low-income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e. square footage and number of bedrooms), location, land costs, and type of construction.

Assuming an average development cost is \$200,000 per unit for multi-family rental housing, replacement of the 89 at-risk units would require approximately \$17,800,000 excluding land costs. When land costs and developer profits are included, the construction costs of new units can easily double.

Table 26: Assisted Housing Developments in Corona

Dunin at		Total		Assi	sted Unit	5	Tatal	Expiration			
Project Name	Location	Units	Very Low	Low	Senior	Moderate	Total Assisted	Date	Funding		
Not At-Risk											
Corona del Rey	1148 D. St.	160	32	128	No	0	160	Perpetuity	Revenue Bond, Low/Mod Funds, City HOME, County HOME, Federal Tal		
Casa de la Villa Apartments	313 S. Vicentia Avenue	75	8	66	No	0	74	2060	Low/Mod Funds, Federal Ta Credits, Developer Funds		
Corona del Oro	630-650 W. 2nd	72	71	0	No	0	71	2055	Low/Mod Funds, HOME Funds, Federal Ta Credits		
River Run Senior Apartments	863 River Road	360	144	216	Yes	0	360	2055	RDA Low/Mod Housing Funds,		

Table 26: Assisted Housing Developments in Corona

Project	1	Total		Assi	sted Unit	S	Total	Expiration	Formal!
Name	Location	Units	Very Low	Low	Senior	Moderate	Assisted	Date	Funding
									Federal Ta Credits
Vintage Terrace Apartments	1910 Fullerton Street	200	0	200	Yes	0	200	2038	HUD and Tax Credit
Corona Community Villas	2600 S. Main Street	75	0	74	Yes	0	74	2073	HUD Section 202/ Section 8
Corona Park Apartments	956 Avenida Del Vista	160	0	158	No		158	2072	HUD Section 8
Citrus Circle Apartments	121-141- 161 Buena Vista	61	42	18	No	0	60	2070	NSP, Federal Ta Credits, CHA
Meridian Apartments	1066 E. Sixth Street	85	8	76	No	0	84	2075	HOME, Federal Ta Credits, CHA
William C. Arthur Terrace Apartments	1275 W. 8th Street	40	39	0	Yes	0	39	2044	HUD Section 202/811 Section 8
TOTAL		1,288	344	936		0	1280		
					At-Risk	1			
Park Place (Casa De Corona)	935, 945, 950 W. Fifth Street	48	12	18	No	18	48	2027	Low/Mod Developer Funds
Corona Community Towers	910 S. Belle Street	36	0	35	Yes	0	35	2022	HUD Section 202/ Section 8

Table 26: Assisted Housing Developments in Corona

Dunin at		Total		Assi	isted Unit	S	Total Assisted	Expiration	Funding
Project Name	Location	Units	Very Low	Low	Senior	Moderate		Date	
Garrison House	779 Ford Street	7	6	0	Yes	0	6	2027	HUD Section 202/ Section 8
TOTAL		91	18	53		18	89		

Source: City of Corona Redevelopment Agency, 2020; HUD Expiring Section 8 Database, 2020.

COST COMPARISONS

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

RESOURCES FOR PRESERVATION OF AT-RISK HOUSING

The following describes active non-profit agencies that may have the capacity to develop, acquire, and/or manage affordable housing, including housing projects that are at risk of converting to market-rate housing.

Jamboree Housing: Founded in 1990, Jamboree specializes in the development and construction of new affordable rental and for-sale housing. The organization has a portfolio that includes development and/or ownership interest in nearly 6,600 affordable homes in 47 California cities – topping a market value of \$1 billion. Jamboree currently owns and operates Corona Park Apartments, a 158-unit affordable community, located in the City of Corona. Jamboree acquired and rehabilitated this project in 2004.

Western Community Housing: Western Community Housing Inc. (WCH) is a California non-profit public benefit corporation that was founded in 1999 and is headquartered in Costa Mesa, California. WCH's mission is to promote affordable housing and to provide social services to low-income senior and family households. By partnering with local governments, for-profit developers, lenders, syndicators and corporate investors, WCH and its affiliates currently have an ownership interest in 89 affordable housing communities comprising over 7,800 units. The agency currently owns and operates Heritage Park Apartments in the nearby City of Norco.

BRIDGE Housing: In 1983, BRIDGE was formed from a major anonymous grant given to the San Francisco Foundation to spearhead new solutions to the worsening shortage of affordable housing. Today BRIDGE's steady stream of diverse development efforts and pipeline activity exceeds 18,000 homes. The

organization owns and operates Ivy at College Park, a 135 affordable apartment community, located in nearby Chino.

LINC Housing: LINC Housing has a 36-year history of creating communities for thousands of families and seniors throughout California. LINC is committed to building and preserving housing that is affordable, environmentally sustainable, and a catalyst for community improvement. The organization currently owns and operates Seasons Senior Apartments in nearby Chino.

AFFIRMATIVELY FURTHERING FAIR HOUSING

Under state law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Beginning January 1, 2019, all housing elements must include a program that promotes and affirmatively furthers fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (FEHA), Government Code Section 65008, and any other state and federal fair housing and planning law. Additionally, all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. The housing element land inventory and identification of sites must be consistent with a jurisdiction's duty to AFFH and the findings of its AFH. The AFH for the 2021-2029 Housing Element is included in Appendix C.

Chapter 3: Housing Constraints

Market, government, infrastructure, and environmental factors, among others, create constraints to the provision of adequate and affordable housing. These factors may restrict the development of housing, particularly that affordable to lower-income households. Constraints can generally be divided into "governmental constraints," meaning those controlled by federal, State, and local governments, and "nongovernmental constraints," or those that are neither generated nor affected by governmental controls. An analysis of these factors can facilitate the development of programs that lessen the effects such constraints have on the supply and cost of housing.

MARKET CONSTRAINTS

AVAILABILITY

The high cost of renting or buying a residence is the main, ongoing constraint to adequate housing opportunities in Corona. The high cost of land, construction, labor, and limits on financing contribute to a decrease in the availability of affordable housing. Corona is an urbanized area with few vacant parcels available for residential development. These parcels are identified and described further in the Housing Resources (Chapter 4) portion of this Housing Element. Opportunities exist on underutilized, residentially zoned sites capable of being developed at higher densities and non-residential zoned sites where mixed-use development is permitted.

There is potential to develop new affordable housing units on vacant land designated for multi-family residential and on vacant residential parcels where infill could occur. Reuse and redevelopment of existing sites can also accommodate additional housing in Corona with uses that range from mult-family units (e.g., duplexes and triplexes) or accessory dwelling units (i.e., granny flats) that are attached or detached from existing single-family homes on residential properties.

Throughout Riverside County, sale prices of single-family homes increased an average of 5.7 percent from 2015 to 2017, and indications are that the trend will continue. In Corona, property values increased by 5.97 percent from 2016 to 2017, slightly more than the county overall average.

CONSTRUCTION AND LABOR COSTS

The cost of labor and materials are the main determinants of construction cost. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. This puts builders under constant pressure to complete jobs for the lowest price possible while still providing a quality product, a situation that has led (and still leads) to an emphasis on labor-saving materials and construction techniques.

The price paid for material and labor at any one time will reflect short-term considerations of supply and demand. Between 2016 and 2020, construction costs rose approximately 10.5 percent. Costs have moderated somewhat due to fluctuations that followed the 2008 downturn, and more recently, from supply accessibility during the COVID-19 pandemic. Future costs are difficult to predict given the cyclical

⁴ California Department of General Services (DGS). 2020. DGS California Construction Cost Index (CCCI). https://www.dgs.ca.gov/RESD/Resources/ (accessed January 2021).

fluctuations in demand and supply that, in large part, are created by fluctuations in State and national economies. These circumstances impact construction in regions differently, and therefore do not deter housing construction in any specific community.

For the average home, the cost of labor is generally two to three times the cost of materials and therefore represents a substantial component of the total building costs. Most residential construction in Riverside County is performed with nonunion contractors, and labor costs are responsive to changes in the residential market. The relative ease with which a skilled tradesperson can get a contractor's license further moderates the pressures related to rising labor costs. Construction costs in Corona are about the same as in other parts of Southern California.

A reduction in amenities and quality of building materials (in line with a minimum acceptability for health, safety, and adequate performance) could result in lower sale prices. Economy building techniques may reduce costs. Prefabricated, factory-built housing may provide lower priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number of units increases, construction costs over the entire development generally go down, due to economies of scale. This reduction in costs is beneficial when density bonuses apply to affordable housing development.

LAND COST

High land costs are a primary factor affecting the feasibility of residential development in the City. The prices of land vary depending on location, zoning (allowable density), and availability of improvements. Additionally, land costs vary depending on the current use of the site; whether the site is vacant or has an existing use that will need to be removed or converted. In general, entitled single-family subdivisions with infrastructure extension plans command higher prices than raw land. Many variables influence land cost, including scarcity and developable density (both of which are indirectly controlled through government land use regulations), location, unique features, and the availability of public utilities. Undeveloped land in Corona ranges from \$39,200 to \$85,909 per acre. This high cost makes density optimization imperative to residential land developers.

Vacant land zoned for multi-family use is scarce and typically more expensive per acre than vacant land zoned for single-family residential. As the City becomes increasingly built-out and future development becomes more reliant upon the acquisition of underutilized parcels and demolition of existing structures, the cost of a finished residential site will further increase.

FINANCING

Construction Financing

The availability of construction financing affects the degree to which new housing can be built. Over the years, loan underwriting has become more conservative than in the past, when developers might receive construction loans for 100 percent or more of a project's estimated future value. Although no hard threshold exists for the amount of required equity that would be too much to make a project infeasible to develop, the higher amount of equity required, the more unlikely the developer would proceed with the project. Higher equity amounts require not only more cash upfront, but also would necessitate a higher project value at completion to generate the net cash flow needed to meet the minimum acceptable cashon-cash return threshold. These trends inform the condition of the housing market throughout the Southern California region.

Availability of Mortgage and Rehabilitation Financing

The Home Mortgage Disclosure Act (HMDA) requires financial institutions to maintain, report, and disclose publicly information about mortgages. In 2017, 2,336 households applied for conventional mortgage loans in Corona and 774 households applied for government backed loans. Considerably fewer Corona households applied for government-backed loans than conventional loans to purchase homes in 2017. Another 569 Corona households applied for home improvement loans in 2017. In general, home improvement financing is less accessible during market downturns, compared to home purchase financing. High debt-to-income ratios coupled with lower property appraisals can make it more difficult to qualify for additional financing. Applications to refinance existing mortgages were most common with 3,551 total applications. Of these, 2,802 were conventional loans and 749 were government-backed loans. According to HDMI data for 2017, all loan applications were approved, including those for refinance and renovation. None were denied. This indicates the failure, denial, and origination rates since 2015 has improved for conventional and government backed loans.

Table 27 Disposition of Home Loan Applications

Applications (By Loan Type)	Number of Applications	Share of Applications	Number Approved	Percent Approved
lome Purchase	3,430	39.4%	3,120	90.9%
onventional	2,671	30.7%	2,403	89.9%
HA – Insured	506	5.8%	480	94.9%
A – Guaranteed	253	2.9%	237	93.7%
SA/RHS	0	0.0%	0	0.0%
lome Improvement	747	8.6%	543	72.7%
onventional	674	7.7%	484	71.8%
HA – Insured	41	0.5%	30	73.2%
A – Guaranteed	32	0.4%	29	90.6%
SA/RHS	0	0.0%	0	0.0%
efinancing	4,538	52.1%	3,568	78.6%
onventional	3,541	40.6%	2,808	79.3%
HA – Insured	553	6.4%	425	76.9%
A – Guaranteed	444	5.1%	335	75.5%
SA/RHS	0	0.0%	0	0.0%
Total	8,715	100.0%	7,231	82.9%

Notes:

Source: HMDA 2017.

About 50 percent of loan applicants reported incomes that exceeded 120 percent of the AMI. Given the high rates of approval, refinancing and home purchase loans are generally available and not considered to be a constraint in Corona. The City provides forgivable loans of up to \$25,000 to qualifying lower income homeowners to address critical home improvement needs (Program 1).

Federal agencies offer limited down payment assistance programs to assist with down payment and closing costs, including subordinate loans with deferred payments that help with affordable mortgage payment levels. Offered through the MyHome Assistance Program, the loan structure varies based on the agency with most capping the amount at \$11,000.⁵

[&]quot;Approved" includes loans approved by the lenders whether or not they are accepted by the applicants.

[&]quot;Other" includes loan applications that were either withdrawn or closed for incomplete information.

⁵ California Housing Finance Agency (CalHFA). 2021. Loan Programs. [web page]. Calhfa.ca.gov/homebuyer/programs/index.htm. (accessed February 2021).

GOVERNMENTAL CONSTRAINTS

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

LAND USE CONTROLS AND DEVELOPMENT STANDARDS

The City regulates the type, location, density, and scale of residential development primarily through its General Plan and Zoning Ordinance. In general, the City's zoning and land use regulations are designed to balance the goal of providing affordable housing opportunities for all income groups while protecting the health and safety of residents and preserving the character of existing neighborhoods.

General Plan and Zoning Categories/Densities

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

Residential

Rural/Estate Residential (0 to 3 units per acre): Includes the Rural Residential I/II and Estate Residential General Plan land use designations, all E, ER, and HER designations in specific plans and the R14.4, R-1-A, R-1.20 and A zone districts.

Low Density Residential (3 to 6 units per acre): Includes the Low Density Residential and Low Medium Density Residential General Plan land use designations, all SFR, SF, LDR, SFC, SFD, LMDR and L designations in specific plans and the R-1-7.2, R-1 8.4, R-1 9.6, R-1 12, and MP zone districts.

Medium Density Residential (6 to 15 units per acre): Includes the Medium Density Residential General Plan land use designation, all M, MDR, MHDR, SFA designations in specific plans, and the R-2 and R-G zone districts.

High Density Residential (15 to 36 units per acre: Includes the High Density Residential General Plan land use designation, all HDR, MF, MFR and MHDR designations in specific plans, and the R-3 and R-3-C zone districts.

Urban Density Residential (37 to 60 units per acre): Includes the Urban Density Residential General Plan land use designation, the UDR designation in the North Main Street Specific Plan, and the R-3-C zone district.

Mixed Use

Mixed Use I and Downtown Commercial (2.0 to 3.0 floor area ratio): Includes the Mixed Use I and Downtown Commercial/Mixed Use land use designations and the MUD and MU designations in specific plans.

RESIDENTIAL COMMUNITY DEVELOPMENTS AND SPECIFIC PLANS

The City processes residential developments through coventional zoning regulations or Specific Plans. These mechanisms allow residential development of all types, with the development standards approved by the City Council for each individual application, and encourage whole-scale community planning with

an appropriate balance of land use types. Specific Plans often incorporate mixed-use, higher density residential areas as a focal part of the plan. The only constraint is that single-family residential developments on fee simple lots must have a minimum 7,200 square-foot lot area, a size comparable to similar communities in the region.

The City has adopted 31 Specific Plans to date, two of which have been adopted since certification of the 5th cycle Housing Element Update. Specific plans outline development standards that govern development in the specific plan area. In general, they all incorporate provisions for housing, including the establishment of an Urban Density Residential zone, which allows up to 60 dwelling units per acre in one of the Specific Plans. These density levels are among the highest in the Inland Empire (similar to the City of Riverside) and higher than most suburban communities in the region.

Recent specific plans approved for development in Corona include the following:

- » Sierra Bella Specific Plan (updated July 2014)
- » Arantine Hills specific Plan (June 2020)

The Sierra Bella Specific Plan area is in northwest Corona, at the eastern terminus of Green River Road at Paseo Grande, south of the Sierra del Oro community. The Plan allows up to 249 single-family homes as a "hillside village," with a large part (62 percent) of the plan area remaining as open space. The Specific Plan was approved in 2005 but ammended in 2014 to include provisions that reduce grading and visual impacts by clustering development in the lower portion of the plan area and reducing the minimum lot size to 7,200 square feet.

Table 2 identifies the City's development standards per zoning district. Site development standards are comparable to other community requirements in western Riverside County (see Table 3) and ensure a quality living environment for all household groups in Corona, including special groups such as lower and moderate income households and senior citizens. These development standard requirements, individually or together, are reasonable and have not impacted the ability of development to achieve the maximum allowable densities in any zone.

North Main Street District Specific Plan

The North Main Street District Specific Plan consists of 257.6 acres in the north-central portion of the City of Corona. The district contains a mix of land uses including commercial retail, commercial office, medium and high density residential, light industrial/manufacturing, and public/quasi-public land uses, with several vacant parcels of land scattered throughout. The district is located just north of the State Route 91 freeway (SR-91) and west of the Interstate 15 (I-15) corridor and bisected in a north-south direction by North Main Street which serves as the transportation spine. The Specific Plan allows residential development in the following areas with residential development potential (summarized in **Error! Reference source not found.**):

Single-family Condominiums (SFC) Area – This area, located at the northeast corner of River Road and Cota Street, would provide the opportunity for village-like residential uses near shopping and public transit. The SFC area encompasses approximately 8.3 acres, about eight percent of the entire Specific Plan area. Single-family condominiums can include both attached and detached units at a density no greater than 15 du/acre.

The following property development standards set forth in this section shall apply to all land and buildings in the SFC District:

Single Family Detached

Maximum Height: 30 ft. and no more than two stories

Maximum Density: 15 units / acre

Setbacks: 10 feet along all sides.

Parking: 2 covered spaces per unit, plus one guest space for every five units.

Single Family Attached

Maximum Height: 40 ft. and no more than three stories

Maximum Density: 15 units / acre

Setbacks: 10 feet rear, 5 feet sides, 10 feet front

Parking: Studio or single bedroom unit 1.5 covered spaces, Two bedroom unit 2.0 covered spaces, Three or more bedroom unit 2.5 covered spaces - Guest Parking 1 uncovered guest space/5 units

Urban Density Residential District (UDR) – This district is intended to accommodate and promote high density residential development up to 60 du/acre. The UDR district intends to create opportunities for integration between the commercial and residential uses along the Main Street corridor as well as enhanced commuter transit options with the nearby Metrolink Station and bus transfer hub. The UDR District encompasses approximately 17.3 acres generally located west of Main Street between Blaine Street and River Road.

The following property development standards set forth in this section shall apply to all land and buildings in the UDR District:

Maximum Height: 5 stories or 60 feet, whichever is lesser.

Maximum Density: 60 units / acre

Setbacks: 10 feet along all sides.

Parking: Single Bedroom 1.0 covered space, Two or more bedroom 1.0 covered space and 1.0 uncovered space per unit, Guest parking 1 guest space / 5 units

Mixed Use District (MU) – This district intends to provide opportunities for well-designed commercial projects or projects that combine residential with non-residential uses such office, retail, business services, personal services, public spaces and uses, and other commercial amenities. The District area covers approximately 29.2 acres in three areas bordering the east side of Main Street.

The North Main Street District Specific Plan can accommodate 400 units in the 6th Housing Element cycle upon rezone of parcels that could potentially be rezoned to accommodate lower and moderate-income units. The following property development standards set forth in this section shall apply to all land and buildings in the MU District:

Maximum Height: None. Height limited by Floor Area Ratio (FAR)

Maximum Density: Commercial FAR 0.5, Mixed Use FAR 2.0

Setbacks: 10 feet along all sides.

Parking: Studio or single bedroom unit 1.0 covered spaces, Two or more bedroom unit 2.0 covered spaces, Guest Parking 1 guest space/5 units

Table 28: Specific Development Standards for the North Main Street Specific Plan

	Urban Density Residential	Mixed Use
Density	60 units per acre	2.0 FAR
Maximum Height	5 stories or 60 feet	None
Lot Requirements	None	None
Private Open Space	None	None
Common Open Space	100 square feet per unit	100 square feet per unit
Setbacks	River Road – 10 feet	Front – None
	Local/Private Street – 5 feet	Street Side – 10 feet
Parking	Studio/1-Bedroom – 1.0 covered space	Studio/1-Bedroom – 1 covered space
	Two+ Bedrooms – 2.0	Two+ Bedrooms – 2.0 covered spaces
	covered/uncovered spaces	Guest Parking – 1.0 per 5 units
	Guest Parking – 1.0 per 5 units	

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

Downtown Corona Revitalization Specific Plan

The Downtown Corona Revitalization Specific Plan was adopted by the City in 1998 and most recently amended in 2011. The Specific Plan area includes approximately 621 acres and generally consists of the commercial corridor along Sixth Street, from Lincoln Avenue on the west to the Temescal Creek Channel on the east, and the area within the Grand Boulevard Circle. Currently, seven districts within the Downtown Corona Revitalization Specific Plan area allow for residential development:

Downtown (D) District: The D District provides for medium-intensity commercial uses that serve mostly community-wide needs in a pedestrian-friendly environment. Uses allowed include commercial retail, service commercial, business offices (lodging), restaurants and sidewalk cafes, cultural and entertainment uses, nightclubs and microbreweries, mixed-use (including residential), as well as prominent buildings for governmental uses.

The following property development standards set forth in this section shall apply to all land and buildings in the D District:

Maximum Height: 5 stories or 60 feet, whichever is lesser.

Maximum Density: Maximum FAR 3.

Setbacks: 10 feet front, 8 feet side, and 10 feet rear

Transitional Commercial (TC) District: The TC District provides a buffer commercial district between the vehicular-oriented Sixth Street Commercial, and the more pedestrian-oriented Downtown District. It provides great variety in low to medium intensity commercial uses in either a pedestrian or vehicular

orientation. Mixed use developments, multi-family dwellings and senior citizen housing are allowed with a Conditional Use Permit (CUP) in this district.

The following property development standards set forth in this section shall apply to all land and buildings in the TC District:

Maximum Height: 3 stories or 40 feet, whichever is lesser.

Maximum Density: Maximum FAR 2.

Setbacks: 10 feet front, 8 feet side, and 10 feet rear.

General Commercial (GC) District: The GC District provides for lower intensity uses that serve community and sub-regional needs with an emphasis on convenient automobile access, while incorporating efficient, safe, and attractive on-site pedestrian circulation. Mixed use developments are allowed with a CUP in this district.

The following property development standards set forth in this section shall apply to all land and buildings in the GC District:

Maximum Height: 3 stories or 40 feet, whichever is lesser.

Maximum Density: Maximum FAR 2.

Setbacks: 10 feet front, 8 feet side, and 10 feet rear.

Community Services (CS) District: The CS District provides needed community services such as governmental or institutional offices, social service agencies, hospitals, pharmacies, health care offices, churches, parks and playgrounds, museums and performing arts facilities. Senior citizen housing is allowed with a CUP in this district.

The following property development standards set forth in this section shall apply to all land and buildings in the CS District:

Maximum Height: 3 stories or 40 feet, whichever is lesser.

Maximum Density: Maximum FAR 2.

Setbacks: 15 feet front, 10 feet side, and 10/20 feet rear.

Residential Office (RO) District: The RO District is a highly specialized area in the Specific Plan. The District provides for very low intensity office uses in either existing residential structures or in new buildings that take great architectural care to "fit in" with the historic residential structures found in the immediate vicinity. The District provides a much-needed land use buffer between the more intensive commercial districts and the low-density historic residential areas of the Circle.

The following property development standards set forth in this section shall apply to all land and buildings in the RO District:

Maximum Height: 2 stories or 30 feet, whichever is lesser.

Maximum Density: 1 units / acre

Setbacks: 20 feet front, 15 feet side, and 10 feet rear.

Single-family Residential (SF) District: The SF District is provided to protect the integrity of Corona's historic residential neighborhoods within the Circle. The District is intended as an area for preservation and development of historically sensitive single-family detached residential.

The following property development standards set forth in this section shall apply to all land and buildings in the SF District:

Maximum Height: 2 stories or 30 feet, whichever is lesser.

Maximum Density: 4 units / acre

Setbacks: 20 feet front, 15 feet side, and 10 feet rear.

Multi-family Residential (MF) District: The MF District is intended for small areas that are presently developed with multi-family residential units.

The following property development standards set forth in this section shall apply to all land and buildings in the MF District:

Maximum Height: 26 stories or 306 feet, whichever is lesser.

Maximum Density: 10-20 units / acre based on overlay area

Setbacks: 25 feet front, 20 feet side, and 15 feet rear.

Dos Lagos Specific Plan

The Dos Lagos Specific Plan area consists of 542.89 acres located near the southern boundary of the City of Corona on the east side of Interstate 15. The Dos Lagos Specific Plan area was once a silica sand mining operation and processing plant that has been redeveloped as a mixed use area plan consisting of residential, commercial, hospitality, golf-course and an man-made lake.

Commercial (C) Designation: The Commercial (C) designation within the Specific Plan area is designed for commercial oriented uses and is intended to provide local community retail services and freeway support services including hospitality services.

The following property development standards set forth in this section shall apply to all land and buildings in the C District:

Maximum Height: 60 feet.

Maximum Density: N/A

Setbacks: 20 feet from Front, 0 rear and sides, 10 street sideyard

Entertainment Commercial (EC) Designation: The Entertainment Commercial (EC) planning area is intended to provide opportunities for local and regional entertainment and recreation.

The following property development standards set forth in this section shall apply to all land and buildings in the EC District:

Maximum Height: 60 feet.

Maximum Density: Up to 218 units

Setbacks: 20 feet from Front, 0 rear and sides, 10 street sideyard

Single Family Residential: The single family residential is for single family homes.

Maximum Height: 30 feet

Maximum Density: 6 du/ac

Setbacks: Front: 20 feet, Sides: 10/5, Rear: 10.

High Density Residential: is for attached multiple family units, including but not limited to townhouses and stacked condominiums.

Maximum Height: 60 feet/5 stories

Maximum Density: 36 du/ac

Setbacks: Street setabacks: 10 feet, Building Separation: 15 feet

Parking:

One bedroom: 1.5 covered per units

Two bedrooms: 2 covered/uncovered per units

Three + bedrooms: 2.5 covered/uncovered per units

Guest: 1 space every 5 units

Arantine Hills Specific

The Arantine Hills Specific Plan is located on 325.7 acres on the southeastern boundary of Corona East of Interstate 15. The Specific Plan allows 1,621 single-family and multi-family homes with an additional 185 age-qualified units for a total of 1,806 dwelling units.

General Commercial District: The General Commercial District (GC) is intended for commercial uses that serve neighborhood and community needs with an emphasis on convenient automobile access, while incorporating efficient, safe and attractive on-site pedestrian circulation. In addition to retail uses, the General Commercial District may also contain low- and medium-rise office uses.

The following property development standards set forth in this section shall apply to all land and buildings in the GC District:

Maximum Height: Four (4) stories or 50', whichever is greater

Maximum Density: Up to 228 units

Setbacks: No requirements. Maximum FAR 0.25

High Density Residential District: The High Density Residential (HDR) District is planned for attached multi-family dwelling units, including, but not limited to, townhomes and row homes, clusters, stacked flats and age-qualified apartments, at densities of up to 36 dwelling units per acre.

The following property development standards set forth in this section shall apply to all land and buildings in the HDR District:

Maximum Height: Shall not exceed three stories or 40 feet, whichever is greater

Maximum Density: Up to 36 units/acre

Setbacks: 10 or 26 feet front, 0 or 6 feet sides, 10 or 26 feed rear

Parking:

One bedroom: 1.5 covered/uncovered spaces

Two bedrooms: 2 covered spaces

Three+ bedrooms: 2 covered plus .5 uncovered

Age-Qualified: 1.5 uncovered spaces/unit

Guest: 1 space every 5 units

Medium Density Residential District: The Medium Density Residential District (MDR) is intended as a residential district for single family dwellings, duplexes townhomes, row homes, and multiple-family residences at densities up to 15 dwelling units per acre.

The following property development standards set forth in this section shall apply to all land and buildings in the MDR District:

Maximum Height: Shall not exceed three stories or 40 feet, whichever is greater

Maximum Density: Up to 15 units

Setbacks: 10 or 26 feet front, 0 or 6 feet sides, 10 or 26 feed rear

Low Density Residential District: The Low Density Residential Districts (LDR) are intended to provide for single-family detached homes and/or low density condominium homes with a maximum density of six dwelling units per acre.

The following property development standards set forth in this section shall apply to all land and buildings in the LDR District:

Maximum Height: Shall not exceed two stories or 35 feet, whichever is greater

Maximum Density: Up to 6 units

Setbacks: 20 feet from Front, 15 rear and sides, 10 street sideyard

Table 29: General Residential Development Standards in Zoning Code

_			rd Setba		Parking	Maximum	Maximum
Zone	Max. Density	Front	/linimum Side	Rear	Standards	Height	Lot Coverage
Rural/Estate Re	sidential		5100	1100			.
$A^{\scriptscriptstyle\dagger}$	1.0 du/5.0 acres	25'	15'	10'	2/unit	30' 2-story	30%
A-14.4 [†]	3.0 du/acre	25'	15'	10'	2/unit	30' 2-story	40% (1- story) 30% (2- story)
R-12.0 [†]	3.0 du/acre	25'	10′	7′	2/unit	30' 2 story	30% (2- story) 40% (1- story)
R-1-20.0 [†]	3 du/acre	25′	15'	10'	2/unit	30' 2-story	30% (2- story) 35% (1- story)
R-1A⁺	1.0 du/acre	25'	15′	10'	2/unit	30' 2-story	25%
ow-Density Re	sidential						
R-1-12.0 [†]	6.0 du/acre	25'	5'-10'	10'-15'	2/unit	30' 2-story	40% (1- story) 30% (2- story)
R-1-9.6 ⁺	6.0 du/acre	25′	5'-10'	10'-15'	2/unit	30' 2-story	40% (1- story) 35% (2- story)
R-1-8.4 ⁺	6.0 du/acre	25′	5'-10'	10'-15'	2/unit	30' 2-story	40% (1- story) 35% (2- story)
R-1-7.2 [†]	6.0 du/acre	23′	5'-10'	10'-15'	2/unit	30' 2-story	45% (1- story) 35% (2- story)
1edium-Densit	y Residential						
MP	8.0 du/acre	5'	4'	5'	2/unit + 1 for every 4 units	30' 2-story	75%
R-G	12.0 du/acre	30'	5'-15'	10'	**	35' 2-story	40%

Table 29: General Residential Development Standards in Zoning Code

Zone	Max. Density	Yard Setback Minimums		Parking Standards	_		
		Front	Side	Rear	Standards	Height	Coverage
R-2	15 du/acre	25'	5'-15'	10'	**	30' 2-story	50%
High Density Res	idential					<u> </u>	
R-3	36 du/acre*	20'- 25'	5'-15'	10'	**	40' 3-story	60%
R-3-C	23.2- 58 du/acre	20'- 25'	5'-15'	10'	**	45' 3-story	70%

Source: City of Corona Municipal Code, Title 17, 2020.

Single-family - 2 covered spaces/unit

Studio and one-bedroom - 1.5 covered spaces per unit + 1.0 uncovered guest space per 5 units

Two-bedroom – 2.0 covered spaces per unit + 1.0 uncovered guest space per 5 units

3+ bedroom - 2.5 covered spaces per unit + 1.0 uncovered guest space per 5 units

Market rate senior citizen apartment - 1.5 spaces per unit

Lower income senior citizen apartment – 0.5 spaces per unit

Senior congregate housing – 1.0 space per unit

Disabled or handicapped housing – 0.3 spaces per unit

Secondary dwelling – 1.0 uncovered space per unit

Table 30: Regional Comparison of Residential Development Standards

Residential District	Development Standard	Corona	City of Riverside	Norco	Temecula
Rural/Estate Residential	Maximum Density	1 du/acre	3.3 du/acre	1 du/acre	1 du/2.5 acres
	Front Yard Setback	20'-25'	30'	25'	25'
	Parking Standards	2/unit	2/unit	2/unit	2/unit
	Maximum Height	30'/2-story	35'/2-story	35'	35'
Low Density Residential	Maximum Density	6 du/acre	6.0 du/acre	4.3 du/acre	2.0 du/acre
	Front Yard Setback	20'-25'	25'	25'	15'
	Parking Standards	2/unit	2/unit	2/unit	2/unit
	Maximum Height	30'/2-story	35'/2-story	35'/2.5-story	35'
Medium Density Residential	Maximum Density	15 du/acre	8.0 du/acre	8.0 du/acre	12.0 du/acre
	Front Yard Setback	25'	25'	25'	10'

[†]Accessory dwelling unit of a permanent character placed in a permanent location is permitted under Corona Municipal Code Section 17.06.025

^{* 75} dwelling units per acre (du/acre) for senior citizen/handicapped housing per Conditional Use Permit (CUP).

^{**}Parking Requirements:

Table 30: Regional Comparison of Residential Development Standards

	Parking Standards	*	2/unit	2/unit	*
	Maximum Height	30'/2-story	30'/	35'/2.5-story	40'
High Density Residential	Maximum Density	36.0 du/acre**	29.0 du/acre	No	20.0 du/acre
				Comparable	
				Zone	
	Front Yard Setback	20'-25'	15'	*	20'
	Parking Standards	*	*	*	*
	Maximum Height	40'/3-story	50'	*	50'

Land Uses / Zone Districts Compared:

Rural Residential: Corona = R-1A; Riverside = RE; Norco = A-E; Temecula = VL

Low Density Residential: Corona = R-1-12; Riverside = R-1-1300; Norco = R-1; Temecula = L-2

Medium Density Residential: Corona = R-2; Riverside = R-3-4000; Norco = R-3; Temecula = M

High Density Residential: Corona = R-3; Riverside = R-4; Norco = N/A; Temecula = H

Sources: City of Corona 2020, City of Riverside 2018, City of Norco 2020, City of Temecula 2020.

LOT COVERAGE

As shown in Table 29, maximum lot coverage varies between 25 and 75 percent, depending on the underlying zone. If maximum lot coverage standards were set too low, it could impede the ability to achieve greater densities or full residential development potential on-site. However, the standards set within the zoning ordinance are reasonable and allow for greater lot coverage within higher-density zones, while preserving the character of designated lower-density communities through lower maximum lot coverage.

OPEN SPACE

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

PARKING

Excess parking can reduce the number of housing units that can be achieved on a given site. As shown in Table 29, the number of spaces required varies by zone; generally then, single-family residences are required to have two covered spaces, and multi-family units will have at least 1.5 covered spaces per studio or one-bedroom, 2.0 covered spaces per two-bedroom, and 2.5 covered spaces per three-bedroom (or greater). Multi-family units must also provide at least one uncovered guest space per five units. Senior

^{*} Parking standards vary by unit type.

^{**} Up to 75 du/acre for senior citizen/handicapped housing per CUP.

units have reduced parking requirements at 0.5 to 1.5 spaces per unit, depending on the affordability of the unit, while all secondary dwelling units where allowed must have one covered space per unit. Housing for the disabled or handicapped requires only 0.3 spaces per unit. Homeless or emergency shelters must provide only one space per staff member/shift plus one space per 12 beds and two guest spaces. The City's parking requirements are not considered excessive and are similar to most communities in the region.

The Zoning Ordinance includes a provision for project applicants in the downtown area to pay an in-lieu fee to a parking fund when able to demonstrate that meeting requirements is infeasible, and the Planning and Housing Commission concurs and sets the appropriate fee. This provision is applied to a focused area of the downtown to facilitate redevelopment in the downtown. However, there has been no request to utilize this provision since adoption in 1978 and therefore, no formal program has been established to implement this in-lieu fee.

To facilitate high density residential development, the City amended the North Main Street Specific Plan in 2008 to re-designate additional acres to Mixed Use (48 units per acre). The City also reduced the parking standards for the Urban Density Residential uses from 1.5 to one space per unit for Studio/One-Bedroom Urban Residential and from 2.5 spaces to two spaces per unit for Three+ Bedroom Urban Residential and Mixed Use.

MINIMUM LOT SIZE REQUIREMENTS

Large-lot zoning is primarily established for residential areas zoned R1 ., which means single family. The City's R1 zoning has various minimum size requirements with the largest lot size starting at one acre and the smallest lot size being 7,200 square feet. In 1986, Corona voters approved Measure H, which requires a minimum lot area of 7,200 square feet for single-family homes located on fee simple lots. The City's multiple family residenital zones, R-2 and R-3 also require a minimum lot size of 7,200 square feet per lot. These minimum requirements are very typical in suburban communities and do not seem excessive or burdensome in that they will not preclude most lots from developing residential use at an achievable maximum density assumed under these zones.

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

MINIMUM UNIT SIZES

For R-1 zones (single-family dwelling units), the minimum unit size is 1,000 to 1,400 square feet of living area exclusive of open patios and garages, depending on the specific district. For multi-family developments, the minimum unit size in an R-2 zone is 800 square feet per dwelling unit; for R-3-C and R-G is 600 square feet per dwelling unit; and for R-3 is 600 square feet per dwelling unit except for senior care facilities, which may be reduced to 550 square feet per unit, or further reduced to 375 to 550 square feet per unit depending on the unit type and under the provision that an equal amount of area under 550

square feet is provided elsewhere in the building in the form of common activity centers or facilities. These minimum unit sizes are smaller than those standards set by most communities and allow development to achieve the maximum densities permitted. These smaller unit sizes allow for the creation of a variety of housing types and affordability levels.

FLEXIBILITY IN DEVELOPMENT STANDARDS

Densities of up to 60 units per acre are permitted, with higher densities for senior citizen or handicapped housing units up to 75 units per acre via CUP. The City has also relaxed standards for minimum unit size and parking to encourage affordable senior housing and housing for disabled or handicapped persons.

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

In addition to these density provisions, the City has adopted provisions for factory-built housing and second units, and encourages the preparation of specific plans as a means of proposing use regulations and development standards tailored to specific areas.

HOUSING FOR PERSONS WITH SPECIAL NEEDS

PROVISIONS FOR A VARIETY OF HOUSING TYPES

State law requires that each jurisdiction must identify adequate sites and provide the appropriate zoning to accommodate housing for all segments of the population. identifies the housing types permitted in the residential zoning categories.

Table 31: Residential Zoning Provisions for a Variety of Housing Types

	Zoning District								
Housing Type	A A-14.4	R-1-A R-1- 20.0 R-14.4 R-1- 12.0 R-1-9.6 R-1-8.4 R-1-7.2	MP	R-G	R-2 R-3 R-3-C	C-2 CP	C-3	M-1	M-2 M-3
Single-family	Р	P	Χ	X	P	X	X	X	Х
Multi-family	х	Х	Х	С	Р	Х	Х	х	Х
Accessory Dwelling Unit	Р	Р	Р	Х	Р	Χ	Х	Х	Х
Manufactured Housing	Р	P	Р	X	Р	Х	X	Х	Х
Care Facility for 6 or Less	Р	Р	Χ	Р	Р	Χ	Х	Х	Х
Care Facility for 7 or More	С	С	Χ	С	С	Χ	Х	Х	Х
Emergency Shelters	X	Х	Χ	X	X	Χ	X	Р	BZA
Farmworker Housing	Р	Х	Χ	X	X	Χ	Х	Х	Х
Mobile Homes	X	Х	Р	Х	X	Χ	X	Х	Х
Accessory Dwelling Units	Р	P	Χ	X	Р	Χ	Х	Х	Х
Transitional and Supportive Housing	Р	Р	Х	Р	Р	Χ	Х	Х	Х
Single-Room Occupancy	_	-	_	_	_	_	_	_	_

Source: City of Corona Zoning Ordinance, 2012.

Notes: "P" = Permitted; "C" = Conditional Use Permit; "BZA" = Board of Zoning Approval; and "X" = Not Permitted.

Single-Family

A single-family dwelling (known as one-family dwelling) means a detached building or qualifying manufactured home, set on permanent foundation and provided such housing unit is architecturally compatible with other housing units in the surrounding neighborhood as well as used exclusively for occupancy by one family, including necessary domestic employees of such family, and containing one dwelling unit. One-family residences are permitted in all residential zones in the City. Projects with four or more units are subject to review and approval by the Planning and Housing Commission.

Multi-Family

Multi-family developments are permitted in the R-2, R-3, and R-3-C zones. They are also permitted in the R-G zone with a CUP. The maximum densities are 12 dwelling units per acre in the R-2 and R-G zones; 36 dwelling units per acre (or up to 75 senior citizen units per acre with CUP) in the R-3 zone; and 23 dwelling units per acre (for lots less than 22,500 square feet), 29 dwelling units per acre (for lots equal to or greater than 22,500 square feet), or 58 dwelling units per acre (for lots previously burdened by or

adjacent to a public street easement) in the R-3-C zone. Multiple family residential projects with four or more units are subject to review and approval by the Planning and Housing Commission.

Second Dwelling Units

City's zoning ordinance permits the development of secondary units in areas zoned for single family, multiple family residential or residential/commercial mixed-use and contains an existing or proposed primary unit. All secondary units must be able to meet development standards and setback requirements of the zone in which it is proposed. A mobile home on a permanent foundation is allowed as a second unit, provided that it is architecturally compatible with the primary unit. The City is currently in compliance with areas zoned as single and multi family under AB 68. Program 14 will amend Title 17 of the Corona Municipal Code to comply with AB 68 and any additional legislation on ADU's. Furthermore, Program 16 will monitor any additional housing legislation regarding ADU's.

Manufactured Housing

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

24-Hour Care Facilities

The Zoning Ordinance regulates a variety of uses that provide 24-hour care to persons with disabilities, including State-licensed residential care facilities. The City revised its Zoning Ordinance in July 2013 to allow all such facilities that serve six or fewer persons by right wherever single- or multi-family housing is allowed, pursuant to the California Lanterman Developmental Disabilities Services Act. Care facilities that provide 24-hour care to seven or more disabled persons are allowed in all zones that permit residential uses subject to approval of a CUP. The Zoning Ordinance does not require a special separation distance requirement between residential facilities and other structures in residential zones.

Emergency Shelters

The City defines "emergency shelter" as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person within any one year period, as defined by § 50801(e) of the California Health and Safety Code. No individual or household may be denied emergency shelter because of an inability to pay. In July 2013, the City revised its Zoning Ordinance to allow emergency shelters by right and subject to ministerial review within the M-1 zone, consistent with State law. The five-year Homeless Strategic Plan calls for Annual Action Plans that are tied to the budget. With City Council's approval of the Fiscal Year 2021 Homeless Solutions Annual Action Plan on July 15, 2020, the City planned to develop each component of the homeless system of services within approximately six months. The goal is to open the City's new homeless shelter/navigation center and housing programs in Fall 2021. The City continues to provide emergency shelter through its Motel Voucher Program and contracted shelter beds with the Path of Life in Riverside.

In addition to the same land use regulations and development standards that apply to all development within the M-1 zone (e.g., lot size, setbacks, building height, etc.), an emergency shelter proposed in this district must be demonstrated to meet the following standards, as permitted by § 65583(a)(4) of the Government Code:

» The proposed shelter is in conformance with the applicable Building and Fire Codes

- » The proposed shelter use is consistent with the General Plan and zoning of the proposed site
- The maximum number of beds or persons permitted to be served nightly by the facility must be based upon California Building Code Occupancy limits for the building in which the shelter is to be housed or developed
- » Off-street parking must be provided in accordance with CMC Section 17.76.030.A.2 (1.0 space per staff member of largest shift, plus 1.0 space per 12 beds and 2.0 guest spaces)
- » On-site management must be provided on a 24-hour basis
- » The shelter must be located no less than 300 feet from any other shelter facility
- The length of stay for any client cannot exceed 180 nights in any one year period
- » Adequate exterior lighting must be provided and maintained for security purposes

The M-1 zone in Corona covers more than 2,000 acres and includes 532 parcels. Of this M-1 zoned land, 49 parcels (encompassing 195 acres) are currently undeveloped; the City also currently owns five parcels (totaling 135 acres) of M-1 land. Clusters of M-1 parcels are located along California State Highway 91 and the Railroad corridor. Most M-1 parcels are located within one-half mile of public transit, and several M-1 lots are directly adjacent to public bus routes. Corona's City Hall, hospital, library, senior center, community buildings, the hospital, Metrolink stations, and other locations serving homeless individuals and families are also located along public transit routes or within walking distance of M-1 parcels.

Emergency shelters are also permitted upon approval by the Board of Zoning Adjustment (BZA) in the M-2 and M-3 zones. For M2 and M3 zones, there are about 2,008.9 acres in the city with an average size of 4.7 acres.

Prior to approving an application to establish an emergency shelter within the M-2 or M-3 zones, the BZA must make the following findings:

- » At least ten days before the hearing, notice of the application for an emergency shelter was mailed to property owners of record on abutting properties and adjacent properties directly across a street or alley. The notice included a postcard for the property owner's use to return written comments on the proposed shelter and all responses have been considered by the Board
- » Land uses and development in the immediate vicinity of the site will not constitute an immediate or potential hazard to occupants of the proposed shelter
- » The site of the proposed shelter is safely accessible by pedestrians
- » The proposed shelter is located with reasonable access to public agencies and transportation services
- » Sewer, water, electricity and telephone services will be provided at the site

Emergency shelter applications in the M-2 and M-3 zones are also subject to the following standards:

- » The proposed shelter is in conformance with the Uniform Building and Fire Codes
- » The proposed shelter use is consistent with the General Plan and zoning of the proposed site
- » The proposed shelter meets the development standards that are applicable to the zoning of the proposed site

- » The proposed shelter is at least 300 feet away from any other shelter facility
- » Off-street parking must be provided in accordance with CMC Section 17.76.030.A.2 (1.0 space per staff member of largest shift, plus 1.0 space per 12 beds, plus 2.0 guest spaces)
- » No person shall be allowed to sleep at the same shelter for more than a total of 180 nights in any one year period

Any approval by the BZA for an emergency shelter in the M-2 or M-3 zones shall be subject to conditions of approval which must include, but are not limited to, the following:

- » No homeless person will be allowed to sleep at the same shelter for more than a total of 180 nights in any one year period
- The maximum number of beds or persons permitted to be served nightly by the facility must be based upon California Building Code Occupancy limits for the building in which the shelter is to be housed or developed
- » On-site management is provided on a 24 hour basis
- » Adequate exterior lighting must be provided and maintained for security purposes

The above emergency shelter requirements and conditions are currently not in compliance with State law and will be amended. In 2019, AB 101 was passed requiring that a Low Barrier Navigation Center development be a use by right in mixed-use zones and nonresidential zones permitting multifamily uses. The City will need to amend its Zoning Ordinance to explicitly allow the development of Low-Barrier Navigation Centers, by right, in residential and use mixed-use zones, as well as nonresidential zones permitting multifamily uses. Additionally, AB 139 was passed in 2019 establishing new criteria for evaluating the needs of the homeless population. The analysis must assess the capacity to accommodate the most recent homeless point-in-time count by comparing that to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. The bill also established new parking standards for emergency shelters by providing parking based on the number of staff rather than beds and emergency shelters must have a separation of no more or up to 300 feet. The City is in compliance with AB 139 but the City will continue to monitor the City's Zoning Ordinance. Under Program 22 Housing for Persons Experiencing Homelessness Program the City will review the low barrier navigation centers and emergency shelter provisions to comply with recent changes to State law and amend the zoning ordinance and other documents as necessary to comply. The City is not in compliance with AB 101 and will amend its zoning (Program 14). The City will review the AB 101 provisions to comply with recent changes to State law and amend the zoning ordinance and other documents as necessary to comply.

Farmworker Housing

According to the American Community Survey in 2018, 244 people were employed in the agriculture, forestry, fishing, and mining industry within the City⁶. The City's Agricultural (A) zone, permits different types of housing including; farm employee housing projects, farm labor camps, single-family dwellings,

⁶ Census Bureau – American Community Survey. 2020. Corona Community Survey. https://data.census.gov/cedsci/table?g=0400000US06_1600000US0682996&d=ACS%205-Year%20Estimates%20Data%20Profiles&tid=ACSDP5Y2018.DP03

and residential care homes with no more than six persons. Farm employee housing in the A zone complies with sections 1721.5.6 and 1721.5.8 of California's Health and Safety Code, which require permitting of 36 beds or 12 residential units for farmworker use.

Employee Housing

Title 25, California Code of Regulations, Division 1, Chapter 1, Subchapter 3 Opens in New Window includes specific requirements for the construction of housing, maintenance of grounds and buildings, minimum allowable sleeping space and facilities, sanitation, and heating for employee housing. The provisions of the California Building Standards Code (Title 24) govern the construction of permanent buildings used for employee housing. Also see the State Housing Law for appropriate building standards. The construction of mobile home and recreational vehicle lots within an employee housing facility is subject to provisions in the Mobile Home Parks Act and regulations adopted by the Department for such facilities. Furthermore, buildings used for human habitation, and buildings accessory thereto, within employee housing shall comply with the building standards published in the State Building Standards Code relating to employee housing and with the other regulations adopted pursuant to this part, unless a local ordinance prescribing minimum standards adopted in accordance with Sections 17958.5 and 17958.7 which is equal to such regulations is applicable. Notwithstanding the provisions of Section 17050, if such a local ordinance is applicable to buildings used for human habitation, and buildings accessory thereto, within employee housing, these buildings shall comply with the construction and erection provisions of the ordinance. Every person operating employee housing shall obtain a permit to operate that employee housing from the enforcement agency, unless otherwise exempted by this part. It shall be unlawful for any person to operate employee housing without a valid permit to operate issued by the enforcement agency, as required by this part. Permits to operate shall be issued annually by the enforcement agency, except as provided in this section and Section 17030.5. The City is not in compliance with the Employee Housing Act and will amend its zoning. Under Program 14, the City will review the Employee Housing Act provisions to comply with recent changes to State law and amend the zoning ordinance and other documents as necessary to comply.

Mobile Homes

The City has established a Mobile Home Park Zone as a means of establishing, maintaining and protecting mobile home rental parks in its jurisdiction. The zone designation provides added protection for tenants from unmitigated displacement due to change in use, including approval of a phase-out plan as a condition of rezoning an existing mobile home park. The zone is intended to provide for a combination of mobile homes in planned, integrated mobile home parks according to standards consistent with the protection of the health, safety and welfare of the city.

Accessory Dwelling Units

The City's Zoning Code was amended and adopted in January 2020 to comply with the new State law regulating Accessory Dwelling Units (ADUs). The passage of SB 1069 and AB 2299 in 2016, SB 229 and AB 494 in 2017, as well as SB 13 and ABs 68, 587, 670, 671, and 881 in 2019, made it necessary for Corona to revise its provisions related to the construction of ADUs and requirements for parking spaces to be consistent with State law. AB 68 allows an ADU and a junior ADU to be built on a single-family lot if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, prohibits fees on units of less than 750 square feet, and permits ADUs at existing multi-family developments. ADUs are currently permitted on a lot zoned for single family and multiple family residential .

The maximum size of an attached unit shall not exceed 50 percent of the size of the primary residence, or 1,200 square feet, whichever one is less. The maximum size for a detached unit is 1,200 square feet.

Transitional and Supportive Housing

The City revised the Zoning Ordinance in July 2013 to define and permit transitional and supportive housing facilities by right in accordance with State law within all zones that allow residential uses. The City's definitions are consistent with definitions for these facilities found in California Health and Safety Code Section 50675.

The City defines transitional housing and transitional housing development as "buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing shall be considered a residential property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Per Health and Safety Code Section 50675.2(d), rental housing development means a structure or set of structures with common financing, ownership, and management, and which collectively contain five or more dwelling units, including efficiency units. No more than one of the dwelling units may be occupied as a primary residence by a person or household who is the owner of the structure or structures."

Supportive Housing is defined in the Zoning Ordinance as "housing with no limit on length of stay that is occupied by the target population as defined in subdivision (d) of Section 53260 of the Health and Safety Code, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. As defined per said section of the Health and Safety Code, target population means adults with low income having one or more disabilities including mental illness, substance abuse, or other chronic health conditions, or individuals eligible for service provided under the Lanterman Development Disabilities Services Act (Division 4.5 [commencing with Section 4500] of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless. Supportive housing is provided in residential dwellings or in health care and community facilities listed in Chapter 17.73 under this code and shall be permitted, conditionally permitted or prohibited in the same manner as other residential dwellings or health care and community facilities. Supportive housing shall be considered a residential use of the property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone."

In 2018, AB 2162 required cities to change their zoning to provide a "by right" process and to expedite review for supportive housing. Effectively, this law applies to sites in zones where multi-family and mixed uses are permitted, including in nonresidential zones permitting multi-family use. The City's Supportive Housing is permitted in all zones where multi-family and mixed-use is permitted. The City is currently in compliance with this portion of AB 2162. Additionally, AB 2162 prohibits local governments from imposing any minimum parking requirements for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop. The City is currently not in compliance with this portion of AB 2162. Program 14 will amend Title 17 of the Corona Municipal Code to reflect this portion of AB 2162.

Single-Room Occupancy (SRO)

The City revised the North Main Street Specific Plan and Downtown Revitalization Specific Plan in In July 2013 to facilitate and encourage single-room occupancy (SRO) units, a housing type that is considered suitable to meet the needs of extremely low income households, consistent with State law.

The Specific Plans define SROs as "an efficiency unit intended or designed to be used, rented, sold or occupied as a primary residence for a period of more than 30 consecutive days which can serve as an affordable housing alternative for one to two persons per unit."

SROs require a CUP in the Urban Density Residential (UDR) and Mixed Use (MU) districts of the North Main Street Specific Plan and the Multi-family Residential (MF) district of the Downtown Revitalization Specific Plan and are subject to the following requirements and development standards:

- » The minimum unit size is 220 square feet gross area
- Each unit must have provisions for kitchen purposes including a sink, food preparation area, microwave, refrigerator, dry food and utensil storage
- » Each unit must have a closet area
- Each unit must have access to an on-site laundry facility with at least one washer and one dryer for every 15 units
- » Common open space must be provided as follows:
 - A minimum of 400 square feet for the first 20 units, then 25 square feet per unit for each additional unit in excess of 20
 - Such common open space must be located on-site to be easily accessible to all residents and must exclude required building and landscape setbacks and required parking or parking lot landscaping
- Up to one-half of the common usable open space area may be located indoors in the form of a recreation room, exercise room, or similar common facility
- » Off-street parking must be provided in accordance with Section 17.76.030 of the Zoning Ordinance for hotel or motor inn at one space per unit
- » Trash pick-up is governed by Section 17.24.160 of the Municipal Code

The City has one zone explicitly for agricultural (A) use that allows housing for agricultural workers employed by property owners by right. Other rural residential zones and certain single-family and multifamily residential zones also permit housing that could be suitable for farm workers, including one additional secondary residential structure or small residential facilities. In July 2013, the City eliminated a restriction on renting rooms to no more than four boarders in single-family residences within the A and A-14.4 zones, which could have constrained opportunities for farm worker housing.

AFFIRMITIVELY FURTHERING FAIR HOUSING (AFFH)

As part of the CDBG program certification process, participating jurisdictions must prepare an analysis of impediments to fair housing choice every five years. This analysis, the Riverside Regional Analysis of Impediments to Fair Housing Choice (AI), is an assessment of the regional laws, ordinances, statutes, and

administrative policies, as well as local conditions that affect the location, availability and accessibility of housing. It also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person's access to housing, and provides solutions and measures that will be pursued to mitigate or remove identified impediments. The analysis of impediments to fair housing choice certified by the Corona City Council covers the Riverside region and provides a demographic profile of Riverside County, assesses the extent of housing needs among specific income groups and evaluates the availability of a range of housing choices for residents. Regionally, the AI identifies the following impediments to fair housing:

- » Hispanic and Black residents continue to be underrepresented in the homebuyer market and experienced large disparities in loan approval rates.
- » Due to the geographic disparity in terms of rents, concentrations of housing choice voucher use have occurred.
- » Housing choices for special needs groups, especially persons with disabilities, are limited.
- » Enforcement activities are limited.
- » Today, people obtain information through many media forms, not limited to traditional newspaper noticing or other print forms.

The regional AI provides a strong foundation and context within which to assess the State of fair housing in the city of Corona. The AI report also listed the following impediments that are specific to Corona's land use policies:

- » Recent changes to density bonus law
- » Lack of inclusionary housing requirements

Since the publication of the AI report, the City of Corona is taking steps to remove these impediments by amending its zoning ordinance to comply with recent changes to density bonus law and accessory dwelling units policies.

The City of Corona takes additional steps to affirmatively further fair housing by contracting with the Fair Housing Council of Riverisde County (FHCRC), a non-profit organization to counsel property owners, managers, tenants, and homebuyers on fair housing related issues. Various services are implemented through this partnership including:

- » Providing tenant/landlord counseling to all citizens;
- » Responding to all citizens complaints regarding violations of the fair housing laws;
- » Promoting community awareness of fair housing rights and responsibilities;
- » Monitoring fair housing legislation, attending training and reporting to the City; and
- » Serving as an overall fair housing resource for the area, including implementation of an affirmative fair housing market plan

Additionally, while the AI lists several impediments to fair housing in Corona, the City is working separately to address some impediments, and will address the remainder through implementing programs of this Housing Element. As for the regional impediments noted in the AI, this Housing Element's AFFH programs (Programs 20 and 21) will work to increase fair housing practices such as outreach and education through social media and providing resources such as fair housing counseling

and mediation, including targeting populations that have historically had fewer housing choices; promote equitable employment, and continue existing work with the FHCRC.

HOUSING FOR PERSONS WITH DISABILITIES

Persons with disabilities have a number of specific housing needs, including those related to design and location. Design needs generally include the removal of architectural barriers that limit the accessibility of dwelling units and construction of wheelchair ramps, railings, etc. Location needs include accessibility to public transportation, commercial services, healthcare, and supportive services. Some persons with disabilities need group housing opportunities, especially those who are lower-income or homeless.

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

California statutes require that the Housing Element include an analysis of the Zoning Ordinance, permitting procedures, development standards, building codes, and permit processing fees to identify potential constraints for housing for persons with disabilities. The following discussion addresses these issues and determines that no specific City policy or regulation serves to impede the access that persons with disabilities have to housing that have reasonable accommodations to their specific needs.

ZONING AND LAND USE

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

The City's Zoning Ordinance complies with the Lanterman Act and permits 24-hour care facilities (including adult and senior residential facilities, as well as small family homes) in all residential zones and most commercial zones. Facilities for more than six persons are conditionally permitted in most residential and commercial zones as well.

According to the State of California Community Care Licensing Division, 85 residential care facilities were located in the City as outlined below:

- » Adult Residential Facilities (31)
- » Group Homes (four)
- » Residential Care For the Elderly (36)
- » Small Family Homes (four)

DEFINITION OF FAMILY

The City revised the Zoning Ordinance in January 2013 to remove the definition "family."

REASONABLE ACCOMMODATION

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The City's zoning and building codes, as well as approach to code enforcement, allow for special provisions that meet the needs of persons with disabilities without the need for variances. Specifically, parking requirements are reduced for senior housing, assisted living facilities, and congregate care facilities. City staff is available to provide assistance regarding the procedures for special accommodations under the City's Zoning Ordinance.

Accessory uses such as wheelchair ramps are permitted within all residential zones as incidental structures related to the residence. The building permit process facilitates most reasonable accommodation requests to increase accessibility of existing properties. The City's Zoning Administrator has ministerial authority to hear and decide applications for reasonable accommodation as provided by the federal Fair Housing Amendments Act and California's Fair Employment and Housing Act to allow reasonable remedy from zoning standards for individuals with physical or mental impairment. Applications are not charged a fee for review and the Zoning Ordinance establishes the following criteria:

- » The housing which is subject of the request for reasonable accommodation will be used by an individual protected under fair housing laws;
- » The request for reasonable accommodation is necessary to make housing available to an individual protected by fair housing laws;
- » The requested accommodation does not impose an undue financial or administrative burden on the jurisdiction; and
- » The requested accommodation does not require a fundamental alteration in the jurisdiction's land use and/or zoning programs.

Current and proposed planning policies and zoning regulations have mitigated potential constraints to the availability of housing for persons with disabilities. The City has analyzed its zoning ordinance and procedures to ensure that it is providing flexibility in, and not constraining the development of, housing for persons with disabilities.

FEES AND ON-/OFF-SITE IMPROVEMENTS

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

Table 32 shows a list of fees the City charges for residential development in Corona. These fees cover the operating and processing costs incurred by the City for a given development permit or action and are not seen as revenue generating fees. These fees are comparable to other cities in Riverside County as shown in Table 33.

Other fees may be assessed depending upon the circumstances of the development. For example, the builder may need to pay an inspection fee for sidewalks, curbs, and gutters, if their installation is needed, or the builder may need a variance, CUP, or site plan review. The fees in Table 32 show those typically charged for a standard residential development and further describes the average development fees, building fees, and water/sewer connection fees associated with new single-family or multi-family units.

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

- » Traffic Signalization fees
- » Streetlights
- » Drainage facilities
- » Quimby Fees or Parkland and Open Space

These requirements are typical for residential development. Most of the City's on- and off-site improvements are provided through the payment of fees, which have been accounted for under development fees. Outside of subdivision development, new construction within established zones pays its pro-rated share for on/off-site improvements, if found to be required, as a part of the standard fee schedule.

In some areas, residential development is also subject to special fees to offset the costs of development. For example, in south Corona, an infrastructure development program has been developed to provide the roads, water, sewer, drainage, and other infrastructure necessary to serve the area. The funding mechanism allows developers to contribute a fair-share of the total cost to provide service. Without the fees, the individual developers would need to construct all facilities necessary to serve proposed projects. Having developers pay a pro-rata share ensures that public facilities and services will be provided in a planned and coordinated manner. It is also more cost effective and efficient than having developers construct facilities in piecemeal fashion.

Table 32: Planning Fees Charged for Residential Development in Corona (June 2021)

Type of Fee	Cost
Amended Final Map	\$4,071 plus environmental assessment, and Notice Posting \$137 and Scanning Fee \$47
Conditional Use Permits (CUP)	
■ Time Extension	\$2,034
■ Major CUP	\$6,500 plus environmental assessment, Notice Posting \$137, Legal publication fee/City Clerk's office if appealed \$85, and Scanning Fee \$47

Table 32: Planning Fees Charged for Residential Development in Corona (June 2021)

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Type of Fee	Cost
Minor CUP	\$2,625 plus environmental assessment and Scanning Fee \$47
 Modifications 	\$3,981 plus environmental assessment, Notice Posting \$137, Legal publication fee/City Clerk's office if appealed \$85, and Scanning Fee \$47
Density Bonus Agreement	\$1,476 plus Scanning Fee \$47
Development Plan Review	
 Time Extension 	\$555.00
 Precise Plans and Projects 4+ units 	\$4,682 + \$15/du
 Parcel Map 	\$3,567
 Specific Plan 	\$12,541
 Specific Plan Amendment 	\$2,566 - \$5,662
■ Tentative Tract Map	\$5,119 + \$15/lot
Environmental Assessment	
Exemption	\$251
Negative Declaration (ND/MND)	\$6,722
 ND/MND Fish and Game Fee 	\$2,480.25
Environmental Impact Report (EIR)	Full Cost
■ EIR Fish & Game Fee	\$3,445.25
General Plan Amendment	\$6,048 plus environmental assessment and Scanning Fee of \$47
■ Per Acre	\$16.00
Per Acre Digitized Mapping Fee	\$220.00-\$555.00
Nonconforming Building Uses	\$1,114 plus Scanning Fee \$47

Table 32: Planning Fees Charged for Residential Development in Corona (June 2021)

Type of Fee	Cost			
Parcel Map (Residential)	\$5,355 plus environmental assessment, Scanning Fee \$47, Notice Posting \$137 and Legal publication fee/City Clerk's office (if appealed) \$85			
Precise Plan				
Site Plan and Architectural Review	\$6,807 plus environmental assessment and Scanning Fee of \$47			
 Per Dwelling Unit 	\$15.00/du			
 Time Extension 	\$2,034			
 Modification Review 	\$4,923 plus environmental assessment and Scanning Fee of \$47			
 Per Dwelling Unit 	\$15.00/du			
	\$6,400.00 plus environmental assessment			
	\$15.00/du			
	\$1,795.00			
	\$4,290.00 plus environmental assessment			
	\$15.00/du			
Specific Plan	Full cost plus environmental assessment, Notice Posting \$137, Legal publication fee/City Clerk's office if appealed \$85, and Scanning Fee of \$47			
Amendment	\$4,252 – 7,272			
Waiver or Modification from Subdivision Standards	\$1.889			
Tentative Tract Map • Per lot	\$8,741 plus environmental assessment, Notice Posting \$137, Legal publication fee/City Clerk's office if appe \$85, and Scanning Fee \$47 • \$35.00/lot			
Variance (minor)	\$2,084			
Variance (major) from one section Per lot	\$4,230 plus environmental assessment Notice Posting \$137, and Scanning Fee \$47 • \$20.00/lot			
Zone Text Amendment	\$4,213 plus environmental assessment, Legal publication fee/City Clerk's office if appealed \$85, and Scanning Fe			

Source: City of Corona Fee Schedule, effective January 1, 2021.

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

Table 33: Fees Charged for Residential Development: Regional Comparison

Type of Fee ¹	Corona	Riverside	Norco	Temecula
Major CUP	\$6,500	\$8,615	\$8,020	\$3,947
General Plan Amendment	\$6,048	\$9,933	\$8,905	\$8,965
Zone Text Amendment	\$4,213	\$5,320	\$3.685	\$7,025
Variance (Major)	\$4,230	\$6,868	\$2,639	\$4,567
Tentative Tract Map	\$8,741	\$10,516+	\$8,046	\$12,428+

Source: City of Corona Fee Schedule, effective January 1, 2021.

¹Some fees have additional minor environmental fees or per acre/per lot fees.

Table 34: Development Fees for a Typical Unit

Development Fees for a Typical Unit	Single-family	Multi-family
Estimated City DIF fees per unit (as of July 1, 2020)	\$36,166	\$24,866
Estimated non-City DIF fees per unit	\$9,478	\$6.389
Estimated Grading Plan Check Fees per unit	\$853	\$1,021
Estimated Improvement Plan Check Fees per unit	\$2,182	\$64
Estimated Grading Permit and Inspection Fees per unit	\$8,503	\$377
Estimated Building Permit Fees per unit	\$4,582	\$5,541
Estimated Water/Sewer Fees per unit	\$25,000	\$15,000
Total estimated fees per unit	\$86,764	\$53,258
Estimated Construction Cost per unit	\$457,380 ^{1, 2}	\$173,523 ³
Typical estimated cost of development per unit	\$544,144	\$229,770
Estimated proportion of fee cost to overall development cost per unit	15.9 percent	23.2 percent

Source: City of Corona 2020

Notes:

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

The City recognizes that planning/permitting and development fees add to the cost of residential development. To mitigate the impact of planning/permitting and impact fees on the cost of residential development, the City uses HOME and CDBG funds, deferral of development impact fees as well as other funding sources to gap-finance affordable housing development.

¹ Construction costs do not include land costs. When land costs are considered, fees as a proportion of total development cost are significantly lower.

² Single-family prototype is a 2,541 SF dwelling with attached three-car garage, at \$180 per SF to develop.

³ Multi-family prototype is a two-story garden style apartment complex with 100 units (average 1,242 SF each), each with a two-car, enclosed garage.

BUILDING CODES AND ENFORCEMENT

Building procedures within Corona are required to conform to the California Building Standards Code, as adopted in the City's Municipal Code. Standards within the Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act. No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted.

The City of Corona adopted the 2019 California Building Standards Code with minor administrative amendments. The Code establishes minimum construction standards for residential construction and is structured to be the minimum necessary to protect the public health, safety, and welfare, while not unduly constraining the development of housing.

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

Since 1987, the City of Corona has had a comprehensive Property Maintenance Ordinance (Chapter 8.32) dealing with the maintenance of private property. The ordinance was designed to set minimum standards for the maintenance of real property and to prevent unsafe and unsightly conditions. Properties that do not meet these minimum standards are considered to be in violation and a public nuisance.

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

If a complaint is filed against a property owner for non-compliance with property maintenance regulations, an inspection is made by a Code Enforcement Officer and a written notice to comply within a specific number of days is issued. Normally a minimum of seven days are given, but no more than 30 days. If compliance is not obtained within the time frame given, the City begins to issue administrative citations to the property owner to hopefully obtain compliance. If administrative citations are not successful in getting the property owner to resolve outstanding violations, a public hearing is scheduled to determine and declare the property a public nuisance. If the violation remains uncorrected, the City would abate the violation and impose administrative costs to the property. The costs would be payable in addition to the annual property tax bill.

PERMIT PROCESSING PROCEDURES

The City of Corona's development approval process is designed to accommodate, not hinder, development. Most residential uses, including single- and multi-family, do not require any discretionary review other than the subdivision process (if applicable). The City of Corona requires that all single-family residential subdivisions consisting of five or more parcels and all multi-family construction projects undergo site plan and architectural review through the City's Precise Plan process. Single-family homes,

second units, transitional housing, and mobile home projects in the appropriate zone are subject to ministerial design review. The Precise Plan requirement is waived for projects that require a CUP.

Projects that include a General Plan Amendment or change of zone must also be considered and approved by the City Council. Generally a period of four to six months can take place between discretionary approval and construction permit issuance (including review by the Planning Commission). The Community Development Director and staff conduct a review of the submitted project. Applicants receive written notification, including date and time of the Development Plan Review meeting, approximately 21 business days after submitting a Development Plan Review. Approximately 20 business days after the review, the Community Development staff prepare and mail to the applicant a letter summarizing the requirements and staff's recommendations. If the project qualifies for the preparation of a Mitigated Negative Declaration (MND) under the California Environmental Quality Act (CEQA), staff generally need 14 days to prepare the MND before the 20-day published public hearing notice for the project at the Planning and Housing Commission, approximately 34 days from when the CUP application is considered complete by City staff.

The City's processing and permit procedures do not appear to unduly constrain the development of housing. Typical permit processing time frames for the most common types of residential projects are summarized below in Table 35.

Table 35: Permit Processing Timeframes for Typical Residential Developments

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

Source: City of Corona 2021

Note: Timeframes depend upon applicant responsiveness and could be longer if an Environmental Impact Report is required for the project

To guide the development review process, providing consistent criteria for review, the City has adopted design guidelines for single-family and multi-family residential development, as well as commercial and industrial development citywide. Specific design guidelines have also been adopted for the various specific plans in the City. Precise Plan review is intended to ensure that development projects are well designed, compatible in terms of scale and aesthetics with surrounding areas and in accord with applicable city requirements, policies and guidelines.

Precise Plans and CUPs are heard by the Planning and Housing Commission and confirmed by the City Council. The Planning and Housing Commission may impose objective conditions on the development,

such as: open spaces; screening and buffering of adjacent properties; fences and walls; architectural design; requirements for installation and maintenance of landscaping and erosion control measures; requirements for street improvement and dedication; regulation of vehicle ingress and egress and traffic circulation; regulation of signs; regulation of hours or other characteristics of operation; requirements for maintenance of landscaping and other improvements; and establishment of development schedules or time limits for performance or completion. These conditions are intended to ensure compatibility with surrounding uses, to preserve the public health, safety and welfare. For Precise Plans, the decision-making entity to make the following required findings:

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

For CUPs, the approving entity must find that the proposed use at the proposed location will not be detrimental to the public health, safety, convenience and general welfare and will be in harmony with the City's General Plan. Prior to making such findings, the Zoning Ordinance instructs the Planning and Housing Commission and/or City Council to consider whether the proposed use at the proposed location is detrimental to other existing and permitted uses in the general area thereof and relates properly to existing and proposed streets and highways.

DESIGN REVIEW

The current design review process consists of staff review at the time of building permit plan check. The architectural plans are reviewed for consistency with design guidelines such as adequate variation of rooflines, articulations of structure, and no blank walls. Projects are not denied but are revised through this process. The Residential Development Design Guidelines, originally adopted by the City Council in 1999 and revised in 2009, complement the mandatory site development regulations contained in the City's Zoning Ordinance and Specific Plans. There is no special fee for design review and the additional time and cost to the developer is minimal. The most common changes resulting from the review are

additional windows or other minor architectural features. This process does not serve as a constraint to housing production. Program 18 addresses the design review process in addition to project review.

STATE TAX POLICIES AND REGULATIONS

PROPOSITION 13

Proposition 13, a voter initiative that limits increases in property taxes except when there is a transfer of ownership, may have increased the cost of housing. The initiative forced local governments to pass on more of the costs of housing development to new homeowners.

ARTICLE 34

Article 34 of the State constitution requires that low-rent housing projects developed, constructed, or acquired in any manner by a public agency must first be approved by a majority of the voters. Requiring such approval can act as a barrier to the development of affordable housing due to the uncertainty and delay caused by the process. In general, the City assists with the development of affordable housing but does not act as developer or owner of the development.

FEDERAL AND STATE ENVRIONMENTAL PROTECTION REGUALTIONS

Federal and State regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs, resulting from fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods, are also added to the cost of housing and passed on to the consumer. However, these regulations helps preserve the environment and ensure environmental quality for Corona residents.

ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Additional factors that could constrain new residential construction are the cost and accessibility of adequate infrastructure such as street upgrades, water and sewer lines, lighting, etc. All of these utilities are required to serve and support residential development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is generally borne by developers, thereby increasing the cost of new construction.

Additionally, environmental constraints are another potential housing constraint, as they have the potential to limit the density and locations of housing developments due to various factors and hazards. A city's environmental setting and characteristics can greatly affect the feasibility and cost of developing housing. There are a number of environmental factors in Corona that can affect the character and density of development in the City. These include the availability of natural resources such as land and water, to environmental hazards such as earthquakes/seismic activity, flooding, and wildfires. The majority of sites identified in Corona's Sites Inventory are located in the urban core of the City, which is not impacted by these environmental constraints.

ENVIRONMENTAL HAZARDS

The City has identified areas in Corona where land development should be carefully controlled. For example, hillsides with steep slopes, flood prone areas, and seismic hazards, including active faults, can constrain future residential development.

Hillsides and Steep Slopes

Where slopes above 25 percent are evident, development difficulties often include the provision of proper access, utility service, and site improvements. Development in these areas, where possible, must retain the natural skyline, ridges, drainage courses, and natural outcrops. All significant development is subject to environmental impact review procedures and the City's Hillside District Zoning regulations.

Earthquakes and Seismic Activity

The City of Corona is situated within the Peninsular Ranges Geomorphic Province. The Peninsular Ranges Province is traversed by a group of subparallel and fault zones trending roughly northwest. Major active fault systems—San Andreas, San Jacinto, Whittier-Elsinore, and Newport-Inglewood fault zones—form a regional tectonic framework consisting primarily of right-lateral, strike-slip movement. Corona is situated between two major active fault zones—the Whittier-Elsinore Fault Zone to the southwest and the San Jacinto Fault to the northeast. Other potentially active faults located near the City of Corona include the San Jose, Cucamonga, Sierra Madre, Newport-Inglewood, and San Andreas faults.

Historically, the City of Corona has not experienced a major destructive earthquake. However, based on a search of earthquake databases of the United States Geological Survey (USGS) National Earthquake Information Center (NEIC), several major earthquakes (magnitude 5.8 or more) have been recorded within approximately 60 miles of the City since 1769. The latest of these were the Northridge earthquake and Granada Hills aftershock in 1994, about 60 miles from the City.

The City will implement all CBC standards for future housing development as well as the City's own building code to reduce any potential hazards related to earthquakes amd seismic activity.

Flood Hazard Areas

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

To help offset impacts on residential development due to local flooding, all future developments must comply with the requirements and design standards of the Grading Ordinance as well as the City's Development Code, which requires issuance of a Development Permit to be issued by the Floodplain Administrator prior to any construction or other development in any of the flood hazards areas. In addition to these regulations, the City's General Plan outlines policies that help to discourage future development within these zones.

Geologic Hazard Areas

Geologic hazards include the fault zone of the Chino Fault and portions of the Prado Basin that may be subject to liquefaction in the event of seismic activity. The policy approach to areas with potential geologic hazards is similar to that utilized for areas within the 100-year floodplain.

An evaluation of these areas is recommended to be included in a required environmental review prior to development, and, as appropriate, mitigation measures would require adequate building setbacks from identified faults and other controls that may be required to reduce any potential hazard. Furthermore, the City will implement all CBC standards for future housing development as well as the City's own building code to reduce any potential hazards related to geologic hazard areas.

Open Spaces

Areas designated for Open Space require a very low level of development as a result of environmental considerations including erosion, landslides, rockfall, steep slopes, fault zones, fire hazards, difficulty providing city service, flood hazards, biological and archaeological resources, liquefaction, and other environmental or safety constraints.

The Open Space designation is intended to limit development in environmentally sensitive areas; to protect human health, safety, and welfare; and to protect and preserve hillsides, ridgelines, and sensitive habitats. The City's Open Space and Conservation Elements provide goals and policies to protect open space from development.

Wildfire

The City's General Plan identifies wildfire hazards as a primary concern regarding public safety Corona. Factors such as a dry climate, a semi-rural setting, an abundance of dry, low-lying brush, open hillsides, and the frequency of high wind velocity from Santa Ana winds contribute to the City's overall fire risk. Large portions of the City are built and developed, reducing potential impacts of wildfires in these areas. However, wildfires are of special concern in communities located in the Wildland-Urban Interface (WUI). WUI areas are located within City boundaries and are of particular concern to the Corona Fire Department.

To reduce and mitigate against wildfire threats, the City has established standards for new construction including; natural hazard real estate disclosures, 100-foot defensible space clearance around all buildings, property development standards including road widths, water supply, and signage and consideration of General Plan policies. Additionally, any new development located in an area that is designated by CalFire as a Very High Fire Hazard Severity Zone (VHFHSZ) is required to comply with all sections of Chapter 7A of the revised CBC (Materials and Construction Methods for Exterior wildfire Exposure) and Chapter 47 of the CFC (Requirements for WUI Fire Areas). Additionally, future development would be guided by the General Plan Public Safety, Facilities, and Services Element that outlines policies pertaining to wildfire threat.

WESTERN RIVERSIDE MULTIPLE SPECIES HABITAT CONSERVATION PROGRAM (MSHCP)

The Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) is a comprehensive, multi-jurisdictional plan that addresses biological and ecological diversity by conserving species and associated habitats, while allowing approval of development in western Riverside County. The MSHCP is administered by the Regional Conservation Authority Western Riverside County. The MSHCP's plan area encompasses 1,967 square miles and addresses 146 sensitive plant and animal species and the vegetation communities they depend on. Of these, 14 animal species and 11 plant species are listed by the USFWS under the FESA. Several species also have federally designated critical habitat within the MSHCP jurisdiction.

The MSHCP has 14 planning areas with specific conservation goals for each area. Corona and its SOI are entirely within the Temescal Canyon Area Plan. The TCAP is divided into five subunits, defined by the presence or potential occurrence of listed species, those with specific habitat requirements, and key biological issues and considerations, such as habitat linkages. Specific cells comprising 160 acres each are designated for planning purposes. Several cell groups are defined that meet MSHCP criteria for conservation. The listing status of plants and animals may change over time, with species added or deleted from the listing.

INFRASTRUCTURE CONSTRAINTS

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

The City's 2005 Sewer Master Plan and 2010 Urban Water Management Plan indicate the city has adequate capacity to serve future development anticipated under the General Plan, including this Housing Element. Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower-income households, unless specific written findings are made. Senate Bill 1087 also mandates priority sewage collection and treatment service to housing developments providing units affordable to lower income households. Since affordable housing is mostly constructed on infill urban sites within the City or on redeveloped sites, the availability of water and sewer infrastructure exists. The Community Development Department will provide a copy of the adopted 2021-2029 Housing Element to the City's Department of Water and Power within 30 days of adoption. Opportunities for energy conservation

In relation to new residential development, and especially affordable housing, construction of energy efficient building does add to the original production costs of ownership and rental housing. Over time, however, the housing with energy conservation features should reduce occupancy costs as the consumption of fuel and electricity is decreased. This means the monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated in the new residential buildings.

STATE REGULATIONS

Title 24 of the California Code of Regulations establishes energy conservation standards that apply to all new residential buildings. The regulations specify energy saving design for walls, ceilings, and floor installations, heating and cooling equipment and systems, gas cooling devices, conservation standards, and the use of non-depleting energy sources such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. Methods to meet the energy standards include the following:

» Passive Solar Approach: requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.

- » High Insulation Approach: generally requires higher levels of insulation than the Passive Solar Approach, but no thermal mass or window orientation requirements.
- » Active Solar Water Heating Approach: requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

The home building industry must comply with these standards. Localities are responsible for enforcing the energy conservation regulations.

Energy conservation has the added benefit of reducing greenhouse gas emissions (GHG), consistent with the legislative intent of AB 32, enacted in 2006. AB 32 tasks the California Air Resources Board (CARB) with establishing a statewide GHG emissions limit that is equivalent to the statewide GHG emission levels in the year 1990 to be achieved by the year 2020. CARB establishes rules and regulations to achieve the AB 32 GHG emission reduction targets. New developments that are subject to CEQA must show consistency with AB 32.

STATE AND FEDERAL PROGRAMS

The California Department of Community Services and Development, in partnership with local community services agencies, administers the Low-Income Home Energy Assistance Program (LIHEAP) and Energy Low-Income Weatherization Assistance Program (DOE-LIWAP). Assistance available to lower income households through State LIHEAP programs include: financial assistance towards a household's energy bill, emergency assistance if a household's home energy service is shut off or about to be shut off, and a range of other energy-related services that States may choose to offer, such as weatherization improvements, utility equipment repair and replacement, budgeting counseling, etc. The DOE-LIWAP provides installation and weatherization measures that increase energy efficiency of existing residential and multi-family dwellings occupied by lower-income persons. Eligible weatherization services include a wide variety of energy efficiency measures that encompass the building envelope, its heating and cooling systems, its electrical system, and electricity consuming appliances.

LOCAL MEASURES

The City of Corona is a proud GOLD Energy Level Leader in standing partnership with the Community Energy Partnership (CEP). The City's GOLD Level is the result of substantial and sustained energy savings in its municipal facilities and throughout the community. To achieve this status, the City of Corona undertook a number of activities and projects to reduce energy costs, lower its carbon footprint, and extend natural resources.

The Western Riverside Council of Governments (WRCOG) has a Energy Efficiency and Water Conservation Program that allows residents and businesses in Western Riverside County to implement energy and water efficiency improvements using low-interest loans that will be repaid over time through annual property tax payments. The WRCOG HERO Program stands for "Home Energy Renovation Opportunity" and provides low cost, fixed interest rate financing for a broad range of energy and water efficient products and renewable energy systems. Homeowners repay the HERO Financing through their property tax bill.

The City of Corona is also at a turning point in its development. Most of its "greenfields" (greenfields refers to previously undeveloped land) have now been developed. Future development efforts will need to focus on the redevelopment of previously developed land that has become underutilized or obsolete.

Redevelopment and infill development have gained popularity as sustainable smart growth solutions. Infill development encompasses sustainable reuse that recycles existing land sources, minimizes impacts to habitat, reduces greenhouse gas emissions, and preserves open space. The City promotes such development in its various specific plans, including the Downtown Specific Plan.

Opportunities for additional energy conservation practices include the implementation of "mitigation measures" contained in environmental impact reports prepared on residential projects in the City. These mitigation measures may be adopted as conditions of project approval.

Chapter 4: Housing Resources

Resources that are available for the development, rehabilitation, and preservation of housing in the City of Corona are discussed in this section. The analysis demonstrates the City's ability to satisfy its share of the region's future housing need and identifies financial and administrative resources available to support housing activities and facilitate implementation of City housing policies and programs. Opportunities for energy conservation are also explored.

FUTURE HOUSING NEEDS

State law requires each jurisdiction to play a role in meeting the region's housing needs. Specifically, a jurisdiction must demonstrate in the Housing Element that its land inventory is adequate to accommodate its share of the region's projected growth. This section assesses the adequacy of Corona's land inventory in meeting future housing needs.

RHNA REQUIREMENT

This update of the City's Housing Element covers the planning period of October 2021 through October 2029 (called the 6th Cycle Housing Element update). Corona's share of the regional housing need is allocated by SCAG and based on factors such as recent growth trends, income distribution, and capacity for future growth. Corona must identify adequate land with appropriate zoning and development standards to accommodate its allocation of the regional housing need.

Corona's share of regional future housing needs is a total of 6,088 new units between October 2021 and October 2029. This allocation is distributed into five income categories, as shown below in Table 36. The RHNA includes a fair share adjustment which allocates units by income category in order to meet the State mandate to reduce over-concentration of lower income households in historically lower-income communities in the region.

Table 36: Corona's RHNA Allocation for 2021-2029

Income Category (% of County AMI)	Number of Units	Percent of Corona's RHNA Allocation
Extremely Low (30% or less)*	867	14.2%
Very Low (31 to 50%)	885	14.5%
Low (51 to 80%)	1,040	17.1%
Moderate (81% to 120%)	1,096	18.1%
Above Moderate (Over 120%)	2,200	36.1%
Total	6,088	100.0%

Source: Final Regional Housing Needs Allocation, SCAG, (2020).

*The City has a RHNA allocation of 1,752 very low-income units (inclusive of extremely low-income units). Pursuant to State law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units as extremely low. According to the Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD, 17.6% of City households earned less than 50 percent of the AMI. Among these households, 49.5 percent earned incomes below 30% (extremely low). Therefore, the City's RHNA allocation of 1,752 very low-income units may be split into 867 extremely low and 885 very low-income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low-income category.

RHNA UNITS PLANNED OR APPROVED

Housing units approved and/or pending (and not yet permitted for construction) as of June 30, 2021 can be used towards meeting the City's RHNA. Accessory dwelling units (ADUs) that are anticipated to be permitted between 2021 and 2029 are also used towards the City's RHNA. The City must demonstrate in this Housing Element its ability to meet the remaining housing needs, through the provision of sites, after subtracting anticipated units or units under construction. Table 37 shows the remaining unit deficit after subtracting units that are pending or approved as of June 30, 2021, and the assumed number of ADUs permitted between 2021 and 2029.

Table 37: Remaining 2021-2029 Share of Regional Housing Needs

Income/Affordability Category	RHNA	Units Pending or Approved	ADUs	Remaining Units Deficit
Lower	2,792	0	92	2,700
Moderate	1,096	346	56	694
Above Moderate	2,200	1,856	12	332
Total	6,088	2,202	160	3,394

The number of housing units planned or approved but not yet issued a building permit is 2,202 as of June 30, 2021. Based on regional sales prices market rents (Table 23), apartments and condominiums/townhomes are

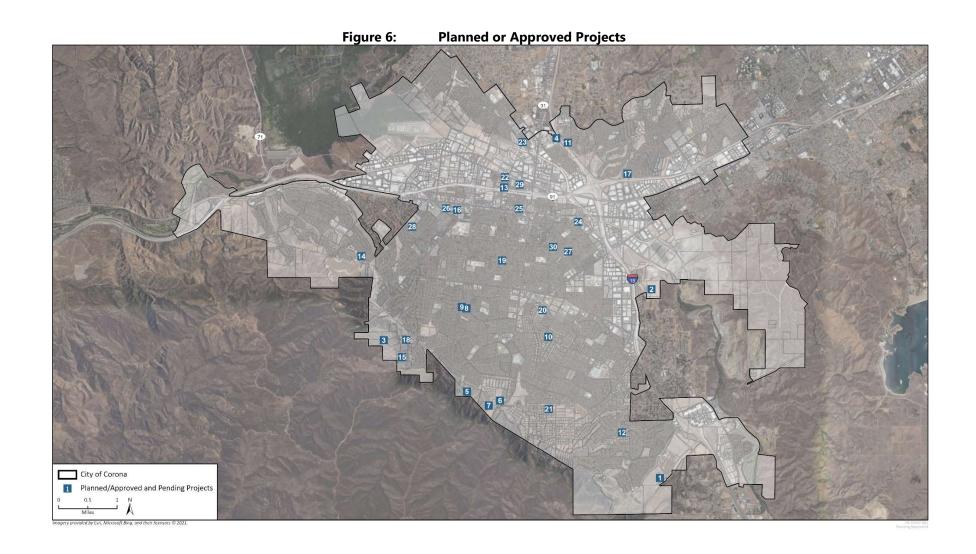
affordable to moderate income households. Single-family homes are generally affordable only to above moderate-income households (Table 22). Affordability of planned or approved units is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project. Table 38 shows the locations of the planned or approved projects that have been used towards meeting the City's RHNA. A number planned or approved projects achieve a high percentage of the maximum allowable units, including units within the Arantine Hills Specific Plan which achieves nearly 100 percent of its maximum capacity. These projects are spread out across the City and are symbolized with corresponding Map ID numbers on Figure 6.

Table 38: Planned or Approved Units (2021)

Map ID	Project Name	Zoning	Acreage	Max. Units Allowed	Units Achieved	Percent of Max. Density	Income Category
1	Arantine Hills Specific Plan	LDR, MDR, HDR	140.76	1,207	1,204	99%	Above Moderate
2	Т 37895	R-1-12	61.6	223	103	46%	Above Moderate
3	T 36544	R-1-7.2	271	1,640	291	18%	Above Moderate
4	T 35851	R-3	3.55	127	60	47%	Moderate
5	T 34760	ER	65.4	65	34	52%	Above Moderate
6	Т 32703	R-1-20	9.45	20	13	65%	Above Moderate
7	T 32386	SFD-14.4	75	227	52	23%	Above Moderate
8	T 36608	R-1-9.6	11.05	66	23	35%	Above Moderate
9	T 36605	R-1-7.2	6.13	5	4	80%	Above Moderate
10	T 36821	R-1A	5.16	5	5	99%	Above Moderate
11	T 37024	R-1-8.4, 1- 7.2	6.31	208	18	9%	Above Moderate
12	T 35576	R-1-9.6	11.05	243	32	13%	Above Moderate
13	CUP17-004	R-3	2.21	165	62	39%	Moderate
14	T 36701	LDR	21.51	64	12	19%	Above Moderate
15	PM 37588	R-1-7.2	2.48	15	2	13%	Above Moderate
16	PP2020- 0001	R-3	1.13	40	15	38%	Moderate
17	T 37719	SF	5.19	45	23	51%	Above Moderate
18	T 37691	R-2	8.07	121	78	64%	Moderate

Table 38: Planned or Approved Units (2021)

Map ID	Project Name	Zoning	Acreage	Max. Units Allowed	Units Achieved	Percent of Max. Density	Income Category
19	T 37980	R-1-8.4	4.73	42	20	83%	Above Moderate
20	DPR2020- 0009	R-1-14.4	4.67	14	2	14%	Above Moderate
21	T 37784	R-1A	4.91	5	5	99%	Above Moderate
22	DPR2019- 0028	R-1-7.2	0.46	2	2	99%	Above Moderate
23	DPR2019- 0025	R-3	0.42	15	9	60%	Moderate
24	PP2019- 0009	R-3	0.34	12	6	50%	Moderate
25	DPR2019- 0017	D	0.17	5	5	99%	Moderate
26	DPR2019- 0009	R-3	4.09	147	59	40%	Moderate
27	DPR2018- 0003	R-1-8.4	2.23	11	7	63%	Above Moderate
28	DPR2017- 005	R-3	2.87	103	48	47%	Moderate
29	DPR2017- 004	R-3	0.17	6	4	67%	Moderate
30	PM 37203	R-1-7.2	1.1	6	4	67%	Above Moderate
Source:	City of Corona 20)21					iviodera



ACCESSORY DWELLING UNITS

ADUs provide affordable housing options for family members, friends, students, the elderly, in-home health care providers, the disabled, and others. An ADU can be located on residentially zoned property that has an existing single-family or multi-family residence. Recent trends indicate that ADU permit applications have increased in recent years. In 2019, the City received three permit applications for ADU units. The following year, the number of applications rose significantly with 28 ADU units permitted in 2020. This increase is likely attributed to recent State legislation that simplifies the building and permitting process for ADUs on single-family and multi-family zoned property. Conservatively assuming that annual permits will average 20 units per year, it can be assumed that 160 ADUs will be permitted between 2021 and 2029. The City will monitor ADU trends within the City. If the City is not meeting ADU goals, the City will implement additional action depending on the severity of the gap such as public outreach, ADU incentives, and rezoning (Program 16). Based on SCAG's regional ADU affordability analysis for Riverside County, it is assumed that 15 percent would be affordable extremely low income units, 8 percent would be affordable for very low income units, 35 percent of units would be affordable for lower income, 35 percent would be affordable for moderate income, and 8 percent would be affordable for above moderate-income households.

PLANNING FOR REMAINING RHNA

After accounting for units planned and approved as of June 30, 2021 and anticipated ADUs, there is a remaining need of 3,726 units, which includes 2,700 lower income units, 694 moderate units, and 332 above moderate-income units. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units.

RESIDENTIAL SITES INVENTORY

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate a jurisdiction's share of the regional growth. The City is committed to identifying sites at appropriate densities as required by law. The State, through AB 2348, has established "default" density standards for local jurisdictions. For metropolitan jurisdictions such as Corona, State law assumes that a density standard of 30 units per acre (du/acre) is adequate to facilitate the production of housing units affordable to lower income households. Therefore, in estimating potential units by income range, it is assumed that:

A density of zero to 14 du/acre (primarily for single-family homes) is assumed to facilitate housing in the above moderate-income category; and

A density of 15 to 29 du/acre (primarily for medium density multi-family developments) is assumed to facilitate housing in the moderate-income category; and

A density of 30 or more du/acre (primarily for higher density multi-family developments) is assumed to facilitate housing in the very low- and low-income category.

Geographic information system (GIS) data was used to identify vacant and nonvacant properties within the City. Nonvacant parcels were chosen as sites likely to be redeveloped during the next eight years based on the parcel's Improvement-to-Land Value ratio of less than 1.0 (i.e. improvements on site are worth less than the value of the land), the parcel's existing use vs. zoned use, age of structure, floor area ratio, and ownership patterns (i.e. if contiguous parcels have one owner, they are more likely to be consolidated and redeveloped). The parcels were reviewed to eliminate those unlikely to be redeveloped in the near term, such as parcels containing medium to larger size apartment buildings or condominiums and parcels with newer structures.

The City used conservative assumptions to estimate the development capacity of each site. Specifically, the sites inventory assumed 75 percent of the maximum allowable density of most parcels, instead of the full development potential. This assumption is based on historical development patterns and is necessary to accommodate for a variety of site-specific factors that cannot be evaluated until a development proposal is brought to the City for review such as previous development applications submitted for the site, conversations with landowners, development standards and requirements of the corresponding specific plan, and site-specific environmental constraints such as topography, seismic activity, flooding, and wildfire. Many current planned and approved projects, recently constructed projects, or projects under construction realized densities of more than 75 percent of the maximum allowable density (Table 38). For the smaller lots in the inventory, a minimum of one dwelling unit is assumed for each legal lot.

A total of 1,178 residential units can be accommodated on the vacant and nonvacant sites under existing land use policies and approved plans, as shown on

Figure 7 and Figure 8. Of these units, 286 qualify as feasible for facilitating the development of extremely low-, very low- and low-income units. Two vacant parcels and eight nonvacant parcels have been used in previous Housing Element cycles. The City will allow by-right approval for housing developments proposed for non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements, provided that the proposed housing development consists of at least 20 percent lower income and affordable housing units (Program 9).

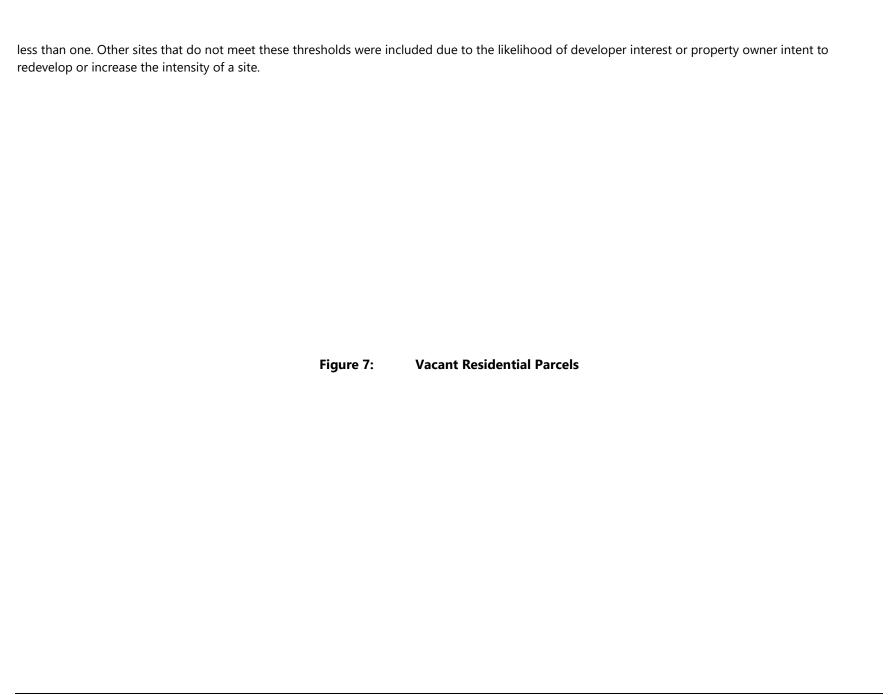
In addition to vacant and nonvacant parcels, the City has identified a number of parcels with potential to be rezoned to accommodate the City's lower and moderate income RHNA allocation. 368 units can be accommodated through the rezone of low density residential and commercial parcels to medium density residential (MDR), high density residential (HDR), multi-family residential (MFR), and mixed-use (MU). Of these rezoned parcels, 228 will qualify as feasible for facilitating the development of very low- and low-income units. The City prioritizes rezoning in transit priority areas that are within 0.5-mile of public transit (i.e. high frequency bus route or trolly line) to improve walkability and reduce dependence on automobile use. The Housing Element will rezone within three years of the beginning of the planning period to allow residential use by right at specified densities for housing developments in which at least 20 percent of the units are affordable to lower income households. Figure 9 identifies potentially rezoned parcels in Corona.

The city has also identified nonvacant commercial and residential parcels that are specifically suitable for an affordable housing overlay (AHO). AHOs are added layers on top of existing zoning ordinances that provide incentives for developers to build affordable housing. Incentives include:

- » Increased density bonus;
- » Increased allowable heights;
- » Lower parking requirements;
- » By-right zoning or administrative project approval;
- » Streamlined permitting;
- » Allowing housing in locations not zoned for residential uses; and
- » Impact fee waivers.

The City will modify existing zoning to introduce two AHOs that would allow for or require certain types of residential development, or development at certain densities, on a parcel without modifying the standards of the underlying zoning district. AHO-1 would support densities between 15-36 du/ac, while AHO-2 would support densities between 36-60 du/ac. Sites designated with an AHO would keep the underlying zoning but would have this affordable housing overlay if housing is to be considered on the site in the future. 2,940 units will be accommodated through AHOs, while 2,428 units will qualify as feasible for facilitating the development of extremely low, very low-, and low-income units. Figure 10 identifies the locations of parcels with AHO's. A more detailed sites inventory of the residential capacity can be found in Appendix B.

If a housing element relies on nonvacant sites to accommodate 50 percent or more of its RHNA for lower income households, the nonvacant site's existing use is presumed to impede additional residential development, unless the housing element describes findings based on substantial evidence that the use will likely be discontinued during the planning period. As shown on Appendix B, approximately five percent of lower income units are located on vacant sites, while approximately 95 percent are located on nonvacant sites. This includes sites that will be rezoned and will include an affordable housing overlay. This is a result of Corona being a predominately built out city with limited available vacant land. Nonvacant sites with residential and nonresidential uses have been prioritized on the Sites Inventory if the existing structure are older, if the floor area ratio is low, and if the improvement-to-land value ratio is



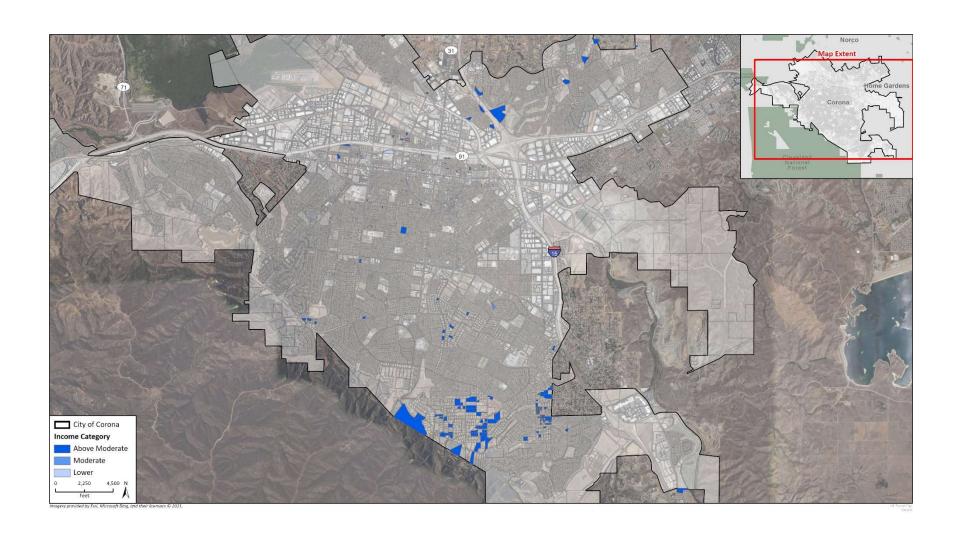




Figure 8: Nonvacant Residential Parcels



Figure 9: Rezone to Higher Density Residential

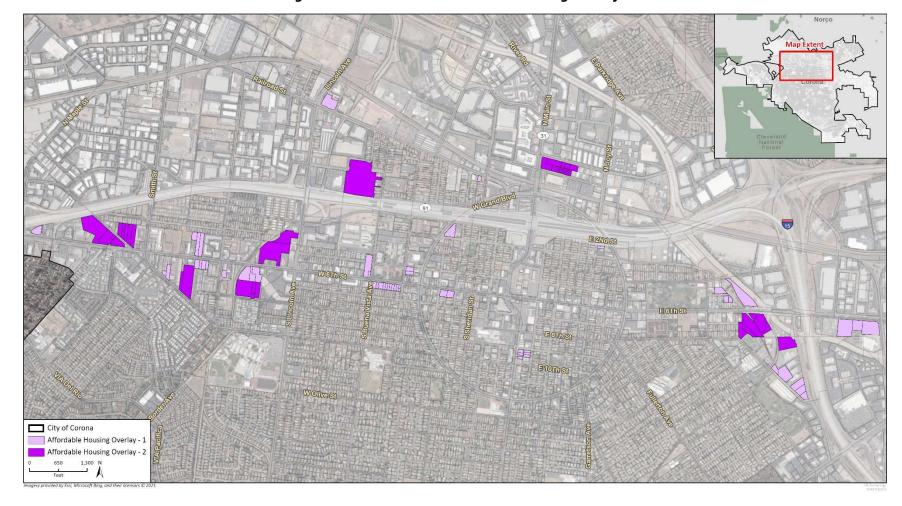


Figure 10: Sites with Affordable Housing Overlays

SPECIFIC PLAN AREAS

The City has several specific plans with residential development potential during the 2021-2029 planning period. The following provides a description of these specific plans that have significant vacant, nonvacant, and rezone potential. A more detailed sites inventory of the residential capacity within these specific plans is located in Appendix B.

NORTH MAIN STREET SPECIFIC PLAN

Over a period of several years, the North Main Street District has experienced a gradual transition from an area with neighborhood retail, food, and drug stores to one with discount retail stores and vacant commercial centers. This transition can be attributed to several factors including significant traffic pattern changes and competing retail destinations in other growing areas of the city. Eventually, much of the land within the district was underutilized. Recognizing the need to address the issues facing North Main Street, the City of Corona initiated the North Main Street Specific Plan to provide guidance and direction for the future development and revitalization of this important area within the city and the region. The North Main Street Specific Plan was adopted in 2000 and amended throughout the years to adjust to changes in the market. The most recent amendment was in 2019.

The North Main Street District Specific Plan consists of 257.6 acres in the north-central portion of the City of Corona (Figure 11). The district contains a mix of land uses including commercial retail, commercial office, light industrial/manufacturing, public/quasi-public land uses, residential and several vacant parcels of land scattered throughout. The district is located just north of the State Route 91 freeway (SR-91) and west of the Interstate 15 (I-15) corridor and bisected in a north-south direction by North Main Street which serves as the transportation spine. Just south of SR-91, on Main Street, is the area generally referred to as Downtown Corona. Grand Boulevard is a circular street that completely encompasses the approximate limits of the downtown area. Main Street is perpendicular to and bisects Grand Boulevard. The North Main Street District Specific Plan area borders the northernmost portion of Grand Boulevard.

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

Single-family Condominiums (SFC) Area – This area, located at the northeast corner of River Road and Cota Street, would provide the opportunity for village-like residential uses near shopping and public transit. The SFC area encompasses approximately 8.3 acres, about eight percent of the entire Specific Plan area. Single-family condominiums can include both attached and detached units at a density no greater than 15 du/acre.

Urban Density Residential District (UDR) – This district is intended to accommodate and promote high density residential development up to 60 du/acre. The UDR district intends to create opportunities for integration between the commercial and residential uses along the Main Street corridor as well as enhanced commuter transit options with the nearby Metrolink Station and bus transfer hub. The UDR District encompasses approximately 17.3 acres generally located west of Main Street between Blaine Street and River Road.

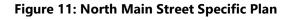
Mixed Use District (MU) – This district intends to provide opportunities for well-designed commercial projects or projects that combine residential with non-residential uses such office, retail, business services, personal services, public spaces and uses, and other commercial amenities. The District area covers approximately 29.2 acres in three areas bordering the east side of Main Street.

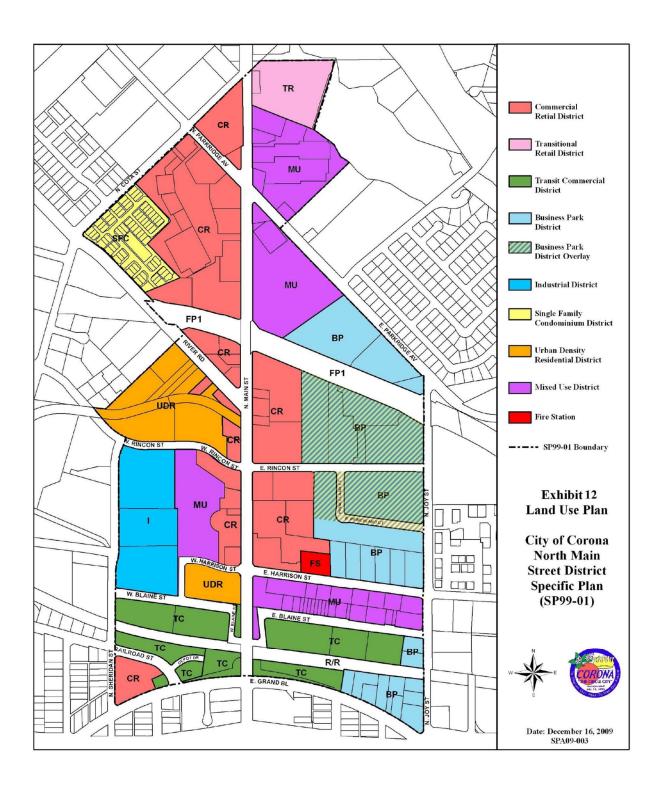
The North Main Street District Specific Plan allows for greater flexibility in land use types and locations to provide opportunities for transit oriented residential and commercial developments that increase transit

ridership and decrease automobile trips. The Urban Density Residential land use designation permits up to 60 dwelling units per acre in both the General Plan and North Main Street District Specific Plan, a significant increase from the city's high density residential designation, which allows up to 36 units per acre.

The North Main Street District Specific Plan also has incentives for small lot consolidation. Owner-initiated adjustment of parcel lines among four or fewer contiguous parcels under common ownership via the City's Lot Line Adjustment process or the consolidation of lots through a Subdivision Map is allowed within the Mixed Use (MU) and Urban Density Residential (UDR) districts. Incentives may be provided for owner-initiated lot line adjustments or subdivision map consolidation of properties that serve to achieve orderly transit-focused residential development and improved level of pedestrian use:

- » Required parking may be reduced by a maximum of 20 percent provided a finding can be made that adequate parking will be available to serve the subject project or if the project site is located within 1,000 feet of public transportation (i.e., active bus stops, Metrolink station, RTA bus station);
- Area of permitted signs may be increased by a maximum of ten percent provided a finding can be made that the increased area does not detract from the beautification and streetscape improvement objectives set forth in the Specific Plan; and
- » Front yard setbacks may be reduced by a maximum of twenty percent in any MU or UDR designation provided a finding can be made that the reduced setback will not negatively impact adjacent land uses, will not trigger significant impacts, or detract from the beautification and streetscape improvement objectives set forth in this Specific Plan. Furthermore, properties which front Grand Blvd. shall continue to maintain a minimum distance of 60 feet from building to the centerline pursuant to Section 17.86.020 of the Corona Municipal Code.





The North Main Street District Specific Plan can accommodate 455 units in the 6th Housing Element cycle.

Table 39 outlines the potential residential capacity.

Table 39: Residential Capacity in the North Main Street Specific Plan

	Acres	Realistic Unit Capacity
Vacant	0	0
Nonvacant	9.89	256
Rezone	0	0
Affordable Housing Overlays	4.47	199
Total	14.56	455

The City selected available sites in the North Main Street District Specific Plan for inclusion in the 6th Housing Element Cycle due to their proximity to public transit, low improvement-to-land value ratio, and potential for future recycling. The majority of the existing uses on these sites are small, independently owned businesses in older/antiquated commercial buildings that not configured for modern commercial uses. The sites contain a dilapidated commercial center with expansive surface parking space – a development pattern that is not consistent with City goals that encourage economic sustainability and development of transit oriented residential and commercial development and prefabricated metal buildings. By increasing the allowable density on these sites, the City intends to foster recycling of these uses into mixed-use and high-density residential developments.

DOWNTOWN CORONA REVITALIZATION SPECIFIC PLAN

The Downtown Corona Revitalization Specific Plan was adopted by the City in 1998 and most recently amended in 2011. The Specific Plan area includes approximately 621 acres and generally consists of the commercial corridor along Sixth Street, from Lincoln Avenue on the west to the Temescal Creek Channel on the east, and the area within the Grand Boulevard Circle (Figure 12). The prominent structures in the planning area are:

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

Within the Grand Boulevard Circle are also some of the City's oldest residential neighborhoods mixed with some commercial uses. The Corona Regional Medical Center, located on South Main Street, is a major property owner in the southwest quadrant of the Grand Boulevard Circle. Additionally, Grand Boulevard south of Sixth Street contains many elegantly restored historic residences.

CITY PARK City of Corona Downtown Revitalization Specific Plan BP Business Park MF2 Multi Family Residential 2 U Utility MF3 Multi Family Residential 3 CS Community Services MF4 Multi Family Residential 4 FP1 Flood Plain P Park OB Gateway Business RO Residential Office GB1 Gateway Business 1 S School OC General Commercial SF Single Family MF1 Multi Family Residential 1 TC Transitional Commercial Downtown Landuse Plan 111-14

Figure 12: Downtown Specific Plan

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

Downtown (D) District: The D District provides for medium-intensity commercial uses that serve mostly community-wide needs in a pedestrian-friendly environment. Uses allowed include commercial retail, service commercial, business offices (lodging), restaurants and sidewalk cafes, cultural and entertainment uses, nightclubs and microbreweries, mixed-use (including residential), as well as prominent buildings for governmental uses.

Transitional Commercial (TC) District: The TC District provides a buffer commercial district between the vehicular-oriented Sixth Street Commercial, and the more pedestrian-oriented Downtown District. It provides great variety in low to medium intensity commercial uses in either a pedestrian or vehicular orientation. Mixed use developments, multi-family dwellings and senior citizen housing are allowed with a Conditional Use Permit in this district.

General Commercial (GC) District: The GC District provides for lower intensity uses that serve community and sub-regional needs with an emphasis on convenient automobile access, while incorporating efficient, safe, and attractive on-site pedestrian circulation. Mixed use developments are allowed with a Conditional Use Permit in this district.

Community Services (CS) District: The CS District provides needed community services such as governmental or institutional offices, social service agencies, hospitals, pharmacies, health care offices, churches, parks and playgrounds, museums and performing arts facilities. Senior citizen housing is allowed with a Conditional Use Permit in this district.

Residential Office (RO) District: The RO District is a highly specialized area in the Specific Plan. The District provides for very low intensity office uses in either existing residential structures or in new buildings that take great architectural care to "fit in" with the historic residential structures found in the immediate vicinity. The District provides a much-needed land use buffer between the more intensive commercial districts and the low-density historic residential areas of the Circle.

Single-family Residential (SF) District: The SF District is provided to protect the integrity of Corona's historic residential neighborhoods within the Circle. The District is intended as an area for preservation and development of historically sensitive single-family detached residential.

Multi-family Residential (MF) District: The MF District is intended for small areas that are presently developed with multi-family residential units.

Overall, approximately 155 acres of land in the Specific Plan area are designated for single-family and multi-family uses. The Specific Plan also has 167 acres designated as Downtown, Transitional Commercial, General Commercial, Community Services, and Residential Office.

The Downtown Corona Revitalization Specific Plan can accommodate 797 units in the 6th Housing Element cycle. Table 40 summarizes the potential residential capacity on sites that can potentially accommodate residential units.

Table 40: Residential Capacity in the Downtown Revitalization Specific Plan

	Acres	Realistic Unit Capacity
Vacant	1.82	11
Nonvacant	5.5	143
Rezone	11.00	180
Affordable Housing Overlays	14.96	463
Total	33.28	797

AVAILABLE SITES NOT INCLUDED IN SPECIFIC PLAN AREAS

Corona is almost entirely built out; however, the City has been able to identify infill opportunity sites and sites available for re-use for residential purposes that are not already included in the North Main Street Specific Plan or Downtown Corona Revitalization Specific Plan. The residential development capacity of these sites is summarized in Table 41 below.

Table 41: Residential Capacity Outside of the North Main Street Specific Plan and Downtown Specific Plan

	Acres	Realistic Unit Capacity
Vacant	278.66	740
Nonvacant	3.92	28
Rezone	17.11	188
Affordable Housing Overlays	68.05	2,278
Total	367.74	3,234

RECYCLING TRENDS

As the City becomes increasingly built out, recent developments in the City have involved the recycling of underutilized and non-performing commercial and residential uses and the consolidation of existing small lots. The following recent projects demonstrate the ability to achieve higher density residential development on previously underutilized parcels and show a trend in the City of recycling into higher intensity:

a. Citrus Circle Apartments, located at 301 S. Buena Vista, is an affordable housing project constructed in 2013 that rehabilitated 19 existing multiple family units and constructed 42 new multifamily units for incomes 60 percent AMI or less. The entire site consisted of seven parcels that were acquired by the City's former Redevelopment Agency. These parcels were consolidated to create one parcel totaling 2.47 acres. The seven parcels previously comprised of two single-family homes, eight multi-family units, and vacant parcels. The project was allowed a HDR density of 36 du/ac and achieved an actual density of 24.6 du/ac. The project consists of one-, two-, and three-bedroom units ranging in size from 556 square feet to 1,248 square feet. The Corona Housing Authority has an affordable housing agreement with the developer for 55 years.

Citrus Circle Apartments



Source: City of Corona

b. Meridian Apartments, located at 1040 E 6th Street, is an affordable housing project constructed in 2019 consisting of 85 multiple family units for incomes at or lower than 60 percent AMI. The project was allowed a HDR density of 36 du/ac and achieved an actual density of 21 du/ac. The entire site consisted of 10 parcels that were acquired by the City's former Redevelopment Agency. The parcels consisted of four single-family units, one restaurant and vacant parcels. The parcels were consolidated to create one parcel totaling four acres. The unit mix consists of one-, two-, and three-bedroom units ranging from 768 square feet to 1,101 square feet. The Corona Housing Authority has an affordable housing agreement with the developer for a period of 55 years.

Meridian Apartments



Source: City of Corona

c. The North Main Metro Mixed Use Residential and Commercial development, located at 111 N. Main Street, was built in 2015 and consists of 464 market-rate multiple family units and 77,000 square feet of new commercial space. The project is a transit-oriented development located within 0.5-mile of the Metrolink train station. The site formerly consisted of six parcels totaling 14 acres, with a former commercial center that included two anchor commercial tenants for a grocery store and drug store, inline commercial tenant spaces, two freestanding restaurant buildings and a freestanding bank building constructed in the 1960s. The buildings were demolished, except for the bank building, to accommodate the new multiple family residential units and ground floor commercial buildings. The residential portion of the project was allowed an Urban Density Residential density of 60 du/ac. The actual residential density constructed was 47.7 du/ac.

North Main Metro



These recycling activities have taken place since the certification of the 5th cycle Housing Element and are representative of a pattern of small lot consolidation in the City. The conditions and characteristics of the underutilized and non-performing commercial sites identified in Appendix B are similar to those that have gone through redevelopment in recent years. For example, the Citrus Circle Apartments site, which involved the consolidation of 7 smaller lots not commonly owned, previously contained 19 multifamily units in need of repair and refurbishment. The consolidation of sites allowed for the redevelopment of the parcels for a total of 42 units. Examples of conditions that mirror this recycling trend include sites on Victoria Avenue (117193002, -003, -004, -005, -006) which consist of four single-family residences, a commercial use with a low floor area ratio, and a parking lot. These sites could be consolidated to accommodate a lower income project on 2.08 acres with a maximum density of 35 du/ac. These contiguous sites do not share a common owner and would require either one master developer to purchase the parcels and consolidate as one cohesive development or would require each owner to redevelop each site separately. Examples of contiguous sites included in Appendix B that share similar owners are sites along Belle Avenue and 6th Street. These sites, located in the Downtown Corona Revitalization Specific Plan, could be consolidated to facilitate 35 du/ac.

Recycling activities are also likely to occur on sites zoned for mixed-use. Development trends in the City indicate that the vast majority of mixed-use zoned projects include a residential component with a marginal representation or square footage being devoted to commercial use, and none of the mixed use zoned projects that have been proposed are 100 percent devoted to non-residential purposes. Therefore, it can also be reasonably assumed that residential development would continue to occur in mixed-use zones that can accommodate both residential and non-residential uses. Redevelopment of residential projects on non-residentially zoned land comparable to the North Main Metro Mixed Use project is likely in Corona. To support recycling of underutilized sites with small lots consolidation, the City will develop a lot consolidation program (Program 10) that will facilitate continued development of residential projects throughout the identified sites in Appendix B.

Sites included in the inventory of this Housing Element for the 6th cycle RHNA are very similar to those used for the sample projects identified above, in terms of size, existing conditions, and existing uses. Given the potentially devastating impact of COVID-19 on the market for commercial and office spaces in the future, it is reasonable to expect future recycling of commercial properties would favor residential and mixed-use development.

AVAILABILITY OF INFRASTRUCTURE AND SERVICES

The City is committed to a number of actions and expenditures to provide infrastructure and enhancements meant to encourage and facilitate subsequent development. Corona's Capital Improvement Plan provides for the maintenance and improvement of the City's infrastructure including such items as: streets, alleyways,

sidewalks, sewers, storm drains, water system, street lighting, and traffic signals. The existing infrastructure system may require minor upgrades to address age and condition-related issues, however, the systems do contain sufficient capacity to allow for the development of 3,394 additional residential units, as required by the City's RHNA allocation.

SEWER SYSTEM

The Corona Department of Water and Power is responsible for supplying the majority of sewer collection and treatment services within the City. The City's sewer system consists of 13 sewer lift stations, associated force mains, and gravity sewer pipes. Corona's three water reclamation facilities (WRFs) treat up to 15.5 million gallons per day. In accordance with City standards, sewer is treated to tertiary levels so that it can be used for irrigation purposes or safely be discharged to the Santa Ana and Temescal rivers. The City's sewer system has sufficient capacity to handle peak dry weather flows and has not experienced any wet weather overflows. The City adopted the 2020 Sewer System Management Plan which establishes management, operation, and maintenance practices for the sewer system. The City's Sewer Master Plan is a living document and is updated on an on-going basis or at least every five years.

WATER SYSTEM

The Corona Department of Water and Power is responsible for supplying clean water to the City and surrounding areas. The department provides potable water service to the city's residential and service population and portions of its sphere of influence. The City adopted the 2015 Urban Water Management Plan (UWMP), which establishes the planned upgrades to the water distribution system within the City. The UWMP estimates that projected water use for residential, commercial, institutional, and industrial purposes would decrease annually at a rate of 0.2 percent as an elastic response to anticipated wholesale cost increases and installation of more efficient water fixtures. All water system improvements needed to accommodate buildout in the City is identified in the UWMP.

STORMWATER AND DRAINAGE SYSTEM

The City of Corona and Riverside County have constructed a vast storm drainage system to protect from floodwaters and protect groundwater resources from urban runoff. The City's current storm drainage system releases water into flood control channels, washes, Santa Ana River, and Prado Basin. The National Pollutant Discharge Elimination System (NPDES) permit program is designed to monitor, reduce, and control the amount and type of pollutants that enter the storm drainage system. As required by state law, Corona implements a Drainage Area Management Plan and Local Implementation Plans (LIP) to manage urban runoff and preserve predevelopment hydrology.

DRY UTILITIES

The Corona Department of Water and Power is responsible for supplying electricity to the City and surrounding areas. Other dry utilities such as natural gas, telephone and data services, and cable television are serviced by contracted providers within the City. Providers include, but are not limited to, SoCalGas, AT&T, and Spectrum.

CIRCULATION SYSTEM

The City's Circulation Element outlines the long-term plan for roadways, including numbers of lanes, right-of-way, and general operating conditions. It also provides guidance relating to the transit system, goods movement system, and nonmotorized travel, including bicycle and pedestrian travel.

ADEQUACY OF RESIDENTIAL SITES INVENTORY IN MEETING RHNA

A majority of Corona's RHNA is expected to be met through sites within the City's specific plan areas. However, the City also has a handful of vacant, nonvacant, and rezoned sites outside of any adopted specific plan with potential for redevelopment. Overall, vacant and nonvacant parcels in Corona can accommodate approximately 1,178 new housing units and rezoned parcels can accommodate an additional 3,308. Given these figures, the City will have enough capacity to accommodate its 2021-2029 RHNA, as shown in Table 42.

Table 42: Adequacy of Residential Sites Inventory

	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	2,792	1,096	2,200	6,088
Planned and Approved Units	0	346	1,856	2,202
ADUs Anticipated	92	56	12	160
Remaining RHNA	2,700	694	332	3,726
Vacant Units	141	15	595	751
Nonvacant Units	145	27	255	427
Potential Rezone	228	140	0	368
Affordable Housing Overlays	2,428	512	0	2,940
Total Sites	2,942	694	850	4,486
Total Unit Surplus	242	0	518	760

FINANCIAL RESOURCES

The primary funding source that Corona uses for implementation of its housing programs is Community Development Block Grant (CDBG) funds. The City will also continue to use U.S. Department of Housing and Urban Development (HUD) funds administered through the County's Housing Choice Voucher Program for rental assistance. Another significant financial resource available to the City of Corona for the preservation of at-risk housing, improvement, and development of affordable housing is HOME Investment Partnership (HOME) funds accessible through the State of California.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

The CDBG Program is administered by HUD. Through this program, the federal government provides funding to jurisdictions to undertake community development and housing activities.

Activities proposed by the jurisdictions must meet the objectives and eligibility criteria of CDBG legislation. The primary CDBG objective is the development of viable urban communities, including decent housing and a suitable living environment, and expanding economic opportunity, principally for persons of low-and moderate income. Each activity must meet one of the three broad national objectives of:

- » Benefit to low-and moderate income families;
- » Aid in the prevention of elimination of slums or blight; or

» Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.

For the 2019-2020 program year, the City received \$1,197,231 of CDBG funds and \$446,458 of HOME funds from HUD, which were combined in the Action Plan with \$703,882 of prior year unspent CDBG funds for a total investment of \$2,347,571. This investment of CDBG and HOME funds was a catalyst for positive change in the community. The City will continue to use CDBG funds to assist low and moderate income individuals in improving the health and safety conditions of their homes through the rehabilitation of owner-occupied and mobile homes, maintenance of affordable housing through the Mobile Home Assistance Program, and implementation of capital projects that focus on sites for shelters.

HOME INVESTMENT PARTNERSHIP ACT (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households, including:

- a. Building acquisition
- b. New construction and reconstruction
- c. Moderate or substantial rehabilitation
- d. Homebuyer assistance
- e. Rental assistance
- f. Security deposit assistance

Corona will receive annual grants from HUD. The program's flexibility allows the City to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancements, or rental assistance or security deposits.

PERMANENT LOCAL HOUSING ALLOCATION (PLHA)

The PLHA program, also known as the Building Homes and Jobs Act, or Senate Bill 2 (SB 2), provides a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock. Funding will help Corona to:

- » Increase the supply of housing for households at or below 60% of area median income;
- » Increase assistance to affordable owner-occupied workforce housing;
- » Assist persons experiencing or at risk of homelessness;
- » Facilitate housing affordability, particularly for lower- and moderate-income households;
- » Promote projects and programs to meet the local government's unmet share of regional housing needs allocation; and
- » Ensure geographic equity in the distribution of funds.

Corona will receive grants based on the formula prescribed under federal law for the Community Development Block Grant. Funding amounts will vary from year to year based on annual revenues to the Building Homes and Jobs Trust Fund.

ADMINISTRATIVE RESOURCES

CITY OF CORONA COMMUNITY DEVELOPMENT DEPARTMENT

The Community Development Department provides and coordinates development information and services to the public. Specifically, this involves inspection and enforcement of City-adopted building codes, plan checking for code compliance, issuance of City-required permits, record keeping of city maps, and processing of Site Development Plans.

The Planning division is tasked with ensuring that land uses in Corona comply with the Zoning Code, the General Plan, the Corona Municipal Code and State law requirements. Approval of projects through the planning process is required prior to issuing grading and building permits. Advanced planning programs provided by the division include a comprehensive General Plan update (including periodic update of the Housing Element), preparing and amending specific plans, and conducting special land use studies as directed by the Planning and Housing Commission and City Council.

COUNTY OF RIVERSIDE

The County of Riverside administers a number of housing programs that are utilized in the City. These include the Mortgage Credit Certificate Program, and Section 8 Housing Choice Voucher Program.

NONPROFIT ORGANIZATIONS

Nonprofit housing developers and service providers are a critical resource for accomplishing the goals and objectives of this Housing Element. The following developers and service providers are some of the nonprofit organizations that have been active in the City and may assist in the implementation of Housing Element programs:

- » California Department of Fair Employment and Housing
- » Housing and Economic Rights Advocates
- » Jamboree Housing
- » Riverside Housing Development Corporation
- » Southern California Association of Nonprofit Housing

Chapter 5: Review of Past Accomplishments

To develop appropriate programs to address the housing issues identified in the 2021-2029 Housing Element, the City of Corona has reviewed the housing programs adopted in 2014-2021 Housing Element and evaluated the effectiveness of these programs in delivering housing services and assistance. Table 43 summarizes the City's progress toward the previous RHNA and Table 44 provides a detailed program-level assessment of housing accomplishments over the last planning period.

EFFECTIVENESS IN ADDRESSING SPECIAL NEEDS

During the fifth cycle Housing Element, the City was successful in facilitating the development housing for special needs groups. Specifically, the City purchased surplus property from the Riverside County Transportation Commission to support the future development of roughly 130 affordable housing units located at the southwest corner of Second Street and Buena Vista. This project is expected to include Permanent Supportive Housing units. The City used Corona Housing Authority Funds and CDBG and HOME funds for Tenant Based Rental Assistance and for future construction financing of PSH units at the RCTC surplus property previously acquired. The City also maintained the affordability covenant on the William C. Arthur Terrace Apartments, Corona Community Villas, Corona Community Towers, Corona Park Apartments and Garrison House, maintaining the affordability covenants for 312 assisted units.

Table 43: Quantified Housing Objectives (2013-2021)

	New Construction		Rehabilitation		Conservation/ Preservation	
	Objectives	Actual	Objectives	Actual	Objectives	Actual
Extremely Low Income	92		60		134	
Very Low Income	100	155	60	77	135	212
Low Income	128		60		0	312
Moderate Income	142	67	0		0	
Above Moderate Income	308	2,496	0	4	0	0
Total	770	2,718	120	81	269	312

Table 44: Review of Past Accomplishments

	l					
Program	Program Name	Objectives	Progress and Continued Appropriateness			
Goal 1: Co	Goal 1: Conserving and Improving Existing Affordable Housing					
1	Residential Rehabilitation Program (RRP)	 Assist 120 households during the planning period with an average of 15 household annually. Continue to provide community outreach regarding available loans and grants. 	Implementation of this program is ongoing. In 2019-2020, the City provided 7 single-family dwelling homeowners with loans for health and safety improvements, processed 15 subordination requests for people with housing loans wishing to refinance, referred approximately 45 people to miscellaneous County programs such as the 1st Time Homebuyer program, and referred approximately 17 mobile homeowners to Community Action Partnership Riverside's weatherization and appliance replacement program. Loans under the Program are forgivable, and grants are administered			
			by Habitat for Humanity and only available to mobile homes. The Program will continue be funded with Federal HOME Investment Partnerships Program (HOME) funds.			
			Continued Appropriateness: Improving the City's housing stock is an important goal of the community. This program is included in the 2021-2029 Housing Element.			
2	Housing Choice Voucher Program	 Continue to provide tenant-based rental assistance to approximately 350 households annually through cooperation with the Riverside County Housing Authority. Compile and maintain a list of properties that participate in the Housing Choice Voucher program. Create and implement an outreach program to promote the Housing Choice Voucher program to property owners. 	Implementation of this program is ongoing and is administered by the County of Riverside. Under the Housing Choice Voucher (HCV) Program, the Housing Authority of Riverside County administers over 9,000 vouchers per year. As vouchers become available, the Housing Authority selects families from the HCV waiting list to fill all funded turnover vouchers. In 2019-2020, the agency selected 4,087 new families from the HCV waiting list in order to fill turnover vouchers. In 2019-2020, the Housing Authority selected 3,131 new families from the Project-Based Voucher (PBV) waiting lists in order to fill vacant PBV units. The HCV and PBV waiting lists are open for new registrations. Staff also referred dozens of callers to the County seeking this assistance. 2015 - 346 vouchers 2016 - 363 vouchers 2017 - 363 vouchers 2018 - 334 vouchers 2019 - 333 vouchers 2020 - 353 vouchers			

Table 44: Review of Past Accomplishments

Program	Program Name	Objectives	Progress and Continued Appropriateness
_			Continued Appropriateness: Housing Choice Vouchers are an important source of rental assistance for very low-income households. This program is included in the 2021-2029 Housing Element.
3	Conservation of Existing and Future Affordable Units	 Identify and analyze inventory that may be at risk of losing affordability controls. Maintain communication with the local United States Department of Housing and Urban Development (HUD) office. Assist in tenant education. Identify potential buyers. 	Implementation of this program is ongoing and monitored annually. Four of the at-risk projects listed in the 2013-2021 Housing Element (William C. Arthur Terrace Apartments, Corona Community Villas, Corona Community Towers, Garrison House) remain affordable and continue to get Section 8 assistance. Affordability covenants for 3 units at French Quarter, 12 units at Jasmine Springs, and 6 units at Villas De Corona, and 82 units at Country Hills Apartments expired during the 2013-2021 planning period.
		 Identify potential acquisition funds. Coordinate with non-profit developers to identify potential acquisition opportunities. 	Continued Appropriateness: The City will continue to monitor and work to preserve any units at-risk of losing affordability controls. This program is included in the 2021-2029 Housing Element.
4	Neighborhood Improvements (Enhancing Community Pride)	 Continued implementation of neighborhood public improvements, property maintenance ordinance, design review, and historic preservation. 	The City continues to make public improvements in low- and moderate-income neighborhoods. Annually, the City allocates Community Development Block Grant (CDBG) funds to improve targeted neighborhoods.
		accessible	In 2018-2019, CDBG funds were utilized to reconstruct sidewalks and accessible paths throughout low-income eligible areas, including Americans with Disabilities Act (ADA) ramps.
			In 2019-2020, CDBG funds were awarded for the Acquisition for Affordable Housing, Units TBD. In 2020-2021 CDBG and HOME funds were awarded for Tenant Based Rental Assistance and for future construction financing of PSH units at the RCTC surplus property previously acquired.
			Continued Appropriateness: Many streets in the CDBG target areas are substandard, deteriorated, and/or in need of improvement. The City will continue to improve neighborhood conditions; this program is included in the 2021-2029 Housing Element.
5	Sustainable Building	 Continue to implement the City's Climate Action Plan (CAP) that fosters sustainability in 	Implementation of this program is ongoing. All new development that is subject to discretionary approval must comply with the City's

Table 44: Review of Past Accomplishments

Program	Program Name	Objectives	Progress and Continued Appropriateness
		all development requiring discretionary approval.	CAP and is verified through the project review process. The City's 2012 CAP was updated in 2019 in conjunction with the City General Plan Update 2040. Measurements indicate City compliance with greenhouse gas (GHG) emissions reductions as mandates by the State.
			Continued Appropriateness: The City will continue to promote sustainable building practices and implement the CAP. This program is included in the 2021-2029 Housing Element.
Goal 2: Pro	oviding Adequate Hou	sing Sites	
6	Site Availability	 Continue to provide zoning at appropriate densities to provide opportunities for accommodating the regional housing needs. 	Implementation of this program is ongoing and is part of the project review process that city staff implements when preparing discretionary projects for approval.
		 Continue to update the infill Affordable Housing Map to indicate suitable infill development sites. 	Continued Appropriateness: The City will continue to provide adequate sites to accommodate its RHNA. This program is included in the 2021-2029 Housing Element.
		 Provide residential sites information to interested developers. 	
		 Monitor the remaining residential site inventory to ensure continued ability to meet the remaining RHNA. 	
		 Continue to offer pre-application meetings with developers to help craft development proposals that maximize the efficient use of sites and meet city objectives for the areas. 	

Table 44: Review of Past Accomplishments

Program	Program Name	Objectives	Progress and Continued Appropriateness
7	Lot Consolidation	 Continue to facilitate lot consolidation or residential and mixed-use developments by providing information and technical assistance to property owners and developers. 	Implementation of this program is ongoing and is encouraged through the written regulations in the two most affected specific plans, the Downtown Revitalization Specific Plan and the North Main Street Specific Plan. Although lot consolidation is encouraged, implementation takes time. The Meridian Apartments on East Sixth Street and the Citrus Circle Apartments on Buena Vista Avenue, both affordable housing projects benefited from the lot consolidation process.
			Continued Appropriateness: The City will continue to facilitate lot consolidation or residential and mixed-use developments. This program is included in the 2021-2029 Housing Element.
8	Multi-family Acquisition and Rehabilitation	 Utilize Neighborhood Stabilization Program (NSP) and HOME funds to assist both non-profit and for-profit developers to acquire existing apartment buildings in need of upgrading in exchange for long term affordability controls on some or all units. Pursue available funds for multi-family acquisition and rehabilitation. 	Since 2014 all NSP funds have been completely spent. NSP and Home funds were utilized to acquire a 12-unit dilapidated complex. The entire property was completely rehabilitated with very low-income units. NSP funds were further utilized to purchase a remnant structure with 19 units. These 19 units were integrated into the Citrus Circle Affordable Housing project. As of 2014, NSP funds are spent, and close out documents were submitted in June 2018. HUD approved close out in July 2018.
		acquisition and renabilitation.	Continued Appropriateness: The City will continue to pursue funding and opportunities to acquire and rehabilitate multi-family units to create affordable housing for lower income households. This program is included in the 2021-2029 Housing Element.

Table 44: Review of Past Accomplishments

Program	Program Name	Objectives	Progress and Continued Appropriateness
Goal 3: As	sisting in Developmen	t of Affordable Housing	
9	Infill Housing Development	 Continue to apply HOME funds to implement program; pursue available funds for infill housing development. Produce three new affordable units a year. 	Implementation of this program is ongoing. In 2020, the City Council adopted the 2020-2024 Five Year Consolidated Plan directing the use of HOME funds for Tenant Base Rental Assistance (TBRA), primarily, in furtherance of the City's Homeless Strategic Plan. Additionally, in response to the COVID- 19 pandemic, HUD allowed jurisdictions to utilize CHDO set aside funds from 2017-2020 for TBRA. Council approved the redirection of these funds for TBRA. During this 5-year period this funding source is not expected to be used for any other program such as the RRP program to substantially rehabilitate homes occupied by low-income households or projects. Continued Appropriateness: Although opportunities exist, HOME funds are not sufficient to purchase these properties and develop. For several years, HOME funds have been redirected to RRP program to substantially rehabilitate homes occupied by low income households. In 2020-2021 HOME funds are being shifted into homeless services such as Tenant Base Assistance (or Rapid Rehousing) and may be used to support Permanent Supportive Housing Units as part of the Second Street affordable housing development. The City will continue to pursue funding and
			opportunities for affordable housing development. This program is included in the 2021-2029 Housing Element.
10	Affordable Housing Development	 Facilitate affordable housing production or self-help housing development through assistance in the site identification and acquisition, priority processing, collaboration with non-profit or other developers, as well as provision of incentives. Explore and research other funding sources. 	Implementation of this program is ongoing. During the 2013-2021 planning period, the City of Corona completed the following affordable housing projects, partnering with nonprofit developers: In 2019-2020, CDBG funds were utilized to assist with the purchase of the Riverside County Transportation Commission (RCTC) surplus property. The future affordable housing site is nearly 5 acres in size and is located at the southwest corner of Second Street and Buena Vista. Roughly 130 units will be constructed. This development is expected to include Permanent Supportive Housing units. Funding for this property will be housing set aside, city fee deferrals (if approved), CDBG funds (used for acquisition), and tax credits.

Table 44: Review of Past Accomplishments

Program	Program Name	Objectives	Progress and Continued Appropriateness
			Continued Appropriateness: The Corona Housing Authority will explore and research other funding sources and continue to seek opportunities for affordable housing development. This program is included in the 2021-2029 Housing Element.
11	Density Bonus Program	 Continue to advertise and inform prospective developers of options for density bonuses and actively educate and promote density bonus 	Implementation of this program is ongoing and is always available as established in the municipal code and in project review comments as they relate to multi-family development.
		 increases as adopted. Meet with developers to discuss incentives and concessions appropriate for the density bonus program to facilitate affordable housing development. 	Continued Appropriateness: The City will continue to offer density incentives for affordable housing. With diminishing affordable housing funds, use of density bonus by developers may increase in the future. This program is included in the 2021-2029 Housing Element.
		 promote the use of density bonus incentives by providing information on city website and offering technical assistance to developers. 	

Table 44: Review of Past Accomplishments

Program	Program Name	Objectives	Progress and Continued Appropriateness
16	Homeless and Special Needs Support	Continue to provide financial support to social service agencies that provide emergency shelter, transitional housing, and supportive services to the homeless, those at risk of becoming homeless, and persons with disabilities (including developmental disabilities) Allocate funding to service agencies through the city's CDBG annual action planning process Continue to financially support the 211 system operated by Community Connect. This system provides information on social services and housing offered within the county.	 Implementation of this program is ongoing. CDBG funds are allocated annually to assist with the prevention of homelessness and to support special needs persons/families through partnerships with the following local service agencies: Inspire Life Skills assisted 8 young adult women aged out of the foster care program to provide shelter and vocational or four-year degrees. Peppermint Ridge assists developmentally disabled adults. In 2020, the new facility served 92 residents. Community Connect assisted over 2,243 people find social services and housing opportunities. United Way assisted 60 adults and 65 children through its domestic violence program and children wellness services. Big Brothers Big Sisters mentored 28 children. Corona Norco YMCA provided 97 children classes in fine arts. Council of Aging visited 34 of facilities and provided supportive services to 16 senior adults through its Ombudsman Program. In the 2020-2021 Action Plan for the CDBG and HOME programs, the City allocated over \$1 million of CDBG funds for the rehabilitation of a homeless emergency shelter that will provide 30+ overnight shelte beds. The shelter facility activity is geared toward improving community facilities to ensure that the City can proactively address street homelessness as it occurs through an emergency shelter that provides a venue to assess and assist literally homeless individuals. Continued Appropriateness: The City will continue to support public and private organizations working towards ending chronic homelessness either through financial support or participation. This
Goal 4: Re	moving Governmenta	Constraints	program is included in the 2021-2029 Housing Element.
12	Zoning Ordinance Monitoring	Monitor the city's zoning ordinance to ensure that standards do not excessively constrain affordable residential development	Implementation of this program is ongoing. The municipal code underwent a substantial amendment related to second units to provide more flexible standards for Accessory Dwelling Units in accordance with State legislation. The public is aware of this provision

Table 44: Review of Past Accomplishments

Program	Program Name	Objectives	Progress and Continued Appropriateness
			and multiple inquiries of interest are received in this regard.
			Continued Appropriateness: The Constraints Analysis (Chapter 3) of this Housing Element did not identify governmental constraints that would require mitigating programs.
13	Development Fees	velopment Fees Continue to evaluate the impact of fees on residential and mixed-use developments and make adjustments as necessary to facilitate	Implementation of this program is bi-annual. Fee studies are undertaken by the city's Finance Department every two years. The most recent fee study update and adoption took place in 2018.
		development activities.	Continued Appropriateness: The City will continue to evaluate the impact of fees on residential and mixed-use developments and adjust as necessary to facilitate development activities. This program is included in the 2021-2029 Housing Element.
14	Expedited Project Review and Hearing Process	 Continue to provide CDBG funds to a fair housing service provider encourage affirmative marketing on all residential projects and require developers to advertise to under-represented minority groups to indicate the availability of housing units that meet affordable housing requirements make available bilingual fair housing assistance and materials implement the action items identified in the 2015-19 Analysis of impediments to Fair Housing Choice which was adopted by the City Council on April 15, 2015. 	Implementation of this program is ongoing. The five-year 2015-2019 Analysis of Impediments was adopted by the City Council on April 15, 2015. Fair Housing Services are also funded through CDBG, annually. The Riverside County Council of Fair Housing provides information materials in English and Spanish, over the phone assistance, in person consultations and case management. A new five-year 2020-2024 Consolidated Plan and Analysis of Impediments was adopted on June 17, 2020. The City continues to fund fair housing services and increased funding for said services the past 2 years. City staff also work closely through its Code Enforcement and Housing Division with fair housing and participated in a townhall meeting in 2020. Continued Appropriateness: The City will continue to monitor and improve its project review and approval process. This program is included in the 2021-2029 Housing Element.

Chapter 6: Housing Plan

The Housing Plan identifies the City's housing goals, polices, and implementing programs. The overall strategy is to present a balanced and diverse array of policies that cover four overall areas of concern: construction, rehabilitation, conservation, and administration. The goals and policies of the Housing Element are organized into concise goal and policy directives.

GOALS AND POLICIES

Corona intends to implement goals and policies during the 2021-2029 housing element cycle that address the following five major issue areas:

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

HOUSING PRODUCTION

State law requires that the goals and policies of the housing element shall encourage and facilitate the production of a range in types of housing affordable to households of varied income levels. The City supports this goal by identifying adequate housing sites (infill sites, vacant sites, and larger sites within Specific Plans) that are appropriately zoned for a variety of housing types (e.g., single-family, multiple family, etc.) while implementing programs that address the City's housing needs. At the same time, housing needs continually change over time due to broader demographic factors.

The sites identified for new housing have been found to be adequate to accommodate the City's regional housing needs allocation (e.g., for very low, low, moderate, and above moderate income households) as determined by the state Housing and Community Development Department (HCD) for the 2021-2029 planning period. The following goal and policies set forth the City's commitment to facilitate and encourage the production of housing commensurate with community needs.

GOAL HE-1

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

Policies

HE-1.1 Continue to support public and private sector nonprofit and for-profit organizations in their efforts to construct, acquire, and improve housing to provide access to affordable housing to lower and moderate-income households.

- HE-1.2 Promote specific plans that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate City services and recognition of environmental constraints.
- HE-1.3 Provide sites for residential development so that scarcity of land does not unduly increase the cost or decrease the availability of housing for all segments of the community.
- HE-1.4 Support the development of sustainable projects that reduce demand for water and energy resources, reduce commute times and operational costs, and provide for transit-oriented development.
- HE-1.5 Create or expand zoning designations and commensurate development standards to encourage flexibility in permitted land use types that respond to changing market forces and provide opportunities for higher density residential development, mixed use residential/commercial development, and transit oriented residential development in appropriate areas of the City.

SPECIAL NEEDS HOUSING

Corona, like many cities in California, have residents with special housing needs. These include seniors, large families with five or more members, people with disabilities, single parent households, unhoused people, and others in need of housing. The City proactively addresses each of these groups by providing a range of special needs and affordable housing suited to the lifestyles and needs of each special need group.

GOAL HE-2

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

Policies

- HE-2.1 Encourage the development of rental units with three or more bedrooms to provide affordable housing for large families.
- HE-2.2 Work with nonprofit agencies and private sector developers to encourage development of senior housing.
- HE-2.3 Encourage the production of assisted living facilities (single-story houses and apartments) for the disabled and the elderly.
- HE-2.4 Provide emergency shelter with transitional support for City residents, including disadvantaged groups.
- HE-2.5 Encourage the upgrade and conversion of older motels to single-room occupancy housing.

NEIGHBORHOOD QUALITY

The City of Corona's quality of life is contingent on neighborhood quality and the safety, public amenities, and quality of development found in each neighborhood. Many residential neighborhoods are in excellent condition as evidenced by well-maintained housing, streets with sidewalks and trees, adequate physical infrastructure, and public services. In other cases, some neighborhoods show signs of deterioration and could benefit from improvement. Still other neighborhoods require significant reinvestment in housing, infrastructure, parks and open space, and public services.

Given the diversity of residential neighborhoods, the City of Corona supports a multifaceted approach to improving and preserving the quality and livability of residential neighborhoods. The particular strategies employed to achieve this goal depend on the location of the neighborhood, age and tenure of housing, type of housing, and other neighborhood characteristics. These strategies include, but are not limited to, the following: historic preservation, neighborhood traffic management, infrastructure maintenance, safety, code compliance, and housing rehabilitation. The following goal and policies set forth Corona's commitment to neighborhood quality.

GOAL HE-3

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

Policies

- HE-3.1 Recognize the City's inventory of existing historic structures and seek programs to enhance and preserve those neighborhoods.
- HE-3.2 Encourage the revitalization of the existing dwelling units in the circle area through rehabilitation programs.
- HE-3.3 Provide public services and improvements that enhance and create neighborhood stability.
- HE-3.4 Continue to establish and enforce property maintenance regulations that promote the sound maintenance of property and enhance the livability and appearance of residential areas.
- HE-3.5 Maintain design review for new residential developments to ensure the construction of livable and aesthetically pleasing neighborhoods.

FAIR HOUSING

Equal access to housing for all is fundamental to each person in meeting essential needs and pursuing personal, educational, employment, or other goals. As defined in state and federal law, fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of protected status. Recognizing this fundamental right, the federal and State of California governments have both established fair housing as a right protected by law. The following goal and policies set forth the City's commitment to fair housing.

GOAL HE-4

Ensure that housing opportunities are available to all persons without regard to the classes protected by federal and State laws.

Policies

- HE-4.1 Coordinate housing actions with social service agencies and support efforts of organizations dedicated to working toward elimination of discrimination in housing.
- HE-4.2 Promote and provide for nondiscrimination in all City programs.

HOUSING PROGRAMS

The goals and policies contained in the Housing Element address the identified housing needs in Corona and are implemented through a series of housing programs. Housing programs define the specific actions the City will take to achieve specific goals and policies. Housing programs include the programs currently in operation in the City as well as new programs. This section provides a description and the qualitative and quantitative objectives for each housing program the 2021-2029 period.

CONSERVING AND IMPROVING EXISTING AFFORDABLE HOUSING

Maintaining Corona's older residential neighborhoods is vital to preserving the overall high quality and character of the community. In addition to maintaining the City's housing stock, Corona must also conserve affordable units. The cost of housing in Corona has become unaffordable or too much of a burden for many residents, particularly those with fixed incomes and lower and moderate-income households. The preservation of affordable housing helps maintain adequate housing opportunities available to all residents.

Program 1: Residential Rehabilitation Program

The Residential Rehabilitation Program provides forgivable loans to address critical home improvement needs such as the remediation of code violations, heating and air conditioning, exterior or interior paint, water heater replacement, roofing, plumbing, electrical, kitchen and bathroom facilities, termite eradication/repair and accessibility improvements. This program aims to assist 120 households during the 2021-2029 period with an annual average of 15 households. The City will continue to conduct community outreach regarding available loans and grants.

Funding	CDBG/HOME funds, Renegotiation of City Affordable Housing Agreement
Responsible Agency	City of Corona Community Services Department
Objectives	 Assist 103 very low income and 152 low income households during the planning period, with an average of 15 households annually. Continue to provide community outreach regarding available loans and grants for needed home improvements.
Timeframe	Annually monitor the number of houses enrolled in the housing rehabilitation program. Continue to implement program on an ongoing basis throughout the planning period.

Program 2: Housing Choice Voucher Program

The Housing Choice Voucher Program (formerly Section 8) is implemented through the Riverside County Housing Authority. Very low-income renters receive supplemental rental assistance for standard housing in order to prevent them from becoming overly rent burdened. The Housing Choice Voucher Program extends rental subsidies to lower income families and the elderly who spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the fair market rent. In 2018, the county issued 333 housing vouchers to Corona households.

Funding	HUD Housing Choice Voucher funding allocation
Responsible Agency	Riverside County Housing Authority
Objectives	 Continue to provide tenant-based rental assistance to approximately 350 households annually through cooperation with the Riverside County Housing Authority.
	 Compile and maintain a list of properties that participate in the Housing Choice Voucher program. Create and implement an outreach program to promote the Housing Choice Voucher program to property owners.
Timeframe	This program should be implemented on an ongoing basis and should actively monitor the availability of Voucher funds.

Program 3: Conservation of Existing and Future Affordable Units

A total of 89 units in Corona are at risk of losing their affordability controls (e.g. become market rate) prior to December 2023 Under this program, the City shall utilize financial resources available through CDBG, federal, State, and local sources to retain or replace all at-risk units. The program aims to identify and analyze inventory that may be at risk of losing affordability controls, maintain communication with the local HUD office, assist with tenant education, identify potential buyers, identify potential acquisition funds, and coordinate with non-profit developers to identify potential acquisition opportunities.

	CDBG/HOME Administration (monitor at-risk status); other funding sources
Funding	as available for preservation.
Responsible Agency	City of Corona Community Services Department
Objectives	 Annually identify and analyze inventory that may be put at risk of losing affordability controls.
	 Maintain communication with the local HUD office.
	 Assist in tenant education.
	 Identify potential buyers.
	 Identify potential acquisition funds.
	 Coordinate with non-profit developers to identify potential acquisition opportunities.
Timeframe	Annual monitoring and ongoing pursue of funding opportunities for long-
	term preservation.

Program 4: Mobile Home Park Program

The City will continue to implement the Residential Mobile Home Park zoning ordinance (Municipal Code Chapter 17.30) that sets conditions on changes of use or conversions of mobile home parks, consistent with Government Code Section 66427.5.

The city will also assist lower-income tenants of mobile home parks to research the financial feasibility of purchasing their mobile home parks to maintain affordable rents. One potential source of financial assistance is the State Mobilehome Park Rehabilitation and Restoration Ownership Program (MPRROP). The purpose of the program is to finance, through loans, the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit housing partners, or local public agencies. Loan proceeds may be used to: purchase (conversion) a mobile home park, rehabilitate or relocate a purchased park, purchase by a low income resident a share or space in a converted park, or pay for the cost to repair or replace low-income residents' mobile homes.

Funding	State Grants/Loans (MPRROP)
Responsible Agency	Community Services Department,
Objectives	 Continue to regulate the conversion of mobile home parks in Corona as permitted by State law.
	 As appropriate, provide information to mobile home park tenants regarding potential tenant purchase of parks and assistance available, through programs such as State's Mobilehome Park Rehabilitation and Restoration Ownership Program (MPRROP).
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 5: Neighborhood Improvements

To foster community pride and increase incentives for private homeowner investment in their homes, the City will continue its Neighborhood Improvement Program. This program consists of public improvements such as repairing and constructing streets, curbs, gutters, and water lines in addition to the Graffiti Removal Program. Public improvements inspire property owners to stay in the neighborhood and invest in their property, thus preserving the housing stock The City continues to develop methods designed to increase the City's collective sense of community pride.

Funding	CDBG funds
Responsible Agency	Administrative Services Department, Public Works Department
Objectives	 Continued implementation of neighborhood public improvements, property maintenance ordinance, design review, and historical preservation ordinance.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 6: Sustainable Building

The City through the California Building Code and CAL Green Code require the use of sustainable building techniques for new and rehabilitation projects in order to reduce demand for water and energy. The City also evaluates housing projects for shorten commute distances, protection of the environment, and plan large development projects with environmental principles such as transit-oriented development. The program will continue to implement the Climate Action Plan that fosters sustainability in all development requiring discretionary approval.

Funding	Department Budget
Responsible Agency	Community Development Department
Objectives	 Continue to implement the Climate Action Plan that fosters sustainability in all development requiring discretionary approval.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

PROVIDE ADEQUATE HOUSING SITES

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes, and prices. This is an important function in both zoning and General Plan designations. The City of Corona's regional housing needs allocation (RHNA) for the 2021-2029 period is 6,088 units.

Program 7: Site Availability

Through Zoning and General Plan designations, the City maintains a residential sites inventory that is adequate to accommodate the City's remaining share of regional housing needs. The City's Regional Housing Needs Assessment (RHNA) is 6,088 units (2,792 units for low income, 1,096 units for moderate

income, and 2,200 units for above moderate income). Future residential growth is expected to primarily be infill development in areas where transit-oriented development and access to services is most feasible.

The City will have a shortfall of sites to accommodate the City's remaining RHNA requirements (for lower-, moderate-, or above moderate-income households), and therefore needs to undergo a Rezone program.

Funding	Department Budget
Responsible Agency	Community Development Department
Objectives	 Continue to provide zoning at appropriate densities to provide opportunities for accommodating the regional housing needs.
	 Amend Zoning Code Map Book to incorporate all zoning designation changes required to meet RHNA requirements by October 2024.
	 Maintain an ongoing inventory of multi-family residential and mixed use sites and provide updated information on sites on City website.
	 Maintain an ongoing inventory of City-owned properties and other surplus sites owned by other public agencies that may be appropriate for residential uses.
	 Continue to update the Infill Affordable Housing Map to indicate suitable infill development sites.
	 Monitor the consumption of residential acreage to ensure an adequate inventory is available.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 8: Residential Sites Monitoring Program

In 2017, Senate Bill 166 (SB 166), otherwise known as "no net loss", was passed to ensure that cities and counties "identify and make available" additional adequate sites if a housing project is approved at a lower density or with fewer units by income category than what is identified in the Housing Element. In conjunction with Program 7 Residential Sites Inventory, the City will further implement a monitoring program that evaluates the current capacity of housing sites for all income levels throughout the duration of the planning period. The City commits to internally tracking the City's available housing sites through its internal database to ensure the City remains on track towards satisfying its RHNA target.

Should an approval of development result in fewer units than assumed in this Housing Element for meeting RHNA requirements (for lower-, moderate-, or above moderate-income households), the City will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Funding	Department Budget
Responsible Agency	Community Development Department
Objectives	 Maintain an updated inventory of residential housing developments that have been submitted, approved, and denied.
	 The City will actively promote sites available for lower- and moderate- income housing development to potential developers, private and non-profit organizations, and other interested persons and organizations.
	 Amend Title 17 of the Corona Municipal Code to allow, by right, a mix of dwelling types and sizes, specifically missing middle housing types (e.g., duplexes, triplexes, fourplexes, courtyard buildings).
	 Annually monitor the City's remaining housing capacity to ensure compliance with SB 166.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 9: Sites Used In Previous Planning Periods Housing Elements

In 2017, AB 879 and AB 1397 were passed requiring additional analysis and justification of the sites included in the sites inventory of the City's Housing Element. The Housing Element may only count non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. Some sites within this Housing Element were used in previous cycles and this program is included to address the by-right approval requirement. Per AB 1397, the use by right of these sites during the planning period is restricted to developments in which at least 20 percent of the units in the development are affordable to lower income households, provided that these sites have sufficient water, sewer, and other dry utilities available and accessible or that they are included in an existing general plan program or other mandatory program or plan to secure sufficient water, sewer, dry utilities supply to support housing development.

Funding	Department Budget
Responsible Agency	Community Development Department
Objectives	The City shall rezone or amend its Zoning Code by October 2023 to allow by-right approval for housing developments proposed for non- vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements, provided that the proposed housing development consists of at least 20 percent lower income and affordable housing units
Timeframe	This program will be implemented on an ongoing basis through the
	remainder of the planning period.

Program 10: Lot Consolidation

To facilitate development in the downtown core, the City offers several development incentives. Where feasible, the City encourages lot consolidation to allow more flexibility in possible land uses, building designs, and site and parking lot layouts, while minimizing curb cuts and ingress/egress points into parking areas to encourage smooth traffic flow. Other development incentives include reduced parking and setback requirements and increased sign area for multi-family and mixed-use projects. Under this

program, the City will provide information and technical assistance to property owners and developers to facilitate lot consolidation and residential and mixed-use development.

Funding	Department Budget
Responsible Agency	Community Development Department
Objectives	 Continue to facilitate lot consolidation or residential and mixed-use developments by providing information and technical assistance to property owners and developers.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 11: Multi-Family Acquisition and Rehabilitation

Acquisition and rehabilitation of existing multi-family housing stock are more cost-effective than constructing new affordable units and provide the additional benefit of maintaining the City's multi-family housing stock. An important component of Corona's housing strategy is the identification of existing multi-family units for acquisition and rehabilitating as affordable housing. The City has several older apartment complexes, many in substandard conditions, that have potential for acquisition and rehabilitation. To the extent feasible, the City will encourage a portion of acquired affordable units to be made available to persons with disabilities (including developmental disabilities) and extremely low-income households.

In the previous housing cycle, the City used NSP and HOME funds for the acquisition of a 12-unit dilapidated complex for very low-income families. Additionally, the City used NSP funds to purchase a remnant structure with 19 units. This was part of a partial-take affected by the State Route 91 expansion project. These 19 units were integrated into the Citrus Circle Affordable Housing project which also constructed 42 new units. The entire project created 61 affordable units.

Funding	NSP and HOME funds
Responsible Agency	Administrative Services Department
Objectives	 Utilize NSP and HOME funds to assist both nonprofit and for-profit developers to acquire existing apartment buildings in need of upgrading, in exchange for long-term affordability controls on some or all of the units.
	 Pursue available funds for multi-family acquisition and rehabilitation.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING

The high cost of new construction can prohibit the development of affordable housing units. Incentive programs for housing developers, such as a density bonus, offer a cost-effective means of promoting affordable housing development. Public sector support for new construction includes the following programs for lower and moderate-income housing development.

Program 12: Affordable Housing Development

The City is committed to maintaining and monitoring housing conditions amongst vulnerable, very low-income low-income, and special needs populations. Lower-income communities along with the elderly and persons with special needs are disproportionately burdened with poorer housing conditions. Corona will continue to seek new funding opportunities and partnerships to improve housing conditions. The City will identify and partner with advocacy groups such as Habitat for Humanity to expand existing resources and help further improve housing conditions for special needs and low-income communities, and identify the need for rehabilitation assistance as the housing stock ages.

The City will continue to work with nonprofit housing developers to pursue both ownership and rental affordable housing development. This program encourages affordable housing as infill development and will specifically be concentrated on vacant or underutilized parcels. Furthermore, this program aims to facilitate affordable housing production or self-help housing development through assistance in the site identification and acquisition, priority processing, collaboration with non-profit or other developers, as well as explore incentives and additional funding sources.

The following are recent affordable housing activities in the City:

» Corona Housing Authority acquired approximately 5 acres at Second Street and Buena Vista Street to support the construction of approximately 130 apartments for low income and permanent supportive housing. The project is expected to be constructed within this planning period. The Housing Authority will be providing financial assistance and the land for the project.

The City provided financial assistance to these projects for site acquisition, construction, rehabilitation, and/or relocation of existing tenants.

Funding	HOME funds, CHA funds, other sources as available
Responsible Agency	Community Services Department
Objectives	 Facilitate affordable housing production and development through assistance in site identification and acquisition, priority processing, or collaboration with nonprofit or other developers, as well as provision of incentives.
	 Continue to utilize funds to expand affordable housing projects for special needs populations with the goal of facilitating the development of X130 lower income units within the planning period.
	 Evaluate waiving development impact fees for new construction of housing units that are set aside as low income for an extended period of time.
	 Annually seek additional funding sources and identify new partnerships to greater expand resources in the city.
	 Monitor both the City's and State's development code for any additional updates that will require housing in the City to be altered/changed to comply with the latest updates.
	Investigate funding opportunities to provide rehabilitation services to homeowners and people amongst the vulnerable and low-income communities. Priority will be given to repair and rehabilitation of housing identified by the city's Building Division as being substandard or deteriorating, and which houses lower-income, and in some cases, moderate-income households.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 13: Density Bonus Program

Consistent with State law (Government Code sections 65915 through 65918), the City continues to offer residential density bonuses as a means of encouraging affordable housing development. The City's density bonus regulations (Municipal Code Chapter 17.87) have been amended to comply with current state law. However, should new housing legislation on density bonuses be passed, the City will amend its density bonus program to reflect such changes. The purpose of the program is to provide policy incentives to the private sector to donate land or build housing for very low and low income residents, seniors, and/or persons with disabilities by increasing the number of allowable units above that normally allowed under current zoning requirements.

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

Funding	Department Budget
Responsible Agency	Community Development Department
Objectives	 Update the Corona Zoning Ordinance by October 2023 to integrate future changes in State Density Bonus Law.
	 Continue to advertise and inform prospective developers of options for density bonuses, and actively educate and promote density bonus increases as adopted.
	 Meet with developers to discuss incentives and concessions appropriate for the density bonus program to facilitate affordable housing development.
	 Promote the use of density bonus incentives by providing information on City website and offering technical assistance to developers.
Timeframe	This program should be monitored annually to identify any new density bonus legislation and amend the Zoning Ordinance and should be implemented on an ongoing basis through the remainder of the planning period.

REMOVE GOVERNMENTAL CONSTRAINTS

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

Program 14: Zoning Ordinance Monitoring

The Corona Zoning Ordinance (Title 17 of the Corona Municipal Code) is continuously updated to address changes among a range of issues and State/Federal laws. The City will continue to monitor its policies, standards, and regulations to ensure they work to facilitate residential and mixed use development in the community. The City will also revisit its supportive/transitional parking requirements, and emergency shelter regulations.

Funding	Department Budget
Responsible Agency	Community Development Department
Objectives	 Monitor the City's Zoning Ordinance to ensure standards do not excessively constrain affordable residential development.
	 Amend Title 17 of the Corona Municipal Code by October 2023 to comply with AB 101 to permit low barrier navigation centers.
	 Amend Title 17 of the Corona Municipal Code to comply with AB 2162 which prohibits impositions on any minimum parking requirements for supportive housing units located within ½ mile of a public transit stop.
	 Amend Title 17 of the Municipal Code by October 2023 to comply with the Employee Housing Act.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 15: Flexibility in Development Standards

The City, in its review of development applications, may recommend waiving or modifying certain development standards, or propose changes to the Municipal Code to encourage the development of low- and moderate-income housing. The City offers offsets to assist in the development of affordable housing citywide. Offsets include concessions or assistance including, but not limited to, direct financial assistance, density increases, standards modifications, or any other financial, land use, or regulatory concession that would result in an identifiable cost reduction.

Funding	Department Budget
Responsible Agency	Community Development Department
Objectives	 Monitor application of Development Code standards for constraints to development of new housing and recommend changes that would minimize such constraints and enhance the feasibility of affordable housing, while maintaining the quality of housing.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 16: ADU Monitoring Program

In recent years, multiple bills have added requirements for local governments related to ADU ordinances. The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days, remove lot size requirements and replacement parking space requirements and require local jurisdictions to permit junior ADUs. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, prohibited fees on units of less than 750 square feet, and permitted ADUs at existing multi-family developments. This program aims to annually monitor the production of ADU's along with provisions made to ADU legislation.

Funding	Department Budget
Responsible Agency	Community Development Department
Objectives	 Respond in a timeline manner to update the Corona Zoning Ordinance/Municipal Code to integrate changes in State housing law.
	 Annually monitor ADU production and affordability on a bi-annual basis.
	 Perform a midterm review of ADU trends in 2025 and commit to adjustments if assumptions are not met. If the City is not meeting ADU goals, implement additional action depending on the severity of the gap such as public outreach, ADU incentives, and rezoning.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 17: Development Impact Fees

Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities. While almost all these fees are assessed on a pro rata share system, they often contribute to the cost of housing and constrain the development of lower priced units. As a result, the City will evaluate the impact of the fee increase on residential and mixed-use developments as a potential constraint on housing development and adjust as necessary to encourage and facilitate residential development. In addition, the City will work with the development community to solicit their input on the impact and viability of existing fees. The City currently updates their Fee Schedule for development impact fees every ten to twenty years by the City's Finance Department.

Funding	Department Budget
Responsible Agency	City Council by Policy
Objectives	 Continue to evaluate the impact of fees on residential and mixed-use developments and make adjustments as necessary to facilitate development activities.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 18: Expedited Project Review and Hearing Process

The City will continue to improve the efficiency of the development review process. As a response to a housing shortage in the State of California, Senate Bill 330 (SB 330) was passed to restrict local rules that limit housing production. SB 330 strengthen the Permit Streamlining Act by creating a more efficient two-step application process. In conformance with Government Code Section 65940.1 (SB 1483), the City has all schedule of fees, application forms, Zoning Ordinance/Municipal Code, and other relevant information publicly accessible on the City's website. The City will continue to identify efficiencies for the development process in line with SB 330 and further streamline the permit process. The City will also coordinate with developers to ensure a timey application and development process.

Funding	Department Budget
Responsible Agency	Community Development Department
Objectives	 As needed, the City will prioritize processing for affordable housing projects; and Annually assess the efficiency of the City's permit streamlining process and continue to implement best practices with efficient project review procedures.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

PROMOTE EQUAL HOUSING OPPORTUNITY

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

Program 19: Affirmatively Furthering Fair Housing (AFFH)

To address the requirements of AB 686, the City has worked collaboratively with the County of Riverside Public Housing Authority (PHA) to complete the Analysis of Impediments to Fair Housing (AI) which identifies regional barriers to fair housing. The City has also produced a City-specific AI that discusses local barriers to fair housing with heavy emphasis on racial and economic disparity and environmental justice. Two primary impediments were identified for the City including a lack of access to home improvement financing and limited access to home purchase loans. Recommendations have been identified in the City's AI to reduce these impediments including implementing programs such as the Residential Rehabilitation Program and efficiently monitoring HDMA data.

The current AI was approved by the City Council on June 17, 2020 to cover program years 2020-2021 through 2024-2025. The City will continue to address the impediments identified in the AI by examining available housing opportunities and potential Zoning Ordinance amendments. The City will continue to work collaboratively with the County of Riverside Public Housing Authority to identify and promote fair housing, education, and advocacy.

Funding	Department Budget
Responsible Agency	Community Development Department, Community Services Department
Objectives	 Continue to effectively address the requirements of AB 686 by increasing outreach and education through the fair housing service providers, publicize fair housing litigation to encourage reporting, and conduct random testing on a regular basis to identify issues, trends, and problem properties.
	 Work with local agencies such as the Fair Housing Council of Riverside County to help identify and reduce barriers to housing on both a regional and local scale.
	 Establish a method of measuring the progress of fair housing practices, which can include the index of dissimilarity, the Regional Opportunity Index, and percentage of residents experiencing extreme housing cost burdens. Report the findings of these metrics as part of the city's Housing Element Annual Progress Report.
	 Expand understanding of the current state of fair housing practices and potential areas of discrimination by conducting an in-depth study of fair housing issues around the city.
	The city shall continue to facilitate opportunities for all residents and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout plan development and the public review process. Outreach efforts to disadvantaged communities will be a priority.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 20: Fair Housing Services

With assistance from the city's fair housing provider, the city will continue to offer fair housing services to its residents and property owners. Additionally, AB 686 (2017) requires each city to administer its programs and activities related to housing in a manner that affirmatively furthers fair housing. Corona will take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities.

Funding	CDBG, Section 8 Rental Assistance, Housing Trust Fund
Responsible Agency	Community Services Department
Objectives	 Continue to provide CDBG funds to a fair housing service provider. Encourage affirmative marketing on all residential projects and will require developers to advertise to under-represented minority groups to indicate the availability of housing units that meet affordable housing requirements.
	 Implement the action items identified in the Analysis of Impediments to Fair Housing Choice, which was adopted by the City Council on March 16, 2011.
	 Allocate annual funding for fair housing services through the Action Plan process for the use of CDBG funds.
	 Participate in regional efforts to mitigate impediments to fair housing choice.
	 Distribute educational materials to property owners, apartment managers, and tenants relative to fair housing requirements, regulations, and services.
	 Make public announcements, via different media (e.g., social media, newspaper ads, and public service announcements at local radio and television channels) related to fair housing programs and opportunities.
	 Conduct workshops and training with different community-based organizations.
	Conduct fair housing workshops and training in Spanish.
	 Hold diversity awareness events and programs at a variety of locations throughout the city.
	Outreach targeted and related to home financing opportunities;
	 Monitor and respond to complaints of discrimination (i.e. intaking, investigation of complaints, and resolution).
	 Referring services to appropriate agencies;
	 Conduct fair housing testing at random sites to measure compliance and remove any such impediments through fair housing law enforcement.
	 Continue working collaboratively with the Fair Housing Council of Riverside County to promote fair housing, education, and advocacy.
	 Take affirmative actions to further fair housing choice in the city, and implement the solutions developed in the Regional Analysis of Impediments to Fair Housing Choice to mitigate and / or remove fair housing impediments.
	 Target housing creation or mixed income strategies (e.g., funding, incentives, policies and programs, density bonuses, land banks, housing trust funds) and market opportunities in all parts of the community.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 21: Segregation in Housing Implementation

Despite the repeal of explicitly racist and discriminatory housing laws, there remains a lasting legacy of segregation and resources disparities. Housing choice is often limited for persons of protected classes, including communities of color, to segregated concentrated areas of poverty. Programs under this goal are designed to affirmatively reduce barriers to housing, including but not limited to racial inequities, high housing costs, and public awareness of existing resources.

Funding	Departmental Budget
Responsible Agency	Community Development Department
Objectives	 Monitor application of Development Code standards for constraints to development of new housing and recommend changes that would minimize such constraints and enhance the feasibility of affordable housing, while maintaining the quality of housing.
Timeframe	This program will be implemented on an ongoing basis through the
	remainder of the planning period.

Program 22 Housing for Persons Experiencing Homelessness

On June 17, 2020, Corona's City Council adopted the Strategic Plan to Address Homelessness, designed to address homelessness through various programs. The City's Homeless Prevention Programs was created as a result of the City's Strategic Plan to Address Homelessness. The Program is for Corona households who are at risk of becoming homeless as defined by HUD and focuses on self-sufficiency and stabilization. Services include rental assistant, first/last month rent and/or deposit, utility assistance, transportation assistance, and case management. The Strategic Plan identified eight goals to help prevent homelessness, improve quality of life, and reduce homelessness:

- » Develop a Systems-Oriented Approach to Address Homelessness;
- » Develop a Low-Barrier Emergency Shelter/Navigation Center System;
- » Develop Permanent Supportive and Affordable Housing Solutions;
- » Expand Outreach and Engagement;
- » Develop and Participate in Sub-Regional Collaboratives with Neighboring Cities;
- » Develop Partnerships with the County and Continuum of Care to Support Plan Initiatives;
- » Develop a Homeless Prevention Initiative
- » Develop an Advocacy Campaign to Support Plan Initiatives, and;
- » Expand Data Tracking Systems and Dashboard to Measure System Performance

Funding	CDBG, HOME, SB2
Responsible Agency	Community Services Department, Community Development
Objectives	 Continue to monitor policies, standards, and regulations to ensure that they do not unduly impact persons with special needs.
	 Coordinate with agencies such as the Housing and Homeless Coalition of Riverside County along with SCAG for the purposes of coordinating efforts, reducing the unsheltered population, increasing emergency and permanent housing, and leveraging resources to address homelessness.
	 Continue to provide funding for local and sub-regional homeless service providers that operate temporary and emergency shelters.
	 Assist (when possible) local non-profits and charitable organizations in securing state and federal funding for the acquisition, construction, and management of shelters.
	 Review the low barrier navigation centers and emergency shelter provisions to comply with recent changes to state law and amend the zoning ordinance (Refer to Program 15) and other documents as part of the General Plan and Zoning Code.
	 Consider establishing a maximum length of stay for emergency shelters to have a limit of no more than 180 consecutive days within a one-year period instead of a total of 180 days in a one-year period.
	 Continue to financially support the 211system operated by the Volunteer Center of Riverside County. This system provides information on all social services offered in Riverside County.
	 Commit to reducing parking lot requirements for homeless shelters that are able to demonstrate a reduced parking need.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 23: Housing for Special Needs Populations

The Corona Zoning Ordinance is continuously updated to address a wide range of issues and State and federal law with respect to accommodating and addressing housing for special needs. In 2018, Assembly Bill 2162 (AB 2162) was passed which requires that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multifamily uses. The City's Zoning Ordinance currently reflects this piece of AB 2162. Additionally, AB 2162 prohibits local governments from imposing any minimum parking requirements for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop. The City is currently not in compliance with this piece of AB 2162 and will amend Title 17 of the Corona Municipal Code to reflect this portion of the legislation.

The City is committed to expanding supportive housing opportunities for vulnerable communities that rely on such services. The City will continue to monitor its policies, standards, and regulations to ensure that they do not unduly impact persons with special needs. The City will also facilitate the development of housing for persons with disabilities and other special needs through incentives for affordable housing development.

Funding	Department Budget		
Responsible Agency	Community Development Department		
Objectives	 Continue to monitor policies, standards, and regulations to ensure that they do not unduly impact persons with special needs. 		
	 Amend Title 17 of the Corona Municipal Code to incorporate all changes to State legislation pertaining to special needs populations as part of the General Plan and Zoning Code update project, by October 2023. 		
	 Facilitate the development of housing for persons with disabilities and other special needs through incentives for affordable housing development. 		
	 Nurture ongoing partnerships that help educate and execute the development of supportive and transitional housing. 		
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.		

Program 24: Safe and Healthy Communities

Minority and lower-income communities have historically been disproportionately burdened by environmental impacts such as poor air quality. Under California Government Code 65040, environmental justice is designed as "the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies." The City is committed to expanding safe and healthy housing opportunities for all people through the continuous expansion of environmental justice policies, conducting thorough environmental review of all housing developments, and creating partnerships with environmental justice agencies and advocates such as the California Environmental Justice Alliance.

Funding	Department Budget
Responsible Agency	Community Development Department
Objectives	 Annually monitor policies, standards, and regulations regarding environmental justice in the City.
	 Nurture ongoing partnerships that help educate and execute the development of safe and health housing communities for all groups of people.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 25: Alternative Housing Program

Under this program, the City will continue to support alternative types of housing, such as multifamily units, single-room occupancy units, and managed living units or "micro-units," to accommodate extremely-low-income households.

Funding	Department Budget	
Responsible Agency	Community Development Department	
Objectives	 Continue to annually monitor underutilized properties and sites that have a potential for alternative housing options and offer the information to interested developers on an on-going basis. 	
	 Rezone underutilized commercial, office, and or industrial space, as appropriate, to facilitate use for alternative housing types. This will be done with the RHNA updates on or before October 2024 and then annually as opportunities arise. 	
	 Develop, as part of a zoning ordinance update, measures that encourage affordability by design (e.g., smaller, more efficient and flexibly-design living spaces). 	
	 Where appropriate, utilize the city's regulatory powers (e.g., land use and fees) to encourage development of alternative housing including care facilities for 7+ individuals in residential zones. 	
	 Evaluate and implement a development fee structure for these units based on a per square foot basis rather than per unit basis. 	
	 Encourage innovative housing structures, such as micro-unit housing and new shared and intergenerational housing models to help meet the housing needs of aging adults, students, and lower-income individuals citywide. This will be accomplished on an on-going basis. 	
Timeframe	This program will be monitored annually and implemented on an ongoing basis through the remainder of the planning period.	

Program 26: Preservation of At-Risk Housing

Under this program, the City will continue to support the preservation of the 89 affordable housing units that could convert to market-rate at some point in the planning period.

Funding	Department Budget
Responsible Agency	Community Development Department
Objectives	 Monitor the status of the projects at risk of conversion to market rate prior to their expiration date and ensure tenants receive proper notification of any changes and are aware of available special Section 8 vouchers.
	 Contact nonprofit housing developers to solicit interest in acquiring and managing the property in the event this or any similar project becomes at risk of converting to market rate.
Timeframe	This program will be monitored annually and implemented on an ongoing basis through the remainder of the planning period.

Program 27: Community Outreach Program

Community outreach is a key component to developing a comprehensive and inclusive housing market in the City. It is critical to engage local community groups and stakeholders from all sectors of the community in order to educate and provide inclusive housing opportunities. The goal of this program is to inform and engage residents in the City's housing and overall planning process, particularly residents

who may benefit from more fair and equitable housing opportunities. Strategies to expand accessibility and help further educate community groups include:

- » Sharing and distributing public announcements/information through a variety of mediums such as flyers, E-blasts, website updates, new media, and social media;
- » Actively engaging existing stakeholders and seeking additional stakeholders from all sectors of the community to participate in the public participation process;
- » Increasing accessibility to public meetings by conducting public meetings around typical work hours, accommodating persons with disabilities, choosing locations near transit centers, and providing resources such as childcare, language translation services, and food and refreshments where possible;
- » Continuing to educate all community groups about the services available for rental, homeownership, and rehabilitation/maintenance services.

Funding	Department Budget
Responsible Agency	Community Development Department, Community Services
Objectives	 Increase accessibility to public meetings for all sectors of the community including minority groups and persons with disabilities by ensuring public meetings are in accessible locations to all persons. Ensure public meetings and other planning processes are delivered in ways that all groups of the community can understand such as
	 delivering meeting content in multiple languages. Make public announcements and information accessible and visible using a variety of communication methods.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 28: Community Placemaking Pilot Program

The City of Corona actively seeks to identify new opportunities to connect neighborhoods despite differences in income levels and demographics. The Community Placemaking Pilot Program will implement small-scale placemaking projects/events that connect community members through neighborhood beautification and active and passive engagement opportunities accessible to persons of all abilities and backgrounds. Placemaking strategies include but are not limited to:

- » Increase signage and wayfinding between neighborhoods;
- » Implement "popup parks"/sidewalk cafes in community neighborhoods;
- » Create a community murals programs to help beautify community neighborhoods and connect local artists of all backgrounds;
- » Increase seating, such as picnic tables with chess/checker boards;
- » Create a designated city community garden for all members of the community to visit and volunteer;
- » Coordinate neighborhood walks/races, and;

» Increase overall community outreach (partnering with Program 27) to help spread the word on new community attractions in various neighborhoods and educate community groups on new community activities

Funding	Department Budget
Responsible Agency	Community Services Department
Objectives	 Connect diverse neighborhoods through small, inclusive, and accessible placemaking projects and activities.
	 Expand public outreach to target all neighborhoods and educate people from all types of community groups on new and upcoming neighborhood projects and activities.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

SUMMARY OF QUANTIFIED OBJECTIVES

The City has proposed its objectives for the Housing Element period based on financial resources, past experience, and staff capacity. The following table summarizes the City's quantified objectives for the 2021-2029 period by income group.

Table 45: Quantified Housing Objectives (2021-2029)

	New Construction	Rehabilitation	Conservation/Preservation
Extremely Low Income	36	-	-
Very Low Income	11	103	12
Low Income	87	152	36
Moderate Income	64	-	-
Total	198	255	48

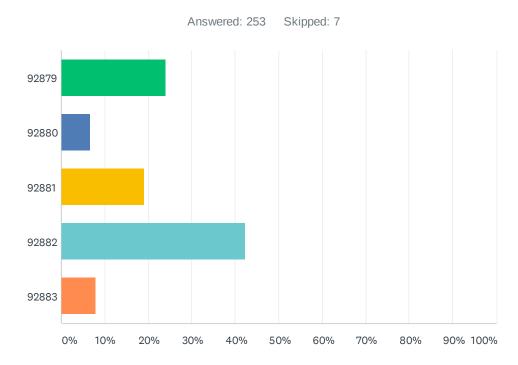
Appendix A

PUBLIC OUTREACH

Appendix A-1 Housing Element Online Public Survey Results

City of Corona - Housing Element Update

Q1 If you are a resident of the City of Corona please select the zip code for your place of residence. If you are not a resident in the City move on to Question 2.

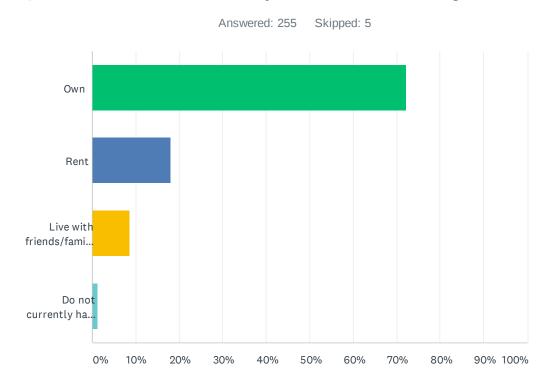


ANSWER CHOICES	RESPONSES
92879	24.11% 61
92880	6.72%
92881	18.97% 48
92882	42.29% 107
92883	7.91% 20
TOTAL	253

Q2 Do you represent a special interest group (example: service provider associated with domestic violence, seniors, persons with disabilities, veterans, etc.; community group, housing developer, other?) If so, please provide Name of Organization.Once answered, please move on to Question 9.

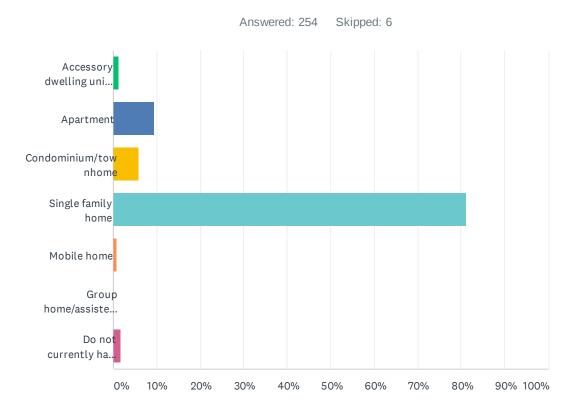
Answered: 50 Skipped: 210

Q3 Which best describes your current housing situation?



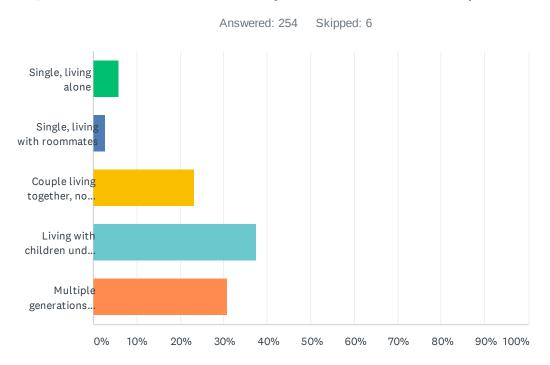
ANSWER CHOICES	RESPONSES	
Own	72.16%	184
Rent	18.04%	46
Live with friends/family, do not own or pay rent	8.63%	22
Do not currently have a permanent home	1.18%	3
TOTAL		255

Q4 Which best describes your current living situation?



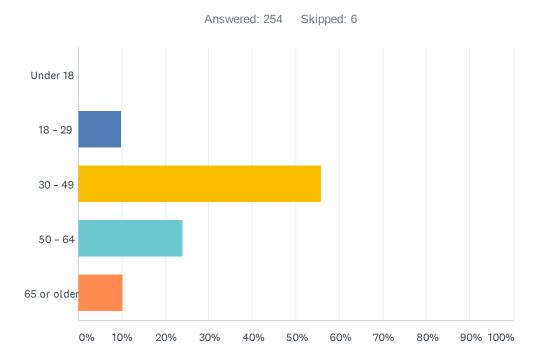
ANSWER CHOICES	RESPONSES	
Accessory dwelling unit (granny flat/guest house)	1.18%	3
Apartment	9.45%	24
Condominium/townhome	5.91%	15
Single family home	81.10%	206
Mobile home	0.79%	2
Group home/assisted living	0.00%	0
Do not currently have a permanent home	1.57%	4
TOTAL		254

Q5 Which best describes your household composition?



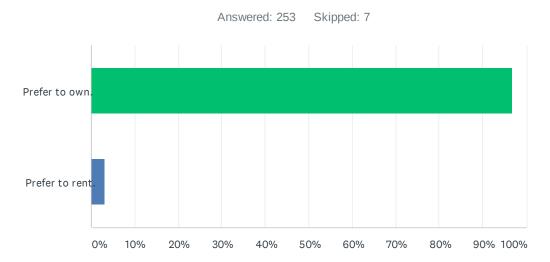
ANSWER CHOICES	RESPONSES	
Single, living alone	5.91%	15
Single, living with roommates	2.76%	7
Couple living together, no children	23.23%	59
Living with children under 18 at home	37.40%	95
Multiple generations living together (adult children, parents, grandparents, etc.)	30.71%	78
TOTAL		254

Q6 What is your age group?



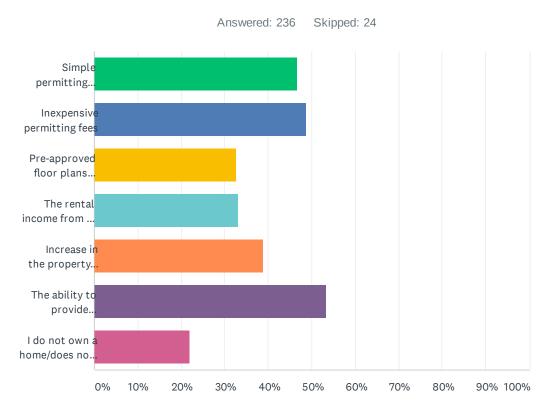
ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18 – 29	9.84%	25
30 – 49	55.91%	142
50 - 64	24.02%	61
65 or older	10.24%	26
TOTAL		254

Q7 What is your preference when it comes to housing?



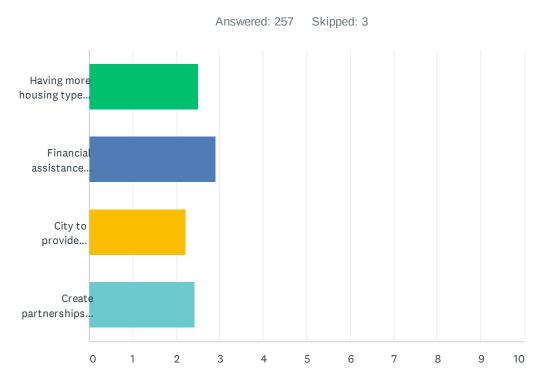
ANSWER CHOICES	RESPONSES	
Prefer to own.	96.84%	245
Prefer to rent.	3.16%	8
TOTAL		253

Q8 Recently adopted state legislation mandates that accessory dwelling units, commonly known as an ADU, be allowed on residential properties that are zoned single family. If you own a home, what would make you consider adding an accessory dwelling unit (ADU) to your house or property? (Select all that apply)



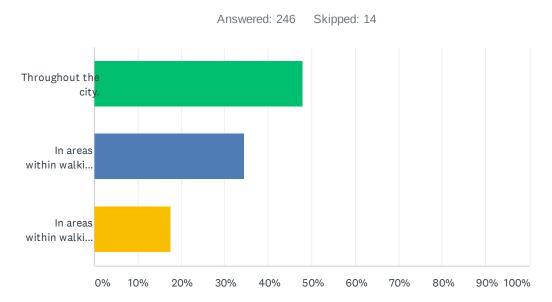
ANSWER CHOICES	RESPONSES	
Simple permitting process	46.61%	110
Inexpensive permitting fees	48.73%	115
Pre-approved floor plans provided by the City for a detached ADU.	32.63%	77
The rental income from an ADU	33.05%	78
Increase in the property resell value	38.98%	92
The ability to provide separate living quarters for someone in my family.	53.39%	126
I do not own a home/does not apply to me	22.03%	52
Total Respondents: 236		

Q9 Using a numeric rating from 1 through 4, with 1 being the most effective and 4 being the least effective, please rank the approaches that you think would provide the best options for housing?



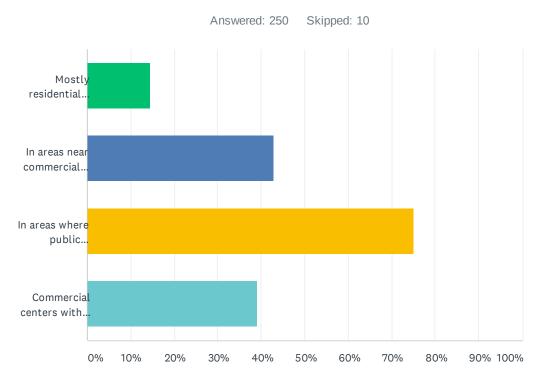
	1	2	3	4	TOTAL	SCORE
Having more housing types available (single family, condominium community, apartment community).	30.17% 73	18.18% 44	25.62% 62	26.03% 63	242	2.52
Financial assistance programs such as rental assistance and down payment assistance programs.	34.69% 85	32.65% 80	20.82% 51	11.84% 29	245	2.90
City to provide incentives for developers to include affordable housing units/workforce housing units within a high-density market-rate rental development.	15.06% 36	24.69% 59	26.36% 63	33.89% 81	239	2.21
Create partnerships with organizations that help people experiencing homelessness find permanent housing.	23.48% 58	23.89% 59	25.10% 62	27.53% 68	247	2.43

Q10 Do you think new housing should be located:



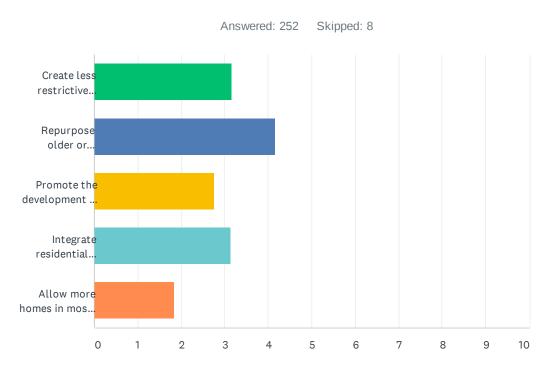
ANSWER CHOICES	RESPONS	ES
Throughout the city.	47.97%	118
In areas within walking distance to public transportation (example: Sixth Street, Main Street).	34.55%	85
In areas within walking distance to commercial services.	17.48%	43
TOTAL		246

Q11 Which areas of the City do you think would be better suited for highdensity residential involving apartments and/or condominiums? (Select all that apply)



ANSWER CHOICES	RESPONSES	
Mostly residential areas.	14.40%	36
In areas near commercial centers.	42.80%	107
In areas where public transportation is within walking distance.	75.20%	188
Commercial centers with housing integrated (mixed-use).	39.20%	98
Total Respondents: 250		

Q12 The State of California mandates that the City's General Plan Housing Element be periodically updated in order to provide housing opportunities for every income sector of the population. In your opinion, please rank the most effective way the City could provide additional options for housing. One (1) being the most effective and 5 being the least effective.



	1	2	3	4	5	TOTAL	SCORE
Create less restrictive development standards for residential housing that would be developed near commercial centers (example: reduced setbacks, reduce (not eliminate) the amount of space devoted to on-site open space, etc.).	18.91% 45	23.53% 56	24.37% 58	20.17% 48	13.03% 31	238	3.15
Repurpose older or underutilized commercial centers with housing, including an opportunity for residential and commercial mixed use and live/work units.	50.83% 123	24.79% 60	17.77% 43	4.13% 10	2.48%	242	4.17
Promote the development of Accessory Dwelling Units (ADU) in existing residential neighborhoods.	10.59% 25	17.80% 42	27.12% 64	27.12% 64	17.37% 41	236	2.77
Integrate residential within the commercial sectors of Downtown, including residential and commercial mixed use and live/work units.	14.69% 36	28.16% 69	21.63% 53	26.12% 64	9.39%	245	3.13
Allow more homes in mostly residential areas.	7.00% 17	6.58%	7.82% 19	21.40% 52	57.20% 139	243	1.85

Q13 Is there any other feedback you'd like to share with the City of Corona as we update our General Plan Housing Element?

Answered: 106 Skipped: 154

HOUSING ELEMENT UPDATE



JOIN US FOR A VIRTUAL STAKEHOLDER WORKSHOP



The City of Corona invites you to participate in an interactive discussion regarding the City's housing needs and programs for the City's 2021-2029 Housing Element update. Please join us to learn more about the update process, strategize potential housing locations, and discuss needs and opportunities for meeting the City's housing goals (including affordable and special needs housing).

WHAT IS THE HOUSING ELEMENT?

The Housing Element establishes goals, policies, and implementation measures to guide the development of housing in Corona. It is included in the Corona General Plan and outlines the City's plan to meet existing and projected future housing needs for all economic segments of the community.

TAKE THE SURVEY!



You can also provide input via our survey by March 1, 2021: www.surveymonkey.com/r/2GQMSPR

HOW TO REGISTER

Please join us by desktop, tablet, and phone at one or both of the following Zoom meetings (the same information will be provided at each). Meetings will be interactive and conducted online.



Tuesday, Feb. 16 at 4 p.m. https://us02web.zoom.us/j/85293875221



Wednesday, Feb. 18 at 11 a.m.

https://us02web.zoom.us/j/84017205448





Contact Joanne Coletta, Community Development Director at Joanne. Coletta@CoronaCA.gov or (951) 736-2434.

www.CoronaCA.gov/GPUpdate

Visite la página web anterior para obtener información en español. Para seleccionar español, consulte el menu desplegable en la página web.

Appendix A-3 Stakeholder Workshop Invitee List

Stakeholder Consultation Matrix

Stakeholder Consultation Watrix									
Agency	Туре	EMAIL	First	Last	Title	Address		Zip Code To	
211 Community Connect	Continuum of Care	mdavis@connectriverside.org	Marie	Davis	CEO/President	2060 University Ave Ste 212	Riverside	92507	(951) 329-4706
AARP California	Services-Elderly	CAAARP@aarp.org	Nancy	McPherson	AARP California State Direc	tor			
AARP California	Services-Elderly	FBuzo@aarp.org	Fred	Buzo	Associate State Director				
Alternatives to Domestic Violance Riverside	Services-Victims of Domestic Violence	info@alternativestodv.org							
Avant-Garde Foter Family Agency	Foster Care Agency/Facility	grege@avgffa.org	Greg	Estravit	Executive Director	1655 E. Sixth Street	Corona	92879	(951) 735-5300
Building Industry Association - Riverside Chapter	Business Leader	eo@riversidebia.org	Lou	Monville	President				(,
C & C Development	Assisted Housing	todd@c-cdev.com	Todd	Cottle	Developer	414 E. Chapman Avenue	Orange	92866	(714) 288-7600
CA Emerging Technology Fund (CETF)	Broadband Advocates	info@cetfund.org	Raquel	Cinat	Associate VP	714 West Olympic Blvd., Ste 924	Los Angeles	90015	(310) 406-6221
California State Assembly (District Office 60)	Government - State	Brad.West@asm.ca.gov	Sabrina	Cervantes		t :391 N Main Street, Suite 210	Corona		951) 371-6860
California State Assembly (District Office 31)	Government - State	elizabeth.balistreri@sen.ca.gov	Richard	Roth	State Senator-District 31	3737 Main Street Suit 104	Riverside	92501	(951) 680-6750
Camornia State Senate (District Office 31)	Government - State	enzabeth.ballstreri@sen.ca.gov	Michard	Rout	Director-Sponsored	3737 Main Street Suit 104	Miverside	32301	(331) 080-0730
California State University San Bernardino	Public Funded Institution	dianet@csusb.edu	Diane	Trujillo	Programs Adminstration	5500 University Parkway	San Bernardino	92407	(909) 537-3664
Calvary Chapel Corona	Religious	dianet@csusb.edu	Diane	Trujillo	r ograms Administration	3300 Oliversity Farkway	Jan Bernarumo	32407	(303) 337-3004
Casa de la Villa	Assisted Housing	casadelavilla@villageinvestments.net							
City Net Homeless Services	Services-Homeless	OUTREACH@CITYNET.ORG							
City of Lake Elsinore	Government - Local	gtaylor@lake-elsinore.org							
City of Norco - Planning	Government - Local	arobles@ci.norco.ca.us							
City of Riverside	Government - Local	mtaylor@riversideca.gov							
Community Connect Riverside County	Continuum of Care	info@connectriverside.org							
Congregation Beth Shalom Corona	Religious	info@connectriverside.org							
Connections Chruch	Religious	office@connectcorona.com							
Corona Chamber of Commerce	Business Leader	bobby@mychamber.org	Bobby	Spiegel	CEO/President	904 East 6th Street	Corona	92879	(951) 737-3350
Corona chamber of Commerce	business Leader	bvasquez@nationalcore.org;	БОООУ	Spiegei	CEO/Fresident	904 East bill street	Corona	920/9	(931) /37-3330
Corona De Oro & Corona Del Rey	Assisted Housing	aanaya@nationalcore.org							
Corona Department of Water and Power	Water District/Agency	Katie.Hockett@CoronaCa.gov	Kaite	Hockett	Assistanct General Manager	400 S Vicentia Avenue	Corona	92882	(951) 279-3601
Corona Friends Church	Religious	info@coronafriendschurch.org	Kaite	Hockett	Assistance General Manager	400 3 Vicentia Avenue	Corona	32002	(331) 273-3001
Corona Homeless Coordinator	Services-Homeless	Karen.Roper@CoronaCA.gov							
Corona Life Services	Services-Health	bbrown@coronalife.org	Buzz	Brown	Executive Director	523 N Main Street	Corona	92880	(951) 272-6138
Corona Norco - YMCA	Services-Health Services-Children		Lorena	Gomez	Associate Exec. Dir.	1331 River Road	Corona	92880	(951) 736-1415
Corona Norco Interfaith Assoc	Religious	gomez@ymcacornor.org cninterfaithassoc@gmail.com	Lorena	Gorriez	Associate Exec. Dil.	1331 Kivel Kodu	COLOLIA	92000	(931) /30-1413
Corona Norco Internatifi Assoc	Services-Homeless	rod.williams@rescuemission.org	Rod	Williams	Manager	420 Harrison Street	Corona	92882	(951) 493-2091
Corona Norco Unified School District	Services-Homeless Services-Education	sbuenrostro@cnusd.k12.ca.us	Sam	Buenrostro	Superintendent	2820 Clark Avenue	Norco	92860	(951) 736-5015
Corona Norco-United Way	Services-Education Services-Victims of Domestic Violence	alia.rodriguez@cnunitedway.org	Ali		Executive Director	815 W. Sixth Street Suite 200-205	Corona	92882	. ,
Corona Norco- Office Way Corona Police Department	Government - Local	Police.Admin@coronaca.gov	All	Rodriguez	Executive Director	813 W. Sixtii Street Suite 200-203	COLOLIA	92002	(951) 736-0620
Corona Regional Medical Center	Health Agency	linda.pearson@uhsinc.com	Linda	Pearson	Director of Marketing	800 South Main Street	Corona	92882	(951) 737-4343
Corona Regional Medical Center	Health Agency	inda.pearson@drisinc.com	Liliua	rearson	Director or warketing	300 30utii Maiii Street	Corona	32002	(331) 737-4343
Behavioral Health Services	Mental Health Agency/Facility	isabel.torres@uhfinc.com	Isabel	Torres	Program Assistant	730 Magnolia Avenue	Corona	92879	(951) 736-7208
	Religious		Isabei	Torres	Program Assistant	750 Wagnona Avenue	COLOLIA	920/9	(931) /30-/200
Corona Seventh Day Adventist Church Corona United Methodist Church	Religious	taber.gary@sbcglobal.net coronaumc@gmail.com							
Council on Aging	Services-Elderly	landerson@coasc.org	Libby	Anderson	Director Ombudsman	2 Executive Circle, Suite 175	Irvine	92614	(714) 479-0107
County of Riverside Department of Public Social	Services-Elderry	landerson@coasc.org	LIDDY	Alluerson	Deputy Director	2 Executive Circle, Suite 175	IIVIIIe	92014	(714) 479-0107
Services - Administrative Department CPA	Child Welfare Agency	chdougla@rivco.org	Charity	Douglas	in Charge	4060 County Circle Drive	Riverside	92503	(951) 358-3003
County of Riverside Transportation and	Cilia Wellare Agency	chaoagia@hvco.org	Citatity	Douglas	III Charge	4000 County Circle Drive	Riverside	92303	(931) 336-3003
Land Management Agency	Public Land Agency	jcaballe@rivco.org	Jorge	Caballero	Regional Office Manager	4080 Lemon Street 9th Floor	Riverside	92505	(951) 955-4777
County of Riverside Veterans' Services	Services - Veterans	jkadnerson@rivco.org	James Kelly	Anderson	Assistant Director	4080 Lemon Street Stirrioon	Miverside	32303	(331) 333-4777
			James Keny	Anderson	Assistant Director				
Covenant Life Christian Fellowship	Religious	covenantlifecf@gmail.com							
Crossroads Church	Religious	debbie@crossroadschurch.com							
Fair Housing Council of Riverside	Services-Fair Housing	rosemayes@fairhousing.net	Rose	Mayes	Executive Director	P.O. Box 1068	Riverside	92501	(951) 682-6581
Faith Fellowship Corona	Religious	faith@faithfellowshipcorona.org							
Grace Babtist Church	Religious	gbc2781@gmail.com							
Greater Corona Hispanic Chamber of Commerce	Business Leader	info@gchcc.com							(
Habitat For Humanity	Services-Housing	kmichalak@habitatriverside.org	Kathy	Michalak	Executive Director	2180 Iowa Avenue	Riverside	92507	(951) 787-6754
Housing Authority of Riverside County	PHA	chui@rivco.org	Cindy	Hui	Principal Dev. Spec.	5555 Arlington Avenue	Riverside	92504	(951) 343-5428
Inland Empire Women's Business Center	Services-Employment	mskiljan@iewbc.org	Michelle	Skiljan	Executive Director	550 University Parkway	San Bernardino	92407	(909) 322-3445
Inland Regional Center	Services-Disabilities	community@inlandrc.org							
Inland Vineyard Church	Religious	office@inlandvineyard.org	14.1.11		F	2270 5	6	02222	(054) 245 225
Inspire	Services - Unaccompanied Youth	kristi@inspirelifeskills.org	Kristi	Perez	Founder/Director	2279 Eagle Glen Pkwy #112-131	Corona	92883	(951) 316-0011
Jamboree Housing Corp	Services-Housing	info@jamboreehousing.com							
Living Truth Christian Fellowship Corona	Religious	MG II Oli	A 42 (1)	6					
Local Initiatives Support Corporation	Assisted Housing	MCarroll@lisc.org	Michael	Carroll					

Mary Erickson Community Housing Neighborhood Housing Services Inland Empire New Day Christian Fellowship

New Hope Family Worship Corona Northpoint Evangelical Free Church

Peace Lutheran Church Pennermint Ridge

Presence of the Lord Christian Church

Renaissance Christian Church

Riv County Emergency Management Dept.

Riv. University Health System Public Health

River Run Senior Apartment

Riverside County Flood Control and

Water Conservation District

Riverside County Board of Supervisors

Riverside County Department of Mental Health Riverside County Department of Public Social Services

Riverside County Homelessness Solutions

Riverside County Housing Authority

Riverside County Office of Aging

Riverside County Planning Department Riverside County Supervisor District 1

Riverside Economic Development Agency - Housing Division

Riverside Housing Development Corporation

Riverside Transit Authority

Southern California Council of Governments (SCAG)

Spectrum

The Inland Gateway Assoc of Realtors

The Rock Corona

Thomas Miller Mortuary U.S. Department of Housing and Urban Development

USDA Forest Services

Vets Connect Resource Center

Womens Improvement Club

WRCOG

info@maryerickson.org Assisted Housing Services-Housing info@nhsie.org

Religious admin@newdaycorona.org Religious pastorron.rk@gmail.com mbalga@northpointcorona.org Religious Religious peacelutherancorona@gmail.com

Services-Disabilities dmccarns@peppermintridge.org

Religious hevyrevy@pacbell.net

Religious info@renaissance-church.com **Emergency Management Agency** crich@rivco.org

Services-HIV/AIDS swalton@ruhealth.org

Services-Housing Valerie.Mixon@Steadfastliving.com

wmcornel@rivco.org

MHWEB@ruhealth.org

mdavis@riversideca.gov

housing@riversideca.gov

district2@rivco.org

jortego@rivco.org

Floodplain Management Agency

Government - Local Services-Housing Continuum of Care Services-Homeless Assisted Housing

Services-Elderly rcaging@rivco.org Government - Local planning@rivco.org district1@rivco.org Government - Local

Services-Housing Assisted Housing

website@rhdcca.org

Government - Regional kwarsinski@riversidetransit.com Kristin Warsinski Arnold San Miguel cartagena@scag.ca.gov

Government - Regional Broadband ISP

Business Leader

Religious corona@solidlives.com **Business Leader**

Government - Federal Public Land Agency Services - Homeless Veterans

Services-Education Government - Regional sanmiguel@scag.ca.gov Javiera Cartagena Reg. Affairs Manager

Danette

Christina

Sheila

Micheal

Karen

James

McCarns

Rich

Walton

Cornelius

Spiegel

Ortego

communityimpact@spectrum.com staff@tigar.org

chris@thomasmillermortuary.com

Marilou.Flores@hud.gov trabucoRD@fs.fed.us Ashley.Arias@CoronaCa.gov klynnm2014@gmail.com

cgray@wrcog.us

Miller CEO/President Chris CPD Representative Marilou Flores District Ranger Darrell Vance Ashley Arias Library Assistant Mitchell Officer Lvnn

Executive Director

Secretary HIV/STD

Engineer Tech II

Deputy Director

Supervisor, 2nd District

Secretary

1995 Market Street Riverside 400 Lemon Street 5th Floor Riverside 10281 Kidd Street Riverside

825 Magnolia Ave

P O BOX 7600

4210 Riverwalk Parkway Suite 300

92502 (951) 955-1020 92506 (951) 358-3003

Corona

Riverside

Riverside

92879

92505

92513

92501

(951) 273-7329

(951) 358-7100

(951) 358-5307

(951) 955-0621

Director of Planning Regional Affairs Officer

1170 W. 3rd Street, Suite 140 San Bernardino 92410 (213) 236-1925

(951) 737-3350 904 Eaast 6th Street Corona 92879 300 N. Los Angeles St., Ste 4054 (213) 534-2574 Los Angeles 90012 1147 E Sixth Street Corona 92879 (951) 736-1811 650 S Main Street Corona 92882 (951) 279-3746

1101 South Main Street 92882 (815) 954-6706 Corona

CITY OF CORONA

Appendix A-4 Community Meeting Flyers

HOUSING ELEMENT UPDATE



JOIN US FOR AN INFORMATIONAL COMMUNITY MEETING

The City of Corona invites you to attend a community meeting on the City's Housing Element Update for Planning Period 2021–2029. Please join us to learn more about the update process, potential housing locations, and opportunities for meeting the City's housing goals (including affordable and special needs housing).

WHAT IS THE HOUSING ELEMENT?

The City of Corona is currently processing an update to its General Plan Housing Element. The City's Housing Element Update is done every 8 years in accordance with State law. The city last updated its Housing Element in 2013. The Housing Element establishes goals, policies, and implementation measures to guide the development of housing in Corona. It is included in the Corona General Plan and outlines the City's plan to meet existing and projected future housing needs for all economic segments of the community.

For more information please visit:

www.CoronaCA.gov/GPUpdate

JOIN US ON MAY 27, 2021 AT 6 P.M.

The meeting will be hybrid inperson and online. Please join us in person at the Corona City Hall:

Council Chambers 400 South Vicentia Avenue Corona, CA 92882

OR by desktop, tablet, and phone at the link below (no registration needed).

https://coronaca-gov. zoom.us/j/89030052330





Contact Joanne Coletta, Community Development Director at (951) 817-5709 or send an email to CoronaHEUpdate@CoronaCA.gov

ACTUALIZACIÓN DEL ELEMENTO DE VIVIENDA DE LA CIUDAD DE CORONA



ÚNASE A NOSOTROS PARA UNA REUNIÓN INFORMATIVA

La Ciudad de Corona le invita a asistir a una reunión comunitaria sobre la Actualización del Elemento de Vivienda de la Ciudad para el Período de planificación 2021-2029. Únase a nosotros para obtener más información sobre el proceso de actualización, posibles viviendas ubicaciones y oportunidades para cumplir con los objetivos de vivienda de la Ciudad (incluyendo las viviendas con necesidades especiales).

¿QUÉ ES EL ELEMENTO DE VIVIENDA?

La Ciudad de Corona está procesando una actualización de su Elemento Vivienda dentro del Plan General de la Ciudad. La Actualicazión del Elemento de Vivienda se realiza cada 8 años de acuerdo con la ley estatal. La Ciudad actualizó por última vez su Elemento de Vivienda en 2013. El Elemento de Vivienda establece metas, políticas y medidas de implementación para orientar el desarrollo de la vivienda en la ciudad de Corona; lo cual está incluido en el Plan General y describe los planes para satisfacer las necesidades de vivienda actuales y proyectadas para todos los segmentos económicos de la comunidad.

Para mayor información por favor visite:

www.CoronaCA.gov/GPUpdate

ÚNASE A NOSOTROS EL 27 DE MAYO DEL 2021 A LAS 6 P.M.

La reunión será híbrida en persona y en línea. Por favor únase a nosotros en persona en el Ayuntamiento de Corona:

Council Chambers 400 South Vicentia Avenue Corona, CA 92882

O por computadora, tableta y teléfono usando el enlace abajo (no es necesario registrarse).

https://coronaca-gov.zoom.us/j/89030052330





Contacte a Joanne Coletta, Directora de Desarrollo Comunitario al (951) 817-5709 o envie un correo electronico a CoronaHEUpdate@CoronaCA.gov



Appendix A-5 Letters to Property Owners

COMMUNITY DEVELOPMENT DEPARTMENT

"Promoting and Sustaining Quality Development"

400 S. Vicentia Avenue, Corona, California 92882 Phone: (951) 736-2434 www.CoronaCA.gov

CITY OF CORONA General Plan Housing Element Update for Years 2021-2029

May 18, 2021

XXXX

XXXX

XXXX

RE: Housing Opportunity Sites Identified for the City of Corona Housing Element Update for Planning Period 2021-2029

The City of Corona is currently processing an update to its General Plan Housing Element. The city's Housing Element Update is done every 8 years in accordance with state law. The city last updated its Housing Element in 2013.

The purpose of the Housing Element Update is to identify the city's existing and projected housing need and to plan for housing that would accommodate all economic segments of the population. As part of the planning process for the next 8 years starting in October 2021 and through October 2029, the city has identified properties that could potentially allow a property owner to add housing units. In some cases, if the current zoning of the property does not allow for residential units, the city has identified the property to receive a change of zone (rezone) from the city's current zoning designation or an affordable housing overlay zone. An affordable housing overlay zone is a zoning tool that allows a city to modify existing zoning to allow for or require certain types of residential development on a parcel without changing the underlying zoning district. This means a parcel currently being used for a non-residential land use, such as commercial or industrial and zoned as such, can continue to be used in accordance with the underlying zoning. However, should the property owner decide to redevelop the site with residential, the site would be allowed to have residential in accordance with the provisions established by the affordable housing overlay. The affordable housing overlay demonstrates where additional housing can be planned should the current use of the property be repurposed by the property owner in the future.

You are receiving this letter because your property has been identified as a site that could accommodate residential units. Therefore, your property has been identified as a site to be rezoned or to have an affordable housing overlay zone.

The below table describes the current zoning and General Plan of your property and the proposed zoning and General Plan.

Property Location	Area	Current	Current Zoning	Existing Use	Proposed Zoning	Proposed			
	Affected	General Plan				General Plan			
Xxxx	Xxxx	Xxxx	Xxxx	Xxxx	Xxxx	xxxx			
(AHO-2) = Affordable Housing Overlay Zone: 36-60 dwelling units/acre									

Although your property has been identified to be rezoned or have an affordable housing overlay zone, it does not require the property owner to construct housing units. The zoning simply allows the property owner the opportunity to add residential units. To learn more about the city's Housing Element Update, information can be found on the city's website at www.CoronaCA.gov/GPUpdate. The website will also announce future public meetings on the Housing Element Update. Additionally, an informational sheet on the Housing Element Update has been included with this letter.

A community meeting on the Housing Element Update is scheduled on May 27, 2021 at 6:00 p.m. at Corona City Hall.

Corona City Hall Council Chambers 400 S. Vicentia Avenue Corona, CA 92882

You can also contact Community Development Director Joanne Coletta at (951) 817-5709 or send an email to CoronaHEUpdate@CoronaCA.gov if you have questions.

Sincerely,

Joanne Coletta

Joanne Coletta

Community Development Director

Joanne.Coletta@CoronaCA.gov

Attachment: Housing Element Update Informational Sheet



COMMUNITY DEVELOPMENT DEPARTMENT

"Promoting and Sustaining Quality Development"

400 S. Vicentia Avenue, Corona, California 92882 Phone: (951) 736-2434 www.CoronaCA.gov

CITY OF CORONA General Plan Housing Element Update for Years 2021-2029

May 18, 2021

Xxxx

Xxxx

Xxxx

RE: Housing Opportunity Sites Identified for the City of Corona Housing Element Update for Planning Period 2021-2029

The City of Corona is currently processing an update to its General Plan Housing Element. The city's Housing Element Update is done every 8 years in accordance with state law. The city last updated its Housing Element in 2013.

The purpose of the Housing Element Update is to identify the city's existing and projected housing need and to plan for housing that would accommodate all economic segments of the population. As part of the planning process for the next 8 years starting in October 2021 and through October 2029, the city has identified properties that could potentially allow a property owner to add housing units to existing residential properties. In some cases, if the current zoning of the property does not allow for additional residential units, the city has identified the property to receive a change of zone (rezone) from the city's current zoning designation.

You are receiving this letter because your property has been identified as a site that could allow additional residential units. Therefore, your property has been identified as a site to be rezoned to allow more than one residential unit on your property.

The below table describes the current zoning and General Plan of your property and the proposed zoning and General Plan.

Property Location	Area	Current	Current	Existing Use	Proposed Zoning	Proposed
	Affected	General Plan	Zoning			General Plan
	Xxxx	Xxxx	Xxxx	Xxxx	Xxxx	XXXX
Xxxx						

Although your property has been identified to be rezoned, it does not require the property owner to construct additional housing units. The zoning simply allows the property owner the opportunity to add residential units. To learn more about the city's Housing Element Update, information can be found on the city's website at www.CoronaCA.gov/GPUpdate. The website will also announce future public meetings on the Housing Element Update. Additionally, an informational sheet on the Housing Element Update has been included with this letter.

A community meeting on the Housing Element Update is scheduled on May 27, 2021 at 6:00 p.m. at Corona City Hall.

Corona City Hall Council Chambers 400 S. Vicentia Avenue Corona, CA 92882

You can also contact Community Development Director Joanne Coletta at (951) 817-5709 or send an email to CoronaCA.gov if you have questions.

Sincerely,

Joanne Coletta

Joanne Coletta

Community Development Director

Joanne.Coletta@CoronaCA.gov

Attachment: Housing Element Update Informational Sheet



COMMUNITY DEVELOPMENT DEPARTMENT

"Promoting and Sustaining Quality Development"

400 S. Vicentia Avenue, Corona, California 92882 Phone: (951) 736-2434 www.CoronaCA.gov

CIUDAD DE CORONA Actualización del Elemento de Vivienda del Plan General Para Los Años 2021-2029

Xxxxxxx Xxxxxxx xxxxxxx

RE: Sitios de oportunidad de vivienda identificados para la Actualización del Elemento de Vivienda de la ciudad de Corona para el período de planificación 2021-2029

La Ciudad de Corona actualmente está procesando una actualización de su Elemento de Vivienda del Plan General. La actualización del Elemento de Vivienda de la ciudad se realiza cada 8 años de acuerdo con la ley estatal. La última vez que la ciudad actualizó su Elemento de Vivienda fue en el ano 2013.

El propósito de la Actualización del Elemento de Vivienda es para identificar la necesidad de vivienda actual y proyectada en la ciudad y planificar viviendas que se adapten a todos los segmentos económicos de la población. Como parte del proceso de planificación para los próximos 8 años a partir de Octubre del 2021 y hasta Octubre del 2029, la ciudad ha identificado propiedades que potencialmente podrían permitir que un propietario agregue unidades de vivienda. En algunos casos, si la zonificación actual de la propiedad no permite unidades residenciales, la ciudad ha identificado la propiedad para recibir un cambio de zona (rezonificación) de la zonificación actual de la ciudad o una zona de superposición de viviendas asequibles. Una zona de superposición de viviendas asequible es una herramienta de zonificación que permite a una ciudad modificar la zonificación actual para permitir o requerir ciertos tipos de desarrollos residencial es en una propiedad sin cambiar el distrito de zonificación subyacente. Esto significa que una parcela que se utiliza actualmente para un uso no residencial, como comercial o industrial y zonificación como tal, puede seguir utilizándose de acuerdo con la zonificación subyacente. Sin embargo, si el propietario decide remodelar el sitio con residencial, se le permitirá que la propiedad tenga uso residencial de acuerdo con las disposiciones establecidas por la superposición de viviendas asequibles. La superposición de viviendas asequibles demuestra dónde se pueden planificar viviendas adicionales si el uso actual de la propiedad es reutilizado por el propietario en el futuro.

Usted está recibiendo esta carta porque su propiedad ha sido identificada como un sitio que podría

acomodar unidades residenciales. Por lo tanto, su propiedad ha sido identificada como un sitio para ser rezonificado o para tener una zona de superposición de viviendas asequibles.

En grafico siguiente describe la zonificación actual y el Plan General de su propiedad y la propuesta de zonificación y Plan General.

d	Ubicacion e la Propiedad	Area Affectada	Plan General Actual	Zonificacion Actual	Uso Existente	Zonificacion Propuesta	Propuesta de Plan General

Aunque su propiedad ha sido identificada para ser rezonificada o tener una zona de superposición de viviendas asequibles, no requiere que el propietario construya unidades de vivienda. La zonificación simplemente permite al propietario la oportunidad de agregar unidades residenciales. Para obtener más información sobre la Actualización del Elemento de Vivienda de la ciudad, la información se puede encontrar en el sitio web de la ciudad en www.CoronaCA.gov/GPUpdate. El sitio web también anunciará futuras reuniones públicas sobre la Actualización del Elemento de Vivienda. Con esta carta se le ha incluido una hoja informativa sobre la Actualización del Elemento de Vivienda.

Una reunión comunitaria sobre la Actualización del Elemento de Vivienda está programada para el 27 de Mayo de 2021 a las 6:00 p.m. en el Ayuntamiento de Corona.

Ayuntamiento de Corona Cámaras del Consejo Avenida 400 S. Vicentia Corona, CA 92882

También puede comunicarse con la Directora de Desarrollo Comunitario Joanne Coletta al (951) 817-5709 o enviar un correo electrónico a <u>CoronaHEUpdate@CoronaCA.gov</u> si tiene preguntas.

Atentamente,

Joanne Coletta

Joanne Coletta

Directora de Desarrollo Comunitario

Joanne.Coletta@CoronaCA.gov

Adjunto: Hoja informativa de Actualizacion del Elemento de Vivienda



COMMUNITY DEVELOPMENT DEPARTMENT

"Promoting and Sustaining Quality Development"

400 S. Vicentia Avenue, Corona, California 92882 Phone: (951) 736-2434 www.CoronaCA.gov

CIUDAD DE CORONA Actualización del Elemento de Vivienda del Plan General Para Los Años 2021-2029

Xxxxxxx Xxxxxxx xxxxxxx

RE: Sitios de oportunidad de vivienda identificados para la Actualización del Elemento de Vivienda de la ciudad de Corona para el período de planificación 2021-2029

La Ciudad de Corona actualmente está procesando una actualización de su Elemento de Vivienda del Plan General. La actualización del Elemento de Vivienda de la ciudad se realiza cada 8 años de acuerdo con la ley estatal. La última vez que la ciudad actualizó su Elemento de Vivienda fue en el año 2013.

El propósito de la Actualización del Elemento de Vivienda es para identificar la necesidad de vivienda actual y proyectada en la ciudad y planificar viviendas que se adapten a todos los segmentos económicos de la población. Como parte del proceso de planificación para los próximos 8 años a partir de Octubre del 2021 y hasta Octubre del 2029, la ciudad ha identificado propiedades que potencialmente podrían permitir que un propietario agregue unidades de vivienda a las propiedades residenciales existentes. En algunos casos, si la zonificación actual de la propiedad no permite unidades residenciales adicionales, la ciudad ha identificado que la propiedad recibirá un cambio de zona (rezonificación) de la zonificación actual de la ciudad.

Usted está recibiendo esta carta porque su propiedad ha sido identificada como un sitio que podría permitir unidades residenciales adicionales. Por lo tanto, su propiedad ha sido identificada como un sitio para ser rezonificado para permitir más de una unidad residencial en su propiedad.

En grafico siguiente se describe la zonificación actual y el Plan General de su propiedad y la propuesta de zonificación y plan general.

Ubicacion de la Propiedad	Area Affectada	Plant General Actual	Zonificacion Actual	Uso Existente	Zonificacion Propuesta	Propuesta de Plan General

Aunque su propiedad ha sido identificada para ser rezonificada, no requiere que el propietario construya unidades de vivienda adicionales. La zonificación simplemente permite al propietario la oportunidad de agregar unidades residenciales. Para obtener más información sobre la actualización del Elemento de Vivienda de la ciudad, la información se puede encontrar en el sitio web de la ciudad en www.CoronaCA.gov/GPUpdate. El sitio web también anunciará futuras reuniones públicas sobre la Actualización del Elemento de Vivienda. Con está carta se le ha incluido una hoja informativa sobre la Actualización del Elemento de Vivienda.

Una reunión comunitaria sobre la Actualización del Elemento de Vivienda está programada para el 27 de Mayo de 2021 a las 6:00 p.m. en el Ayuntamiento de Corona.

Corona City Hall Council Chambers 400 S. Vicentia Avenue Corona, CA 92882

También puede comunicarse con la Directora de Desarrollo Comunitario Joanne Coletta al (951) 817-5709 o enviar un correo electrónico a <u>CoronaHEUpdate@CoronaCA.gov</u> si tiene preguntas.

Atentamente,

Joanne Coletta

Joanne Coletta

Directora de Desarrollo Comunitario

Joanne.Coletta@CoronaCA.gov

Adjunto: Hoja informativa de Actualización del Elemento de Vivienda

Appendix A-6 Property Owners Mailing Labels

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
2550 S Main St. Corona, CA 92882 APN 113310005	4.00	MDR (Medium Density Residential; 6-15 dwelling units/acre)	A (Agriculture)	Institutional use and Vacant with a FAR of 0.2	R2 (Low Density Multiple Family Residential)	MDR	CA Assoc. of 7 th Day Adventists PO Box 79990 Riverside, CA 92513
211 S Joy St. Corona, CA 92879 APN 117122002	0.20	MU 1 (Mixed Use Commercial & Residential)	TC (Transitional Commercial)	Vacant	TC with (AHO-1) overlay	MU1	RCTC Right-of-Way Division 4080 Lemon Street, 3 rd Fl Riverside, CA 92502
904 S Ramona Avenue Corona, CA 92879 APN 117238005	0.17	OP (Office Professional)	CS (Community Services)	Vacant	CS with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Property Owner 570 Central Avenue, J2 Lake Elsinore, CA 92530
912 S Ramona Ave. Corona, CA 92879 APN 117238012	0.20	OP (Office Professional)	CS (Community Services)	Vacant	CS with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Same as above
901 S Ramona Ave. Corona, CA 92879 APN 117238006	0.21	OP (Office Professional)	CS (Community Services)	Vacant	CS with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Same as above

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
615 S Sherman Ave. Corona, CA 92882 APN 110040023	0.39	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.5	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Property Owner 1136 Hummingbird Lane Corona, CA 92882
510 W 6th St Corona, CA 92882 APN 117172002	0.53	MU1 (Mixed Use Commercial & Residential)	TC (Transitional Commercial)	Commercial use with a FAR of 0.5	TC with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Property Owner 3066 Greenview Pl Fullerton, CA 92835
1065 Railroad St. Corona, CA 92882 APN 118210041	1.86	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.1	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Calvary Chapel Living 1065 Railroad St. Corona, CA 92882
777 S Temescal St. Corona, CA 92879 APN 107050034	1.80	GC (General Commercial)	C2 (Limited Commercial)	Vacant	MP (Mobile Home Park)	HDR (High Density Residential; 15-36 dwelling units/acre)	Corona La Linda 320 N. Park Vista Anaheim, CA 92806
820 S Victoria Ave. Corona, CA 92879 APN 117232002	0.17	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single-family residence	MFR (Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Ray Morelli or Current Owner PO Box 6336 Corona, CA 92878

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
822 S Victoria Ave. Corona, CA 92879 APN 117232001	0.18	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single- family residence	MFR (Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Same as above
801 S Victoria Ave. Corona, CA 92879 APN 117233008	0.17	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Vacant	MFR (Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Luis Galvan or Current Owner 15311 Van Buren, #1 Midway, CA 92655
724 Barth St. Corona, CA 92879 APN 111042031	0.50	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-7.2 (Single Family Residential)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Blanca Camacho or Current Owner 724 Barth St. Corona, CA 92879
730 Barth St. Corona, CA 92879 APN 111042024	0.50	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-7.2 (Single Family Residential)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Manuel Leon or Current Owner 730 Barth St. Corona, CA 92879
802 Barth St. Corona, CA 92879 APN 111042025	0.51	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-7.2 (Single Family Residential)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Albert Rodriguez or Current Owner 802 Barth St. Corona, CA 92879

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac) AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
808 Barth St. Corona, CA 92879 APN 111042026	0.50	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-7.2 (Single Family Residential)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Jim Schaffer or Current Owner 19121 Bikini Lane Huntington Bch, CA 92646
814 Barth St. Corona, CA 92879 APN 111042027	0.52	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-7.2 (Single Family Residential)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Carlos Morales or Current Owner 814 Barth St. Corona, CA 92879
813 Ford St. Corona, CA 92879 APN 111042013	0.51	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-7.2 (Single Family Residential)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Leopold Garcia Vaca or Current Owner 813 Ford St. Corona, CA 92879
807 Ford St. Corona, CA 92879 APN 111042014	0.50	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-7.2 (Single Family Residential)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	April Wetmur or Current Owner 807 Ford St. Corona, CA 92879
801 Ford St. Corona, CA 92879 APN 111042015	0.51	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-7.2 (Single Family Residential)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Parnatda Warasopun Prucha or Current Owner 801 Ford St. Corona, CA 92879

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac) AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
779 Ford St. Corona, CA 92879 APN 111042016	0.50	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-7.2 (Single Family Residential)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Garrison House or Current Owner 825 Magnolia Avenue Corona, CA 92879
716 Barth St. Corona, CA 92879 APN 111042021	0.32	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-7.2 (Single Family Residential)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Lawrence Holmes or Current Owner 716 Barth St. Corona, CA 92879
514 W 6th St. Corona, CA 92882 APN 117172001	0.54	MU1 (Mixed Use Commercial & Residential)	TC	Vacant	TC with (AHO-1) overlay	MU1	City of Corona 400 S. Vicentia Avenue Corona, CA 92882
801 Quarry St. Corona, CA 92879 APN 117281007	0.25	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Market OC or Current Owner 16722 Have Avenue Irvine, CA 92606
805 Quarry St. Corona, CA 92879 APN 117281008	0.24	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Damin Vazquez or Current Owner 805 Quarry St. Corona, CA 92879

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac) AHO-2: Affordable Housing Overlay 2 (allows 36-60 du/ac)

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
901 Quarry St. Corona, CA 92879 APN 117281010	0.23	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Manuel Escobar or Current Owner 901 Quarry St. Corona, CA 92879
907 Quarry St. Corona, CA 92879 APN 117281012	0.21	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Gloria Lopez or Current Owner 907 Quarry St. Corona, CA 92879
911 Quarry St. Corona, CA 92879 APN 117281013	0.22	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Gloria Sauceda or Current Owner 911 Quarry St. Corona, CA 92879
915 Quarry St. Corona, CA 92879 APN 117281014	0.23	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	David Evans 12586 Bannock Ct. Apple Valley, CA 92308
919 Quarry St. Corona, CA 92879 APN 117281015	0.22	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Albert Castillo or Current Owner 919 Quarry St. Corona, CA 92879

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
923 Quarry St. Corona, CA 92879 APN 117281016	0.22	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Frank Bachetti or Current Owner 3316 Belgian Drive Norco, CA 92860
1001 Quarry St. Corona, CA 92879 APN 117282005	0.84	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Frank Bachetti or Current Owner 1005 Quarry Street Corona, CA 92879
1019 Quarry St. Corona, CA 92879 APN 117290019	0.20	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Jensen Chen or Current Owner 1356 Calbourne Drive Diamond Bar, CA 91789
1023 Quarry St. Corona, CA 92879 APN 117290020	0.20	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Gloria Vivanco 1023 Quarry St. Corona, CA 92879
1025 Quarry St. Corona, CA 92879 APN 117290021	0.20	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Same as above

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
904 S Ramona Ave. Corona, CA 92882 APN 117238004	0.17	OP (Office Professional)	CS (Community Services)	Vacant	CS with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Capital Finance 570 Central Avenue, J2 Lake Elsinore, CA 92530
S Main St. Corona, CA 92882 APN 117238007	0.20	OP (Office Professional)	CS (Community Services)	Vacant	CS with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Same as above
915 S Main St. Corona, CA 92882 APN 117238016	0.16	OP (Office Professional)	CS (Community Services)	Vacant	CS with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Same as above
Railroad St. Corona, CA 92882 APN 117042010	0.35	LI (Light Industry)	M1 (Light Manufacturing)	Vacant	M1 with (AHO-1) overlay	MU2 (Mixed Use Commercial & Industrial)	Eddie Ledesma or Current Owner 919 Ford Street Corona, CA 92879
S Merrill St. Corona, CA 92882 APN 117133004	0.51	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Recreational use (Basketball Court)	MFR (Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Diocese of SB Education & Welfare 1201 E. Highland Avenue San Bernardino, CA 92404
Ford St. Corona, CA 92879	0.29	LDR (Low Density Residential;	R1-7.2 (Single Family Residential)	Single- family residence	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential;	Martin Armas or Current Resident 723 Ford Street

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
APN 111042019	Ancticu	3-6 dwelling units/acre)		USC	Zorinig	6-15 dwelling units/acre)	Corona, CA 92879
6th St. Corona, CA 92882 APN 110020018	0.22	GC (General Commercial)	C3 (General Commercial)	Vacant	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Corona Sun Square 5300 Beach Blvd. # 110 505 Buena Park, CA 90621
Quarry St. Corona, CA 92879 APN 117281009	0.24	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Vacant	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Antonio Perez 787 Via Felipe Corona, CA 92882
Quarry St. Corona, CA 92879 APN 117281011	0.23	LDR (Low Density Residential; 3-6 dwelling units/acre)	SF (Single Family)	Vacant	R2 (Low Density Multiple Family Residential)	MDR (Medium Density Residential; 6-15 dwelling units/acre)	Leo Serrato 814 Quarry Street Corona, CA 92879
1220 W Ontario Ave. Corona, CA 92880 APN 113020015	2.00	LDR (Low Density Residential; 3-6 dwelling units/acre)	R1-9.6 (Single Family Residential)	Institutional use and Vacant with a FAR of 0.2	R3 (Multiple Family Residential)	HDR (High Density Residential; 15-36 dwelling units/acre)	Evangelical Friends Church Southwest 1220 W Ontario Ave. Corona, CA 92880
905 W 6th St. Corona, CA 92882 APN 118283011	1.50	MU1 (Mixed Use Commercial & Residential)	CS (Community Services)	Parking lot	CS with (AHO-1) overlay	MU1	City of Corona

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
901 W 6th St. Corona, CA 92882 APN 118283026	0.16	MU1 (Mixed Use Commercial & Residential)	CS (Community Services)	Commercial use with a FAR of 0.25	CS with (AHO-1) overlay	MU1	James Favreau or Current Owner 901 W 6th St. Corona, CA 92882
507 S Vicentia Ave. Corona, CA 92882 APN 117340022	0.40	MU1 (Mixed Use Commercial & Residential)	CS (Community Services)	City owned building with a FAR of 0.4 (Settlement House)	CS with (AHO-1) overlay	MU1	City of Corona
511 S Vicentia Ave. Corona, CA 92882 APN 117340023	0.32	MU1 (Mixed Use Commercial & Residential)	CS (Community Services)	City owned building with a FAR of 0.2 (Residence)	CS with (AHO-1) overlay	MU1	City of Corona
852 W 6th St. Corona, CA 92882 APN 110101012	0.35	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Commercial use with a FAR of 0.25	GC with (AHO-1) overlay	MU1	Nariman Rahmon 1110 Portofino Ct, 103 Corona, CA 92881
844 W 6th St. Corona, CA 92882 APN 110101011	0.20	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Commercial use with a FAR of 0.2	GC with (AHO-1) overlay	MU1	Frank Tetley PO Box 607 Corona, CA 92878
836 W 6th St. Corona, CA 92882	0.38	MU1 (Mixed Use Commercial	GC (General Commercial)	Commercial use with a FAR of 0.4	GC with (AHO-1) overlay	MU1	Martha Tetley PO Box 607 Corona, CA 92878

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
APN 110101010		& Residential)					
832 W 6th St. Corona, CA 92882 APN 110101009	0.15	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Commercial use with a FAR of 0.2	GC with (AHO-1) overlay	MU1	Roy Medina of Current Owner 832 W 6th St. Corona, CA 92882
828 W 6th St. Corona, CA 92882 APN 110101027	0.18	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Commercial use with a FAR of 0.4	GC with (AHO-1) overlay	MU1	Salvi Rekhaben 9 Franciscan Place Pomona, CA 91766
826 W 6th St. Corona, CA 92882 APN 110101007	0.11	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Commercial use with a FAR of 0.6	GC with (AHO-1) overlay	MU1	Juan Rivera or Current Owner 826 W 6th St. Corona, CA 92882
820 W 6th St. Corona, CA 92882 APN 110101006	0.21	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Commercial use with a FAR of 0.4	GC with (AHO-1) overlay	MU1	Same as above
816 W 6th St. Corona, CA 92882 APN 110101005	0.18	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Commercial use with a FAR of 0.5	GC with (AHO-1) overlay	MU1	Robert Blandi 39665 N. General Kearny Rd. Murrieta, CA 92563

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
812 W 6th St. Corona, CA 92882 APN 110101004	0.18	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Vacant	GC with (AHO-1) overlay	MU1	Fidel Sanchez 615 S. Vicentia Avenue Corona, CA 92882
808 W 6th St. Corona, CA 92882 APN 110101003	0.15	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Commercial use with a FAR of 0.25	GC with (AHO-1) overlay	MU1	Same as above
802 W 6th St. Corona, CA 92882 APN 110101001	0.10	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Commercial use with a FAR of 0.7	GC with (AHO-1) overlay	MUI	William Harty 801 Via Concepcion Riverside, CA 92506
612 S Vicentia Corona, CA 92882 APN 110101002	0.10	MU1 (Mixed Use Commercial & Residential)	GC (General Commercial)	Commercial use with a FAR of 0.6	GC with (AHO-1) overlay	MU1	Javier Arreguin or Current Owner 612 S Vicentia Corona, CA 92882
229 Grand Blvd. Corona, CA 92882 APN 117091022	1.10	GC (General Commercial)	CS (Community Services)	Commercial use and storage with a FAR of 0.25	CS with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Joe Sharifi 20336 San Gabriel Valley Walnut, CA 91789
1341 W 6th St. Corona, CA 92882	0.92	GC (General Commercial)	C3 (General Commercial)	Vacant	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial	Oscar Traders Inc 1655 W. 6 th Street, 102

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
118130013						& Residential)	Corona, CA 92882
1335 W 6th St. Corona, CA 92882 APN 118130014	1.02	GC (General Commercial)	C3 (General Commercial)	Vacant	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Same as above
1338 W 6th St. Corona, CA 92882 APN 110030004	0.24	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.4	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	David Bishop 2019 Sage Avenue Corona, CA 92882
1334 W 6th St. Corona, CA 92882 APN 110030003	0.48	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.5	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	SJF Realty PO Box 1806 Corona, CA 92878
1330 W 6th St. Corona, CA 92882 APN 110030008	0.28	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.2	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Michael Bradley PO Box 408 Wellington, NV 89444
1865 W 6th St. Corona, CA 92882 APN 102270015	0.77	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.25	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Wurtman Prop. PO Box 81782 Bakersfield, CA 93380

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
1180 W 6th St. Corona, CA 92882 APN 110040039	0.69	GC (General Commercial)	C (Commercial)	Commercial use with a FAR of 0.5	C with (AHO-1) overlay	MU1(Mixed Use Commercial & Residential)	YNS Shopping Plaza 11799 Sebastian Way Rancho Cucamonga, CA 91730
1210 W 6th St. Corona, CA 92882 APN 110040042	1.46	GC (General Commercial)	C (Commercial)	Commercial use with a FAR of 0.5	C with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Same as above
1201 E 6th St. Corona, CA 92882 APN 115690013	2.96	MU2 (Mixed Use Commercial & Industrial)	BP (Business Park)	Commercial use with a FAR of 0.25	BP with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Pape Prop Inc. 355 Good Pasture Island Eugene, OR 97401
1354 E 6th St. Corona, CA 92882 APN 115090003	3.00	MU2 (Mixed Use Commercial & Industrial)	M1 (Light Manufacturing)	Commercial use with a FAR of 0.1	M1 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Roland Dopozo 2867 Polk Anaheim, CA 92801
511 S Joy St. Corona, CA 91719 APN 117165020	0.52	MU1 (Mixed Use Commercial & Residential)	RO (Residential Office)	Commercial use with a FAR of 0.5	MFR (Multiple Family Residential)	MU1	Pacific Bell 16775 Von Karman Ave., #130 Irvine, CA 92606
1410 E 6th St Corona, CA 92879 APN 107020002	3.82	MU2 (Mixed Use Commercial & Industrial)	BP (Business Park)	Mobile home park	HDR (High Density Residential)	HDR (High Density Residential; 15-36 dwelling units/acre)	La Corona Mobile Home Park 3265 Highland Drive Carlsbad, CA 92008

Property	Area	Current GP	Current Zoning	Existing	Proposed	Proposed	Mailing Information
Location 1108 E 5th St Corona, CA 92879 APN 117332005	Affected 0.5	MU2 (Mixed Use Commercial & Industrial)	GC (General Commercial)	Mobile home park	Zoning MFR (Multiple Family Residential)	GP HDR (High Density Residential; 15-36 dwelling units/acre)	Janet Walsh 14672 Oak Road Sylmar, CA 91342
6th St Corona, CA 92879 117332006	0.5	MU2 (Mixed Use Commercial & Industrial)	GC (General Commercial)	Mobile home park	MFR (Multiple Family Residential)	HDR (High Density Residential; 15-36 dwelling units/acre)	Same as above
1111 E 6th St Corona, CA 92879 APN 117332004	0.67	MU2 (Mixed Use Commercial & Industrial)	GC (General Commercial)	Mobile home park	MFR (Multiple Family Residential)	HDR (High Density Residential; 15-36 dwelling units/acre)	Same as above
5th Street Corona, CA 92879 APN 117332003	0.32	MU2 (Mixed Use Commercial & Industrial)	GC (General Commercial)	Mobile home park	MFR (Multiple Family Residential)	HDR (High Density Residential; 15-36 dwelling units/acre)	Same as above
6th St Corona, CA 92879 APN 117332007	0.17	MU2 (Mixed Use Commercial & Industrial)	GC (General Commercial)	Mobile home park	MFR (Multiple Family Residential)	HDR (High Density Residential; 15-36 dwelling units/acre)	Same as above
6th St Corona, CA 92879	0.17	MU2 (Mixed Use Commercial & Industrial)	GC (General Commercial)	Commercial use and parking lot with a FAR of 0.1	MFR (Multiple Family Residential)	HDR (High Density Residential; 15-36	Same as above

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

Property Location APN 117332008	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP dwelling units/acre)	Mailing Information
Circle City Dr. Corona, CA 92879 APN 111290040	0.44	MU2 (Mixed Use Commercial & Industrial)	M1 (Light Manufacturing)	Industrial use with a FAR of 0	M1 with (AHO-1) overlay	MU2	Don Tos Inv Partners PO Box 711 Anaheim, CA 92815
Circle City Dr. Corona, CA 92879 APN 111290039	1.71	MU2 (Mixed Use Commercial & Industrial)	M1 (Light Manufacturing)	Nonvacant	M1 with (AHO-1) overlay	MU2	Same as above
Circle City Dr. Corona, CA 92879 APN 111290021	1.08	MU2 (Mixed Use Commercial & Industrial)	M1 (Light Manufacturing)	Vacant	M1 with (AHO-1) overlay	MU2	Carlos & Emma Alvarez Family, LTD Partner 27999 Jefferson Avenue Temecula, CA 92590
Circle City Dr. Corona, CA 92879 APN 111290022	0.77	MU2 (Mixed Use Commercial & Industrial)	M1 (Light Manufacturing)	Vacant	M1 with (AHO-1) overlay	MU2	Same as above
Circle City Dr. Corona, CA 92879 APN 111290023	0.47	MU2 (Mixed Use Commercial & Industrial)	M1 (Light Manufacturing)	Vacant	M1 with (AHO-1) overlay	MU2	Same as above

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
E 6th St. Corona, CA 92879 APN 115090024	2.66	MU2 (Mixed Use Commercial & Industrial)	M1 (Light Manufacturing)	Industrial use with a FAR of 0 (storage)	M1 with (AHO-1) overlay	MU2	Jim Fletcher 2230 E. Orangethorpe Fullerton, CA 92831
E 6th St. Corona, CA 92879 APN 115090021	1.17	MU2 (Mixed Use Commercial & Industrial)	M1 (Light Manufacturing)	Industrial use with a FAR of 0 (storage)	M1 with (AHO-1) overlay	MU2	Same as above
E 5th St. Corona, CA 92879 APN 117331006	0.74	MU2 (Mixed Use Commercial & Industrial)	BP (Business Park)	Industrial use with a FAR of 0.1	BP with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	James Patterson PO Box 204 Brea, CA 92822
Peasant View Ave. 1353 W. 6 th Street Corona, CA 92882 APN 118130031	0.49	GC (General Commercial)	C3 (General Commercial)	Vacant	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Oscar Traders 1655 W. 6 th Street #102 Corona, CA 92882
W 6th St. Corona, CA 92882	0.43	GC (General Commercial)	C3 (General Commercial)	Vacant	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial	Mark Sayegh 4165 Robby Circle Corona, CA 92881

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
APN 110030030						& Residential)	
Yorba St. Corona, CA 92882 APN 102290010	0.17	GC (General Commercial)	C3 (General Commercial)	Industrial use with a FAR of 0	C3 with (AHO-2) overlay	MU1 (Mixed Use Commercial & Residential)	Diversified Products International Inc. 1655 W. Sixth #111 Corona, CA 92882
W 6th St. Corona, CA 92879 APN 110040041	1.16	GC (General Commercial)	C (Commercial)	Commercial use and parking lot with a FAR of 0.25	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	YNS Shopping Plaza 11799 Sebastian Way #105 Rancho Cucamonga, CA 91730
6th St. Corona, CA 92882 APN 118283033	0.42	MDR (Medium Density Residential; 6-15 dwelling units/acre)	MF1 (Multiple Family)	Parking lot	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	City of Corona
6th St. Corona, CA 92882 APN 110020008	0.61	GC (General Commercial)	C3 (General Commercial)	Vacant	C3 with (AHO-1) overlay	MU1 (Mixed Use Commercial & Residential)	Corona Sun Square 5300 Beach Boulevard #110 505 Buena Park, CA 90621
6th St. Corona, CA 92879	0.27	MU2 (Mixed Use Commercial & Industrial)	BP (Business Park)	Vacant	MF (Multiple Family)	HDR (High Density Residential; 15-36	Toura LP 3972 Barranca Pkwy, J425 Irvine, CA 92606

Property	Area	Current GP	Current Zoning	Existing	Proposed	Proposed	Mailing Information
Location	Affected			Use	Zoning	GP	
APN						dwelling	
115080001 E 6th St.	0.27	MI 10 (M' 1	CC (C 1	Vacant	CC'd (AHO	units/acre)	77' 74'1
Corona, CA	0.27	MU2 (Mixed Use	GC (General Commercial)	vacant	GC with (AHO-1) overlay	MU1 (Mixed Use	Kim Mihaeng
92879		Commercial	Commercial)		1) overlay	Commercial	1133 E. 6 th Street
92019		& Industrial)				&	Corona, CA 92879
APN		& maasman)				Residential)	
117332015							
E 6th St.	0.33	MU2 (Mixed	GC (General	Vacant	GC with (AHO-	MU1 (Mixed	Ozkan Suleyman
Corona, CA		Use	Commercial)		1) overlay	Use	1365 W. 6 th Street
92879		Commercial	,			Commercial	Corona, CA 92879
		& Industrial)				&	Corona, CA 92879
117332016						Residential)	
44 E Grand	0.18	GC (General	GB (Gateway	Single-	MF (Multiple	HDR (High	Carlos Frausto or
Blvd.		Commercial)	Business Park)	family	Family)	Density	Current Owner
Corona, CA				residence		Residential;	44 E Grand Blvd.
92882						15-36	Corona, CA 92882
A DO I						dwelling	Corona, Cri 72002
APN 117080003						units/acre)	
116 N Victoria	0.17	GC (General	GB (Gateway	Single-	MF (Multiple	HDR (High	D: 1 1II 1
Ave.	0.17	Commercial)	Business Park)	family	Family)	Density	Richard Hernandez
Corona, CA		Commercial)	Dusiliess Falk)	residence	raility)	Residential;	2671 Raven Circle
92882				residence		15-36	Corona, CA 92882
72002						dwelling	
APN						units/acre)	
117080004							
110 N Victoria	0.18	GC (General	GB (Gateway	Single-	MF (Multiple	HDR (High	Lupe Becerra or
Ave.		Commercial)	Business Park)	family	Family)	Density	Current Owner
Corona, CA		ĺ	ĺ	residence		Residential;	110 N Victoria Ave.
92882						15-36	-
						dwelling	Corona, CA 92882
APN						units/acre)	
117080005							
108 N Victoria	0.17	GC (General	GB (Gateway	Single-	MF (Multiple	HDR (High	David Becerra or
Ave.		Commercial)	Business Park)	family	Family)	Density	Current Owner
				residence		Residential;	

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
Corona, CA 92882						15-36 dwelling units/acre)	108 N Victoria Ave. Corona, CA 92882
APN 117080018							
Ave. Corona, CA 92882 APN 117080009	0.21	GC (General Commercial)	GB (Gateway Business Park)	Single- family residence	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Joe Salgado 676 Green Gate Street Corona, CA 92879
111 N. Victoria Ave. Corona, CA 92882 APN 117080022	0.16	GC (General Commercial)	GB (Gateway Business Park)	Single- family residence	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Mary Lou Shina 6580 Glenroy Street San Diego, CA 92120
101 S Sheridan St. Corona, CA 92882 APN 117070004	0.24	GC (General Commercial)	GB (Gateway Business Park)	Single- family residence	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Onias Acevedo 24943 Greenbriar Ct Corona, CA 92883
103 N. Sheridan St. Corona, CA 92882 APN 117070003	0.17	GC (General Commercial)	GB (Gateway Business Park)	Vacant	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	RCTC property??
63 W Grand Blvd. Corona, CA 92882	0.17	GC (General Commercial)	GB (Gateway Business Park)	Commercial use with a FAR of 0.4	MF (Multiple Family)	HDR (High Density Residential; 15-36	Ken Calvert 63 W Grand Blvd. Corona, CA 92882

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
APN 117070005						dwelling units/acre)	
114 N Belle Ave. Corona, CA 92882 APN 117070006	0.17	GC (General Commercial)	GB (Gateway Business Park)	Single- family residence	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Monica Perez or Current Owner 114 N Belle Ave. Corona, CA 92882
110 N Belle Ave. Corona, CA 92882 APN 117070007	0.17	GC (General Commercial)	GB (Gateway Business Park)	Single- family residence	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Jose Morales or Current Owner 110 N Belle Ave. Corona, CA 92882
49 W Grand Blvd. Corona, CA 92882 APN 117070013	0.21	GC (General Commercial)	GB (Gateway Business Park)	Single- family residence	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Margarito Camberos or Current Owner 49 W Grand Blvd. Corona, CA 92882
45 W Grand Blvd. Corona, CA 92882 APN 117070014	0.14	GC (General Commercial)	GB (Gateway Business Park)	Single- family residence	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Abel Huribe or Current Owner 45 W Grand Blvd. Corona, CA 92882
E 8th St. Corona, CA 92882	0.16	LDR (Low Density Residential;	SF (Single Family)	Vacant	MF (Multiple Family)	HDR (High Density Residential; 15-36	First Congregational Church of Christ 809 Ramona Avenue

AHO-1: Affordable Housing Overlay 1 (allows 15-36 du/ac)

Property Location	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
APN 117232006		3-6 dwelling units/acre				dwelling units/acre)	Corona, CA 92879
E 8th St. Corona, CA 92882 APN 117232005	0.18	LDR (Low Density Residential; 3-6 dwelling units/acre	SF (Single Family)	Vacant	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Same as above
Belle Ave APN 117070036	0.14	GC (General Commercial)	GB (Gateway Business)	Vacant	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Dustin Van Do 6500 E. Carnegie Ave. Anaheim, CA 92807
Belle Ave. APN 117070040	0.14	GC (General Commercial)	GB (Gateway Business)	Vacant	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Pravin Kumar 2519 190 th Street Redondo Bch, CA 90278
111 N. Belle Ave. APN 117070033	0.16	GC (General Commercial)	GB (Gateway Business)	Single Family Residence	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Belle Ave Property Holdings 819 Baghdady St. Corona, CA 92879
115 N. Belle Ave. APN 11707012	0.17	GC (General Commercial)	GB (Gateway Business)	Single Family Residence	MF (Multiple Family)	HDR (High Density Residential; 15-36 dwelling units/acre)	Christy Chu 10650 Dilo St. El Monte, CA 91731

Property	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
E Blaine St. 92879 APN 119311019	0.27	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Vacant	MU with (AHO-2) overlay	MU1	Corona South Main Development 211 W. Rincon Street, #108 Corona, CA 92880
E Blaine St. 92879 APN 119311018	0.17	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Vacant	MU with (AHO-2) overlay	MU1	Absolute Imaging Inc. 1660 Tamarron Drive Corona, CA 92833
E Blaine St. 92879 APN 119311017	0.07	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Vacant	MU with (AHO-2) overlay	MU1	Corona South Main Development 211 W. Rincon Street, #108 Corona, CA 92880
E Blaine St. 92879 APN 119311016	0.07	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Vacant	MU with (AHO-2) overlay	MU1	Corona South Main Development 211 W. Rincon Street, #108 Corona, CA 92880
E Blaine St. 92879 APN 119311043	0.10	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Vacant	MU with (AHO-2) overlay	MU1	Exhaust Emjeeion Reduction Specialists 301 E. Blaine Street Corona, CA 92879
E Blaine St. 92879 APN 119311042	0.10	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Vacant	MU with (AHO-2) overlay	MU1	Exhaust Emjeeion Reduction Specialists 301 E. Blaine Street Corona, CA 92879

Property	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
E Blaine St. 92879 APN 119311041	0.10	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Vacant	MU with (AHO-2) overlay	MU1	Exhaust Emjeeion Reduction Specialists 301 E. Blaine Street Corona, CA 92879
E Blaine St. 92879 APN 119311040	0.20	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Vacant	MU with (AHO-2) overlay	MU1	Exhaust Emjeeion Reduction Specialists 301 E. Blaine Street Corona, CA 92879
100 E Harrison St. 92879 APN 119311025	1.09	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Restaurant with a FAR of 0.2	MU with (AHO-2) overlay	MU1	S. Gilani 1260 Mountain Ave Norco, CA 92860
209 E Blaine St. 92879 APN 119311015	0.07	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Commercial use with a FAR of 0.9	MU with (AHO-2) overlay	MU1	Gerald Deleo 628 Lancer Lane Corona, CA 92879
E Blaine St. 92879 APN 119311014	0.07	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Commercial use with a FAR of 0.5	MU with (AHO-2) overlay	MU1	Gerald Deleo 628 Lancer Lane Corona, CA 92879
E Blaine St. 92879 APN 119311013	0.04	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Commercial use with a FAR of 0.2	MU with (AHO-2) overlay	MU1	Gerald Deleo 628 Lancer Lane Corona, CA 92879

Property	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
302 E Harrison St. 92879 APN 119311005	0.53	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Commercial use with a FAR of 0.3	MU with (AHO-2) overlay	MU1	Gerald Deleo 628 Lancer Lane Corona, CA 92879
280 E Harrison St. 92879 APN 119311004	0.35	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Commercial use with a FAR of 0.4	MU with (AHO-2) overlay	MU1	Richard Campos 2640 Macadamia Court Chino Hills, CA 91710
240 E Harrison St. 92879 APN 119311003	0.27	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Commercial use with a FAR of 0.5	MU with (AHO-2) overlay	MU1	Gerald Deleo 628 Lancer Lane Corona, CA 92879
122 E Harrison St. 92879 APN 119311002	0.97	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Commercial use with a FAR of 0.5	MU with (AHO-2) overlay	MU1	Norma Abacherli 646 Ford Street Corona, CA 92879
E Blaine St. 92879 APN 119311040	0.20	MU 1 (Mixed Use Residential & Commercial)	MU (Mixed Use)	Commercial use with a FAR of 0.1	MU with (AHO-2) overlay	MU1	Exhaust Emjeeion Reduction Specialists 301 E. Blaine Street Corona, CA 92879

Property	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
S Smith Ave. 92882 APN 110020012	0.50	HDR (High Density Residential; 15-36 dwelling units/acre)	R3 (Multiple Family Residential)	RV Storage	R3	UDR (Urban Density Residential; 36-60 dwelling units/acre)	Betty Nicas 351 Ashwood Street Sutherlin, OR 97479
1362 W 6th St. 92882 APN 110030015	3.60	HDR (High Density Residential; 15-36 dwelling units/acre)	R3 (Multiple Family Residential)	RV Storage	R3	UDR (Urban Density Residential; 36-60 dwelling units/acre)	Betty Nicas 351 Ashwood Street Sutherlin, OR 97479
1553 Yorba St. 92882 APN 118050020	0.64	GC (General Commercial)	C3 (General Commercial)	Storage with a FAR of 0.2	C3 with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Carl Dreager 1553 Yorba St. Corona, CA 92882
1549 Yorba St. 92882 APN 118050019	0.43	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.5	C3 with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Marlon Dleon 1549 Yorba St. Corona, CA 92882
1545 Yorba St. 92882 APN 118050018	0.65	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.4	C3 with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Emmanuel Kurkjian 1509 Vandagriff Way Corona, CA 92882

Potential Overlay Rezone for Urban Density Residential (UDR)

Property	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
1539 Yorba St 92882 APN 118050017	0.95	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.1	C3 with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Nectar Tatian 1539 Yorba St Corona, CA 92882
1535 W 6th St. 92882 APN 118050016	0.99	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.1	C3 with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Garo Churukian 1535 W 6th St. Corona, CA 92882
W. 6th Street 92882 APN 102290020	4.56	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.5	C3 with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Diversified Products International, Inc. 1655 W. 6 th Street, # 111 Corona, CA 92882
1625 W. 6th Street 92882 APN 102290017	1.62	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.2	C3 with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Diversified Products International, Inc. 1655 W. 6 th Street, # 111 Corona, CA 92882
1541 W. 6th Street 92882 APN 103280001	0.99	GC (General Commercial)	C3 (General Commercial)	Commercial use with a FAR of 0.4	C3 with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Diversified Products International, Inc. 1655 W. 6 th Street, # 111 Corona, CA 92882

Property	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
1210 E 6th Street 92879 APN 115080002	0.38	MU2 (Mixed Use Commercial & Industrial)	BP (Business Park)	Parking lot	BP with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Woodrow Harpole Corona 3 rd Street 63 W. Grand Blvd Corona, CA 92882
1210 E 6th Street 92879 APN 115080041	0.62	MU2 (Mixed Use Commercial & Industrial)	BP (Business Park)	Parking lot	BP with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Woodrow Harpole Corona 3 rd Street 63 W. Grand Blvd Corona, CA 92882
1210 E 6th Street 92879 APN 115080012	1.82	MU2 (Mixed Use Commercial & Industrial)	BP (Business Park)	Commercial use and parking lot with a FAR of 0.4	BP with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Woodrow Harpole Corona 3 rd Street 63 W. Grand Blvd Corona, CA 92882
W. 8th St 92881 APN 110040054	0.46	HDR (High Density Residential; 15-36 dwelling units/acre)	MP (Mobile Home Park)	Vacant	R3 with (AHO-2) overlay	UDR (Urban Density Residential; 36-60 dwelling units/acre)	City of Corona

Property	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
W 8th St. 92881 APN 110061005	0.88	HDR (High Density Residential; 15-36 dwelling units/acre)	R3 (Multiple Family Residential)	Vacant	R3 with (AHO-2) overlay	UDR (Urban Density Residential; 36-60 dwelling units/acre)	City of Corona
W 8th St. 92882 APN 110040010	0.20	HDR (High Density Residential; 15-36 dwelling units/acre)	MP (Mobile Home Park)	Vacant	R3 with (AHO-2) overlay	UDR (Urban Density Residential; 36-60 dwelling units/acre)	City of Corona
1203 Circle City Dr. 92879 APN 111280005	1.05	HDR (High Density Residential; 15-36 dwelling units/acre)	R3 (Multiple Family Residential)	Vacant	R3 with (AHO-2) overlay	UDR (Urban Density Residential; 36-60 dwelling units/acre)	Toura No. 5 3792 Barranca Pkwy, J425 Irvine, CA 92606
1154 E 6th St. 92879 APN 111280001	2.13	MU2 (Mixed Use Commercial & Industrial)	GC (General Commercial)	Vacant	GC with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Toura No. 5 3792 Barranca Pkwy, J425 Irvine, CA 92606
6th St. 92879 APN 111280004	0.90	MU2 (Mixed Use Commercial & Industrial)	GC (General Commercial)	Vacant	GC with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	Toura No. 5 3792 Barranca Pkwy, J425 Irvine, CA 92606

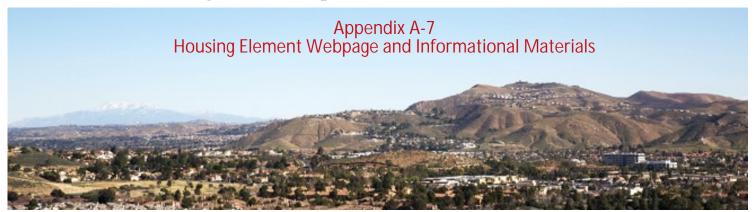
Potential Overlay Rezone for Urban Density Residential (UDR)

Property	Area Affected	Current GP	Current Zoning	Existing Use	Proposed Zoning	Proposed GP	Mailing Information
92879 APN 111290036	2.31	MU2 (Mixed Use Commercial & Industrial)	M1 (Light Manufacturing)	Commercial use and parking lot with a FAR of 0.1	M1 with (AHO-2) overlay	MU 1 (Mixed Use Residential & Commercial)	State of CA Dept. of Transportation 464 W. 4 th Street, 6 th Floor San Bernardino, CA 92401
1203 W 6th Street APN 118201012	5.59	GC (General Commercial)	MP (Mobile Home Park)	Mobile home park	MP with (AHO-2) overlay	UDR (Urban Density Residential; 36-60 dwelling units/acre)	Cherie Fitschen 1203 W. 6 th Street Corona, CA 92882
1203 W 6th Street 92882 APN 118183027	2.21	GC (General Commercial)	MP (Mobile Home Park)	Mobile home park	MP with (AHO-2) overlay	UDR (Urban Density Residential; 36-60 dwelling units/acre)	Cherie Fitschen 1203 W. 6 th Street Corona, CA 92882
8th Street 92882 APN 110040053	2.93	HDR (High Density Residential; 15-36 dwelling units/acre)	MP (Mobile Home Park)	Mobile home park	MP with (AHO-2) overlay	UDR (Urban Density Residential; 36-60 dwelling units/acre)	Lin Jen Huiwu P.O. Box 14787 Irvine, CA 92623

Potential Overlay Rezone for Urban Density Residential (UDR)

Property	Area	Current GP	Current	Existing Use	Proposed	Proposed	Mailing Information
	Affected		Zoning		Zoning	GP	
Pomona Road 92882 APN 118260018	11.31	MDR (Medium Density Residential; 6-15 dwelling	MP (Mobile Home Park)	Mobile home park	MP with (AHO-2) overlay	UDR (Urban Density Residential; 36-60 dwelling	Corona West Association 320 N. Park Vista Street Anaheim, CA 92806
		units/acre)				units/acre)	

General Plan Housing Element Update



WHAT IS THE HOUSING ELEMENT?

The Housing Element establishes goals, policies, and implementation measures to guide the development of housing in Corona. It is included in the Corona General Plan and outlines the City's plan to meet existing and projected future housing needs for all economic segments of the community. The purpose is to increase the housing supply and the mix of housing types and provide housing opportunities for all income levels. The Housing Element is mandated by state law to be updated every 8 years.

The Housing Element is governed by California Government Code Article 10.6 [Sections 65580-65589.11]. Pursuant to Section 65588, the Housing Element is required to be periodically updated in accordance with the Regional Housing Needs Assessment (RHNA) cycle administered by the California Department of Housing and Community Development (HCD). HCD is responsible for administering the RHNA to the Metropolitan Planning Organizations in California. The Metropolitan Planning Organization for the southern California region is the Southern California Association of Governments (SCAG). SCAG covers the Counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura and a total of 191 cities. In October 2019, HCD issued SCAG a RHNA allocation of 1,341,827 housing units to be planned for in Planning Period 2021-2029.

Housing Element Update Informational Sheet

<u>Housing Element Update Informational Sheet (English)</u> <u>Housing Element Update Informational Sheet (Spanish)</u>

Upcoming Meetings

<u>Housing Element Update Community Workshop Flyer (English)</u> Housing Element Update Community Workshop Flyer (Spanish)

<u> Housing Element Update Community Workshop - Presentation</u>

Corona City Hall Corona Council Chambers

Ask Ally





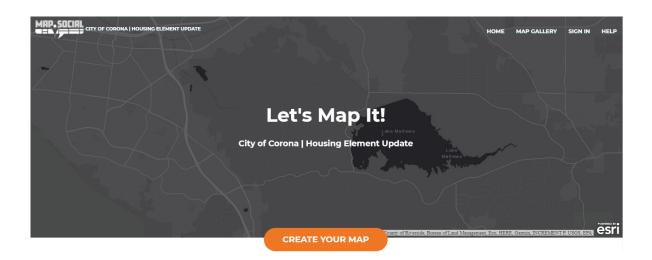
May 27, 2021

6:00 p.m.

Housing Element Update Community Meeting

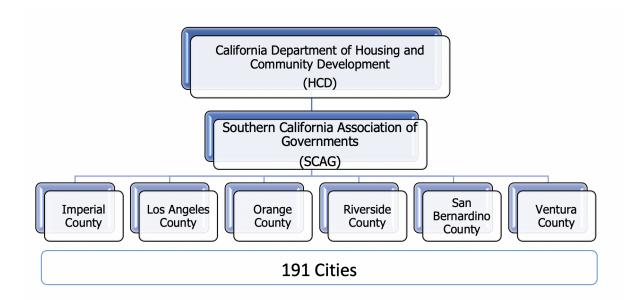
https://coronaca-gov.zoom.us/j/89030052330

In-person attendance is also available in the Council Chambers



MapSocial

RHNA Allocation Flow Chart



SCAG finalized the RHNA allocation in February 2021 and it resulted in the City of Corona receiving a final RHNA allocation of 6,088 housing units. The following table shows the residential income categories the City is required to plan for in the Housing Element Update.



Income Category	Number of Units to Accommodate in Planning Period 2021- 2029
Very Low Income (31% to 50% AMI)	1752
Low Income (51% to 80% AMI)	1040
Moderate Income (81% to 120% AMI)	1096
Above-Moderate Income (>120% AMI)	2200
Total	6088

(AMI = Area Median Income)

HOUSING ELEMENT UPDATE PROCESS

The City is in the processing of preparing the Housing Element Update. The process will involve public outreach with community stakeholders and the City's general community. The public outreach process will include participation in the City's housing survey and community meetings. The outreach process will identify a sites inventory analysis of where housing units can be planned in the City for the income categories. The public will also have an opportunity to provide feedback on the inventory sites that may be required to be rezoned to accommodate the income categories.

The California Department of Housing and Community Development (HCD) is also required to review and certify the City's Housing Element to ensure its compliance with state law. The City is required to submit its City Council adopted Housing Element to HCD in October 2021.

HOUSING ELEMENT UPDATE TIMELINE



Ask Ally



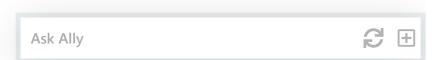


Joint City Council and Planning and Housing Commission Study Session Presentation (January 27, 2021)

Housing Element Update Survey Results

For more information, please email CoronaCA.gov.

California Department of Housing Community Development website





HOUSING ELEMENT UPDATE INFORMATIONAL SHEET

What is the Housing Element?

The Housing Element is part of the city's General Plan and is one of the mandatory elements. That means the city is required to have a Housing Element that is consistent with the State's general law. The Housing Element is governed by the California Government Code and is required to be updated every 8 years by the statutory deadline. The Housing Element is responsible for identifying a city's existing and projected housing need; goals, policies and quantified objectives on achieving housing for all economic segments of the population; available financial resources; scheduled programs for the preservation of housing and an identification of adequate housing sites for all economic segments of the community, persons with special needs and emergency shelters.

California Government Code Article 10.6, Sections 65580-65589.11

Why is the Housing Element periodically updated?

The planning period for the Housing Element is 8 years. The city's current Housing Element is for planning period 2013-2021. Pursuant to state law, the city is now updating its Housing Element for Planning Period 2021-2029. The Housing Element planning period aligns with the State's allocation of the Regional Housing Needs Assessment, commonly known as RHNA. The State Department of Housing and Community Development (HCD) assesses the RHNA every 8 years and distributes an allocation of the housing units to the various regions throughout the state. This allocation is eventually distributed across the counties and cities in California to be included in the Housing Element.

How does the city know how may residential units to plan for in the Housing Element?

The RHNA decides the number of residential units the city must plan for in the Housing Element. For the Housing Element Update covering planning period 2021-2029, the city must plan for 6,088 residential housing units.

Which housing income levels is the city required to plan for in the Housing Element Update?

The RHNA specifically identifies the number of residential units required for each economic income segment, which includes very-low, low, moderate and above-moderate incomes. The table below shows the residential units allocated to the City of Corona for each income category.

Income Category based on Area Median Income (AMI)	Number of Units to Accommodate	%
Very Low Income between 31 and 50% AMI	1,752	28.8%
Low Income between 51 and 80% AMI	1,040	17.1%
Moderate Income between 81 and 120% AMI	1,096	18.0%
Above-Moderate Income greater than 120% AMI	2,200	36.1%
Total	6,088	100.0%



How does the city demonstrate to HCD that it has enough sites planned for housing?

Included in the city's Housing Element is an inventory of the sites that shows where housing units can be accommodated. The sites must be vacant or underutilized and have potential for development during the eight-year planning period. Some of the sites identified may be already zoned for housing that can accommodate a certain percentage of the RHNA income categories. However, where the city's available sites zoned for residential and mixed use purposes are not adequate to fully meet the city's RHNA, the city would need to rezone sites to plan for housing in accordance with the RHNA allocation. The city's rezoning can include: a) increasing the residential density on property already zoned residential to allow for additional housing units, b) rezoning property from nonresidential to residential; or c) establishing an affordable housing overlay zone on currently underutilized properties.

According to HCD's Housing Element Site Inventory Guidebook, an affordable housing overlay zone is a zoning tool that allows a city to modify existing zoning to allow for or require certain types of residential development on a parcel without changing the underlying zoning district. This means a parcel currently being used for a non-residential land use, such as commercial or industrial and zoned as such, can continue to be used in accordance with the underlying zoning. However, should the property owner decide to redevelop the site with residential, the site would be allowed to have residential in accordance with the provisions established by the affordable housing overlay. The affordable housing overlay demonstrates where additional housing can be planned should the current use of the property be repurposed in the future.

Does the city build the housing units on the sites that have been identified in the Housing Element?

No. The city does not build housing. New housing is constructed by developers that own property or plan on acquiring property for new housing.

Is the property owner required to build housing on the sites identified within the 8-year planning cycle of the Housing Element?

No. Although the Housing Element identifies enough sites are available in the city to plan for housing and to facilitate the development of affordable multiple family housing by allowing higher density residential in certain areas, it does not mean the property owner is required to build the housing within the next 8 years or any time in the future. The Housing Element is a planning document that enables the city in meeting its housing goals.

How did the city determine the housing opportunity sites?

Aside from the sites already zoned residential or mixed use, the city used the *best practices for selecting sites to accommodate the lower income RHNA* mentioned in HCD's Housing Element Site Inventory Guidebook. These sites are for higher density residential, which are intended to accommodate housing units for lower and moderate-income households. Additionally, the city used the survey results from the city's housing survey issued earlier this year in February 2021. The survey results are available on the city's website at www.CoronaCA.gov/GPUpdate.



HOUSING ELEMENT UPDATE INFORMATIONAL SHEET

April 2021

Per the HCD Site Inventory Guidebook, sites best suited to accommodate the RHNA for lower income households should include factors such as:

- Proximity to transit.
- Access to high performing schools and jobs.
- Access to amenities, such as parks and services.
- Access to health care facilities and grocery stores.
- Locational criteria that meet Low-income Housing Tax Credit Program funding.
- Proximity to available infrastructure and utilities.
- Sites that do not require environmental mitigation.

The city's housing survey also asked, "Which areas of the city do you think would be better suited for high-density residential involving apartments and/or condominiums?" The survey results show 75.20% of the responses favor higher density in areas where public transportation in within walking distance and 42.80% of the responses favor higher density in areas near commercial centers.

When is the city required to rezone the sites identified for rezoning?

The city has 3 years and 120 days from the beginning of the Housing Element planning period to rezone sites to meet the city's shortfall of the RHNA. The planning period begins on October 15, 2021.

How does HCD know if the City has a state compliant Housing Element after it is adopted by the City Council?

The city is required to submit its draft Housing Element to HCD for review. Prior to adoption of the Housing Element, the city must seek HCD comments on the Draft Housing Element. The adopted Housing Element is also required to be submitted to HCD for review. If HCD determines the city's Housing Element was prepared in compliance with state law, HDC will issue a Finding of Substantial Compliance to the city. If HCD determines the city's Housing Element was not prepared in compliance with state law, the city will need to revise the Housing Element based on HCD's comments. The city would need to resubmit the revised Housing Element to HCD. The city would only need to repeat the latter process if the resubmitted Housing Element is not certified by HCD.

HCD has an Accountability and Enforcement Division that is specifically assigned to monitor the compliance of local jurisdictions' housing elements. This division also investigates complaints on local discretionary land use planning decisions that possibly would jeopardize a certified Housing Element. Additionally, cities are required to submit an annual housing progress report to HCD, which includes an inventory of properties that have been rezoned to meet the shortfall in the RHNA.

The Accountability and Enforcement Division was created due the passage of Assembly Bill (AB) 72 and AB 101. These laws give additional enforcement tools to HCD and the California Attorney General to move forward with legal action against a local jurisdiction if the Housing Element is not compliant with state law. A city is a subdivision of the state and local laws may not conflict with general law. In this case, general law includes the State Planning and Zoning Law and the specific requirements of the Housing Element law. With the adoption of AB 101 (2019), the Attorney General can seek a court order directing a local jurisdiction to bring its Housing Element into compliance. The court can enforce this by imposing



HOUSING ELEMENT UPDATE INFORMATIONAL SHEET

April 2021

fines, appoint a receiver to step in, take the process over from the local jurisdiction and bring the Housing Element into substantial compliance. Additionally, a jurisdiction would become ineligible for certain grants that require a jurisdiction to have a certified Housing Element.



ACTUALIZACIÓN DEL ELEMENTO DE VIVIENDA HOJA INFORMATIVA

Abril de 2021

¿Qué es el Elemento de Vivienda?

El Elemento de Vivienda forma parte del Plan General de la ciudad y es uno de los elementos obligatorios. Eso significa que la ciudad está obligada a tener un elemento de vivienda que sea consistente con las leyes general del Estado. El Elemento de Vivienda se rige por el Código del Gobierno de California y debe actualizarse cada 8 años antes de la fecha límite legal. El Elemento de Vivienda es responsable en identificar la necesidad de vivienda existente y proyectada de una ciudad; metas, pólizas y objetivos cuantificados en el logro de la vivienda para todos los segmentos económicos de la población; recursos financieros disponibles; programas programados para la preservación de la vivienda y una identificación de sitios de vivienda adecuados para todos los segmentos económicos de la comunidad, personas con necesidades especiales y refugios de emergencia.

Artículo 10.6 del Código del Gobierno de California, Secciones 65580-65589.11

¿Por qué se actualiza periódicamente el Elemento de Vivienda?

El período de planificación para el Elemento de Vivienda es de 8 años. El Elemento de Vivienda actual de la ciudad es para el período de planificación 2013-2021. En conformidad con la ley estatal, la ciudad está actualizando su Elemento de Vivienda para el Período de Planificación 2021-2029. El período de planificación del Elemento de Vivienda se alinea con la asignación del Estado de la Evaluación de Necesidades de Vivienda Regional, comúnmente conocida como RHNA. El Departamento de Vivienda y Desarrollo Comunitario del Estado (HCD) evalúa el RHNA cada 8 años y distribuye una asignación de las unidades de vivienda a las diversas regiones del estado. Esta asignación se distribuye finalmente entre los condados y ciudades de California para ser incluida en el Elemento de Vivienda.

¿Cómo sabe la ciudad cómo pueden planificar las unidades residenciales en el Elemento de Vivienda?

El RHNA decide el número de unidades residenciales que la ciudad debe planificar en el Elemento de Vivienda. Para la actualización del Elemento de Vivienda para el período de planificación 2021-2029, la ciudad debe planificar 6,088 unidades de viviendas residenciales.

¿Qué niveles de ingresos de vivienda se requiere la ciudad para planificar en la Actualización del Elemento de Vivienda?

El RHNA identifica específicamente el número de unidades residenciales requeridas para cada segmento de ingresos económicos, que incluye ingresos muy bajos, bajos, moderados y más de moderados. La siguiente tabla muestra las unidades residenciales asignadas a la Ciudad de Corona para cada categoría de ingresos.





ACTUALIZACIÓN DEL ELEMENTO DE VIVIENDA HOJA INFORMATIVA

Categoría de ingresos basada en ingresos medios de área (AMI)	Número de unidades para acomodar	%
Ingresos muy bajos entre 31 y 50% AMI	1,752	28.8%
Bajos ingresos entre 51 y 80% AMI	1,040	17.1%
Ingreso moderado entre 81 y 120% AMI	1,096	18.0%
Ingresos más de moderados superiores al 120% AMI	2,200	36.1%
total	6,088	100.0%

¿Cómo demuestra la ciudad a HCD que tiene suficientes sitios planeados para vivienda?

El Elemento de Vivienda de la ciudad incluye un inventario de los sitios que muestran donde se pueden acomodar las unidades de vivienda. Los sitios deben estar vacíos o subutilizados y tener potencial de desarrollo durante el período de planificación de 8 años. Algunos de los sitios identificados tal vez pueden estar zonificados para viviendas que pueden acomodar un cierto porcentaje de las categorías de ingresos de RHNA. Sin embargo, cuando los sitios disponibles de la ciudad están ubicados en zonas para propósitos residenciales y de uso mixto y no sean adecuadas para cumplir plenamente con la RHNA de la ciudad, la ciudad necesitaría resinificar los sitios para planificar viviendas de acuerdo con la asignación de RHNA. La rezonificación de la ciudad puede incluir: a) aumentar la densidad residencial en las propiedades ya zonificados residencial para permitir unidades de vivienda adicionales, b) rezonificación de propiedades que actualmente no son residenciales a residenciales; o c) establecer una zona de superposición de vivienda asequible en propiedades actualmente infrautilizado.

De acuerdo con la guía de inventario del sitio del Elemento de Vivienda de HCD, una zona de viviendas económicas es una herramienta de zonificación que permite a una ciudad modificar las zonas existentes para permitir o requerir ciertos tipos de desarrollo residencial sin cambiar el distrito de zonificación subyacente. Esto significa que propiedades que actualmente se utilizan para usos no residenciales, como comerciales o industriales zonificados como tal, pueden seguir utilizándose de acuerdo con la zonificación subyacente. Sin embargo, si el propietario decide desarrollar el sitio con usos residenciales, se permitiría que el sitio tenga usos residenciales de acuerdo con las disposiciones establecidas por la superposición de vivienda asequible. La superposición de vivienda asequible demuestra dónde se pueden planificar viviendas adicionales si se reutiliza el uso actual de la propiedad en el futuro.

¿La ciudad construye las unidades de vivienda en los sitios que han sido identificados en el Elemento de Vivienda?

No. La ciudad no construye viviendas. Las viviendas nuevas son construidas por desarrolladores que tienen propiedades o planean adquirir propiedades para nuevas viviendas.

¿Se requiere que el dueño de la propiedad construya viviendas en los sitios identificados dentro del ciclo de planificación de 8 años del Elemento de Vivienda?





ACTUALIZACIÓN DEL ELEMENTO DE VIVIENDA HOJA INFORMATIVA

No. Aunque el Elemento de Vivienda identifica suficientes sitios disponibles en la ciudad para planificar viviendas y facilitar el desarrollo de viviendas multifamiliares asequibles al permitir una mayor densidad residencial en ciertas áreas, esto no significa que el dueño de la propiedad esté obligado a construir la vivienda en los próximos 8 años o en cualquier momento en el futuro. El Elemento de Vivienda es un documento de planificación que habilita la ciudad en el cumplimiento de sus objetivos de vivienda.

¿Cómo determinó la ciudad los sitios de oportunidades de viviendas?

Aparte de los sitios ya establecidos en zonas residenciales o de uso mixto, la ciudad utilizó las *mejores* prácticas para seleccionar sitios para acomodar los ingresos más bajos RHNA mencionados en la guía de inventario del sitio del Elemento de Vivienda de HCD. Estos sitios son para viviendas de mayor densidad, que están destinadas para acomodar unidades de vivienda para hogares de ingresos bajos y moderados. Además, la ciudad utilizó los resultados de la encuesta de vivienda de la ciudad, realizo a principios de este año en Febrero del 2021. Los resultados de la encuesta están disponibles en el sitio web de la ciudad en www.CoronaCA.gov/GPUpdate.

Identificado en la guía de inventario del sitio de HCD, los sitios más adecuados para acomodar el RHNA para los hogares de menores ingresos deben incluir factores como:

- Proximidad al tránsito.
- Acceso a escuelas y trabajos de alto rendimiento.
- Acceso a comodidades, como parques y servicios.
- Acceso a centros de salud y supermercados.
- Criterios de ubicación que cumplen con los fondos del Programa de Crédito Tributario de Vivienda de Bajos Ingresos.
- Proximidad a la infraestructura y los servicios públicos disponibles.
- Sitios que no requieren mitigación ambiental.

La encuesta de vivienda de la ciudad también preguntó: "¿Qué áreas de la ciudad crees que serían más adecuadas para residenciales de alta densidad que involucran apartamentos y/o condominios?" Los resultados de la encuesta muestran que el 75.20% de las respuestas favorecen una mayor densidad en las zonas donde el transporte público está a poca distancia y el 42.80% de las respuestas favorece una mayor densidad en áreas cercanas a los centros comerciales.

¿Cuándo se requiere que la ciudad rezonifique los sitios identificados para la rezonificación?

La ciudad tiene 3 años y 120 días desde el comienzo del período de planificación del Elemento de Vivienda para rezonificar los sitios para satisfacer el déficit de la ciudad del RHNA. El período de planificación comienza el 15 de Octubre de 2021.

¿Cómo sabe HCD si la ciudad tiene un Elemento de Vivienda que cumple con el Estado después de que sea adoptado por el Ayuntamiento?

La ciudad está obligada a presentar su proyecto de Elemento de Vivienda a HCD para su revisión. Antes de la adopción del Elemento de Vivienda, la ciudad debe buscar comentarios de HCD sobre el proyecto de





ACTUALIZACIÓN DEL ELEMENTO DE VIVIENDA HOJA INFORMATIVA

Elemento de Vivienda. El elemento de vivienda adoptado también está obligado a ser presentado al HCD para su revisión. Si el HCD determina que el Elemento de Vivienda de la ciudad fue preparado de acuerdo con las leyes estatales, HDC emitirá una Constatación de Cumplimiento Sustancial a la ciudad. Si el HCD determina que el Elemento de Vivienda de la ciudad no fue preparado de acuerdo con la ley estatal, la ciudad tendrá que revisar el Elemento de Vivienda basado en los comentarios de HCD. La ciudad tendría que volver a enviar el Elemento de Vivienda revisado a HCD. La ciudad sólo necesitaría repetir este último proceso si el Elemento de Vivienda reenviado no está certificado por HCD.

HCD tiene una División de Rendición de Cuentas y Cumplimiento que se asigna específicamente para supervisar el cumplimiento de los elementos de vivienda de las jurisdicciones locales. Esta división también investiga las quejas sobre las decisiones locales discrecionales de planificación del uso del suelo que posiblemente pondrían en peligro un elemento de vivienda certificado. Además, las ciudades están obligadas a presentar un informe anual sobre el progreso de la vivienda a HCD, que incluye un inventario de las propiedades que se han rezonificado para cubrir el déficit en el RHNA.

La División de Responsabilidad y Cumplimiento se creó debido al paso de proyecto de ley (AB) 72 y AB 101. Estas leyes dan herramientas de aplicación adicionales a HCD y al Fiscal General de California para avanzar en acciones legales contra una jurisdicción local si el Elemento de Vivienda no cumple con la ley estatal. Una ciudad es una subdivisión del estado y las leyes locales no pueden entrar en conflicto con la Ley general. En este caso, la ley general incluye la Ley de Planificación y Zonificación del Estado y los requisitos específicos de la Ley de Elemento de Vivienda. Con la adopción de AB 101 (2019), el Fiscal General puede solicitar una orden judicial que ordene a una jurisdicción local que cumpla con su Elemento de Vivienda. El tribunal puede hacer cumplir esto imponiendo multas, nombrar un receptor para intervenir, tomar el proceso de la jurisdicción local y poner el Elemento de Vivienda en cumplimiento sustancial. Además, una jurisdicción pasaría a ser inelegible para ciertas subvenciones que requieren una jurisdicción que tenga un Elemento de Vivienda certificado.

Appendix B

SITES INVENTORY

Appendix B-1 Vacant and Underutilized Sites

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

	able A: Housing Eleme	ent Sites	nventory, Table Starts	in Cell A:	2														
Column C	n Name Address/Intersection		Parcel Number ated Sites	Plan Designatio	Designation	Allowed	Allowed	Size	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status		Income	Income Income	Capacity	nt-To-Land		Optional Information3
Column	ORONA Prairie Cir.	92881	116050009 CA	RR 2	R1A		1	10.11	Vacant	YES - Potential		Available	Not Used in Prior Housing Element	0	0	1	1 0.00 Hig	hest Resource	
Column					R1A/HD									0	0	2			
Column C					A									0	0	1			
Column C					 									0	0	1			
Column C														0	0	1			
Column C						0.5								0	0	1	1 0.00 Hig	hest Resource	
Column C						1								0	0	1			
March Marc						1 1								0	0	1	1 0.00 Hig	hest Resource	
Column C						1					NO - Privately-Owned	Available		0	0	1			
1986 1986	DRONA Jameson Dr.	92881	116290066 CB	ER	RE-35	1		1.05	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1			
Column						1	1.47			YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0		1	1 0.00 Hig	hest Resource	
Margin M					71	1	3							0	0	3			
Section 1985 Sect						1 1	3							0	0	1			
Column						1	. 3							0	0	5			
Column C				ER	R1-14.4	1	. 3					Available	Not Used in Prior Housing Element	0	0	8			
1985 1986				ER		1	. 3				NO - Privately-Owned			0	0	1			
Column C				ER		1	3							0	0	1	1 0.00 Hig	hest Resource	
1966 1966						1	3				NO - Privately-Owned			0	0	1			
1985 1986						1	3				NO - Privately-Owned			0	0	1			
Column C						1	. 3							0	0	1			
Column C						1	3							0	-	1			
1985 1986						1	3							0		1			
1985 1986						1	3						Not Used in Prior Housing Element	0	0	1	1 0.00 Hig	hest Resource	
Column C			116141016 AC			1	3							0	o o	1			
March 1986	ORONA Howe St.		116141017 AC			1	. 3	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	-	1	1 0.00 Hig	hest Resource	
1985 1986	ORONA Howe St.					1	3	0.15	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1 0.00 Hig	hest Resource	
Company Comp	ORONA Howe St.					1	3	0.15	Vacant		NO - Privately-Owned	Available		0	0	1			
1985 1986						1	3							0	-	1			
Column C						1	. 3							0	0	1			
2007-10 1981 1982				ER		1	. 3	0.15	Vacant		NO - Privately-Owned	Available		0	0	1	1 0.00 Hig	hest Resource	
1985 1986				ER		1	. 3							0	0	1	1 0.00 Hig	hest Resource	
Column C						1	3							0	0	1	1 0.00 Hig	hest Resource	
Column C						1	3	0.15	Vacant		NO - Privately-Owned			0	0	1	1 0.00 Hig	hest Resource	
Columbia Columbia		92881	116142001 AD			1	. 3				NO - Privately-Owned			0	Ö	1			
Company Comp						1	. 3				NO - Privately-Owned		Not Used in Prior Housing Element	0	0	1	1 0.00 Hig	hest Resource	
COUNTAL 10 COUN						1	. 3							0	0	1			
2009AB 2008						1	. 3							0	0	1			
1,000 1,00						1	. 3							0		1			
Column C	ORONA 3704 Howe St.	92881	116143013 AE	ER	R1-14.4	1	. 3	0.14	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1			
Column C						1	. 3							0	0	1	1 0.00 Hig	hest Resource	
Compose Comp						1	. 3	0.15	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1 0.00 Hig	hest Resource	
Colonial Colonial						1	3							0	0	1	1 0.00 Hig	hest Resource	
Colonial Appendum Colonial	ORONA 1688 Hayden Ave.					1	. 3			YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	-	1	1 0.00 Hig	hest Resource	
Compose 1, Comp						1	. 3				NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1 0.00 Hig	hest Resource	
Coliforn Depth Age 2,988 1,855,000 Act Act	ORONA Hayden Ave.					1	. 3							0	0	1			
ColONA New St 9288						1	. 3							0	0	1	1 0.00 Hig	hest Resource	
CORONA Sept. 9288 116152001 AG R R 1.44 1 3 0.75 Vacant YTS - Current NO. Privately-Dwared No. Privately-Dw						1	3							0	0	1			
Variety Vari		92881	116152019 AG	ER	R1-14.4	1	. 3	0.15	Vacant		NO - Privately-Owned	Available		0	0	1			
120 120	ORONA Howe St.					1	. 3	0.79	Vacant		NO - Privately-Owned			0	0	1	1 0.00 Hig	hest Resource	
District Name 1928 116152022 M E 11-14.4 1 3 0.16 Vacant YS - Current No - Privately-Dumned Available Not Used in Prior Noting Element 0 0 1 1 0.00 Inglest Resource COROMA District Name No District Name No Used in Prior Noting Element 0 0 1 1 0.00 Inglest Resource COROMA District Name No District Name No Used in Prior Noting Element 0 0 1 1 0.00 Inglest Resource COROMA District Name No Used in Prior Noting Element 0 0 1 1 0.00 Inglest Resource COROMA District Name No Used in Prior Noting Element 0 0 1 1 0.00 Inglest Resource COROMA District Name No Used in Prior Noting Element 0 0 1 1 0.00 Inglest Resource COROMA District Name No Used in Prior Noting Element 0 0 1 1 1 0.00 Inglest Resource COROMA District Name No Used in Prior Noting Element 0 0 1 1 1 0.00 Inglest Resource COROMA District Name No Used in Prior Noting Element 0 0 0 1 1 1 0.00 Inglest Resource COROMA District Name No Used in Prior Noting Element 0 0 0 1 1 1 0.00 Inglest Resource COROMA District Name No Used in Prior Noting Element 0 0 0 1 1 1 0.00 Inglest Resource COROMA District Name No Used in Prior Noting Element 0 0 0 1 1 1 0.00 Inglest Resource COROMA District Name No Used in Prior Noting Element 0 0 0 1 1 1 0.00 Inglest Resource COROMA District Name No Used in Prior Noting Element 0 0 1 1 0.00 Inglest Resource COROMA District Name No Used in Prior Noting Element 0 0 1 1 0.00 Inglest Resource COROMA District Name No Used in Prior Noting Element 0 0 1 1 0.00 Inglest Resource COROMA District Name No Used in Prior Noting Element 0 0 1 1 0.00 Inglest Resource COROMA District Name No Used in Prior Noting Element 0 0 1 1 0.00 Inglest Resource						1	3							0	0	1			
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Decomoration Deco						1	. 3							0	ŏ	1			
CROMA Quran Way 92881 11515204 Al ER R 1-14.4 1 3 0.15 Vacant YES - Current NO - Privately-Owned Available NOT Used in Prior Housing Element 0 0 1 1 0.00 Highest Resource						1	3							0	-	1			
Decode D						1	3							0	0	1			
Decompose Deco						1	3							0	0	1			
CRONNA Duncan Way 92881 116162011 A ER R.1-14.4 1 3 0.14 Vacant YES - Current NO - Privately-Owned Available NO Libed in Prior Housing Element 0 0 1 1 0.00 Highest Resource						1	3							0	Ö	1			
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CRONDA Lester Ave. 92881 116320003 ER A 1 3 4.85 Vacant YES - Current No - Privately-Owned Available Not Used in Prior Housing Element 0 0 7 7 0.00 Highest Resource No - Privately-Owned Available Not Used in Prior Housing Element 0 0 7 7 0.00 Highest Resource No - Privately-Owned Available Not Used in Prior Housing Element 0 0 7 7 0.00 Highest Resource No - Privately-Owned Available Not Used in Prior Housing Element 0 0 6 6 0.03 Highest Resource No - Privately-Owned Available Not Used in Prior Housing Element 0 0 5 5 0.00 Highest Resource No - Privately-Owned Available Not Used in Prior Housing Element 0 0 5 5 0.00 Highest Resource No - Privately-Owned Available Not Used in Prior Housing Element 0 0 5 5 0.00 Highest Resource No - Privately-Owned Available Not Used in Prior Housing Element 0 0 5 5 0.00 Highest Resource No - Privately-Owned Available Not Used in Prior Housing Element 0 0 5 5 0.00 Highest Resource No - Privately-Owned Available Not Used in Prior Housing Element 0 0 5 5 0.00 Highest Resource No - Privately-Owned Available Not Used in Prior Housing Element 0 0 5 5 0.00 Highest Resource No - Privately-Owned Available Not Used in Prior Housing Element 0 0 2 2 0.00 Highest Resource No - Privately-Owned Available Not Used in Prior Housing Element 0 0 2 2 0.00 Highest Resource No - Privately-Owned Available Not Used in Prior Housing Element 0 0 2 2 0.00 Highest Resource No - Privately-Owned Available Not Used in Prior Housing Element 0 0 2 2 0.00 Highest Resource No - Privately-Owned Available Not Used in Prior Housing Element 0 0 2 2 0.00 Highest Resource No - Privately-Owned Available Not Used in Prior Housing Element 0 0 2 2 0.00 Highest Resource No - Privately-Owned Availabl	ORONA Hidden Springs Dr.				A	1	3							0	0	4	4 0.00 Hig	hest Resource	
CRONAN Gilbert Ave. 92881 116510002 ER A 1 3 4.73 Vacant YES - Current No - Privately-Owned Available Not Used in Prior Housing Element 0 0 7 7 0.00 Highest Resource					A	1	3							0	0	7			
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CORONA EUpper Dr. 92881 116320029 ER A-14.4 1 3 1.8 Vacant YES - Current No - Privately-Owned Available Not Used in Prior Housing Element 0 0 2 2 0.00 Highest Resource					A	1	3						Not Used in Prior Housing Element	0	0	7			
CORONA Shain Cir. 92881 1109020016 ER RIA 1 3 1.44 Vacant YES - Current No - Privately-Owned Available Not Used in Prior Housing Element 0 0 1 1 0.00 Highest Resource	ORONA E Upper Dr.					1	3		Vacant	YES - Current				0	0	2	2 0.00 Hig	hest Resource	
CORONA Via Venezia Cir. 92881 116310079 ER RIA 1 3 0.92 Vacant YES-Current No - Privately-Owned Available Not Used in Prior Housing Element 0 0 1 1 1 0.00 Highest Resource NORONA Marrial Cir. 92881 116310090 ER RIA 1 3 2.67 Vacant YES-Current No - Privately-Owned Available Not Used in Prior Housing Element 0 0 0 1 1 0.00 Highest Resource NORONA Marrial Cir. 92881 116310090 ER RIA 1 1 3 2.67 Vacant YES-Current No - Privately-Owned Available Not Used in Prior Housing Element 0 0 0 1 1 0.00 Highest Resource						1	3							0	0	1	1 0.00 Hig	hest Resource	
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CORONA Amin Cir. 92881 116330018 ER RIA 1 3 1.15 Vacant VY5 - Current NO - Privately-Owned Available Not Used in Prior Housing Element 0 0 1 1 1 0.00 High-per Resource						1	3	2.67	Vacant					0	0	1	1 0.00 Hig	hest Resource	
		92881				1	3			YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1			

Jurisdicti on Name	Site Address/Intersectio n	5 Digit ZIP Code	Assessor Consolid Parcel Number ated Sites	Designati	Zoning Designation (Current)	Minimum Density Allowed	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income	Total Capacity	Improveme nt-To-Land Ratio	Optional Information2	Optional Information3
CORONA	Romans Rd.	92881	116300021	n (Current	R1A	(units/acre)	(units/acre)		Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	Oapacity	Capacity	Capacity	1		ighest Resource	
	Casper Cir.	92881		ER	R1A	1	3	1.24	Vacant		NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00 H	ighest Resource	
	3134 Sonrisa Dr.	92881 92881		ER ER	R1A R1A	1	3		Vacant		NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1		ighest Resource	
	Romans Rd. Romans Rd.	92881		ER	R1A	1	3		Vacant Vacant		NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0	1	1		ighest Resource ighest Resource	
CORONA	Golden Harvest Rd.	92881	116320009	ER	R1A	1	3	1.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00 H	ighest Resource	
	Nelson St. Nelson St.	92881 92881		ER ER	R1A R1A	1	3		Vacant Vacant		NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0	1	1		ighest Resource	
CORONA		92881		ER	R1A	1	3		Vacant				Not Used in Prior Housing Element	0	0		1		ighest Resource	
	Nabil Cir.	92881		ER	R1A	1	3		Vacant		NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1		ighest Resource	
	Misophie Cir. Amin Cir.	92881 92881		ER ER	R1A R1A	1	3		Vacant Vacant		NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0	1	1		ighest Resource	
CORONA	Amin Cir.	92881	116330003	ER	R1A	1	3	0.87	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	ō	0		1		ighest Resource	
	Crown Ranch Rd.	92881		ER	R1A	1	3		Vacant		NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0		1		ighest Resource	
	Crown Ranch Rd. Garretson Ave.	92881 92881		ER ER	R1A R1-14.4	1	3		Vacant Vacant		NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0		1		ighest Resource	
CORONA	Liberty Ave.	92881	116130007	ER	R1-14.4	1	3	2.23	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0		2	0.00 H	ighest Resource	
	Nelson St. 1705 Duncan Way	92881 92881		ER ER	R1-14.4 R1-14.4	1	3		Vacant Vacant		NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0		1		ighest Resource	
	1719 Duncan Way	92881		ER	R1-14.4	1	3		Vacant				Not Used in Prior Housing Element	0	0		1		ighest Resource	
CORONA	1740 Duncan Way	92881		ER	R1-14.4	1	3		Vacant				Not Used in Prior Housing Element	0	0		1		ighest Resource	
	Liberty Ave. Liberty Ave.	92881 92881		ER ER	R1-14.4 R1-14.4	1	3		Vacant Vacant		NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0		1		ighest Resource	
	Arbenz Cir.	92881		ER	R1-20	1	3		Vacant				Not Used in Prior Housing Element	0	0		1		ighest Resource	
CORONA	La Salle Cir.	92879	123330006	ER	R1-20	1	3	3.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0		4	0.00 H	ighest Resource	ļ
	Triador St. Garretson Ave.	92879 92881		ER ER	RE ER1	1	3		Vacant Vacant		NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0		1		ighest Resource	
	Garretson Ave.	92881		ER	ER1	1	3		Vacant				Not Used in Prior Housing Element	0	0		1		ighest Resource	
CORONA	Duncan Way	92881	116152046	ER	R1-14.5	1	3	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0		1	0.00 H	ighest Resource	
	Duncan Way Duncan Way	92881 92881		ER ER	R1-14.5	1	3		Vacant Vacant		NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0		1		ighest Resource	
	Duncan Way	92881		ER	R1-14.5	1	3		Vacant				Not Used in Prior Housing Element	0	0		1		ighest Resource	
	Duncan Way	92881		ER	R1-14.5	1	3		Vacant				Not Used in Prior Housing Element	0	0		1		ighest Resource	
	Duncan Way Duncan Way	92881 92881		ER ER	R1-14.5 R1-14.5	1	3		Vacant Vacant		NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0		1		ighest Resource	
	Duncan Way	92881		ER	R1A	1	3		Vacant				Not Used in Prior Housing Element	0	0		1		ighest Resource	
	1127 Casper Cir.	92881		ER	R1A	1	3		Vacant				Not Used in Prior Housing Element	0	0		1		ighest Resource	
	Casper Cir. 1151 Casper Cir.	92881 92881		ER ER	R1A R1A	1	3		Vacant Vacant				Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0		1		ighest Resource	
	Casper Cir.	92881		ER	R1A	1	3		Vacant				Not Used in Prior Housing Element	0	0		1		ighest Resource	
CORONA		92881		ER	R1A	1	3		Vacant				Not Used in Prior Housing Element	0	0		1		ighest Resource	
CORONA	Casper Cir.	92881 92881		ER ER	R1A R1A	1	3		Vacant Vacant				Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0		1		ighest Resource	
	Casper Cir.	92881		ER	R1A	1	3		Vacant				Not Used in Prior Housing Element	0	0		1		ighest Resource	
CORONA		92881		ER	R1A	1	3		Vacant				Not Used in Prior Housing Element	0	0		1		ighest Resource	
	Casper Cir. 1298 Amin Cir.	92881 92881		ER ER	R1A R1A	1 1	3		Vacant Vacant				Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0		1		ighest Resource ighest Resource	
CORONA		92882		LDR	R1A	1	3		Vacant				Not Used in Prior Housing Element	0	0		1		ighest Resource	
CORONA		92882		LDR	R1A	1	3		Vacant				Not Used in Prior Housing Element	0	0		1		ighest Resource	
	San Jacinto Dr. San Jacinto Dr.	92879 92879		LDR	A-14.4 A-14.4	1 1	3		Vacant Vacant				Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0	_	3		igh Resource igh Resource	
	1416 Pleasant View Ave	92882		LDR	R1-7.2	3	6		Vacant				Not Used in Prior Housing Element	0	0		1		igh Segregation & Po	verty
	Pleasant View. Ave.	92882		LDR	R1-7.2	3	6		Vacant				Not Used in Prior Housing Element	0	0	-	3		igh Segregation & Po	verty
CORONA		92879 92879		LDR	A-14.4 A-14.4	1	3		Vacant Vacant				Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0		4		igh Resource igh Resource	
CORONA		92879		LDR	R1-8.4	1	3		Vacant				Not Used in Prior Housing Element	0	0		6		igh Resource	
CORONA		92879		LDR	A-14.4	1	3		Vacant				Not Used in Prior Housing Element	0	0		3		igh Resource	
	W Foothill Pkwy. 2217 S Lincoln Ave.	92882 92882		LDR	R1-9.6	1 3	4.5		Vacant Vacant		NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0	3	3		ighest Resource ighest Resource	
CORONA		92882		LDR	R1-9.6	3	4.5		Vacant				Not Used in Prior Housing Element	0	0	1	1		ighest Resource	
CORONA		92882		LDR	R1-9.6	3	4.5		Vacant				Not Used in Prior Housing Element	0	0		1		ighest Resource	
	Border Ave. E Parkridge Ave.	92882 92879		LDR	R1-8.4 SFR-6	3 2	5		Vacant Vacant		NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0	12			ighest Resource igh Resource	
CORONA	E Parkridge Ave.	92879	115040039 C	LDR	A	3	6	11.4	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0		51	0.00 H	igh Resource	
	E Parkridge Ave.	92879		LDR	A	3	6		Vacant				Not Used in Prior Housing Element	0	0	13	13		igh Resource	
	755 John Cir W Foothill Pkwv.	92879 92882		LDR	RE WF	3 2	6		Vacant Vacant		NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0	1 2	1		igh Resource lighest Resource	
CORONA	Morales Way	92883	279401020	LDR	LDR	3	6	0.84	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00 H	ighest Resource	
	206 S Sheridan St. 212 S Victoria Ave.	92882 92879		LDR LDR	SF	3	6		Vacant				Not Used in Prior Housing Element	0	0	1	1		ow Resource	
	207 S Victoria Ave.	92879		LDR	SF SF	3	6		Vacant Vacant		NO - Privately-Owned YES - County-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0	1	1		ow Resource ow Resource	
CORONA	310 S Victoria Ave.	92879	117115010	LDR	SF	3	6	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00 L	ow Resource	
	407 S Victoria Ave. 507 E 5th St.	92879 92879		LDR	SF	3	6		Vacant		NO - Privately-Owned	Available Available	Not Used in Prior Housing Element	0	0	1	1		ow Resource	
	1050 E 3rd St.	92879		LDR	SF SF	3	6		Vacant Vacant		NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0	1	1		ow Resource ow Resource	
CORONA	Quarry St.	92879	117281009	LDR	SF	3	6	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00 L	ow Resource	
CORONA		92879 92879		LDR	SF	3	6		Vacant Vacant		NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0	1	1		ow Resource	
CORONA	E Parkridge Ave. Skyline Dr.	92879		LDR	R1A	3	6		Vacant		NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0	1	1		igh Resource lighest Resource	
CORONA	1208 Belle Ave.	92882	110192016	LDR	R1-7.2	3	6	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00 H	igh Resource	
	1263 S Lincoln Ave.	92882		LDR	R1-7.2	3	6		Vacant		NO - Privately-Owned		Not Used in Prior Housing Element	0	0	1	1		igh Resource	
CORONA	945 W Kendall St. Citron St.	92882 92882		LDR	R1-7.2 R1-8.4	3 2	6		Vacant Vacant		NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0	16	16		igh Resource igh Resource	
CORONA	Baghdady St.	92879	168361047	LDR	SFR	3	6	0.57	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	10	10	0.00 H	ighest Resource	
	Railroad St.	92882		MDR	R1-7.2	3	6	0.49	Vacant	YES - Current	NO - Privately-Owned		Not Used in Prior Housing Element	0	0	2	2		Noderate Resource	
	142 N Vicentia Ave. S Sherman Ave.	92882 92882		MDR	R2 R3	15	15 36		Vacant Vacant		NO - Privately-Owned YES - County-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0	33	33		Noderate Resource ligh Segregation & Po	vertv
CORONA	1225 E St.	92882	118181014	HDR	R3	15		0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	0.00 H	igh Segregation & Po	verty
	449 River Rd.	92880		HDR	R3	15		0.42	Vacant	YES - Current			Not Used in Prior Housing Element	0	0	11	11	0.00 H	igh Resource	
	Temescal Canyon Rd. Temescal Canyon Rd.	92883		HDR HDR	R3	15			Vacant Vacant		NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0	58			ighest Resource ighest Resource	
	231 Violet St.	92882		MDR	R1-7.2	3	6	0.15	Vacant				Not Used in Prior Housing Element	0	1	0	1	0.00	Noderate Resource	
	135 N Vincentia Ave.	92882	117031027	MDR	R1-7.2	3	6		Vacant				Not Used in Prior Housing Element	0	2	0	2	0.00 N	Noderate Resource	

				General		Minimum										Above				
Jurisdicti on Name	Site Address/Intersectio	5 Digit ZIP Code	Assessor Conso	lid Plan	Zoning Designation	Density Allowed	Max Density Allowed	Parcel Size	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning	Lower Income	Moderate Income	Moderate Income	Total Capacity	Improveme nt-To-Land	Optional Information2	Optional Information3
	"			n (Current)	(Current)	(units/acre)	(units/acre)	(Acres)						Capacity	Capacity	Capacity	Сарасну	Ratio		Illorillations
	147 N Vicentia Ave. Fullerton Ave.	92882 92881	117031030 120451040	MDR	R1-7.2 MDR	3	6 15				NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element	0	2	0	2		Moderate Resource Highest Resource	
CORONA	201 Violet St.	92882	118260004 AO	MDR	R2	6	15	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2	0.00	Moderate Resource	
	Violet St. Violet St.	92882 92882	118260005 AO 118260006 AO	MDR	R2 R2	6	15 15				NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element	0	1 2	0	_		Moderate Resource Moderate Resource	
CORONA	1043 Circle City Dr.	92879	117320036	HDR	R3	15	36	0.14	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1	0		0.00	Low Resource	
	509 S Sheridan St. 1113 Circle City Dr.	92882 92879	117145005 BD 117334020	MUD	R3	15 15	35 36			YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	2	0	0	2		Low Resource Low Resource	
CORONA		92882	118181008	HDR	R3	15	36				NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	0	0			High Segregation & Po	verty
CORONA	E St.	92882 92882	118183006 AN 118183022 AN	HDR HDR	R3 R3	15 15	36 36			YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	16	0	0	16	0.00	High Segregation & Po	verty
CORONA		92882	118183023 AN		R3	15					NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	0	0	2	0.00	High Segregation & Po High Segregation & Po	verty
CORONA		92882	118183024 AN	HDR	R3	15	36				NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	0	0	4	0.00	High Segregation & Po	verty
CORONA	W 2nd St. 151 N Merrill St.	92882 92882	118270055 117042013 BU	MDR	MP R2	15	36 15				NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	108	0	1	108		Moderate Resource Moderate Resource	
	835 N Main St.	92879	122120018 BO		MU	15		1.01	Commercial (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	26		0.82	High Resource	
CORONA	N Main St. 839 N Main St.	92879 92879	122120017 BO 122120016 BO	MU 1	MU	15 15	35 35			YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant Used in Prior Housing Element - Non-Vacant	0	0	10			High Resource High Resource	
	829 N Main St.	92879	122120015 BO	MU 1	MU	15	35	1.93	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	50			High Resource	
	813 N Main St. 821 N Main St.	92879 92879	122140007 BO 122140008 BO	MU 1 MU 1	MU	15				YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Used in Prior Housing Element - Non-Vacant	0	0	79			High Resource High Resource	
CORONA	415 S Ramona Ave.	92879	117152008	MUD	D	15 17	35			YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant Not Used in Prior Housing Element	0	0	4			Low Resource	
	255 W 6th St.	92882	117144017 BC	MUD	D	17				YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	29			Low Resource	
CORONA	203 W 6th St. 827 N Main St.	92882 92879	117144002 BC 122120014	MUD MU1	MU	17 15				YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0	0	28 67			Low Resource High Resource	
CORONA	120 N Sheridan St.	92882	117042005 BT	MDR	R2	6	15	0.17	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	2.86	Moderate Resource	
CORONA	135 N Merrill St. 154 N Merrill St.	92882 92882	117042017 BV 117041005 BV	MDR	R2	6	15 15			YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0	1	0	1	1.47	Moderate Resource Moderate Resource	
CORONA	142 N Merrill St.	92882	117041007 BV	MDR	R2	6	15	0.43	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	3	3.00	Moderate Resource	
CORONA	134 N Merrill St.	92882	117041008 BV	MDR MDR	R2	6	15		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	4.43	Moderate Resource	
CORONA	125 School St. 130 N Merrill St.	92882 92882	117041032 BV 117041009 BV	MDR	R2	6	15 15			YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0	1	0	1		Moderate Resource Moderate Resource	
CORONA	119 School St.	92882	117041033 BV	MDR	R2	6	15	0.19	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	4.29	Moderate Resource	
CORONA	126 N Merrill St. 116 N Merrill St.	92882 92882	117041022 BV 117041023 BV	MDR	R2	6	15 15			YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0	1	0	1 3		Moderate Resource Moderate Resource	
	113 School St.	92882	117041039 BV	MDR	R2	6	15	0.14	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	Ö	1	3.00	Moderate Resource	
CORONA	107 School St.	92882 92882	117041015 BV	MDR	R2	6	15			YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	0	1		Moderate Resource Moderate Resource	
CORONA	110 School St. 102 School St.	92882	117041021 BV 117041020 BW	MDR	R2 R2	6	15 15			YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0	2	0	2	4.40	Moderate Resource	
CORONA	104 School St.	92882	117041019 BW	MDR	R2	6	15			YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	2.34	Moderate Resource	
	112 School St. 132 N Sheridan St.	92882 92882	117041017 BW 117042008 BT	MDR	R2 R3	15	15 36			YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element	0	1	0			Moderate Resource Moderate Resource	
CORONA	128 N Sheridan St.	92882	117042007 BT	HDR	R3	15		0.17	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	3	0.44	Moderate Resource	
	403 E Blaine St. 409 E Blaine St.	92879 92879	119311029 BQ 119311030 BQ	MU 1	MU	15	35 35				NO - Privately-Owned NO - Privately-Owned	Available Available	Used in Prior Housing Element - Non-Vacant Used in Prior Housing Element - Non-Vacant	4	0	0	4		Moderate Resource Moderate Resource	
	314 E 6th St.	92879	117193006 BN	MUD	D	17							Not Used in Prior Housing Element	28	0	0			Low Resource	
	6th St. 204 E 6th St.	92879 92882	117193005 BN	MUD	D	17				YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13	0	0			Low Resource	
	204 E 6th St. 6th St.	92882	117192014 DF 117192012 DF	MUD	D	17	35 35			YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	5	0	0	9		Low Resource Low Resource	
CORONA		92882	117192013 DF	MUD	D	17	35	0.28	Parking Lot		NO - Privately-Owned	Available	Not Used in Prior Housing Element	7	0	0	7		Low Resource	
	6th St. Victoria Ave.	92882 92882	117192002 DF 117192003 DF	MUD	D	17	35 35			YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	4	0	0	4		Low Resource Low Resource	
CORONA	Ramona Ave.	92882	117192006 DF	MUD	D	17	35	0.38	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10	0	0	10	0.00	Low Resource	
CORONA	7th St.	92882	117192007 DF	MUD	D	17	35	0.19	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5	0	0	5	0.06	Low Resource	
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Appendix B-2 Sites to be Rezoned

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

							Above			Current		Proposed		Minimum	Maximum				Consolid		
tio ie Ad	Site dress/Intersection	5 Digit ZIP Code	Assessor Parce Number	l Very Low Income			Moderate- Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	General Plan (GP) Designation	Proposed Zoning	Density Allowed	Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses		Optional Information2	Optional Informat
2550	O S Main St.	92882) (Shortfall of Sites		MDR	A		R2	6	15			Industrial (FAR: 0.2)		Improvement to Land Ratio	
	S Temescal St. S Victoria Ave.	92879 92879	107050034) (20	,	Shortfall of Sites Shortfall of Sites		GC LDR	C2	HDR MDR	MP MFR		15	2	Vacant Non-Vacant	Vacant Residential (1)	СХ		High Resource Low Resource
	S Victoria Ave.	92879	117232002	1 0) (1		Shortfall of Sites	0.17		SE	MDR	MFR	-	15		Non-Vacant	Residential (1)	CX	0.0	
	S Victoria Ave.	92879	117233008	B 0) (1 2		Shortfall of Sites			SF	MDR	MFR	6	15			Residential (1)	CA .		4 Low Resource
724 [Barth St.	92879	11104203) () 4		Shortfall of Sites			R1-7.2	MDR	R2	6	15		Non-Vacant	Residential (1)	CY	2.5	8 High Resource
730 I	Barth St.	92879	111042024) () 4		Shortfall of Sites			R1-7.2		R2	6	15		Non-Vacant	Residential (1)	CY		3 High Resource
	Barth St.	92879	111042025) () 4		Shortfall of Sites	0.51		R1-7.2	MDR	R2	€	15	5 4	Non-Vacant	Residential (1)	CY	2.6	5 High Resource
	Barth St.	92879	111042026) () 4		Shortfall of Sites					R2	6	15			Residential (1)	CY		0 High Resource
	Barth St.	92879	111042027) (Shortfall of Sites			R1-7.2	MDR	R2	6	15			Residential (1)	CY		0 High Resource
A 813 I		92879	111042013) (4		Shortfall of Sites					R2	6	15	,		Residential (1)	CY		2 High Resource
A 807 I		92879	111042014) () 4		Shortfall of Sites				MDR MDR	R2	ŧ	15			Residential (1)	CY		0 High Resource
A 801 I		92879 92879	111042015) () 5		Shortfall of Sites Shortfall of Sites	0.51		R1-7.2 R1-7.2	MDR	R2 R2		15		Non-Vacant Non-Vacant	Residential (1) Residential (1)	CY		2 High Resource 1 High Resource
	Barth St.	92879	111042010) (1 2		Shortfall of Sites			R1-7.2	MDR	R2	F	15		Non-Vacant	Residential (1)	CY		0 High Resource
	Quarry St.	92879	117281007) (1		Shortfall of Sites		LDR	SF	MDR	R2	6	15		Non-Vacant	Residential (1)	CF		5 Low Resource
A 805 (Quarry St.	92879	117281008	В О) (1	1 0	Shortfall of Sites	0.24		SF	MDR	R2	E	15		Non-Vacant	Residential (1)	CE		7 Low Resource
A 901 (Quarry St.	92879	117281010	0) (1	1 0	Shortfall of Sites	0.23	LDR	SF	MDR	R2	6	15	1	Non-Vacant	Residential (1)	CE		0 Low Resource
	Quarry St.	92879	117281012					Shortfall of Sites			SF	MDR	R2	€	15			Residential (1)	CE		2 Low Resource
	Quarry St.	92879	117281013		,			Shortfall of Sites		LUIT		MDR	R2	6	,			Residential (1)	CE		2 Low Resource
915 (Quarry St.	92879	117281014) () 1		Shortfall of Sites				MDR	R2	E	15			Residential (1)	CE		9 Low Resource
A 919 (Quarry St.	92879	117281015) () 1		Shortfall of Sites		LDIX	SF	MDR	R2	6	15			Residential (1)	CE		0 Low Resource
	Quarry St.	92879	117281016) (1		Shortfall of Sites			SF		R2		15			Residential (1)	CE		0 Low Resource
	1 Quarry St. 9 Quarry St.	92879 92879	117282005) (9		Shortfall of Sites Shortfall of Sites		LDR	SF SF	MDR MDR	R2 R2	- 6	15		Non-Vacant	Residential (1) Residential (1)	CF	0.10	0 Low Resource 5 Low Resource
	3 Quarry St.	92879	117290019		1 1	1		Shortfall of Sites		LDR	SF		R2		15	-	Non-Vacant Non-Vacant	Residential (1)	CF		0 Low Resource
	5 Quarry St. 5 Quarry St.	92879	117290020) (1		Shortfall of Sites			SF		R2	6				Residential (1)	CF		6 Low Resource
SMe	errill St.	92882						Shortfall of Sites			SF	MDR	MFR	6				Recreational	1		8 Low Resource
Ford	l St.	92879	111042019) 2		Shortfall of Sites				MDR	R2	É	15	5 2	Non-Vacant	Residential (1)	CY		0 High Resource
Quar	rry St.	92879	117281009		0 0	2		Shortfall of Sites		LDIX	SF	MDR	R2	6	15	5 2	Vacant	Vacant	CE	0.0	0 Low Resource
Quar	rry St.	92879	117281011) (2		Shortfall of Sites		LDIX	SF	MDR	R2	(15	5 2	Vacant	Vacant	CE	0.0	0 Low Resource
1220	W Ontario Ave.	92880	113020015		7 27	7 0		Shortfall of Sites			R1-9.6	HDR	R3	15		54	Non-Vacant	Institutional (FAR: 0.1)			6 Highest Resource
551	S Joy St.	91719	117165020		7 7	7 0		Shortfall of Sites			RO	MU1	MFR	15			Non-Vacant	Commercial (FAR: 0.5)			0 Low Resource
	E 6th St	92879	107020002					Shortfall of Sites	3.82		MU2	HDR	HDR	15				Mobile home park			7 High Resource
	B E 5th St	92879	117332005	-	1 2			Shortfall of Sites	0.5		MU2	HDR HDR	MFR MFR	15			Non-Vacant	Mobile home park	DG		1 Low Resource
6th S		92879 92879	117332006		1 4			Shortfall of Sites Shortfall of Sites			MU2 MU2		MFR					Mobile home park	DG DG		3 Low Resource
5 th	1 E 6th St	92879	117332004		1 4	1 0		Shortfall of Sites	0.67		MU2 MU2		MFR	15				Mobile home park Mobile home park	DG		5 Low Resource 0 Low Resource
6th S	Sileet St	92879	117332003		1 2	2 0		Shortfall of Sites	0.32				MFR	15				Mobile home park	DG		0 Low Resource
6th S	St	92879	117332008	R 1	1 3	2 0		Shortfall of Sites	0.17		MU2		MFR	15			Non-Vacant	Commercial (FAR: 0.1)	DG		0 Low Resource
6th S		92882	118283033		5 6	3 0		Shortfall of Sites			MF1		MR	15				Parking lot	CH		0 Moderate Resource
6th S		92879	11508000		3 4	4 0		Shortfall of Sites			BP	HDR	MF	15	36		Vacant	Vacant	AX		0 Low Resource
44 E	Grand Blvd.	92882	117080003		1 2	2 0		Shortfall of Sites	0.18		GB	HDR	MF	15	36	3	Non-Vacant	Residential (1)	CM	1.1	1 Moderate Resource
1161	N Victoria Ave.	92882	117080004		1 2	2 0		Shortfall of Sites	0.17		GB	HDR	MF	15			Non-Vacant	Residential (1)	CM		5 Moderate Resource
	N Victoria Ave.	92882	117080005		1 2	2 0		Shortfall of Sites	0.18		GB		MF	15				Residential (1)	CM		Moderate Resource
	N Victoria Ave.	92882	117080018		1 2	2 0		Shortfall of Sites	0.17		GB	HDR HDR	MF	15		3	Non-Vacant	Residential (1)	CM		7 Moderate Resource
	N Victoria Ave. NVictoria Ave	92882 92882	117080009		2 2			Shortfall of Sites Shortfall of Sites	0.21		GB GB	HDR	MF MF	15 15				Residential (1) Residential (1)	CN		Moderate Resource Moderate Resource
	S Sheridan St.	92882	117070002		1 4	2 0	_	Shortfall of Sites	0.16		GB		MF	15				Residential (1)	CO		1 Moderate Resource
	Nsheridan St.	92882	117070003		2 2	2 0		Shortfall of Sites	0.24		GB	HDR	R3MF	15		3 4	Vacant	Vacant	CO		0 Moderate Resource
	N Belle Ave.	92882	117070006		1 2	2 0		Shortfall of Sites	0.17		GB	HDR	MF	15	36		Non-Vacant	Residential (1)	CP		9 Moderate Resource
	N Belle Ave.	92882	117070007		1 2	2 0		Shortfall of Sites	0.17		GB	HDR	MF	15	36		Non-Vacant	Residential (1)	CP		7 Moderate Resource
49 W	V Grand Blvd.	92882	117070013	3 2	2 2	2 0	0	Shortfall of Sites	0.21		GB	HDR	MF	15	36		Non-Vacant	Residential (1)	cq		7 Moderate Resource
45 W	V Grand Blvd.	92882	117070014		1 1	1 0) (Shortfall of Sites	0.14	GC	GB	HDR	MF	15	36	5 2	Non-Vacant	Residential (1)	CQ	1.6	4 Moderate Resource
E 8th	h St.	92882	117232006		2 2	2 0		Shortfall of Sites	0.16		SF		MF	15			Vacant	Vacant	DE		0 Low Resource
E 8th		92882	117232005		2 2	2 0		Shortfall of Sites	0.18	LUIT			MF	15			Vacant	Vacant	DE		0 Low Resource
	S Merrill St.	92882	117092007		/	/ 0		Shortfall of Sites		LUIT		HDR	MF	15				Commercial (FAR: 0.4)			0 Low Resource
211	S joy St.	92879 92879	117122002) (2		Shortfall of Sites Shortfall of Sites	0.2			MU1 MU1	TC (AHO-1)	- 6	15		Vacant	Vacant	CV		0 Low Resource
912	S Ramona Ave. S Ramona Ave.	92879	117238005 117238012	2 0	1 0	1 2		Shortfall of Sites	0.17		CS	MU1	CS (AHO-1)	-	15		Vacant Vacant	Vacant Vacant	CV		0 Low Resource 0 Low Resource
	S Ramona Ave.	92879	117238006) () 2		Shortfall of Sites	0.21		CS	MU1	CS (AHO-1)	-	15		Vacant	Vacant	CW		0 Low Resource
	S Sherman Ave.	92882	110040023	3 0	o d) 4	1 0	Shortfall of Sites	0.21		C3	MU1	C3 (AHO-1)	F	15		Non-Vacant	Commercial (FAR: 0.5)			1 High Segregation & I
	W 6th St	92882	117172002		0 0	13		Shortfall of Sites	0.53		TC		TC (AHO-1)	17				Commercial (FAR: 0.5)	DD		8 Low Resource
	5 Railroad St.	92881	11821004) (21		Shortfall of Sites	1.86		C3	MU1	C3 (AHO-1)	- 6	15		Non-Vacant	Commercial (FAR: 0.1)			8 Moderate Resource
	W 6th St.	92882	117172001		,			Shortfall of Sites	0.54				TC (AHO-1)	17			Vacant	Vacant	DD		0 Low Resource
	S Ramona Ave.	92882	117238004) (1		Shortfall of Sites	0.17			MU1	CS (AHO-1)	- 6	15		Vacant	Vacant	CV		0 Low Resource
	ain St.	92882	117238007) () 2		Shortfall of Sites	0.2			MU1	CS (AHO-1)	(15	_	Vacant	Vacant	CW	0.0	0 Low Resource
	S Main St.	92882	117238016) (1		Shortfall of Sites	0.16			MU1	CS (AHO-1)	- 6	15		Vacant	Vacant			0 Low Resource
6th S	road St.	92882 92882	117042010		1 (3		Shortfall of Sites Shortfall of Sites	0.35 0.22			MU2 MU1	M1 (AHO-1) C3 (AHO-1)		5 15 5 15		Vacant Vacant	Vacant Vacant	CK		Moderate Resource
	W 6th St.	92882	110020018		0 20	1 0		Shortfall of Sites		MU1	CS	MU1	CS (AHO-1)	47	7 35		Vacant Non-Vacant	Parking lot	CH	0.0	O High Segregation & O Moderate Resource
	W 6th St.	92882	118283026		2 2			Shortfall of Sites			CS	MU1	CS (AHO-1)	17			Non-Vacant		CH		8 Moderate Resource
	S Vicentia Ave.	92882	11734002		5 :	5 0		Shortfall of Sites		MU1	CS	MU1	CS (AHO-1)	17		10	Non-Vacant	Commercial (FAR: 0.25)	CI		0 Moderate Resource
	S Vicentia Ave.	92882	117340023		4 4	4 0		Shortfall of Sites			CS	MU1	CS (AHO-1)	17			Non-Vacant	Commercial (FAR: 0.2)	CI		1 Moderate Resource
	W 6th St.	92882	110101012		4 5	5 0		Shortfall of Sites	0.35	MU1		MU1	GC (AHO-1)	17			Non-Vacant	Commercial (FAR: 0.25)	CJ	0.1	1 Moderate Resource
844 \	W 6th St.	92882	110101011	1 2	2 3	3 0	,	Shortfall of Sites	0.2	MU1	GC	MU1	GC (AHO-1)	17	35	5 5	Non-Vacant	Commercial (FAR: 0.2)	CJ	0.5	4 Moderate Resource
	W 6th St.	92882	110101010		5 5	5 0		Shortfall of Sites	0.38		GC	MU1	GC (AHO-1)	17				Commercial (FAR: 0.4)	CJ	1.50	0 Moderate Resource
	w 6th St.	92882	110101009		2 2			Shortfall of Sites		MU1		MU1	GC (AHO-1)	17		5 4	Non-Vacant	Commercial (FAR: 0.2)	CJ		8 Moderate Resource
	W 6th St.	92882	110101027		2 2	2 0		Shortfall of Sites			GC	MU1	GC (AHO-1)	17			Non-Vacant	Commercial (FAR: 0.4)	CJ		1 Moderate Resource
	W 6th St.	92882	110101007		1 1	1 0		Shortfall of Sites	0.11		GC	MU1	GC (AHO-1)	17			Non-Vacant	Commercial (FAR: 0.6)	CI		6 Moderate Resource
	W 6th St.	92882	110101006		2 3	3 0		Shortfall of Sites	0.21		GC	MU1	GC (AHO-1)	17			Non-Vacant	Commercial (FAR: 0.4)	CI		5 Moderate Resource
	W 6th St. W 6th St.	92882 92882	110101005		4 2	2 0		Shortfall of Sites Shortfall of Sites	0.18		GC	MU1 MU1	GC (AHO-1) GC (AHO-1)	17			Non-Vacant Vacant	Commercial (FAR: 0.5)	U		5 Moderate Resource
	W 6th St. W 6th St	92882	110101004		2 2	2 0		Shortfall of Sites Shortfall of Sites		MU1 MU1	GC	MU1 MU1	GC (AHO-1)	17			Vacant Non-Vacant	Vacant Commercial (FAR: 0.25)	CI		Moderate Resource Moderate Resource
	W 6th St	92882	110101003		1 -	1 0		Shortfall of Sites			GC		GC (AHO-1)	17			Non-Vacant	Commercial (FAR: 0.25)	CI		Moderate Resource
	S Vicentia	92882	11010100		1 .	1 0	-	Shortfall of Sites				MU1	GC (AFO-1)	17			Non-Vacant	Commercial (FAR: 0.7)	CI		3 Moderate Resource
	Grand Blvd.	92882	117091022		4 15	5 0		Shortfall of Sites		GC	CS	MU1	CS (AFO-1)	15			Non-Vacant	Commercial (FAR: 0.0)			4 Low Resource
	1 W 6th St.	92882	118130013			2 0		Shortfall of Sites	0.92		C3	MU1	C3 (AHO-1)	15			Vacant	Vacant	AM	0.0	0 High Segregation & F
		92882	118130014	4 13				Shortfall of Sites	1.02		C3	MU1	C3 (AHO-1)	15	36		Vacant	Vacant	AM		0 High Segregation & F
A 1335				4 3							C3	MU1	C3 (AHO-1)					Commercial (FAR: 0.4)	CR		

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Jurisdictio n Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number		- Low- Modera Income Incom		Type of Shortfall	Parcel Size (Acres) Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolid ated Sites	Optional Information2	Optional Information3
CORONA 13	334 W 6th St.	92882	110030003	6	6	0 (0 Shortfall of Sites	0.48 GC	C3	MU1	C3 (AHO-1)	15	36	12	Non-Vacant	Commercial (FAR: 0.5)	CR	2.4	High Segregation & Poverty
	330 W 6th St.	92882	110030008	3	4	0 (0 Shortfall of Sites		C3	MU1	C3 (AHO-1)	15			Non-Vacant	Commercial (FAR: 0.2)	CR		7 High Segregation & Poverty
CORONA 18		92882	102270015	10		0 (0 Shortfall of Sites		C3	MUI	C3 (AHO-1)	15			Non-Vacant	Commercial (FAR: 0.25)	CS		High Resource
	180 W 6th St.	92882	110040039	9	9	0 (O Shortfall of Sites	0.69 GC	C	MU1	C (AHO-1)	15			Non-Vacant	Commercial (FAR: 0.5)	CU		High Segregation & Poverty
CORONA 12		92882 92882	110040042 115690013	19		0 1	0 Shortfall of Sites 0 Shortfall of Sites	1.46 GC 2.96 MU2	BP	MU1 MU1	C (AHO-1) BP (AHO-1)	15 17			Non-Vacant Non-Vacant	Commercial (FAR: 0.5) Commercial (FAR: 0.25)	CU		7 High Segregation & Poverty 5 Low Resource
CORONA 13		92882	115090013	39			0 Shortfall of Sites		M1	MU1	M1 (AHO-1)	17			Non-Vacant	Commercial (FAR: 0.23)	DC		1 Low Resource
CORONA C		92879	111290040	5			0 Shortfall of Sites		M1	MU2	M1 (AHO-1)	17			Non-Vacant	Industrial (FAR: 0.0)	DA		Low Resource
CORONA C	ircle City Dr.	92879	111290039	22	22	0 (0 Shortfall of Sites	1.71 MU2	M1	MU2	M1 (AHO-1)	17			Non-Vacant	Industrial (FAR: 0.1)	DA	0.0	Low Resource
CORONA C		92879	111290021	14			0 Shortfall of Sites		M1	MU2	M1 (AHO-1)	17			Vacant	Vacant	CZ		Low Resource
CORONA C		92879	111290022	10			O Shortfall of Sites		M1	MU2	M1 (AHO-1)	17			Vacant	Vacant	CZ		Low Resource
CORONA C		92879 92879	111290023 115090024	34			0 Shortfall of Sites 0 Shortfall of Sites		M1 M1	MU2 MU2	M1 (AHO-1) M1 (AHO-1)	17			Vacant Non-Vacant	Vacant Industrial (FAR 0.0)	CZ DC		Low Resource
	6th St.	92879	115090024	15			0 Shortfall of Sites		M1	MU2	M1 (AHO-1)	17			Non-Vacant	Industrial (FAR 0.0)	DC		Low Resource
	5th St.	92879	117331006		10		0 Shortfall of Sites		BP	MU1	BP (AHO-1)	17			Non-Vacant	Industrial (FAR 0.1)	50		2 Low Resource
	easant View Ave.	92882	118130031	6			0 Shortfall of Sites		C3	MU1	C3 (AHO-1)	15			Vacant	Vacant	AM		High Segregation & Poverty
	/ 6th St.	92882	110030030	5			0 Shortfall of Sites	0.43 GC	C3	MU1	C3 (AHO-1)	15		11	Vacant	Vacant	CR	0.0	High Segregation & Poverty
CORONA Y		92882	102290010	2			0 Shortfall of Sites		C3	MU1	C3 (AHO-2)	15			Non-Vacant	Industrial (FAR 0.0)	CT		Moderate Resource
CORONA W		92879	110040041	15			O Shortfall of Sites		C	MU1	C3 (AHO-1)	15			Non-Vacant	Commercial (FAR: 0.25)	CU		High Segregation & Poverty
CORONA 61		92882 92879	110020008	8	8		0 Shortfall of Sites 0 Shortfall of Sites		C3 GC	MU1 MU1	C3 (AHO-1) GC (AHO-1)	15 15			Vacant Vacant	Vacant Vacant	CK		High Segregation & Poverty Low Resource
	6th St.	92879	117332015	3			0 Shortfall of Sites		GC	MU1	GC (AHO-1)	15			Vacant	Vacant	0		Low Resource
CORONA E		92879	119311019	6	6		0 Shortfall of Sites		MU	MU1	MU (AHO-2)	30			Vacant	Vacant	BQ		Moderate Resource
CORONA E		92879	119311018	4	4	0 (0 Shortfall of Sites		MU	MU1	MU (AHO-2)	30	60		Vacant	Vacant	BQ		Moderate Resource
CORONA E		92879	119311017	1	2	0 (0 Shortfall of Sites		MU	MU1	MU (AHO-2)	30			Vacant	Vacant	BQ	0.0	Moderate Resource
CORONA E		92879	119311016	1	2	0 (0 Shortfall of Sites	0.07 100 1	MU	MU1	MU (AHO-2)	30			Vacant	Vacant	BQ		Moderate Resource
CORONA E		92879	119311043				0 Shortfall of Sites		MU	MU1	MU (AHO-2)	30			Vacant	Vacant	BQ		Moderate Resource
	Blaine St.	92879	119311042	2			O Shortfall of Sites		MU	MU1 MU1	MU (AHO-2)	30			Vacant	Vacant	BQ BQ		Moderate Resource
	Blaine St. Blaine St.	92879 92879	119311041 119311040	4			0 Shortfall of Sites 0 Shortfall of Sites		MU	MU1	MU (AHO-2) MU (AHO-2)	30 30			Vacant Vacant	Vacant Vacant	BQ		Moderate Resource Low Resource
	00 E Harrison St.	92879	119311025	20			O Shortfall of Sites		MU	MU1	MU (AHO-2)	30			Non-Vacant	Commercial (FAR: 0.2)	BO		Moderate Resource
CORONA E		92879	119311015	1		0 (0 Shortfall of Sites		MU	MU1	MU (AHO-2)	30		3	Non-Vacant	Commercial (FAR: 0.9)	BQ		1 Moderate Resource
CORONA E		92879	119311014	1	2		0 Shortfall of Sites		MU	MU1	MU (AHO-2)	30			Non-Vacant	Commercial (FAR: 0.5)	BQ		Moderate Resource
CORONA E		92879	119311013	1	1		0 Shortfall of Sites		MU	MU1	MU (AHO-2)	30			Non-Vacant	Commercial (FAR: 0.2)	BQ		Moderate Resource
	20 E Harrison St.	92879	119311005			10	O Shortfall of Sites		MU MU	MU1 MU1	MU (AHO-2)	30			Non-Vacant	Commercial (FAR: 0.3)	BQ		1 Moderate Resource
	80 E Harrison St. 40 E Harrison St.	92879 92879	119311004 119311003			5 (0 Shortfall of Sites 0 Shortfall of Sites		MU	MU1 MU1	MU (AHO-2) MU (AHO-2)	30 30			Non-Vacant Non-Vacant	Commercial (FAR: 0.4) Commercial (FAR: 0.5)	BQ BQ		Moderate Resource Moderate Resource
	22 E Harrison St.	92879	119311003	14	Ü		0 Shortfall of Sites		MU	MU1	MU (AHO-2)	30	60		Non-Vacant	Commercial (FAR: 0.5)	BQ		Moderate Resource
	Smith Ave.	92882	110020012	11			0 Shortfall of Sites		R3	UDR	R3 (AHO-2)	30			Non-Vacant	RV Storage	BR		High Segregation & Poverty
CORONA 13	362 W 6th St.	92882	110030015	81	81	0 (0 Shortfall of Sites	3.6 HDR	R3	UDR	R3 (AHO-2)	30	60	162	Non-Vacant	RV Storage	BR		4 High Segregation & Poverty
CORONA 1	553 Yorba St.	92882	118050020	14		0 (0 Shortfall of Sites		C3	MU1	C3 (AHO-2)	30			Non-Vacant	Storage	CL		1 High Segregation & Poverty
	549 Yorba St.	92882	118050019	9	10		0 Shortfall of Sites		C3	MU1	C3 (AHO-2)	30			Non-Vacant	Commercial (FAR: 0.5)	CL		High Segregation & Poverty
	545 Yorba St.	92882	118050018	14			O Shortfall of Sites		C3	MU1	C3 (AHO-2)	30			Non-Vacant	Commercial (FAR: 0.4)	CL		1 High Segregation & Poverty
CORONA 1:		92882 92882	118050017 118050016	21			0 Shortfall of Sites 0 Shortfall of Sites		C3 C3	MU1 MU1	C3 (AHO-2) C3 (AHO-2)	30			Non-Vacant Non-Vacant	Commercial (FAR: 0.1) Commercial (FAR: 0.1)	CL		1 High Segregation & Poverty 2 High Segregation & Poverty
CORONA W		92882	102290020	47			0 Shortfall of Sites		C3	MU1	C3 (AHO-2)	30			Non-Vacant	Commercial (FAR: 0.1)	CT		2 Moderate Resource
	625 W. 6th Street	92882	102290017	20			0 Shortfall of Sites		C3	MU1	C3 (AHO-2)	30			Non-Vacant	Commercial (FAR: 0.2)	CT		Moderate Resource
CORONA 1	541 W. 6th Street	92882	103280001	14		17	0 Shortfall of Sites	0.99 GC	C3	MU1	C3 (AHO-2)	30	60	45	Non-Vacant	Commercial (FAR: 0.4)	CT	0.3	4 Moderate Resource
	210 E 6th Street	92879	115080002	6			0 Shortfall of Sites		BP	MU1	BP (AHO-2	30			Non-Vacant	Parking lot	DB	0.0	Low Resource
	210 E 6th Street	92879	115080041	12			0 Shortfall of Sites		BP	MU1	BP (AHO-2	30			Non-Vacant	Parking lot	DB		D Low Resource
	210 E 6th Street	92879	115080012	26		30	0 Shortfall of Sites		BP	MU1	BP (AHO-2	30			Non-Vacant	Commercial (FAR: 0.4)	DB		B Low Resource
CORONA W		92881 92881	110040054 110061005	10		0 1	0 Shortfall of Sites 0 Shortfall of Sites		MP R3	UDR	R3 (AHO-2)	30			Vacant	Vacant	U		High Segregation & Poverty
CORONA W		92881	110061005	19			0 Shortfall of Sites		MP	UDR	R3 (AHO-2)	30			Vacant Vacant	Vacant Vacant	U II		High Segregation & Poverty High Segregation & Poverty
	203 Circle City Dr.	92879	111280005	23			0 Shortfall of Sites		R3	UDR	R3 (AHO-2)	30			Vacant	Vacant	AX		Low Resource
	154 E 6th St.	92879	111280001	47			0 Shortfall of Sites		GC	MU1	GC (AHO-2	30			Vacant	Vacant	AX		Low Resource
CORONA 61	th St.	92879	111280004		20	0 (0 Shortfall of Sites	0.9 MU 2	GC	MU1	GC (AHO-2	30		40	Vacant	Vacant	AX		1 Low Resource
CORONA E		92879	111290036	51			0 Shortfall of Sites		M1	MU1	M1 (AHO-2)	30			Non-Vacant	Commercial (FAR: 0.1)			D Low Resource
	203 W 6th Street	92882	118201012	64			0 Shortfall of Sites		MP	UDR	MP (AHO-2)	30			Non-Vacant	Mobile home park	DF		4 High Segregation & Poverty
	203 W 6th Street	92882	118183027	28			O Shortfall of Sites		MP	UDR	MP (AHO-2)	30			Non-Vacant	Mobile home park	DF		High Segregation & Poverty
CORONA 81	th Street omona Road	92882 92882	110040053 118260018	32 144			0 Shortfall of Sites 0 Shortfall of Sites		MP MP	UDR UDR	MP (AHO-2) MP (AHO-2)	30 30			Non-Vacant Non-Vacant	Mobile home park Mobile home park	DF		3 High Segregation & Poverty 3 Moderate Resource

Appendix B-3 Land Use Table

Table C: Land Use, Table Starts in A2

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
Α	RR 2, ER, LDR
A/HD	RR 2
A-14.4	RR 2, LDR
ВР	MU 2
С	GC
C2	GC
C3	GC
CS	MU 1, OP
D	MUD
ER1	ER
GB	GC
GC	GC
LDR	LDR
MDR	MDR
MF1	MDR
MP	HDR
MU	MU 1, MU 2
M1	LI, MU 2
PCD	LDR
RE	ER, LDR
RE-35	RR 2, ER
RO	MU 1
R1A	RR 2, ER, LDR
R1A/HD	RR 2
R1-7.2	LDR, MDR
R1-8.4	LDR
R1-9.6	LDR
R1-14.4	ER
R1-14.5	ER
R1-20	ER
R2	MDR
R3	HDR
SF	LDR
SFR	LDR
SFR-6	LDR
TC	MU 1
UDR	UDR
WF	LDR
V V I	LDIN

Appendix C

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Please Start Here, Instructions in Cell A2, Table in A3:B15

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

General Information

Jurisidiction Name

Housing Element Cycle
Contact Information
First Name
Last Name
Title
Email
Phone
Mailing Address
Street Address
City
Zip Code

Form Fields
CORONA
6th
Joanne
Coletta
Community Development Director
Joanne.Coletta@CoronaCA.gov
(951) 736-2262
400 S Vicentia Ave.
Corona
92882

Table A: Housing Element Site	es Inventory, Table S	Starts in Cell A	\2								•	Above		
Jurisdiction Site		sessor Parcel	Consolidated	General Plan Zoning Designation Designation	Minimum Density	Max Density Allowed Parcel Siz	e Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning	Lower Income Moderate Income Moderate	Total Capacity	Improvement-To-Land Ratio Optional Information2 Information3
Name Address/Intersection CORONA Prairie Cir.	92881	Number 116050009 0	Sites	(Current) (Current)	Allowed (units/acre)	(units/acre) (Acres)	.0.11 Vacant	YES - Potential	NO - Privately-Owned	Available	Cycle(s) Not Used in Prior Housing Element	Capacity Capacity Capacity	1	Ratio Information3 0.00 Highest Resource
CORONA Crown Ranch Rd. CORONA Hidden Springs Dr.	92881 92881	116050005 116050019 116062006		RR 2 R1A/HD RR 2 A	0.5	1	2.94 Vacant 4.97 Vacant	YES - Potential YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	2 2	0.00 Highest Resource 0.00 Highest Resource
CORONA S Main St. CORONA Jameson Dr.	92882 92881	114180002 X 116290088 (RR 2 A/HD RE-35	0.5 0.5	1 1.47	9.72 Vacant 0.92 Vacant	YES - Potential YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0 4	4 44 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Jameson Dr. CORONA Jameson Dr.	92881 92881	116290089 (116290090 (СВ	RR 2 RE-35 RR 2 RE-35	0.5 0.5	1.47 1.47	0.81 Vacant 0.83 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0 0	1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Crown Ranch Rd. CORONA Crown Ranch Rd.	92881 92881	116290068 E 116290069 E	В	ER RE-35 ER RE-35	1 1	1.47 1.47	0.87 Vacant 0.87 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Jameson Dr. CORONA Jameson Dr.	92881 92881	116290082 (116290083 (СВ	ER RE-35 ER RE-35	1	1.47 1.47	0.93 Vacant 0.93 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Jameson Dr. CORONA Jameson Dr. CORONA S Main St.	92881 92881 92882	116290066 (116290087 (114180003)	СВ	ER RE-35 ER RE-35	1 1	1.47 1.47	1.05 Vacant 1.01 Vacant 2.25 Vacant	YES - Current YES - Current YES - Potential	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA S Main St. CORONA 3270 Howe St. CORONA 3260 Howe St.	92882 92881 92881	116120010 A 116120011 A	AA	ER R1-14.4 ER R1-14.4	1		0.15 Vacant 0.15 Vacant	YES - Potential YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned NO - Privately-Owned	Available Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	3 1 1	0.00 Highest Resource 0.00 Highest Resource 0.00 Highest Resource
CORONA 3255 Howe St. CORONA Bobbitt Ave.	92881 92881	116120011 A 116120018 A 116130009 A	AB	ER R1-14.4 ER R1-14.4	1	3	2.27 Vacant 4.5 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	5 5	0.00 Highest Resource 0.00 Highest Resource 0.00 Highest Resource
CORONA Howe St. CORONA Howe St.	92881 92881	116141005 A 116141006 A	AC	ER R1-14.4 ER R1-14.4	1	3	0.15 Vacant 0.15 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	8 1 1 1 1	0.00 Highest Resource 0.00 Highest Resource 0.00 Highest Resource
CORONA Howe St. CORONA Howe St.	92881 92881	116141007 A	AC	ER R1-14.4 ER R1-14.4	1	3	0.15 Vacant 0.15 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Howe St. CORONA Howe St.	92881 92881	116141009 A		ER R1-14.4 ER R1-14.4	1 1	3	0.15 Vacant 0.15 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Howe St. CORONA Howe St.	92881 92881	116141011 A 116141012 A		ER R1-14.4 ER R1-14.4	1	3	0.15 Vacant 0.15 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Howe St. CORONA Howe St.	92881 92881	116141014 A 116141015 A		ER R1-14.4 ER R1-14.4	1	3	0.15 Vacant 0.15 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Howe St. CORONA Howe St.	92881 92881	116141016 A 116141017 A	AC	ER R1-14.4 ER R1-14.4	1	3	0.15 Vacant 0.15 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0 0	1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Howe St. CORONA Howe St.	92881 92881	116141018 A	AC	ER R1-14.4 ER R1-14.4	1	3	0.15 Vacant 0.15 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Howe St. CORONA Howe St.	92881 92881	116141020 A	AC	ER R1-14.4 ER R1-14.4	1	3	0.15 Vacant 0.15 Vacant 0.15 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned NO - Privately-Owned	Available Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Howe St. CORONA Howe St. CORONA Howe St.	92881 92881 92881	116141022 / 116141023 / 116141024 /	AC	ER R1-14.4 ER R1-14.4 ER R1-14.4	1	3	0.15 Vacant 0.15 Vacant	YES - Current YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1	0.00 Highest Resource 0.00 Highest Resource 0.00 Highest Resource
CORONA Howe St. CORONA Howe St.	92881 92881	116141025 A 116141026 A	AC	ER R1-14.4 ER R1-14.4	1	3	0.15 Vacant 0.15 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Howe St. CORONA Howe St.	92881 92881 92881	116141027 A 116142001 A	AC	ER R1-14.4 ER R1-14.4	1	3	0.15 Vacant 0.15 Vacant 0.15 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Howe St. CORONA Howe St.	92881 92881	116142002 A 116142004 A	AD	ER R1-14.4 ER R1-14.4	1	3	0.16 Vacant 0.15 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Howe St. CORONA Howe St.	92881 92881	116142005 A 116143001 A	AD AE	ER R1-14.4 ER R1-14.4	1 1	3	0.15 Vacant 0.45 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0 0	1 1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA 3706 Howe St. CORONA 3704 Howe St.	92881 92881	116143012 A 116143013 A	AE	ER R1-14.4 ER R1-14.4	1 1	3	0.15 Vacant 0.14 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Howe St. CORONA 3706 Howe St.	92881 92881	116142003 A 116151012 A	AF	ER R1-14.4 ER R1-14.4	1 1	3	0.15 Vacant 0.15 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA 3704 Howe St. CORONA 1680 Hayden Ave.	92881 92881	116151013 A	AG	ER R1-14.4 ER R1-14.4	1 1	3	0.15 Vacant 0.15 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA 1688 Hayden Ave. CORONA Hayden Ave.	92882 92882	116152002 A	AG	ER R1-14.4 ER R1-14.4	1	3	0.15 Vacant 0.15 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Hayden Ave. CORONA Hayden Ave. CORONA Hayden Ave.	92882	116152005 A 116152006 A 116152007 A	AG	ER R1-14.4 ER R1-14.4 FR R1-14.4	1 1	3	0.15 Vacant 0.16 Vacant 0.15 Vacant	YES - Current YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1	0.00 Highest Resource 0.00 Highest Resource 0.00 Highest Resource
CORONA Howe St. CORONA Howe St.	92881 92881	116152018 A 116152019 A	AG	ER R1-14.4 ER R1-14.4	1	3	0.15 Vacant 0.15 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Howe St. CORONA Turner Ave.	92881 92881	116152020 A	AG	ER R1-14.4 ER R1-14.4	1	3	0.79 Vacant 0.19 Vacant	YES - Current YES - Current		Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA 1740 Turner Ave. CORONA Duncan Way	92881 92881	116152029 A	AG	ER R1-14.4 ER R1-14.4	1 1	3	1.47 Vacant 0.16 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	3 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Duncan Way CORONA Duncan Way	92881 92881	116152023 A 116152026 A		ER R1-14.4 ER R1-14.4	1 1	3	0.15 Vacant 0.31 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Duncan Way CORONA Duncan Way	92881 92881	116152043 A 116152044 A		ER R1-14.4 ER R1-14.4	1	3	0.15 Vacant 0.15 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Duncan Way CORONA Duncan Way	92881 92881	116152045 A 116162009 A	AJ	ER R1-14.4 ER R1-14.4	1	3	0.16 Vacant 0.15 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0 0	1 1	0.00 Highest Resource 0.00 Low Resource
CORONA Duncan Way CORONA Duncan Way	92881 92881	116162010 A	AJ	ER R1-14.4 ER R1-14.4	1 1	3	0.14 Vacant 0.08 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Plantation Cir. CORONA Plantation Cir.	92881	116152047 E 116152030 E	ВҮ	ER R1-14.4 ER R1-14.4	1	3	0.64 Vacant 1.54 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 3 3	0.00 Highest Resource 0.00 Highest Resource
CORONA Casper Cir. CORONA Casper Cir. CORONA Casper Cir.	92881	116310036 (116310037 (116310040 (CA	ER R1A	1	3	0.92 Vacant 0.92 Vacant 0.92 Vacant	YES - Current YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned NO - Privately-Owned	Available Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Hidden Springs Dr. CORONA Anacapa Cir.	92881 92881	116061003 116090006	CA	ER A	1	3	5.07 Vacant 1 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	4 4	0.00 Highest Resource 0.00 Highest Resource 0.00 Highest Resource
CORONA Lester Ave. CORONA Gilbert Ave.	92881 92881	116320013 116310002		ER A	1	3	4.85 Vacant 4.93 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	7 7	0.00 Highest Resource 0.00 Highest Resource
CORONA Lester Ave. CORONA Cleveland Way	92881 92881	116050020 116300001		ER A ER A	1 1	3	4.73 Vacant 4.91 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0 0	6 6 5 5	0.03 Highest Resource 0.00 Highest Resource
CORONA Lester Ave. CORONA Anacapa Cir.	92881 92881	116070001 116090007		ER A ER A	1 1	3	5.76 Vacant 1 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	5 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Boyd Ave. CORONA Cleveland Way	92881 92881	116120029 116030003		ER A A	1	3	1 Vacant 6.43 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	2 2 8 8	0.00 Highest Resource 0.00 Highest Resource
CORONA Gilbert Ave. CORONA E Upper Dr.	92881 92881	116310001 116320029		ER A ER A-14.4	1	3	4.93 Vacant 1.8 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0 0	7 7 2 2	0.00 Highest Resource 0.00 Highest Resource
CORONA Crown Ranch Rd. CORONA Shain Cir.	92881 92881	114210014 108020016		ER R1A ER R1A	1	3	0.94 Vacant 1.44 Vacant	YES - Current YES - Current	NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Via Venezia Cir. CORONA Maravilla Cir. CORONA Amin Cir.	92881	116310079 116310090 116330018		ER R1A	1 1	3	0.92 Vacant 2.67 Vacant 1.15 Vacant	YES - Current YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned NO - Privately-Owned	Available Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource 0.00 Highest Resource
CORONA Amin Cir. CORONA Romans Rd. CORONA Casper Cir.	92881 92881	116330018 116300021 116310041		ER R1A	1 1	3	0.98 Vacant 1.24 Vacant	YES - Current YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource 0.00 Highest Resource
CORONA 3134 Sonrisa Dr. CORONA Romans Rd.	92881 92881	108041001 116300014		ER R1A R1A	1 1	3	0.93 Vacant 0.92 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Romans Rd. CORONA Golden Harvest Rd.	92881 92881	116300016 116320009		ER R1A R1A	1	3	0.92 Vacant 1.19 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Nelson St. CORONA Nelson St.	92881 92881	116111001 116113005		ER R1A R1A	1 1	3	0.55 Vacant 0.9 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Encanto St. CORONA Nabil Cir. CORONA Misarbia Cir.	92881 92881	120360004 120290014		ER R1A	1	3	0.85 Vacant 1.08 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Misophie Cir. CORONA Amin Cir. CORONA Amin Cir.	92881	116320006 116330008		ER R1A	1	3	4.47 Vacant 0.91 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	4 4 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Amin Cir. CORONA Crown Ranch Rd. CORONA Crown Ranch Rd.	92881 92881 92881	116330003 114210015 114210017		ER R1A	1 1	3	0.87 Vacant 0.92 Vacant 0.92 Vacant	YES - Current YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned NO - Privately-Owned	Available Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource 0.00 Highest Resource
CORONA Garretson Ave. CORONA Liberty Ave.	92881 92881	113340005 116130007		ER R1-14.4 ER R1-14.4	1	3	0.54 Vacant 2.23 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 2	0.00 Highest Resource 0.00 Highest Resource
CORONA Nelson St. CORONA 1705 Duncan Way	92881 92881	116120034 116152031		ER R1-14.4 ER R1-14.4	1	3	0.3 Vacant 0.15 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA 1719 Duncan Way CORONA 1740 Duncan Way	92881 92881	116152036 116162007		ER R1-14.4 ER R1-14.4	1 1	3	0.31 Vacant 0.16 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0 0	1 1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Liberty Ave. CORONA Liberty Ave.	92881 92881	108320009 108320088		ER R1-14.4 ER R1-14.4	1 1	3	0.8 Vacant 1.21 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Arbenz Cir. CORONA La Salle Cir. CORONA Triador St	92881 92879	116282012 123330006		ER R1-20	1 1	3	0.55 Vacant 3.1 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0 0	1 4 4	0.00 Highest Resource 0.00 Highest Resource
CORONA Triador St. CORONA Garretson Ave. CORONA Garretson Ave.	92879 92881 92881	122410002 114252019 114243012		ER ER1	1 1	3	4.2 Vacant 1.13 Vacant 1 Vacant	YES - Current YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned NO - Privately-Owned	Available Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Garretson Ave. CORONA Duncan Way CORONA Duncan Way	92881 92881 92881	114243012 116152046 116162006 E	BX	ER R1-14.5 ER R1-14.5	1 1	3	0.19 Vacant 0.15 Vacant	YES - Current YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource 0.00 Highest Resource
CORONA Duncan Way CORONA Duncan Way CORONA Duncan Way	92881 92881	116162023 E 116162024 E	BX	ER R1-14.5 ER R1-14.5	1 1	3	0.15 Vacant 0.15 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Duncan Way CORONA Duncan Way	92881 92881	116162029 E	ВХ	ER R1-14.5 ER R1-14.5	1	3	0.15 Vacant 0.15 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0 0	1 1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Duncan Way CORONA Duncan Way	92881 92881	116162030 E 116162039		ER R1-14.5 ER R1A	1 1	3	0.15 Vacant 0.5 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0 0	1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA 1127 Casper Cir. CORONA Casper Cir.	92881 92881	116310035 E 116310078 E		ER R1A ER R1A	1	3	0.92 Vacant 1.14 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA 1151 Casper Cir. CORONA Casper Cir.	92881 92881 92881	116310038 116310072 (116310073 (ER R1A	1	3	0.92 Vacant 0.96 Vacant	YES - Current YES - Current	NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource
CORONA Casper Cir. CORONA Casper Cir. CORONA Casper Cir.	92881 92881 92881	116310073 (116310074 (116310075 (CA	ER R1A	1 1	3	0.92 Vacant 0.92 Vacant 0.92 Vacant	YES - Current YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned NO - Privately-Owned	Available Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1 1	0.00 Highest Resource 0.00 Highest Resource 0.00 Highest Resource
CORONA Casper Cir. CORONA Casper Cir. CORONA Casper Cir.	92881 92881 92881	116310075 (116310076 (116310082 (CA	ER R1A ER R1A	1	3	0.92 Vacant 0.92 Vacant	YES - Current YES - Current	NO - Privately-Owned NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1	0.00 Highest Resource 0.00 Highest Resource 0.00 Highest Resource
CORONA Casper Cir. CORONA 1298 Amin Cir.	92881 92881	116310082 (116310083 (116330009		ER R1A R1A	1	3	0.94 Vacant 0.85 Vacant	YES - Current YES - Current	NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	0 0	1 1	0.00 Highest Resource 0.00 Highest Resource
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Jurisdiction Name	Site 5 Digit Address/Intersection Coc		General Plan Designation (Current)	Zoning Designation (Current) Minimum Density Allowed (units/acre) Max Density Allowed (Acres) Parcel Size (Acres)	Existing Use/Vacancy Infrastructu Vacant YES - Current	ure Publicly-Owned Site Status NO - Privately-Owned Available	Identified in Last/Last Two Planning Cycle(s) Lower Income Capacity Moderate Income Capacity Capacity Not Used in Prior Housing Element O O Above Moderate Income Capacity O O	Total Capacity Improvement-To-Land Ratio Optional Information2 Information3 Optional Information3
CORONA W	W Chase Dr. San Jacinto Dr. San Jacinto Dr.	92882 112320004 92879 115030083 Y 92879 115040051 Y	LDR LDR LDR	R1A 1 3 0.68 A-14.4 1 3 1.46	Vacant YES - Current Vacant YES - Current Vacant YES - Current Vacant YES - Current	·	Not Used in Prior Housing Element 0 0 0 1 1 Not Used in Prior Housing Element 0 0 0 1 1 Not Used in Prior Housing Element 0 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 0.00 Highest Resource 3 0.00 High Resource 1 0.00 High Resource
CORONA P	A16 Pleasant View Ave. Pleasant View. Ave. Mesa Dr.	92882 118113011 AM 92882 118130022 AM 92879 122180007 AQ	LDIN	R1-7.2 3 6 1.42	VacantYES - CurrentVacantYES - CurrentVacantYES - Current	NO - Privately-Owned Available	Not Used in Prior Housing Element00Not Used in Prior Housing Element00Not Used in Prior Housing Element00	1 0.00 High Segregation & Poverty 3 0.00 High Segregation & Poverty 4 0.00 High Resource
CORONA C	Mesa Dr. Corona Ave. Corona Ave.	92879 122180015 AQ 92879 122180031 AS 92879 122180032 AS	LDR	R1-8.4 1 3 2.84	VacantYES - CurrentVacantYES - CurrentVacantYES - Current	NO - Privately-Owned Available	Not Used in Prior Housing Element00Not Used in Prior Housing Element00Not Used in Prior Housing Element00	1 0.00 High Resource 6 0.00 High Resource 7 0.00 High Resource 8 0.00 High Resource
CORONA 2	V Foothill Pkwy. 2217 S Lincoln Ave. incoln Ave.	92882 112320026 92882 113140016 W 92882 113140017 W	LDR	R1-9.6 3 4.5 0.27	VacantYES - CurrentVacantYES - CurrentVacantYES - Current	NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element00Not Used in Prior Housing Element00Not Used in Prior Housing Element00	3 0.00 Highest Resource 1 0.00 Highest Resource 1 0.00 Highest Resource
CORONA Li CORONA B	incoln Ave. Border Ave. E Parkridge Ave.	92882 113140018 W 92882 112201011 V 92879 115331014 C	LDR LDR	R1-9.6 3 4.5 0.27 R1-8.4 3 5 4.31	Vacant YES - Current Vacant YES - Current Vacant YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element 0 0 12 Not Used in Prior Housing Element 0 0 22 Not Used in Prior Housing Element 0 0 22	1 0.00 Highest Resource 2 12 0.00 Highest Resource 7 27 0.00 High Resource
CORONA E	E Parkridge Ave. E Parkridge Ave. 755 John Cir	92879 115040039 C 92879 115100004 C 92879 122210084	LDR LDR	A 3 6 11.4 A 3 6 3	Vacant YES - Current Vacant YES - Current Vacant YES - Current		Not Used in Prior Housing Element 0 0 53 Not Used in Prior Housing Element 0 0 13 Not Used in Prior Housing Element 0 0 0 13	1
CORONA W	V Foothill Pkwy. Morales Way 206 S Sheridan St.	92882 113222020 92883 279401020 92882 117101002	LDR LDR	WF 3 6 0.84 LDR 3 6 0.84	Vacant YES - Current Vacant YES - Current Vacant YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3 0.00 Highest Resource 2 0.00 Highest Resource 1 0.00 Low Resource
CORONA 2 CORONA 2	212 S Victoria Ave. 207 S Victoria Ave. 210 S Victoria Ave.	92879 117111007 92879 117112002 92879 117115010	LDR LDR	SF 3 6 0.17 SF 3 6 0.18	Vacant YES - Current Vacant YES - Current Vacant YES - Current		Not Used in Prior Housing Element 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 0.00 Low Resource 1 0.00 Low Resource 1 0.00 Low Resource
CORONA 40 CORONA 50	07 S Victoria Ave. 07 E 5th St. .050 E 3rd St.	92879 117153005 92879 117162005 92879 117290015	LDR LDR	SF 3 6 0.17	Vacant YES - Current Vacant YES - Current Vacant YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element 0 0 0 1 1 Not Used in Prior Housing Element 0 0 0 1 1 Not Used in Prior Housing Element 0 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 0.00 Low Resource 1 0.00 Low Resource 1 0.00 Low Resource
CORONA Q	Quarry St. Quarry St. E Parkridge Ave.	92879 117281009 92879 117281011 92879 115022035	LDR LDR	SF 3 6 0.24 SF 3 6 0.23	Vacant YES - Current Vacant YES - Current Vacant YES - Current Vacant YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1 0.00 Low Resource 1 0.00 Low Resource 5 0.00 High Resource
CORONA SI CORONA 1.	Skyline Dr. .208 Belle Ave. .263 S Lincoln Ave.	92882 112320010 92882 110192016 92882 110150042	LDR LDR	R1A 3 6 0.69 R1-7.2 3 6 0.26	Vacant YES - Current Vacant YES - Current Vacant YES - Current Vacant YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element 0 0 1 1 Not Used in Prior Housing Element 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 0.00 High Resource 1 0.00 High Resource 1 0.00 High Resource
CORONA 9-	245 W Kendall St. Citron St. Baghdady St.	92882 110150042 92882 110231016 92882 110342031 92879 168361047	LDR LDR	R1-7.2 3 6 0.21 R1-8.4 3 6 4.72	Vacant YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element00Not Used in Prior Housing Element00Not Used in Prior Housing Element00Not Used in Prior Housing Element00	1 0.00 High Resource 1 0.00 High Resource 5 16 0.00 High Resource 1 0.00 High Resource
CORONA R CORONA 1	Railroad St. Adailroad St. As N Vicentia Ave. Sherman Ave.	92879 168361047 92882 117031040 92882 118290043 92882 118101014	MDR MDR	R1-7.2 3 6 0.49 R2 6 15 0.46	Vacant YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available YES - County-Owned Available	Not Used in Prior Housing Element 0 0 0 2 Not Used in Prior Housing Element 0 0 0 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2 0.00 Moderate Resource 5 0.00 Moderate Resource 6 0.00 Moderate Resource 7 0.00 High Segregation & Poverty
CORONA 1.	.225 E St. 49 River Rd.	92882 118181014 92880 119081012	HDR HDR	R3 15 36 0.17 R3 15 36 0.42	Vacant YES - Current YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element00Not Used in Prior Housing Element00	4 0.00 High Segregation & Poverty 1 11 0.00 High Resource
CORONA TO	emescal Canyon Rd. emescal Canyon Rd. 231 Violet St.	92883 282112011 92882 118242023	HDR MDR	R3 15 36 2.21 R1-7.2 3 6 0.15	Vacant YES - Current Vacant YES - Current Vacant YES - Current Vacant YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element 0 0 58 Not Used in Prior Housing Element 0 0 57 Not Used in Prior Housing Element 0 1 0 Not Used in Prior Housing Element 0 2 0	58 0.00 Highest Resource 7 0.00 Highest Resource 9 0.00 Moderate Resource 9 0.00 Moderate Resource
CORONA 14	.35 N Vincentia Ave. .47 N Vicentia Ave. fullerton Ave.	92882 117031027 92882 117031030 92881 120451040 92882 118260004 AQ	MDR	R1-7.2 3 6 0.37 MDR 6 15 1.4	Vacant YES - Current Vacant YES - Current Vacant YES - Current Vacant YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element 0 2 0 Not Used in Prior Housing Element 0 2 0 Not Used in Prior Housing Element 0 4 0 Not Used in Prior Housing Element 0 3 0	0.00 Moderate Resource 0.00 Moderate Resource 0.00 Highest Resource 0.00 Moderate Resource
CORONA V	7/iolet St. 7/iolet St. 7/iolet St.	92882 118260004 AO 92882 118260005 AO 92882 118260006 AO	MDR MDR MDR	R2 6 15 0.15 R2 6 15 0.17	Vacant YES - Current Vacant YES - Current Vacant YES - Current Vacant YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element 0 2 0 Not Used in Prior Housing Element 0 1 0 Not Used in Prior Housing Element 0 2 0	0.00 Moderate Resource 0.00 Moderate Resource 0.00 Moderate Resource 0.00 Moderate Resource
CORONA 50 CORONA 1	.043 Circle City Dr. 509 S Sheridan St. .113 Circle City Dr.	92879 117320036 92882 117145005 BD 92879 117334020	MUD HDR	D 15 35 0.17	VacantYES - CurrentVacantYES - CurrentVacantYES - Current	YES - City-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element010Not Used in Prior Housing Element200Not Used in Prior Housing Element300	0 1 0.00 Low Resource 0 2 0.00 Low Resource 0 3 0.00 Low Resource
CORONA 1: CORONA E CORONA E	210 D St. St. St.	92882 118181008 92882 118183006 AN 92882 118183022 AN	HDR HDR HDR	R3 15 36 0.89 R3 15 36 0.17	VacantYES - CurrentVacantYES - CurrentVacantYES - Current	NO - Privately-Owned Available	Not Used in Prior Housing Element400Not Used in Prior Housing Element1600Not Used in Prior Housing Element200	0.00 High Segregation & Poverty 16 0.00 High Segregation & Poverty 2 0.00 High Segregation & Poverty
CORONA E CORONA W	St. St. V 2nd St.	92882 118183023 AN 92882 118183024 AN 92882 118270055	HDR HDR HDR	R3 15 36 0.17	VacantYES - CurrentVacantYES - CurrentVacantYES - Current	NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element200Not Used in Prior Housing Element400Not Used in Prior Housing Element10800	0.00 High Segregation & Poverty 0.00 High Segregation & Poverty 0.00 High Segregation & Poverty 0.00 Moderate Resource
CORONA 8: CORONA N	.51 N Merrill St. 835 N Main St. N Main St.	92882 117042013 BU 92879 122120018 BO 92879 122120017 BO	MDR MU 1 MU 1	MU 15 35 1.01 MU 15 35 0.4	Residential (1) YES - Current Commercial (FAR: 0.3) YES - Current Parking Lot YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element00Used in Prior Housing Element - Non-Vacant00Used in Prior Housing Element - Non-Vacant00	1 2.64 Moderate Resource 5 26 0.82 High Resource 0 10 0.00 High Resource
CORONA 8	339 N Main St. 329 N Main St. 313 N Main St.	92879 122120016 BO 92879 122120015 BO 92879 122140007 BO	MU 1 MU 1 MU 1	MU 15 35 1.93	Commercial (FAR: 0.2) Parking Lot Commercial (FAR: 0.3) YES - Current YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available	Used in Prior Housing Element - Non-Vacant0010Used in Prior Housing Element - Non-Vacant0050Used in Prior Housing Element - Non-Vacant000	10 1.71 High Resource 50 0.00 High Resource 8 2.41 High Resource
CORONA 8 CORONA 4 CORONA 2	321 N Main St. 115 S Ramona Ave. 255 W 6th St.	92879 122140008 BO 92879 117152008 92882 117144017 BC	MU 1 MUD MUD	MU 15 35 3.01 D 17 35 0.18 D 17 35 1.11	Commercial (FAR: 0.2) Commercial (FAR: 0.3) YES - Current Commercial (FAR: 0.2) YES - Current	NO - Privately-Owned Available	Used in Prior Housing Element - Non-Vacant0079Not Used in Prior Housing Element000Not Used in Prior Housing Element000	79 2.35 High Resource 4 2.93 Low Resource 9 29 0.00 Low Resource
CORONA 8	203 W 6th St. 327 N Main St. .20 N Sheridan St.	92882 117144002 BC 92879 122120014 92882 117042005 BT	MUD MU1 MDR	MU 15 35 2.56	Commercial (FAR: 0.3) Parking Lot Residential (1) YES - Current YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element0028Not Used in Prior Housing Element0067Not Used in Prior Housing Element010	3 28 0.51 Low Resource 67 2.77 High Resource 1 2.86 Moderate Resource
CORONA 1	.35 N Merrill St. .54 N Merrill St. .42 N Merrill St.	92882 117042017 BV 92882 117041005 BV 92882 117041007 BV	MDR MDR MDR	R2 6 15 0.21	Residential (1) Residential (1) YES - Current YES - Current Residential (1) YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element010Not Used in Prior Housing Element010Not Used in Prior Housing Element030	1 1.47 Moderate Resource 2 4.07 Moderate Resource 3 3.00 Moderate Resource
CORONA 1	.34 N Merrill St. .25 School St. .30 N Merrill St.	92882 117041008 BV 92882 117041032 BV 92882 117041009 BV	MDR MDR MDR	R2 6 15 0.16	Residential (1) Residential (1) YES - Current Residential (1) YES - Current YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element010Not Used in Prior Housing Element010Not Used in Prior Housing Element010	1 4.43 Moderate Resource 1 1.64 Moderate Resource 1 1.18 Moderate Resource
CORONA 1	.19 School St. .26 N Merrill St. .16 N Merrill St.	92882 117041033 BV 92882 117041022 BV 92882 117041023 BV	MDR MDR MDR	R2 6 15 0.24	Residential (1) Residential (1) Residential (1) YES - Current YES - Current YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element010Not Used in Prior Housing Element010Not Used in Prior Housing Element030	1 4.29 Moderate Resource 1 1.96 Moderate Resource 2 4.19 Moderate Resource
CORONA 1	.13 School St. .07 School St. .10 School St.	92882 117041039 BV 92882 117041015 BV 92882 117041021 BV	MDR MDR MDR	R2 6 15 0.11	Residential (1) Residential (1) YES - Current YES - Current YES - Current YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element010Not Used in Prior Housing Element010Not Used in Prior Housing Element010	3.00 Moderate Resource 1 1.97 Moderate Resource 0 1 0.83 Moderate Resource
CORONA 10	.02 School St. .04 School St. .12 School St.	92882 117041020 BW 92882 117041019 BW 92882 117041017 BW	MDR MDR MDR		Residential (1) Residential (1) Residential (1) YES - Current YES - Current YES - Current		Not Used in Prior Housing Element020Not Used in Prior Housing Element010Not Used in Prior Housing Element010	4.40 Moderate Resource 2.34 Moderate Resource 3.64 Moderate Resource
CORONA 1	.32 N Sheridan St. .28 N Sheridan St. .03 E Blaine St.	92882 117042008 BT 92882 117042007 BT 92879 119311029 BQ	HDR HDR MU 1	R3 15 36 0.17	Residential (1) Residential (1) YES - Current YES - Current YES - Current YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element030Not Used in Prior Housing Element030Used in Prior Housing Element - Non-Vacant400	2.71 Moderate Resource 0 3 0.44 Moderate Resource 5.91 Moderate Resource
CORONA 4 CORONA 3	109 E Blaine St. 114 E 6th St.	92879 119311030 BQ 92879 117193006 BN 92879 117193005 BN	MUD MUD	D 17 35 1.07	Residential (1) Commercial (FAR: 0.4) Parking lot YES - Current YES - Current YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available	Used in Prior Housing Element - Non-Vacant 2 0 0 Not Used in Prior Housing Element 28 0 0 Not Used in Prior Housing Element 13 0 0	1.00 Moderate Resource 28 1.03 Low Resource 0 13 0.11 Low Resource
	204 E 6th St. Sth St.	92882 117192012 DF 92882 117192013 DF	MUD MUD MUD	D 17 35 0.36 D 17 35 0.2	Commercial (FAR: 0.3) Parking lot Parking Lot YES - Current YES - Current YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	9 3.77 Low Resource 0 5 0.03 Low Resource 0 7 0.00 Low Resource
CORONA 6:	ith St. /ictoria Ave.	92882 117192003 DF 92882 117192003 DF 92882 117192006 DF	MUD MUD MUD	D 17 35 0.18 D 17 35 0.07	Parking Lot YES - Current	NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available NO - Privately-Owned Available	Not Used in Prior Housing Element 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1 0.00 Low Resource
	7th St.	92882 117192007 DF	MUD		Parking Lot YES - Current	NO - Privately-Owned Available	Not Used in Prior Housing Element 5 0 (5 0.06 Low Resource
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777 S Temescal St	92882 113310005 0 92879 107050034 0	0 45 0 Shortfall of Sites 0 Shortfall of Sites	4 MDR 1.8 GC	C2 LIDD	RZ MD	6	15 45 Non-Vacant 20 Vacant	Industrial (FAR: 0.2) Vacant	Improvement to Land Ratio Highest Resource 0.63 High Resource
777 S Temescal St. 820 S Victoria Ave. 822 S Victoria Ave.	92079 107050034 0 92879 117232002 0 92879 117232001 0	0 20 0 Shortfall of Sites 0 1 0 Shortfall of Sites 0 1 0 Shortfall of Sites	1.8 GC 0.17 LDR 0.18 LDR	SF MDR SF MDR	MP MFR MFR	6 6 6	15 20 Vacant 15 1 Non-Vacant 15 1 Non-Vacant	Residential (1) CX Residential (1) CX	0.63 High Resource 2.21 Low Resource 0.00 Low Resource
801 S Victoria Ave. 724 Barth St. 730 Barth St.	92879 117233008 0 92879 111042031 0 92879 111042024 0	020Shortfall of Sites040Shortfall of Sites040Shortfall of Sites	0.17 LDR 0.5 LDR 0.5 LDR	SF MDR R1-7.2 MDR R1-7.2 MDR MDR R1-7.2 MDR MDR	MFR R2 R2	6 6 6	15 2 Non-Vacant 15 4 Non-Vacant 15 4 Non-Vacant	Residential (1) Residential (1) CY Residential (1) CY	1.44 Low Resource 2.58 High Resource 2.63 High Resource
802 Barth St. 808 Barth St. 814 Barth St.	92879 111042025 0 92879 111042026 0 92879 111042027 0	0 4 0 Shortfall of Sites 0 4 0 Shortfall of Sites 0 4 0 Shortfall of Sites	0.51 LDR 0.5 LDR 0.52 LDR	R1-7.2 MDR R1-7.2 MDR R1-7.2 MDR	R2 R2 R2	6 6 6	15 4 Non-Vacant 15 4 Non-Vacant 15 4 Non-Vacant	Residential (1) CY Residential (1) CY Residential (1) CY	2.65 High Resource 4.00 High Resource 3.60 High Resource
813 Ford St. 807 Ford St. 801 Ford St.	92879 111042013 0 92879 111042014 0 92879 111042015 0	0 Shortfall of Sites 0 Shortfall of Sites 0 Shortfall of Sites 0 Shortfall of Sites	0.51 LDR 0.5 LDR 0.51 LDR	R1-7.2 MDR R1-7.2 MDR	R2 R2 R2	6 6 6	15 4 Non-Vacant 15 4 Non-Vacant 15 5 Non-Vacant	Residential (1) Residential (1) CY Residential (1) CY CY CY CY	1.82 High Resource 2.00 High Resource 3.92 High Resource
779 Ford St. 716 Barth St.	92879 111042016 0 92879 111042021 0	0 5 0 Shortfall of Sites 0 Shortfall of Sites	0.5 LDR 0.32 LDR	R1-7.2 MDR R1-7.2 MDR R1-7.2 MDR	R2 R2	6	15 5 Non-Vacant 15 2 Non-Vacant	Residential (1) CY Residential (1) CY	3.31 High Resource 8.90 High Resource
801 Quarry St. 805 Quarry St. 901 Quarry St.	92879 117281007 0 92879 117281008 0 92879 117281010 0	010Shortfall of Sites010Shortfall of Sites010Shortfall of Sites	0.25 LDR 0.24 LDR 0.23 LDR	SF MDR SF MDR SF MDR	R2 R2 R2	6 6 6	15 1 Non-Vacant 15 1 Non-Vacant 15 1 Non-Vacant	Residential (1) CE Residential (1) CE Residential (1) CE	1.65 Low Resource 17.67 Low Resource 4.70 Low Resource
907 Quarry St. 911 Quarry St. 915 Quarry St.	92879 117281012 0 92879 117281013 0 92879 117281014 0	0 1 0 Shortfall of Sites 0 1 0 Shortfall of Sites 0 1 0 Shortfall of Sites	0.21 LDR 0.22 LDR 0.23 LDR	SF MDR SF MDR SF MDR	R2 R2 R2	6 6 6	15 1 Non-Vacant 15 1 Non-Vacant 15 1 Non-Vacant	Residential (1) CE Residential (1) CE Residential (1) CE	0.82 Low Resource 3.92 Low Resource 2.09 Low Resource
919 Quarry St. 923 Quarry St.	92879 117281015 0 92879 117281016 0	0 1 0 Shortfall of Sites 0 Shortfall of Sites	0.22 LDR 0.22 LDR	SF MDR SF MDR	R2 R2	6	15 1 Non-Vacant 15 1 Non-Vacant	Residential (1) CE Residential (1) CE	1.40 Low Resource 1.70 Low Resource
1001 Quarry St. 1019 Quarry St. 1023 Quarry St.	92879 117282005 0 92879 117290019 0 92879 117290020 0	0 9 0 Shortfall of Sites 0 1 0 Shortfall of Sites 0 1 0 Shortfall of Sites 0 1 0 Shortfall of Sites	0.84 LDR 0.2 LDR 0.2 LDR	SF MDR SF MDR SF MDR	R2 R2 R2	6 6 6	15 9 Non-Vacant 15 1 Non-Vacant 15 1 Non-Vacant	Residential (1) CF Residential (1) CF Residential (1) CF	0.10 Low Resource 3.25 Low Resource 3.20 Low Resource
1025 Quarry St. S Merrill St. Ford St.	92879 117290021 0 92882 117133004 0 92879 111042019 0	010Shortfall of Sites050Shortfall of Sites020Shortfall of Sites	0.2 LDR 0.51 LDR 0.29 LDR	SF MDR SF MDR R1-7.2 MDR	R2 MFR R2	6 6 6	 15 10 <	Residential (1) CF Recreational CY	2.66 Low Resource 0.18 Low Resource 0.20 High Resource
Quarry St. Quarry St.	92879 117281009 0 92879 117281011 0	0 2 0 Shortfall of Sites 0 Shortfall of Sites	0.24 LDR 0.23 LDR	SF MDR SF MDR R1-9 6 HDR	R2 R2	6	15 2 Vacant 15 2 Vacant	Vacant CE Vacant CE	0.00 Low Resource 0.00 Low Resource
1220 W Ontario Ave. 551 S Joy St. 1410 E 6th St	91719 117165020 7 92879 107020002 26	2700 Shortfall of Sites700 Shortfall of Sites2700 Shortfall of Sites	0.52 MU1 3.82 BP	R1-9.6 HDR RO MU1 MU2 HDR	MFR HDR	15 15 15	36 54 Non-Vacant 36 14 Non-Vacant 36 53 Non-Vacant	Institutional (FAR: 0.1) Commercial (FAR: 0.5) Mobile home park	1.36 Highest Resource 0.00 Low Resource 3.77 High Resource
1108 E 5th St 6th St 1111 E 6th St	92879 117332005 1 92879 117332006 4 92879 117332004 4	2 0 0 Shortfall of Sites 4 0 Shortfall of Sites 4 0 Shortfall of Sites 4 0 Shortfall of Sites	0.5 GC 0.5 GC 0.67 GC	MU2 HDR MU2 HDR MU2 HDR	MFR MFR MFR	15 15 15	36 3 Non-Vacant 36 8 Non-Vacant 36 8 Non-Vacant	Mobile home parkDGMobile home parkDGMobile home parkDG	0.91 Low Resource 0.23 Low Resource 0.55 Low Resource
5 th Street 6th St	92879 117332003 1 92879 117332007 1 92879 117332008 1	2 0 0 Shortfall of Sites 2 0 Shortfall of Sites 2 0 Shortfall of Sites 2 0 Shortfall of Sites	0.32 GC 0.17 GC	MU2 HDR MU2 HDR	MFR MFR	15 15	36 3 Non-Vacant 36 3 Non-Vacant 36 3 Non-Vacant	Mobile home park DG Mobile home park DG	0.00 Low Resource 0.00 Low Resource
6th St. 6th St.	92882 118283033 5 92879 115080001 3	6 0 0 Shortfall of Sites 4 0 Shortfall of Sites	0.17 GC 0.42 MDR 0.27 MU 2	MF1 HDR BP HDR	MR MF	15 15 15	36 11 Non-Vacant 36 7 Vacant	Commercial (FAR: 0.1) Parking lot Vacant AX	0.00 Low Resource 0.00 Moderate Resource 0.00 Low Resource
44 E Grand Blvd. 116 N Victoria Ave. 110 N Victoria Ave.	92882 117080003 1 92882 117080004 1 92882 117080005 1	2 0 0 Shortfall of Sites 2 0 Shortfall of Sites 2 0 Shortfall of Sites 2 0 Shortfall of Sites	0.18 GC 0.17 GC 0.18 GC	GB HDR GB HDR GB HDR	MF MF	15 15 15	36 3 Non-Vacant 36 3 Non-Vacant 36 3 Non-Vacant	Residential (1) CM Residential (1) CM Residential (1) CM	1.11 Moderate Resource 3.05 Moderate Resource 1.73 Moderate Resource
108 N Victoria Ave. 115 N Victoria Ave.	92882 117080018 1 92882 117080009 2	2 0 0 Shortfall of Sites 2 0 Shortfall of Sites	0.17 GC 0.21 GC	GB HDR	MF MF	15 15	36 3 Non-Vacant 36 4 Non-Vacant	Residential (1) CM Residential (1) CN	2.17 Moderate Resource 1.22 Moderate Resource
111 NVictoria Ave. 101 S Sheridan St. 103 Nsheridan St.	92882 117080022 1 92882 117070004 2 92882 117070003 2	200Shortfall of Sites200Shortfall of Sites200Shortfall of Sites	0.16 GC 0.24 GC 0.17 GC	GB HDR GB HDR GB HDR	MF MF R3MF	15 15 15	36 3 Non-Vacant 36 4 Non-Vacant 36 4 Vacant	Residential (1) CN Residential (2) CO Vacant CO	0.94 Moderate Resource 4.71 Moderate Resource 0.00 Moderate Resource
114 N Belle Ave. 110 N Belle Ave. 49 W Grand Blvd.	92882 117070006 1 92882 117070007 1 92882 117070013 2	2 0 0 Shortfall of Sites 2 0 Shortfall of Sites 2 0 Shortfall of Sites 2 0 Shortfall of Sites	0.17 GC 0.17 GC 0.21 GC	GB HDR GB HDR	MF MF	15 15 15	36 3 Non-Vacant 36 3 Non-Vacant 36 4 Non-Vacant	Residential (1) Residential (1) CP Residential (1) CQ	2.29 Moderate Resource 1.57 Moderate Resource 3.57 Moderate Resource
45 W Grand Blvd. E 8th St. E 8th St.	92882 117070014 1 92882 117232006 2	1 0 0 Shortfall of Sites 2 0 Shortfall of Sites	0.14 GC 0.16 LDR	GB HDR SF HDR	MF MF	15 15	36 2 Non-Vacant 36 4 Vacant	Residential (1) Vacant DE	1.64 Moderate Resource 0.00 Low Resource
E 8th St. 312 S Merrill St. 211 S joy St. 904 S Ramona Ave.	92882 117232005 2 92882 117092007 7 92879 117122002 0	2 0 0 Shortfall of Sites 7 0 0 Shortfall of Sites 0 2 0 Shortfall of Sites	0.18 LDR 0.52 LDR 0.2 MU 1	SF HDR SF HDR TC MU1	MF TC (AHO-1)	15 15 6	36 4 Vacant 36 14 Non-Vacant 15 2 Vacant	Vacant DE Commercial (FAR: 0.4) Vacant	0.00 Low Resource 3.00 Low Resource 0.00 Low Resource
904 S Ramona Ave. 912 S Ramona Ave. 901 S Ramona Ave.	92879 117238005 0 92879 117238012 0 92879 117238006 0	0 1 0 Shortfall of Sites 0 2 0 Shortfall of Sites 0 2 0 Shortfall of Sites	0.17 OP 0.2 OP 0.21 OP	CS MU1 CS MU1 CS MIII	TC (AHO-1) CS (AHO-1) CS (AHO-1) CS (AHO-1) CS (AHO-1)	6 6	15 1 Vacant 15 2 Vacant 15 2 Vacant	Vacant CV Vacant CV Vacant CW	0.00 Low Resource 0.00 Low Resource 0.00 Low Resource
615 S Sherman Ave. 510 W 6th St 1065 Railroad St.	92882 110040023 0 92882 117172002 0	0 4 0 Shortfall of Sites 0 Shortfall of Sites	0.39 GC 0.53 MU1	C3 MU1 TC MU1	TC (AHO-1)	6 17	15 4 Non-Vacant 35 13 Non-Vacant	Commercial (FAR: 0.5) Commercial (FAR: 0.5) DD	1.71 High Segregation 8
514 W 6th St. 904 S Ramona Ave.	92881 118210041 0 92882 117172001 0 92882 117238004 0	0210 Shortfall of Sites0140 Shortfall of Sites010 Shortfall of Sites	1.86 GC 0.54 MU1 0.17 OP	C3 MU1 TC MU1 CS MU1	C3 (AHO-1) TC (AHO-1) CS (AHO-1)	6 17 6	15 21 Non-Vacant 35 14 Vacant 15 1 Vacant	Commercial (FAR: 0.1) Vacant DD Vacant CV	0.08 Moderate Resource 0.00 Low Resource 0.00 Low Resource
S Main St. 915 S Main St. Railroad St.	92882 117238007 0 92882 117238016 0 92882 117042010 0	0 Shortfall of Sites 0 Shortfall of Sites 0 Shortfall of Sites 0 Shortfall of Sites	0.2 OP 0.16 OP 0.35 LI	CS MU1 CS MU1 M1 MI 12	CS (AHO-1) CS (AHO-1) M1 (AHO-1) C3 (AHO-1) CS (AHO-1)	6 6 6	15 2 Vacant 15 1 Vacant 15 3 Vacant	Vacant Vacant Vacant	0.00 Low Resource 0.00 Low Resource 0.00 Moderate Resource
6th St. 905 W 6th St.	92882 110020018 0 92882 118283011 20	0 2 0 Shortfall of Sites 20 0 Shortfall of Sites	0.22 GC 1.5 MU1	C3 MU1	C3 (AHO-1) CS (AHO-1)	6 17	15 2 Vacant 35 40 Non-Vacant	Vacant CK Parking lot CH	0.00 High Segregation 8 0.00 Moderate Resource
901 W 6th St. 507 S Vicentia Ave. 511 S Vicentia Ave.	92882 118283026 2 92882 117340022 5 92882 117340023 4	200Shortfall of Sites500Shortfall of Sites400Shortfall of Sites	0.16 MU1 0.4 MU1 0.32 MU1	CS MU1 CS MU1 CS MU1	CS (AHO-1) CS (AHO-1) CS (AHO-1)	1/ 17 17	35 4 Non-Vacant 35 10 Non-Vacant 35 8 Non-Vacant	Commercial (FAR: 0.25) CH Commercial (FAR: 0.4) CI Commercial (FAR: 0.2) CI	1.08 Moderate Resource 2.20 Moderate Resource 3.01 Moderate Resource
852 W 6th St. 844 W 6th St. 836 W 6th St. 832 w 6th St. 828 W 6th St.	92882 110101012 4 92882 110101011 2 92882 110101010 5	5 0 0 Shortfall of Sites 3 0 Shortfall of Sites 5 0 Shortfall of Sites	0.35 MU1 0.2 MU1 0.38 MU1	GC MU1 GC MU1	GC (AHO-1)	17 17 17	35 9 Non-Vacant 35 5 Non-Vacant 35 10 Non-Vacant	Commercial (FAR: 0.25) Commercial (FAR: 0.2) Commercial (FAR: 0.4) CJ CJ	0.11 Moderate Resource 0.54 Moderate Resource 1.50 Moderate Resource
832 w 6th St. 828 W 6th St.	92882 110101010 5 92882 110101009 2 92882 110101027 2	2 0 0 Shortfall of Sites 2 0 Shortfall of Sites	0.38 MU1 0.15 MU1 0.18 MU1	GC MU1	GC (AHO-1) GC (AHO-1)	17 17	35 4 Non-Vacant 35 4 Non-Vacant	Commercial (FAR: 0.2) CJ Commercial (FAR: 0.4) CJ	0.88 Moderate Resource 1.21 Moderate Resource
826 W 6th St. 820 W 6th St. 816 W 6th St. 812 W 6th St.	92882 110101007 1 92882 110101006 2 92882 110101005 2	100 Shortfall of Sites300 Shortfall of Sites20 Shortfall of Sites	0.11 MU1 0.21 MU1 0.18 MU1	GC MU1 GC MU1 GC MU1	GC (AHO-1) GC (AHO-1) GC (AHO-1)	17 17 17	35 2 Non-Vacant 35 5 Non-Vacant 35 4 Non-Vacant	Commercial (FAR: 0.6) Commercial (FAR: 0.4) Commercial (FAR: 0.5) CJ CJ	1.06 Moderate Resource 1.85 Moderate Resource 1.85 Moderate Resource
812 W 6th St. 808 W 6th St.	92882 110101004 2 92882 110101003 2 92882 110101001 1	2 0 0 Shortfall of Sites 2 0 Shortfall of Sites 1 0 Shortfall of Sites	0.18 MU1 0.15 MU1	GC MU1 GC MU1	GC (AHO-1) GC (AHO-1) GC (AHO-1)	17 17	35 4 Vacant 35 4 Non-Vacant 35 2 Non-Vacant	Vacant CJ Commercial (FAR: 0.25) CJ Commercial (FAR: 0.7) CJ	0.00 Moderate Resource 0.51 Moderate Resource 3.00 Moderate Resource
808 W 6th St. 802 W 6th St. 612 S Vicentia 229 Grand Blvd. 1341 W 6th St.	92882 110101002 1 92882 117091022 14	1 0 0 Shortfall of Sites 15 0 Shortfall of Sites	0.1 MU1 1.1 GC	GC MU1 CS MU1	GC (AHO-1) GC (AHO-1) GC (AFO-1) CS (AFO-1)	17 17 15	35 2 Non-Vacant 35 2 Non-Vacant 36 29 Non-Vacant	Commercial (FAR: 0.7) Commercial (FAR: 0.6) Commercial (FAR: 0.25)	2.33 Moderate Resource 0.64 Low Resource
1341 W 6th St. 1335 W 6th St. 1338 W 6th St.	92882 118130013 12 92882 118130014 13 92882 110030004 3	12 0 0 Shortfall of Sites 14 0 Shortfall of Sites 3 0 Shortfall of Sites	0.92 GC 1.02 GC 0.24 GC	C3 MU1 C3 MU1 C3 MU1	C3 (AHO-1) C3 (AHO-1)	15 15 15	36 24 Vacant 36 27 Vacant 36 6 Non-Vacant	Vacant AM Vacant AM Commercial (FAR: 0.4) CR	0.00 High Segregation 8 0.00 High Segregation 8 0.57 High Segregation 8
1334 W 6th St. 1330 W 6th St.	92882 110030003 6 92882 110030008 3	6 0 0 Shortfall of Sites 0 Shortfall of Sites	0.48 GC 0.28 GC	C3 MU1 C3 MU1	C3 (AHO-1) C3 (AHO-1) C3 (AHO-1)	15 15	36 12 Non-Vacant 36 7 Non-Vacant	Commercial (FAR: 0.5) CR Commercial (FAR: 0.2) CR	0.57 High Segregation of 2.46 High Segregation of 37 High Segregation of 38 High Segregatio
1865 W 6th St. 1180 W 6th St. 1210 W 6th St.	92882 102270015 10 92882 110040039 9 92882 110040042 19	100Shortfall of Sites900 Shortfall of Sites2000 Shortfall of Sites	0.77 GC 0.69 GC 1.46 GC	C MU1 C MU1	C3 (AHO-1) C (AHO-1) C (AHO-1)	15 15 15	36 20 Non-Vacant 36 18 Non-Vacant 36 39 Non-Vacant	Commercial (FAR: 0.25) Commercial (FAR: 0.5) Commercial (FAR: 0.5) CU Commercial (FAR: 0.5)	1.62 High Resource 2.03 High Segregation 8
1201 E 6th St. 1354 E 6th St. Circle City Dr.	92882 115690013 38 92882 115090003 39 92879 111290040 5	3900 Shortfall of Sites390 Shortfall of Sites50 Shortfall of Sites	2.96 MU2 3 MU2 0.44 MU2	BP MU1 M1 MU1 M1 MU2	C (AHO-1) C (AHO-1) BP (AHO-1) M1 (AHO-1) M1 (AHO-1) M1 (AHO-1)	17 17 17	35 77 Non-Vacant 35 78 Non-Vacant 35 11 Non-Vacant	Commercial (FAR: 0.25) Commercial (FAR: 0.1) DC	1.86 Low Resource 2.04 Low Resource 0.00 Low Resource
1210 W 6th St. 1201 E 6th St. 1354 E 6th St. Circle City Dr. Circle City Dr.	92879 111290039 22 92879 111290021 14	2200 Shortfall of Sites1400 Shortfall of Sites	1.71 MU2 1.08 MU2	M1 MU2 M1 MU2	M1 (AHO-1) M1 (AHO-1)	17 17	35 44 Non-Vacant 35 28 Vacant	Industrial (FAR: 0.0) Industrial (FAR: 0.1) Vacant CZ	0.00 Low Resource 0.00 Low Resource
Circle City Dr. Circle City Dr. E 6th St.	92879 111290022 10 92879 111290023 6 92879 115090024 34	100Shortfall of Sites600 Shortfall of Sites3500 Shortfall of Sites	0.77 MU2 0.47 MU2 2.66 MU2	M1 MU2 M1 MU2 M1 MU2	M1 (AHO-1) M1 (AHO-1) M1 (AHO-1) M1 (AHO-1) M1 (AHO-1) M1 (AHO-1) BP (AHO-1)	17 17 17	35 20 Vacant 35 12 Vacant 35 69 Non-Vacant	Vacant CZ Vacant CZ Industrial (FAR 0.0) DC Industrial (FAR 0.0) DC	0.00 Low Resource 0.00 Low Resource 0.00 Low Resource
E 6th St. E 5th St. Peasant View Ave.	92879 115090021 15 92879 117331006 9 92882 118130031 6	15 0 0 Shortfall of Sites 10 0 Shortfall of Sites 7 0 Shortfall of Sites	1.17 MU2 0.74 MU2 0.49 GC	M1 MU2 BP MU1 C3 MU1	M1 (AHO-1) BP (AHO-1)	17 17 15	35 30 Non-Vacant 35 19 Non-Vacant 36 13 Vacant	Industrial (FAR 0.0) Industrial (FAR 0.1) Vacant AM	0.00 Low Resource 0.02 Low Resource
W 6th St. Yorba St.	92882 110030030 5 92882 102290010 2	6 0 0 Shortfall of Sites 0 Shortfall of Sites	0.43 GC 0.43 GC 0.17 GC	C3 MU1 C3 MU1	C3 (AHO-1) C3 (AHO-1) C3 (AHO-2) C3 (AHO-1)	15 15 15	36 11 Vacant 36 4 Non-Vacant	Vacant CR Industrial (FAR 0.0) CT	0.00 High Segregation 8 0.00 High Segregation 8 0.00 Moderate Resource
W 6th St. 6th St. E 6th St.	92879 110040041 15 92882 110020008 8 92879 117332015 3	1600 Shortfall of Sites800 Shortfall of Sites400 Shortfall of Sites	1.16 GC 0.61 GC 0.27 MU 2	C MU1 C3 MU1 GC MU1	C3 (AHO-1) C3 (AHO-1) GC (AHO-1)	15 15 15	36 31 Non-Vacant 36 16 Vacant 36 7 Vacant	Commercial (FAR: 0.25) Vacant Vacant O	0.03 High Segregation 8 0.00 High Segregation 8 0.00 Low Resource
E 6th St. E Blaine St. E Blaine St.	92879 117332016 4 92879 119311019 6	4 0 0 Shortfall of Sites 6 0 Shortfall of Sites 4 0 Shortfall of Sites	0.33 MU 2 0.27 MU 1	GC MU1 MU MU1	C3 (AHO-1) GC (AHO-1) GC (AHO-1) MU (AHO-2) MU (AHO-2) MU (AHO-2)	15 30 30	36 8 Vacant 60 12 Vacant 60 8 Vacant	Vacant O Vacant BQ	0.00 Low Resource 0.00 Moderate Resource 0.00 Moderate Resource
E Blaine St. E Blaine St. E Blaine St. E Blaine St.	92879 119311016 4 92879 119311017 1 92879 119311016 1	2 0 0 Shortfall of Sites 2 0 Shortfall of Sites	0.17 MO 1 0.07 MU 1 0.07 MU 1	MU MU1 MU MU1	MU (AHO-2) MU (AHO-2)	30 30 30	60 3 Vacant 60 3 Vacant	Vacant BQ Vacant BQ Vacant BQ Vacant BQ	0.00 Moderate Resource 0.00 Moderate Resource
E Blaine St. E Blaine St. E Blaine St.	92879 119311043 2 92879 119311042 2 92879 119311041 2	3 0 0 Shortfall of Sites 3 0 0 Shortfall of Sites 3 0 0 Shortfall of Sites	0.1 MU 1 0.1 MU 1 0.1 MU 1	MU MU1 MU MU1 MU MU1	MU (AHO-2) MU (AHO-2)	30 30 30	60 5 Vacant 60 5 Vacant 60 5 Vacant	Vacant BQ Vacant BQ Vacant BQ	0.00 Moderate Resource 0.00 Moderate Resource 0.00 Moderate Resource 0.00 Moderate Resource
E Blaine St. 100 E Harrison St.	92879 119311040 4 92879 119311025 20	5 0 0 Shortfall of Sites 21 7 0 Shortfall of Sites	0.2 MU 1 1.09 MU 1	MU MU1 MU MU1	MU (AHO-2) MU (AHO-2)	30 30	60 9 Vacant 60 48 Non-Vacant	Vacant BQ Commercial (FAR: 0.2) BQ	0.00 Low Resource 1.08 Moderate Resource
E Blaine St. E Blaine St. E Blaine St.	92879 119311015 1 92879 119311014 1 92879 119311013 1	200 Shortfall of Sites200 Shortfall of Sites100 Shortfall of Sites	0.07 MU 1 0.07 MU 1 0.04 MU 1	MU MU1 MU MU1 MU MU1	MU (AHO-2) MU (AHO-2) MU (AHO-2)	30 30 30	60 3 Non-Vacant 60 3 Non-Vacant 60 2 Non-Vacant	Commercial (FAR: 0.9) Commercial (FAR: 0.5) BQ Commercial (FAR: 0.2) BQ	6.31 Moderate Resource 0.00 Moderate Resource 0.00 Moderate Resource
320 E Harrison St. 280 E Harrison St.	92879 119311005 5 92879 119311004 5 92879 119311003 4	6 10 0 Shortfall of Sites 6 5 0 Shortfall of Sites 5 0 Shortfall of Sites	0.53 MU 1 0.35 MU 1	MU MU1 MU MU1 MU1 MU1	MU (AHO-2) MU (AHO-2) MU (AHO-2)	30 30 30	60 21 Non-Vacant 60 16 Non-Vacant 60 12 Non-Vacant	Commercial (FAR: 0.3) Commercial (FAR: 0.4) Commercial (FAR: 0.5) BQ BQ BQ	0.41 Moderate Resource 4.05 Moderate Resource 4.13 Moderate Resource
240 E Harrison St. 122 E Harrison St. S Smith Ave.	92879 119311002 14 92882 110020012 11	14160 Shortfall of Sites120 Shortfall of Sites	0.27 MO 1 0.97 MU 1 0.5 HDR	MU MU1 R3 UDR	MU (AHO-2) MU (AHO-2) MU (AHO-2) MU (AHO-2) R3 (AHO-2) C3 (AHO-2) C3 (AHO-2) C3 (AHO-2)	30 30	60 44 Non-Vacant 60 23 Non-Vacant	Commercial (FAR: 0.5) RV Storage BR	1.93 Moderate Resour 0.00 High Segregation
1362 W 6th St. 1553 Yorba St. 1549 Yorba St. 1545 Yorba St. 1539 Yorba St	92882 110030015 81 92882 118050020 14 92882 118050019 9	8100Shortfall of Sites1500Shortfall of Sites1000Shortfall of Sites	3.6 HDR 0.64 GC 0.43 GC	C3 MU1 C3 MU1	C3 (AHO-2) C3 (AHO-2) C3 (AHO-2)	30 30 30	60 162 Non-Vacant 60 29 Non-Vacant 60 19 Non-Vacant	RV Storage BR Storage CL Commercial (FAR: 0.5) CL	0.14 High Segregation 0.21 High Segregation 3.79 High Segregation
1545 Yorba St. 1539 Yorba St 1535 W 6th St.	92882 118050018 14 92882 118050017 21 92882 118050016 22	15 0 0 Shortfall of Sites 22 0 0 Shortfall of Sites 23 0 Shortfall of Sites	0.65 GC 0.95 GC 0.99 GC	C3 MU1 C3 MU1 C3 MU1	C3 (AHO-2) C3 (AHO-2)	30 30 30	60 29 Non-Vacant 60 43 Non-Vacant 60 45 Non-Vacant	Commercial (FAR: 0.4) Commercial (FAR: 0.1) Commercial (FAR: 0.1) Commercial (FAR: 0.1)	1.41 High Segregation 0.21 High Segregation
W. 6th Street 1625 W. 6th Street	92882 102290020 47 92882 102290017 20	47790 Shortfall of Sites21320 Shortfall of Sites	4.56 GC 1.62 GC	C3 MU1	C3 (AHO-2) C3 (AHO-2) C3 (AHO-2) C3 (AHO-2) C3 (AHO-2) C3 (AHO-2) BP (AHO-2 BP (AHO-2 BP (AHO-2)	30 30	60 173 Non-Vacant 60 73 Non-Vacant	Commercial (FAR: 0.5) CT Commercial (FAR: 0.2) CT	0.32 High Segregation 0.22 Moderate Resou 0.09 Moderate Resou
1541 W. 6th Street 1210 E 6th Street 1210 E 6th Street	92882 103280001 14 92879 115080002 6 92879 115080041 12	14170 Shortfall of Sites650 Shortfall of Sites1240 Shortfall of Sites	0.99 GC 0.38 MU 2 0.62 MU2	C3 MU1 BP MU1 BP MU1	C3 (AHO-2) BP (AHO-2 BP (AHO-2	30 30 30	60 45 Non-Vacant 60 17 Non-Vacant 60 28 Non-Vacant	Commercial (FAR: 0.4) CT Parking lot DB Parking lot DB	0.34 Moderate Resou 0.00 Low Resource 0.00 Low Resource
1210 E 6th Street W. 8th St W 8th St. W 8th St.	92879 115080012 26 92881 110040054 10 92881 110061005 19	26 30 0 Shortfall of Sites 10 0 Shortfall of Sites 20 0 Shortfall of Sites	1.82 MU 2 0.46 HDR 0.88 HDR	BP MU1 MP UDR	BP (AHO-2 R3 (AHO-2) R3 (AHO-2)	30 30 30	60 82 Non-Vacant 60 20 Vacant 60 39 Vacant	Commercial (FAR: 0.4) Vacant U Vacant	1.58 Low Resource 0.00 High Segregation 0.00 High Segregation
1203 Circle City Dr.	92882 110040010 4 92879 111280005 23	5 0 0 Shortfall of Sites 24 0 Shortfall of Sites	0.2 HDR 1.05 HDR	MP UDR R3 UDR	R3 (AHO-2) R3 (AHO-2) R3 (AHO-2) GC (AHO-2 GC (AHO-2	30 30	60 9 Vacant 60 47 Vacant	Vacant U Vacant U Vacant AX	0.00 High Segregation 0.00 Low Resource
1154 E 6th St. 6th St.	92879 111280001 47 92879 111280004 20 92879 111290036 51	4800Shortfall of Sites2000Shortfall of Sites5200Shortfall of Sites	2.13 MU 2 0.9 MU 2 2.31 MU2	GC MU1 GC MU1 M1 MU1	GC (AHO-2 GC (AHO-2 M1 (AHO-2)	30 30 30	60 95 Vacant 60 40 Vacant 60 103 Non-Vacant	Vacant AX Vacant AX Commercial (FAR: 0.1)	0.00 Low Resource 0.01 Low Resource 0.00 Low Resource
El Sobrante Rd. 1203 W 6th Street 1203 W 6th Street	92882 118201012 64 92882 118183027 28	65 62 0 Shortfall of Sites 29 28 0 Shortfall of Sites	5.59 GC 2.21 GC 2.93 HDR	MP UDR MP UDR	M1 (AHO-2) MP (AHO-2) MP (AHO-2) MP (AHO-2) MP (AHO-2) MP (AHO-2)	30 30	60 103 Non-Vacant 60 191 Non-Vacant 60 85 Non-Vacant 60 91 Non-Vacant	Commercial (FAR: 0.1) Mobile home park Mobile home park DF Mobile home park DF	0.00 Low Resource 0.84 High Segregation 0.15 High Segregation 0.43 High Segregation 0.33 Moderate Resour
8th Street Pomona Road	92882 110040053 32 92882 118260018 144	32270 Shortfall of Sites1451190 Shortfall of Sites	2.93 HDR 11.31 MDR	MP UDR MP UDR	MP (AHO-2) MP (AHO-2)	30	60 91 Non-Vacant 60 408 Non-Vacant	Mobile home park Mobile home park DF DF	0.43 High Segregation 0.33 Moderate Resou

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Table C: Land Use, Table Starts in A2

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
A	RR 2, ER, LDR
A/HD	RR 2
A-14.4	RR 2, LDR
ВР	MU 2
С	GC
C2	GC
C3	GC
CS	MU 1, OP
D	MUD
ER1	ER
GB	GC
GC	GC
LDR	LDR
MDR	MDR
MF1	MDR
MP	HDR
ми	MU 1, MU 2
M1	LI, MU 2
PCD	LDR
RE	ER, LDR
RE-35	RR 2, ER
RO	MU 1
R1A	RR 2, ER, LDR
R1A/HD	RR 2
R1-7.2	LDR, MDR
R1-8.4	LDR
R1-9.6	LDR
R1-14.4	ER
R1-14.5	ER
R1-20	ER
R2	MDR
R3	HDR
SF	LDR
SFR	LDR
SFR-6	LDR
TC	MU 1
UDR	UDR
WF	LDR

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

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Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

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Comment

RHNA Progress: list out the actual or anticipated rent or sales price to demonstrate affordability

Check ADU numbers – based on Dept records: 2018 (0) and 2019 (0). HCD to confirm the 28 in 2020. Assumptions should average the 3 years

Consider using table 3 or other listing to support the 75% assumptions

Address likelihood of residential on non-residentially zoned lands in capacity calculations

Non-vacant: support assumptions (ILV, year of structure, existing v allowable FAR) with trends and list the actual values in the inventory

Clarify whether the AHO is a rezone – include and address all by right requirements

Add analysis for site sizes (small and large if necessary) and consolidation – reflect consolidation potential in the inventory

Specific plan descriptions: these could be used to assist the non-vacant, capacity assumptions and site size analyses. Example: fine tuning analysis of existing uses, highlighting representative sites and linking to the inventory, emphasizing recent interest in redevelopment, calling out catalyst sites, etc.

Trends analysis should line up with inventory filters

Infrastructure: clarify total water and sewer capacity (existing and planned) for the RHNA – discuss dry utilities

Provide a list of all parcels that will be included in the sites inventory, in addition to the list of planned and approved projects

On that list, be sure to include: parcel number, property size, general plan designation, nonvacant site's existing units

Sites inventory needs to affirmatively further fair housing

No Appendix B

Add environmental constraints analysis

Address sites identified in prior planning periods

Meet requirements for 50% of RHNA on nonvacant if necessary (findings and substantial evidence)

Add programs

Response	Pages
Referenced tables in Chapter 2 that list sales and rent prices.	84, 85
We discussed the methodology with Paul who said it is acceptable. Included a reference to the ADU montitoring program	88
Added discussion indicating that a few pipeline projects achieve higher buildout	85, 89
Added a sentence comparing to the recycling trends	104
Added ILR and resrouce areas to inventory. Added Consolidated info to rezone tab	Арр В
Added text. Stated all by right requirements	89
No action taken. This already stated in the Recycling Trends section	101-104
No action taken. This is being done through the Recycling Trends	101-104
No action taken. Trend description addresses the inventory filters	101-104
Added further discussion to water and wastewater and added Dry Utilities	105
No action taken. This is detailed in Appendix B	Арр В
No action taken. This is detailed in Appendix B	Арр В
Will be included in the AFFH section submitted separately to HCD	AFFH
No Action taken. Appendix B is the Sites Inventory that will be included with the draft Housing Element	Арр В
No Action taken. Environmental constraints analysis is included in Chapter 3 of the draft Housing Element	77-79
Added discussion and referenced program 9	89
Added a paragraph. Need to include developer interest or property owner intent	90
No action taken. Programs are included in Chapter 6 of the draft Housing Element	Ch.6