



## Memorandum

June 25, 2021

To: Department of Housing and Community Development  
Division of Housing Policy Development  
2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833

From: Molly Mendoza, AICP  
Project Manager, Kimley-Horn

**RE: Submission of the City of Fontana 2021-2029 6<sup>th</sup> Cycle Housing Element**

On behalf of the City of Fontana, we are pleased to submit the enclosed 6<sup>th</sup> Cycle (2021-2029) Housing Element to the State Department of Housing and Community Development (HCD) for certification review. The attached Housing Element is in Draft form and is anticipated to be adopted by City Council in October 2021.

A hard copy and an electronic version (USB drive) of the documents comprising the Housing Element are provided for your review. The Housing Element includes:

- Section 1: Introduction
- Section 2: Community Profile
- Section 3: Constraints, Resources, and Affirmatively Furthering Fair Housing
- Section 4: Housing Plan
- Appendix A: Review of Past Performance
- Appendix B: Adequate Sites Analysis
- Appendix C: Community Engagement Summary
- Appendix D: Glossary of Housing Terms

The City of Fontana looks forward to working with HCD towards certification of the 2021-2029 Housing Element enclosed with this letter. If you have any questions, please feel free to contact DiTanyon Johnson, Senior Planner at (909) 350-6678.

Sincerely,

Molly Mendoza, AICP  
Kimley-Horn

On behalf of:  
DiTanyon Johnson, AICP  
Senior Planner, Community Development



# FONTANA

## DRAFT - 6th Cycle Housing Element Update

*(2021-2029)*



*JUNE - HCD REVIEW DRAFT*





# FONTANA

## 6<sup>th</sup> Cycle Housing Element Update

2021-2029

*JUNE DRAFT*

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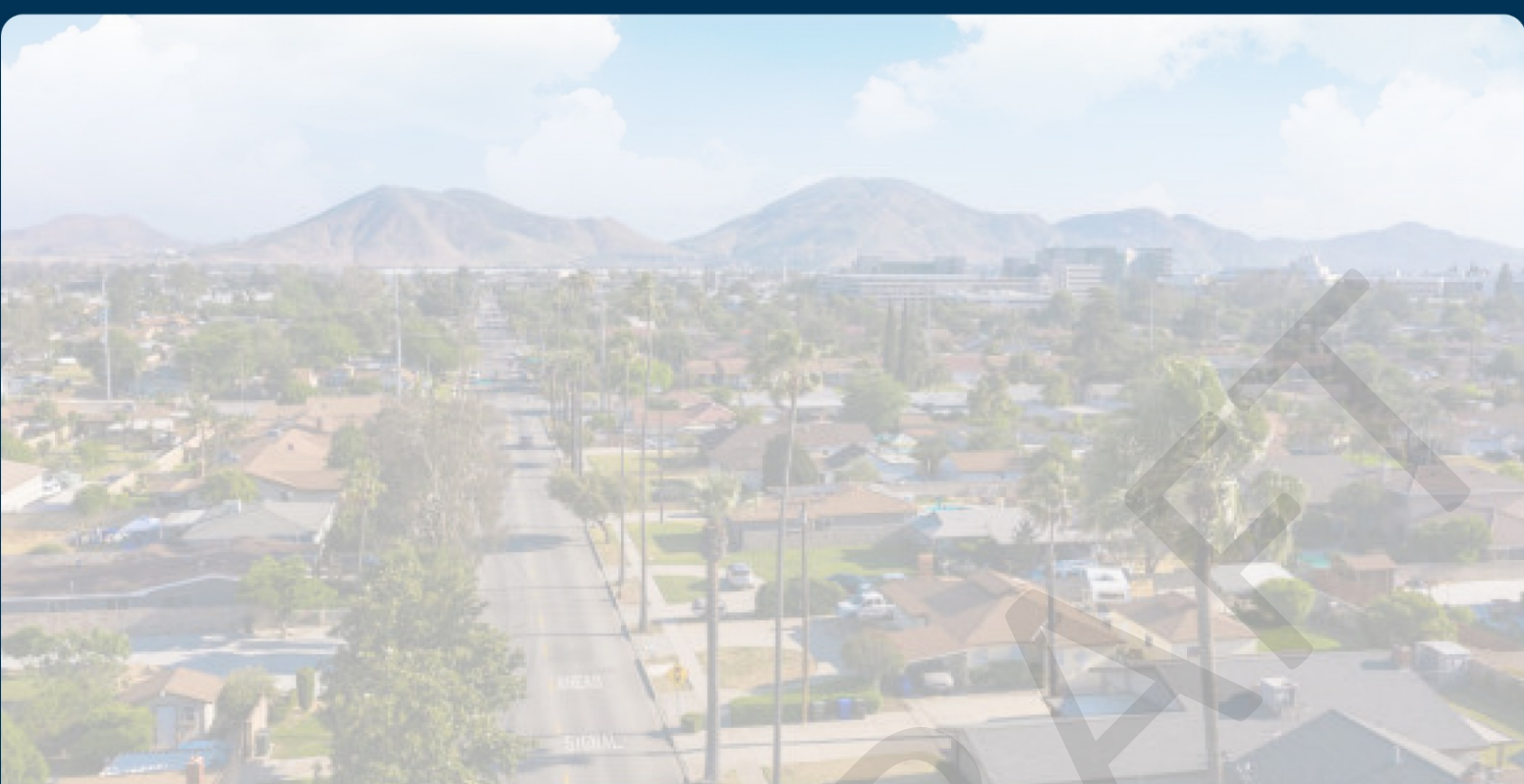
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**Section 1**  
**INTRODUCTION**  
**DRAFT – JUNE 2021**





# Section 1: Introduction

## A. Role of the Housing Element

The Housing Element is one of the seven State mandated elements included in the City of Fontana’s General Plan. The purpose of the Housing Element is to identify and plan for the City’s existing and projected housing needs; it contains a detailed outline and work program of the City’s goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. Each eight-year planning cycle, the City is allocated a specific number of housing units called the Regional Housing Needs Allocation (RHNA) determined by the Southern California Association of Governments. The RHNA quantifies current and future housing growth within a City. Through research and analysis, the Housing Element identifies available candidate housing sites and the establishes the City’s official housing policies and programs to accommodate their RHNA goals. The Housing Element is a critical tool for the City of Fontana to plan for and accommodate current and growth within the community, over the eight-year planning cycle.

## B. State Policy and Authorization

### 1. Background

As a mandated chapter of the Fontana General Plan, the Housing Element must meet all requirements of existing state law. Goals, programs and policies, and quantified objectives developed within the Housing Element are consistent with state law and are implemented within a designated timeline to ensures the City accomplishes the identified actions as well as maintains compliance with state law. The California Department of Housing and Community Development (HCD) reviews each Housing Element for substantial compliance with state law, HCD’s review and certification is required before a local government can adopt its housing element as part of its overall General Plan.

### 2. State Requirements

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for the Housing Element. California Government Code Section 65588 requires that local governments review and revise the Housing Element of their comprehensive General Plans no less than once every eight years.

The California Legislature identifies overall housing goals for the State to ensure every resident has access to housing and a suitable living environment; section 65588.0 of the California Government Code states the following Housing Element goals:

- a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
- b) The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.



- c) The provisions of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.
- d) Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

**Table 1-1** summarizes the State Housing Element requirements and identifies where these requirements are addressed in this document.

Table 1-1: Housing Element Requirements		
Housing Element Requirement(s)	Gov. Code Section	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Section 2.B.1
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Section 3.C.1
Analysis and documentation of the City’s housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Section 2.F
An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.	Section 65583.a	Appendix B
Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 3.A.2
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 3.A.1
Analysis concerning the needs of the homeless.	Section 65583.a	Section 2.E.7
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Section 2.E
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section 3.D.1
Identification of Publicly Assisted Housing Developments.	Section 65583.a	Section 3.B.4
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section 3.B.4
Identification of the City’s goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Section 4
Analysis of quantified objectives and policies relative to the maintenance, improvement, and	Section 65583.b	Section 4

Table 1-1: Housing Element Requirements		
Housing Element Requirement(s)	Gov. Code Section	Reference in Housing Element
development of housing.		
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Appendix B
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Section 4
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix C
Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.	Section 65583.e	Section 3..C
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Section 3.B
Review of the effectiveness of the past Element, including the City’s accomplishments during the previous planning period.	Section 65583.f	Appendix A

*Source: State of California, Department of Housing and Community Development.*

Fontana’s current Housing Element was adopted in January 2014 for the 5<sup>th</sup> cycle for the 2014 - 2021 planning period, the 6<sup>th</sup> Cycle Housing Element will plan for the 2021-2029 planning period. Multiple amendments have been made to Housing Element law since the adoption of the City’s 5<sup>th</sup> Cycle Housing Element; such amendments and subsequent housing laws change the required analysis, reporting and policies contained in the Housing Element. The contents of this updated Housing Element comply with these amendments to state housing law and all other federal, state, and local requirements.

### 3. Regional Housing Needs Assessment

California’s Regional Housing Needs Assessment (RHNA) is methodology for determining future housing need, by income category, within the state and is based on growth in population, households, and employment. The statewide RHNA is determined under the administration of the Department of Housing and Community Development (HCD). The quantified housing need is then allocated among the state’s 18 Metropolitan Planning Organizations (MPOs), in the City of Fontana’s case, this agency is the Southern California Association of Governments (SCAG).

In accordance with Section 65583 of the California Government Code, SCAG then delegates a “fair share” of housing need to its member jurisdictions. The City of Fontana’s RHNA allocation is divided amongst four income categories which are benchmarked on the County of San Bernardino’s median income for a family of four. **Table 1-2** below identifies the four income categories by which the City’s RHNA allocation is divided.





Table 1-2: County of San Bernardino Income Categories	
Income Category	Percent of Median Family Income (MFI)
Very Low Income	0-50% MFI
Low Income	51-80% MFI
Moderate Income	81-120% MFI
Above Moderate Income	>120% MFI

For the 2021-2029 planning period the City of Fontana has been allocated a total of 17,519 units, including:

- 5,109 units affordable to very low-income households
- 2,950 units affordable to low-income
- 3,035 units affordable to moderate-income
- 6,425 units affordable to above-moderate income

#### 4. Relationship to Other General Plan Elements

The Housing Element is one of many Elements of the City’s General Plan. The goals, policies, actions, and programs within the Housing Element relate directly to, and are consistent with, all other elements in the City’s General Plan. The City’s Housing Element identifies programs and resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of its population.

The Housing Element works in tandem with development policies contained in the Land Use Element, most recently amended in 2018. The Land Use Element is the guide for decision makers on the pattern, distribution, density and intensity of land uses that, over time, will help the city achieve the Fontana vision for the future; it establishes the location, type, intensity and distribution of land uses throughout the City, and defines the land use build-out potential. By designating residential development, the Land Use Element places an upper limit on the densities and types of housing units constructed in the City. Land use patterns and decisions are influenced by population and economic growth (which create market demand), transportation access and opportunities, the availability of infrastructure, environmental constraints, and quality of life potential reflected in school quality, parks and recreational opportunities, and cultural amenities. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The City’s Community Mobility Circulation Element also affects the implementation of the Housing Element. The Element focuses on connecting neighborhoods and city destinations by expanding transportation choice in Fontana. Fontana’s Community Mobility Circulation Element supports continuing programs to improve travel by cars and trucks and provides guidance on expanding the options for transit and “active transportation” (pedestrian and bicycle mobility) for Fontana. Consequently, the Housing Element must include policies and incentives that consider the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City.

The Housing Element has been reviewed for consistency with the City’s other General Plan Elements, and the policies and programs in this Element are consistent with the policy direction contained in other parts

of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

## **5. Public Participation [UPDATED AS WE PROCEED]**

Public participation is a vital component to the Housing Element update process. Public engagement creates opportunities for community members to provide their input and feedback, information which then directs the Housing Element's goals, policies and programs. Section 65583 of the Government Code requires local governments to make diligent and continued efforts to achieve public participation of all economic segments of the community. Meaningful community participation ensures that a variety of stakeholders and community members are offered a platform to engage in the City's planning process.

As part of the 6<sup>th</sup> Cycle Housing Element Update process, the City of Fontana has conducted extensive public outreach activities beginning in 2020. These recent outreach efforts included presentations, City Council and Planning Commission Study Sessions, Community Workshops, online surveys, digital media, numerous flyers and ads and noticed Public Hearings. Project materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website. Outreach for the 6th Cycle Housing Element to the community, includes the following actions:

- Housing Element Update webpage with all housing materials, located at <https://www.fontana.org/3314/2021-2029-Housing-Element-Update>
- A City Council and Planning Commission Study Session available to the public on Tuesday, July 28, 2020
- A Virtual Workshop #1 on Wednesday October 7, 2020. The recorded presentation available for review by the public on the City's website
- Online Community Survey from October 7, 2020 to November 20, 2020
- A City Council and Planning Commission Study Session Available to the Public on Tuesday, April 27, 2021
- A Public Review Draft of the Housing Element available to the public from May 19, 2021 through HCD's 60-day review
- An online form to gather questions and comments regarding the Public Review Draft of the Housing Element, available from May 19, 2021 through HCD's 60-day review
- A Virtual Workshop #2 on Monday May 24, 2021. The recorded presentation available for review by the public on the City's website.
- *[Additional outreach efforts will be documented as the update progresses]*

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

Appendix C contains a summary of all public comments regarding the Housing Element received by the City during the update process.

## 6. Data Sources

The data used for the completion of this Housing Element comes from a variety of sources. These include, but are not limited to:

- 2010 United States Census
- American Community Survey
- Regional Analysis of Impediments to Fair Housing (AI)
- Fontana Analysis of Impediments to Fair Housing (AI)
- Point-in-Time Homeless Census by the Regional Task Force on the Homeless, 2020
- Home Mortgage Disclosure Act (HMDA) lending data
- California Department of Economic Development
- California Employment Development Division Occupational Wage data, 2020
- Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2013-2017
- 2020-2045 RTO/SCS (Connect SoCal) Transportation Conformity Determination

The data sources represent the best data available at the time this Housing Element Update was prepared. The original source documents contain the assumptions and methods used to compile the data.

## 7. Housing Element Organization

This Housing Element represents the City of Fontana's policy program for the 2021-2029 6<sup>th</sup> Planning Period. The Housing Element is comprised of the following Chapters:

**Chapter 1: Introduction** contains a summary of the content, organization and statutory considerations of the Housing Element;

**Chapter 2: Community Profile** contains an analysis of the City's population, household and employment base, and the characteristics of the housing stock;

**Chapter 3: Housing Constraints and Resources** examining governmental and non-governmental constraints on production, maintenance, and affordability of housing and provides a summary of housing resources, including sites identification and funding and financial considerations, as well as a fair housing analysis;

**Chapter 4: Policy Plan** addresses Fontana's identified housing needs, including housing goals, policies, and programs.

**Appendices** provides various appendices with supplementary background resources including:

- **Appendix A** – Review of Past Performance of 5<sup>th</sup> Cycle Housing Element Programs
- **Appendix B** – Adequate Sites Analysis
- **Appendix C** – Community Engagement Summary
- **Appendix D** – Glossary of Housing Terms





**Section 2**  
**COMMUNITY PROFILE**  
**DRAFT – JUNE 2021**





# Section 2: Community Profile

The Community Profile for the City of Fontana provides an overview of the City’s housing and population conditions. The community profile lays the groundwork for determining policies and programs within the Housing Element by evaluating the factors and characteristics that contribute to the supply and demand of housing in Fontana. To create a comprehensive evaluation of Fontana’s housing needs the community profile discusses population, household, economic and housing stock characteristics, and presents each of these components in a regional context. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City of Fontana to implement during the 2021-2029 Housing Element Cycle.

The community profile uses the most current data available from the Southern California Association of Governments (SCAG), 2010 U.S. Census, and 2010-2018 American Community Survey, the California Department of Finance, the California Employment Development Department, the California Department of Education, and other currently available real estate market data.

## A. Population Characteristics

Understanding the characteristics of a population is critical to plan for the needs of a community. Population growth, age composition, race and ethnicity, and employment trends influence the type and extent of housing needs and the ability of the local population to afford housing costs. The following section describes and analyzes the various population characteristics and trends that affect housing need.

### 1. Population Growth

According to the U.S. Census and the SCAG Regional Forecast the population of San Bernardino County is forecasted to increase through the year 2040. **Table 2-1** shows a 7.9 percent county-wide growth from 2010 to 2020 and another 24.3 percent increase from 2020 to 2040. The City of Fontana is anticipated to grow by a total of 41.6 percent between 2010 and 2040 with the largest increase between 2020 and 2040. As shown in **Table 2-1**, the City’s 41.6 percent growth is significantly larger than that forecasted for the rest of the region.

Jurisdictions	Population					Percent Change	
	2010 Actual	2012 Projected	2020 Projected	2035 Projected	2040 Projected	2010-2020	2020-2040
Rialto	99,171	100,800	104,100	111,400	112,000	5%	7.6%
<b>Fontana</b>	<b>196,069</b>	<b>200,200</b>	<b>204,900</b>	<b>266,300</b>	<b>280,900</b>	<b>4.5%</b>	<b>37.1%</b>
Rancho Cucamonga	165,269	170,100	173,900	198,300	204,300	5.2%	17.5%
Ontario	163,924	166,300	197,600	248,800	258,600	20.5%	30.9%

Jurisdictions	Population					Percent Change	
	2010 Actual	2012 Projected	2020 Projected	2035 Projected	2040 Projected	2010-2020	2020-2040
San Bernardino County	2,035,210	2,068,000	2,197,000	2,638,000	2,731,000	7.9%	24.3%

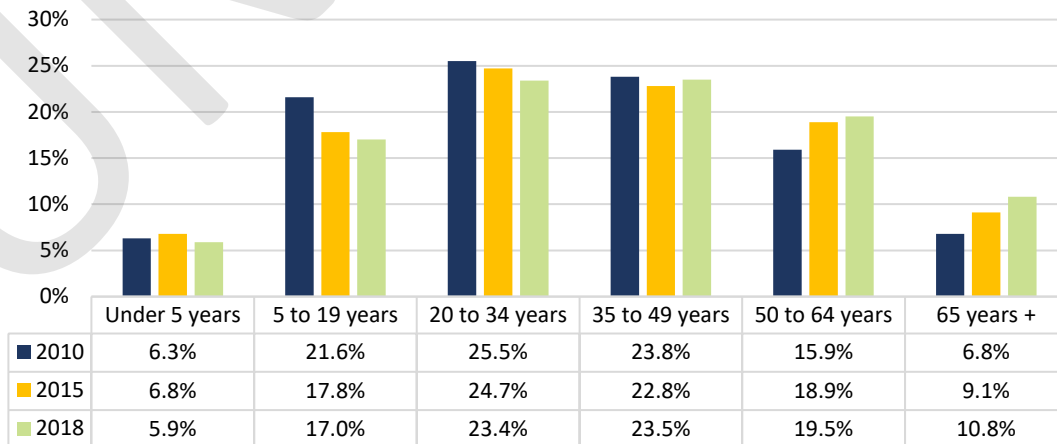
Represents an estimate from the SCAG 2016-2040 Regional Growth Forecast.  
Sources: Bureau of the Census (2010) and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.

## 2. Age Characteristics

Age distribution within a population helps to evaluate different housing needs as housing choices may differ based on the age of the individual or prospective homeowner or housing tenant. Young adults and seniors typically favor apartments, low to moderate-cost condominiums, and smaller or more affordable single-family units because they tend to live on smaller or fixed incomes or have smaller families. As a community’s population moves through different stages of life, housing is required to accommodate new or adjusted needs. Appropriate housing is needed to accommodate all stages of life to produce a well-balanced and healthy community.

Figure 2-1 below displays American Community Survey data for age distribution in Fontana and surrounding jurisdictions. According to the ACS, the City of Fontana is predominantly made up of persons age 35 to 49 years old (23.5 percent), which is closely followed by persons age 20 to 34 years old (23.4 percent). The young adult population of persons age 20 to 34 was the largest population group between 2010 and 2015, then was slightly smaller than the 35 to 49 age group in 2018. The population of persons age 5 to 19 a decreased 4.6 percent between 2010 and 2018 while the population of those 65 years and older experiences a 4 percent change increase during that same timeframe. Overall, the data shows an aging trend amongst community members in Fontana; the percent of children and young adults continues to decline the senior population grows.

Figure 2-1: Age Distribution in Fontana (2010 – 2018)



Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2018.

**Table 2-2** shows the age distribution of Fontana and its surrounding communities. Age characteristics are similar throughout the region with the 25 to 44 age group being the largest in each nearby jurisdiction. The population of children under the age of 5 fell between 6.5 and 7.5% for all jurisdictions in the area, including the County. The City of Fontana has the greatest percentage of children ages 5 to 14 (16.5 percent) compared to nearby jurisdictions. The population between the ages of 45 to 65 was comparable in all nearby jurisdictions, with Rancho Cucamonga having the largest population of this age group at 27.1 percent.

Jurisdiction	Under 5	5 to 14	15 to 17	18 to 24	25 to 44	45 to 64	65 years +
Rialto	7.5%	15.7%	5.2%	13.0%	28.4%	21.2%	8.9%
<b>Fontana</b>	<b>7.0%</b>	<b>16.5%</b>	<b>5.1%</b>	<b>12.3%</b>	<b>29.5%</b>	<b>22.3%</b>	<b>7.2%</b>
Rancho Cucamonga	6.5%	13%	4.3%	9.8%	28.2%	27.1%	11.1%
Ontario	6.8%	15.1%	4.8%	11.5%	30.4%	22.8%	8.8%
San Bernardino County	7.2%	15%	4.6%	10.8%	27.9%	23.7%	10.9%

*Source: American Community Survey, 5-Year Estimates, 2018*

### 3. Race/Ethnicity Characteristics

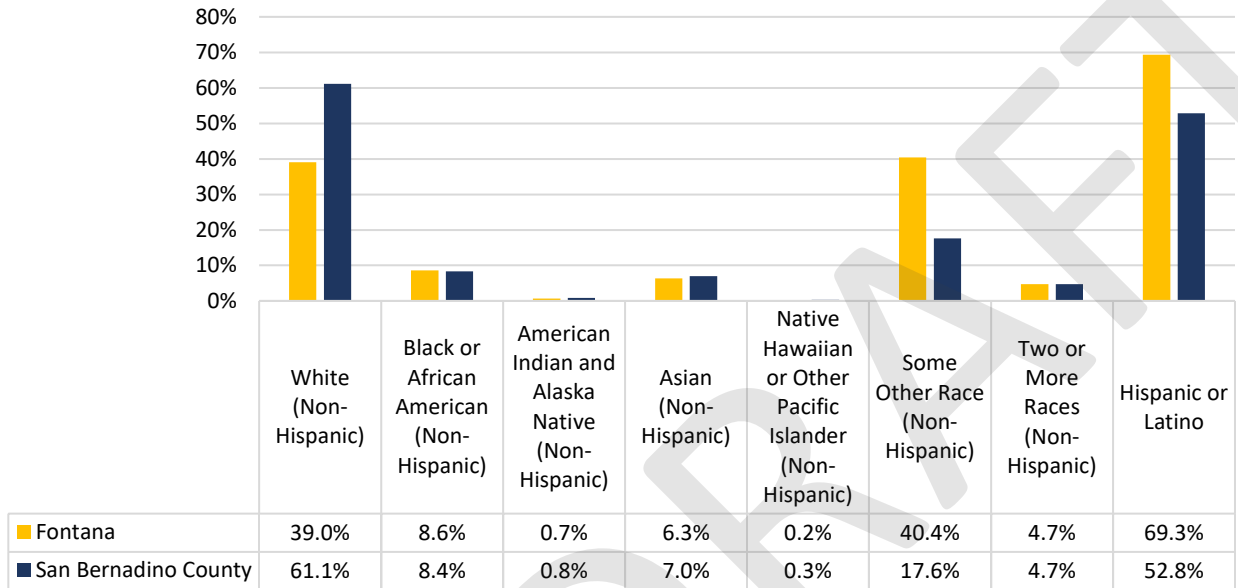
Creating both equal opportunity and fair housing needs are essential elements in the provision of housing units within cities and jurisdiction. Analyzing and understanding the racial and ethnic composition of a community is important to the extent that different racial and ethnic groups have varying household characteristics, income levels, and cultural backgrounds which may affect their housing needs, housing choice and housing type. Cultural influences may reflect preference for a specific type of housing, and ethnicity may also correlate with other characteristics such as location choice, mobility, and income. This is further analyzed in the Affirmatively Furthering Fair Housing discussion within the Housing Constraints section of the Housing Element. It is important to note that while race and ethnicity are used to identify different sections of a community’s population, they are not the same and are not mutually exclusive. The data identified in the section below shows the racial and ethnic composition of Chino, it’s neighboring jurisdictions, and San Bernardino County using the ACS; this allows residents to identify one’s race, as well as one’s ethnicity, therefore overlap may occur.

As shown in **Figure 2-2**, 69.3 percent of all persons in Fontana identified as Hispanic or Latino of any race. The Hispanic or Latino Population in Fontana was larger than the County’s Hispanic or Latino population of any race, (52.8 percent). Persons who identified as Some Other Race made the largest racial group in the City of Fontana; these are persons who do not identified as the listed race categories provided by the Census. The second largest population in Fontana is those who identified as White at 39 percent, smaller than the nearly 62 percent in the County who identified as White. In both the City and the County, persons who identified as Black made up about 8 percent of the population. Overall, Native Hawaiian or other Pacific



Islanders and American Indian and Alaska Natives make up the smallest population groups with less than one percent combined – a trend similar in the rest of the county.

Figure 2-2: Racial Ethnic Composition, 2018



Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-3 identifies the racial and ethnic composition for Fontana and the surrounding jurisdiction. The largest racial group in each City was those who identified as White, followed by persons who identified as Some Other race. Overall, persons who reported Hispanic or Latino of any race made up above 70 percent of the populations in both Rialto and Ontario, and under 50 percent of the population in Rancho Cucamonga. Similarly, to Table 2-2, all of the following jurisdictions have the lowest population percentages of American Indian and Alaska Native as well as Native Hawaiian or other Pacific Islander.

Table 2-3: Racial/Ethnic Composition 2018

Jurisdiction	White (Non-Hispanic)	Black (Non-Hispanic)	American Indian and Alaska Native (Non-Hispanic)	Asian (Non-Hispanic)	Native Hawaiian/ Other Pacific Islander (Non-Hispanic)	Some Other Race (Non-Hispanic)	Two or More Races (Non-Hispanic)	Hispanic or Latino (of any race)
Rialto	61.7%	12.2%	0.7%	2.5%	0.1%	18.8%	3.9%	74.2%
Fontana	39.0%	8.6%	0.7%	6.3%	0.2%	40.4%	4.7%	69.3%
Rancho Cucamonga	60.5%	9.3%	0.8%	12.9%	0.3%	10.3%	5.8%	37.9%
Ontario	45.8%	5.6%	1.0%	6.3%	0.3%	36.5%	4.6%	70.8%

San Bernardino County	61.1%	8.4%	0.8%	7.0%	0.3%	17.6%	4.7%	52.8%
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*Source: American Community Survey, 5-Year Estimates, 2018.*

Between 2010 and 2018, most racial and ethnic groups experienced moderate changes, as displayed below in **Table 2-4**. However, the population who reported White experienced a decrease from nearly 58 percent in 2010 down to 39 percent in 2018. Additionally, the population who reported Black in Fontana experienced a slight decrease over the 8-year period from 9.6 percent to 8.6 percent. Persons who identified as American Indian/Alaska Native, as well as those who reported some other race saw increases in population over the eight-year period. The population identifying Asian remained at 6.3 percent from 2010 to 2018, with a small decrease to 6.1 percent in 2015. The Hispanic and Latino community has grown from about 66 percent to nearby 70 percent from 2010 to 2018 and remained the greatest racial and ethnic group in Fontana as it lingers below 60 percent.

**Table 2-4: Racial/Ethnic Composition of Fontana 2010 to 2018**

Race/Ethnicity	2010	2015	2018
White (Non-Hispanic)	57.7%	49.3%	39%
Black (Non-Hispanic)	9.6%	9.5%	8.6%
American Indian and Alaska Native (Non-Hispanic)	0.5%	0.7%	0.7%
Asian (Non-Hispanic)	6.3%	6.1%	6.3%
Native Hawaiian or Other Pacific Islander (Non-Hispanic)	0.6%	0.5%	0.2%
Some Other Race (Non-Hispanic)	21.2%	29.6%	40.4%
Two or More Races (Non-Hispanic)	4.4%	4.2%	4.7%
Hispanic or Latino	65.8%	67.7%	69.3%

*Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2018.*

It is important to understand the demographic characteristics of Fontana and how those characteristics may be affected and influenced by changes in housing availability. Housing needs may vary between ethnic or racial groups due to different cultural norms or preferences. An example of this is the proclivity of Asian or Hispanic cultures to contain larger family groups within a single household. Unaccounted for, housing availability within a city could lead to overcrowding within housing units if suitably sized housing units are not provided.

## B. Economic Characteristics

In addition to demographics and culture, economic characteristics also dictate different housing and housing type demand. The affordability of housing units is critical in ensuring all community members have

their needs met. Housing unit quantity is also affected by changes in income as housing demand increases alongside rising employment.

Reporting and analyzing economic characteristics of a community is an important component of the Housing Element. The data provides valuable insight into Fontana’s ability to access the housing market as well as identifies financial restraints consistent with housing needs and accommodations. Incomes associated with different types of employment and the number of workers in a household affect housing affordability and choice. Therefore, to consider a healthy balance between jobs and housing, it is important to consider the employment characteristics of a community. Local employment growth is linked to local housing demand, and the reverse being true when employment contracts.

### 1. Employment and Wage Scale

Employment can directly affect the housing needs for a city since employment and income provides different ability for a population to purchase housing as well as directs the types of housing residents can afford. **Table 2-5** outlines employment growth from 2012 through 2040 for Fontana and the surrounding jurisdictions. The City of Fontana is forecasted to experience employment growth through 2040 with an overall increase of approximately 46 percent or 23,800 persons. As compared to the surrounding cities, Fontana has the second lowest percent change between 2012 to 2020 as well as between 2020 and 2040. The City of Rialto is forecasted to experience the least amount of overall employment growth (40.6 percent), while Ontario will see a total growth of just under 61 percent through 2040. The numbers and percentages listed in **Table 2-5** provide a deeper understanding of economic growth as compared to forecasted population growth, shown in **Table 2-1**. The City of Fontana is projected to experience the second largest population growth through 2040 with a significantly greater percentage than the other jurisdictions; during this same timeframe the City’s projected employment growth remains consistent with the nearby jurisdiction and lower than the smaller cities of Rancho Cucamonga and Ontario.

Jurisdiction	2012	2020	2035	2040	% Change 2012-2020	% Change 2020-2040	Numeric Change 2012-2040
Rialto	21,100	24,400	29,800	30,500	15.6%	25%	9,400
<b>Fontana</b>	<b>47,000</b>	<b>55,400</b>	<b>68,900</b>	<b>70,800</b>	<b>17.9%</b>	<b>27.8%</b>	<b>23,800</b>
Rancho Cucamonga	69,900	82,300	101,800	104,600	17.7%	27.1%	34,700
Ontario	103,300	129,300	170,600	175,400	25.2%	35.7%	72,100
San Bernardino County	659,500	789,500	998,000	1,028,100	19.7%	30.2%	368,600

*Source: SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.*

**Table 2-6** shows employment growth in Fontana between 2010 to 2018 by industry sector. Based on the 2018 ACS, 61.3 percent of Fontana’s population age 16 and over was employed. Employment in Fontana increased by 17 percent from 2010 to 2018. Persons employed in education services, health care, and social



assistance occupations represented that largest percent of the City’s employment in both 2010 and 2018. Followed by the transportation and warehousing, and utilities sector which represented 13.1 percent of the City’s employment in 2018. Between 2010 and 2018 most occupations in Fontana experienced a decline in employment – manufacturing undergoing the greatest change with a loss of 3.4 percent. The City of Fontana’s industry with the lowest employment rate (0.3 percent in 2018) is agriculture, forestry, fishing and hunting, and mining as it employed 318 people in 2010 and 305 people in 2018; this is also the sector to have experienced the least amount of change between both survey years.

**Table 2-6: Employment by Sector (2018)**

Industry Sector	2010		2018		Percent Increase/Decrease 2010-2018
	# of people employed	% of City Employment	# of people employed	% of City Employment	
Agriculture, forestry, fishing and hunting, and mining	318	0.4%	305	0.3%	-0.1%
Construction	6,925	8.4%	7,754	8.1%	-0.4%
Manufacturing	11,088	13.5%	9,690	10.1%	-3.4%
Wholesale trade	4,452	5.4%	3,520	3.7%	-1.8%
Retail trade	10,775	13.1%	12,122	12.6%	-0.5%
Transportation and warehousing, and utilities	8,273	10.1%	12,587	13.1%	3.0%
Information	1,248	1.5%	1,124	1.2%	-0.4%
Finance and insurance, and real estate and rental leasing	4,493	5.5%	4,299	4.5%	-1.0%
Professional, scientific, management, and administrative services	6,598	8.0%	7,558	7.9%	-0.2%
Education services, health care, and social assistance	14,813	18.1%	19,253	20.1%	2.0%
Arts, entertainment, recreation, accommodation, and food services	6,056	7.4%	8,537	8.9%	1.5%
Other services (except public administration)	3,530	4.3%	5,063	5.3%	1.0%
Public Administration	3,455	4.2%	4,189	4.4%	0.2%
<b>Total</b>	<b>82,024</b>	<b>100%</b>	<b>96,001</b>	<b>100%</b>	<b>17%</b>

*Source: American Community Survey, 5-Year Estimates, 2010 and 2018.*

In addition to reporting and analyzing employment sector trends, analyzing the unemployment rate is essential to understanding current housing affordability and needs, as well as projected needs. Economists identify a 3.5 to 4.5 percent unemployment as natural, in that it reflects the real voluntary economic forces

within a City.<sup>1</sup> The City of Fontana had an unemployment rate of 7.4 percent, which is lower than the county average (8.8 percent) and is equivalent to the City of Ontario’s unemployment rate (see **Table 2-7**). At 12.2 percent, Rialto has the highest employment rate of the area, and Rancho Cucamonga has the lowest with 6.1 percent of its population being unemployed.

Jurisdiction	Unemployment rate
Rialto	12.2%
<b>Fontana</b>	<b>7.4%</b>
Rancho Cucamonga	6.1%
Ontario	7.4%
San Bernardino County	8.8%
*Population 16 years and over Source: American Community Survey, 5-Year Estimates, 2018.	

Incorporating economic characteristics, such as unemployment rates, is essential for assessing the housing needs of Fontana because a lack of income increases demand for affordable housing. Based on the data summarized in **Table 2-7**, approximately 7.4 percent of the population was without work in 2018. For those employed, income level can further identify housing types that may need to be provided within Fontana. According to the SCAG Draft Regional Housing Needs Assessment (RHNA) Methodology, housing needs by income are broken down into four income levels:

- Very Low Income (50 percent or less of the county median income)
- Low Income (50 to 80 percent of the county median income)
- Moderate Income (80 to 120 percent of the county median income)
- Above Moderate Income (120 and above of the county median income)

Fontana’s median income is stated to be \$70,789, according to the 2018 ACS data. As shown in **Table 2-8**, the occupations that fall below 50 percent of this amount are production, transportation and material moving; healthcare support, building, grounds cleaning and maintenance; personal care and service; farming, fishing and forestry; and food preparation and serving related occupations. Most occupations in San Bernardino County have an average income that is either low or very low. If this trend is applied to Fontana, it should be anticipated that housing stock in the City would need to be affordable to accommodate lower income levels.

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<sup>1</sup> Natural Rate of Unemployment, Its Components, and Recent Trends, Kimberly Amadeo, ed. Eric Estevez, August 30, 2020

**Table 2-8: Median Salary by Occupation in San Bernardino County**

Occupation	Salary
Management	\$102,177
Legal	\$84,609
Healthcare Practitioners and Technical	\$87,655
Architecture and Engineering	\$85,773
Computer and Mathematical	\$82,282
Life, Physical and Social Sciences	\$70,547
Business and Financial Operations	\$69,329
Education, Training and Library	\$54,421
Arts, Design, Entertainment, Sports and Media	\$47,547
Construction and Extraction	\$52,752
Protective Services	\$57,228
Community and Social Service	\$48,592
Installation, Maintenance and Repair	\$47,910
Sales	\$29,582
Office and Administration Support	\$38,126
Production	\$34,926
Transportation and Material Moving	\$33,307
Healthcare Support	\$35,192
Building, Grounds Cleaning, and Maintenance	\$29,611
Personal Care and Service	\$25,407
Farming, Fishing and Forestry	\$26,466
Food Preparation and Serving Related	\$25,407

*Source: California Employment Development Division, Occupational Wage data, 2020.*

## C. Household Characteristics

Households are considered the number of individuals that occupy a single housing unit in a shared state whether they are single occupants, families, or unrelated people sharing a housing unit. Household trends can be observed throughout Fontana and provide useful information that can then be used to predict the future housing needs of the City. Past behavior for household composition can be applied to future growth and could inform the types of housing units that Fontana may need.

Information on household characteristics is important in analyzing and understanding growth and determining the housing needs of a community. Income and affordability are best measured at the



household level, as well as the special needs of certain groups, such as large families, single parent households, or low and extremely low-income households.

### 1. Household Type

Fontana contains 53,510 total households, representing about 8.5 percent of the total San Bernardino County households. As shown in **Table 2-9**, married-couple family households make up just under 60 percent of total households in Fontana. In comparison to surrounding cities, Fontana’s has more married-couple households than the county by 8 percent and also most among the surrounding jurisdictions. Households of this type tend to seek occupancy in single family homes with multiple bedrooms. In contrast, 14.8 percent of total households are occupied by non-family members old and constitutes the smallest percentage in the area.

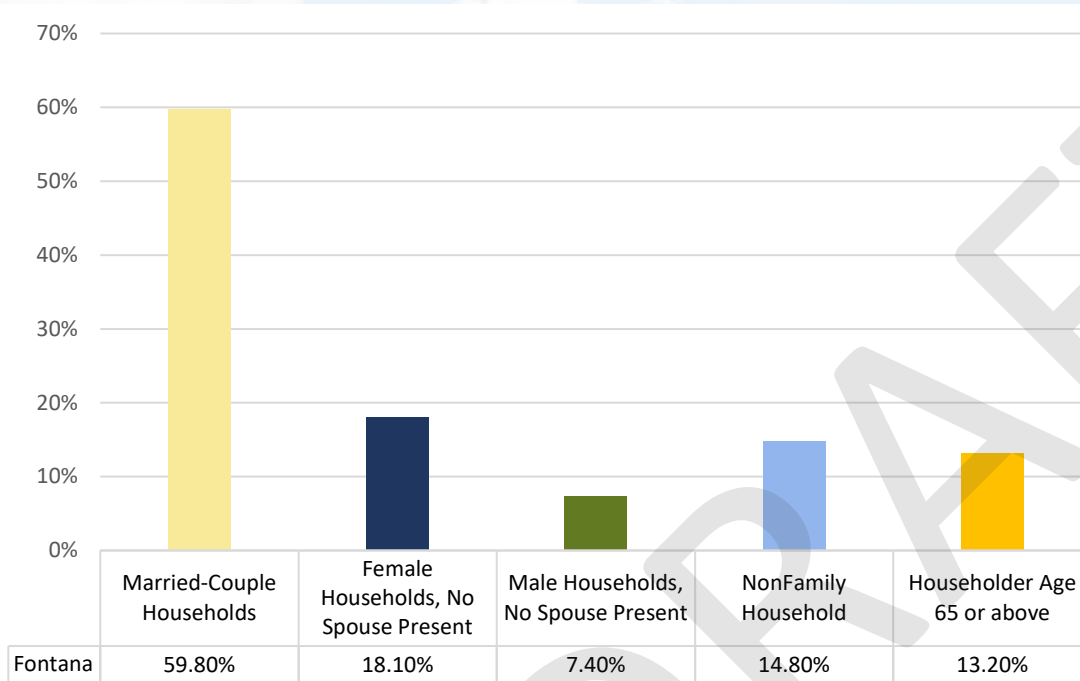
**Table 2-9: Household Characteristics (2018)**

Jurisdiction	Married-Couple Family HH	% of Total HH	Female HH, No Spouse Present	% of Total HH	Non-Family HH	% of Total HH	Total HH
Rialto	14,110	54.4%	4,995	19.3%	4,470	17.2%	25,922
<b>Fontana</b>	<b>31,996</b>	<b>59.8%</b>	<b>9,664</b>	<b>18.1%</b>	<b>7,911</b>	<b>14.8%</b>	<b>53,510</b>
Rancho Cucamonga	31,397	56.1%	7,809	14.0%	13,107	23.4%	55,950
Ontario	25,424	51.2%	9,195	18.5%	11,168	22.5%	49,374
San Bernardino County	323,131	51.9%	107,066	17.0%	149,567	23.7%	630,633

*Source: American Community Survey, 5-Year Estimates, 2018.*  
*HH = Households*

San Bernardino County has an estimates 23.7 percent households occupied by non-family members. In addition, senior households led by individuals over 65 years amount to 13.2 percent, as shown in **Figure 2-3** below. Combined, these two groups of people total 40 percent of households, and as stated earlier, these household types tend to occupy apartments or seek out more affordable housing options. These household trends would also be considered in determining housing needs.

Figure 2-3: Fontana Household Characteristics in Percent (2018)



Source: American Community Survey, 5-Year Estimates, 2018.

**Table 2-10** summarizes household changes from 2010 through 2018. During this time, Fontana added approximately 6,802 new housing units, and as shown in **Table 2-11**, now has about 3.89 average persons per household. From 2010 to 2018, Female households without a spouse present increased by 2.8 percent; this is the only household type to have experienced a significant increase. Nonfamily households rose by 0.6 percent over the 8-year range. While these two household types increased, married-couple family households experienced a decline of 3.3 percent.

Household Types	2010	Percent	2015	Percent	2018	Percent
Married-couple Family Households	29,473	63.1%	29,235	58.5%	31,996	59.8%
Female Household, No Spouse Present	7,146	15.3%	9,395	18.8%	9,664	18.1%
Male Household, No Spouse Present	3,456	7.4%	3,848	7.7%	3,939	7.4%
Nonfamily Household	6,633	14.2%	2,049	4.1%	7,911	14.8%
<b>Total Households</b>	<b>46,708</b>	<b>100%</b>	<b>49,975</b>	<b>100%</b>	<b>53,510</b>	<b>100%</b>

Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2018.

## 2. Household Size

Household size represents the most basic unit of demand for housing as it identifies the type and size of housing needed in a community. Household size is also an indicator both population growth and household character. While there can be more than one family in a housing unit, the measure of persons per household provides an indicator of the number of persons residing a housing unit. Average household size can be both a result and indicator of housing affordability and other household economic conditions and is important in understanding housing need by size and type of housing. For example, data reflecting household size in a community can help identify issues of overcrowding, which is a result of inadequate space for members of a household and considered a burden on a household. Therefore, cities must analyze their average person per household size to appropriately respond to the type of housing needs in their community.

**Table 2-11** below identifies household size for the City of Fontana, nearby jurisdictions, and the County of San Bernardino, using ACS data from 2018. At approximately 3.89 persons per household, the City of Fontana has the second largest household size in the area, following closely behind Rialto with 3.95 persons per household. The average household size for San Bernardino County is 3.3, which is 0.59 persons smaller than Fontana’s. This shows a trend in Fontana to have larger families or generally larger occupancies for housing units.

Jurisdiction	Average Persons per Household
Rialto	3.95
<b>Fontana</b>	<b>3.89</b>
Rancho Cucamonga	3.09
Ontario	3.48
San Bernardino County	3.30

*Source: American Community Survey, 5-Year Estimates, 2018.*

## 3. Household Income

Household income is an important indicator of housing needs in a community because household income is directly connected to affordability. As household income increases, it is more likely that the household can afford market rate housing units, larger units and/or pursue ownership opportunities, however, as household income decreases, households tend to pay a disproportionate amount of their income for housing. This may influence increased incidences of overcrowding and substandard living conditions.

The California State Department of Housing and Community Development (HCD) has identified the following income categories based on the HUD Area Median Income (HAMI) of San Bernardino County:

- Extremely Low-income: households earning up to 30 percent of the HAMI
- Very Low-income: households earning between 31 and 50 percent of the HAMI

- Low-income: households earning between 51 percent and 80 percent of the HAMI
- Moderate Income: households earning between 81 percent and 120 percent of the HAMI
- Above Moderate Income: households earning over 120 percent of the HAMI

Combined, the extremely low, very low, and low-income groups are referred to as lower income.<sup>2</sup> Comprehensive Housing Affordability Strategy (CHAS) estimates based on 2006-2017 American Community Survey (ACS) data is used below. **Table 2-12** shows a majority of 64.9 percent with a moderate or above household income. Between 2013 and 2017, 35 percent of households were estimated to be of lower income, with 9.8 percent estimated at extremely low. Table 12 shows higher percentages as the income category increases.

Income Category (% of County HAMI)	Households	Percent
Extremely Low (30% HAMI or less)	5,110	9.8%
Very Low (31 to 50% HAMI)	5,220	10.0%
Low (51 to 80% HAMI)	7,905	15.2%
Moderate or Above (over 80% HAMI)	33,715	64.9%
<b>Total</b>	<b>51,945</b>	<b>100%</b>

*Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.*

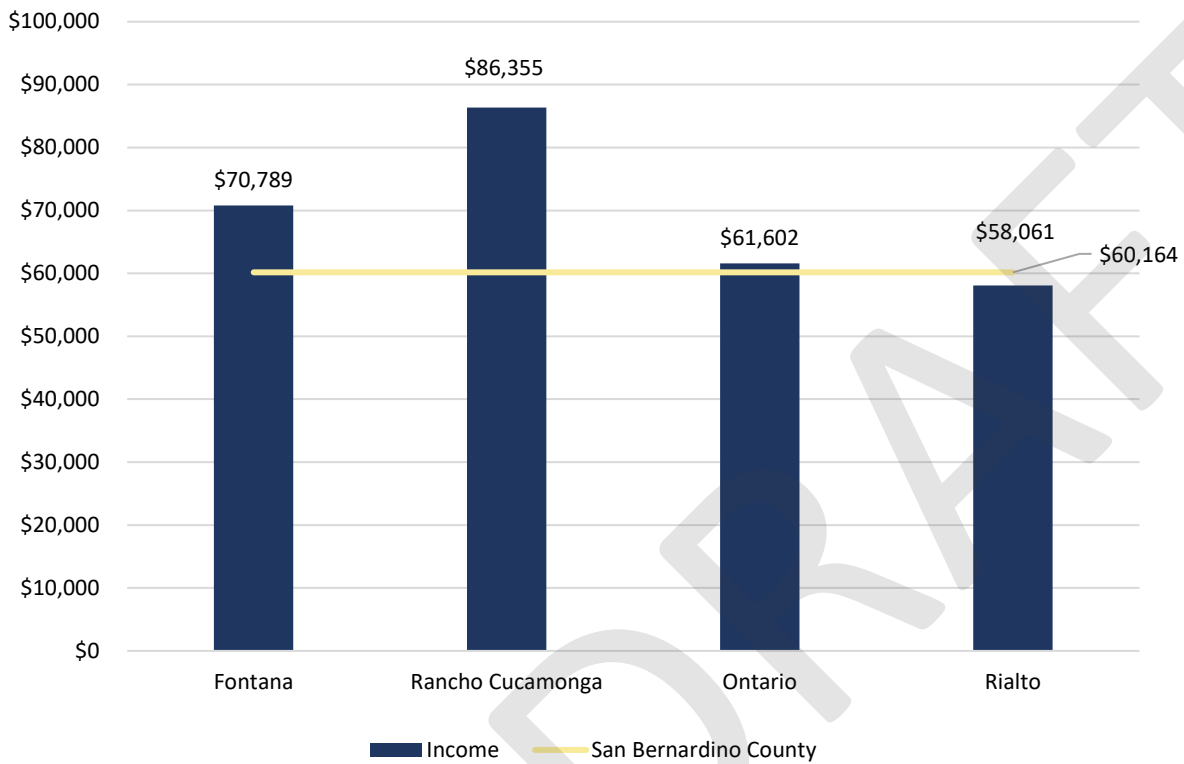
According to the 2018 ACS 5-year estimates, the City of Fontana has a median household income of \$70,789 and \$10,625 above San Bernardino County’s median household income. **Figure 2-4** compares Fontana’s household income to that of nearby cities and the County; the City of Fontana has the second greatest household income for the area behind Rancho Cucamonga. The city of Ontario has the third highest median household income at \$61,602, followed by the City of Rialto at \$58,601.

Larger household’s income allows for more flexibility and opportunity of housing choice. Households with lower median incomes are more susceptible to housing cost burdens and may have fewer choices. Additionally, lower income households may not be able to afford adequate housing, meaning that a low-income households with 5 to 7 occupants may have a challenging time finding housing that can fit the needs of a large households because larger housing tends to be for ownership and often is priced higher than smaller units. As a result, cost burden, displacement, and overcrowding may occur.

<sup>2</sup> Federal housing and community development programs typically assist households with incomes up to 80 percent of the AMI and use different terminology. For example, the Federal Community Development Block Grant (CDBG) program refers households with incomes between 51 and 80 percent AMI as moderate income (compared to low-income based on State definition).



Figure 2-4: Median Household Income by City (2018)



Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-13 outlines the median income of the same jurisdictions as above but compares the percentage difference with the regional median. As also displayed in Figure 4, Fontana’s median household income is above that of the County by 17.7 percent. Rancho Cucamonga is 43.5 percent above the regional median, while Rialto is 3.5 percent below. For Fontana, this implies a better ability to facilitate housing units at a wider range of pricing and values.

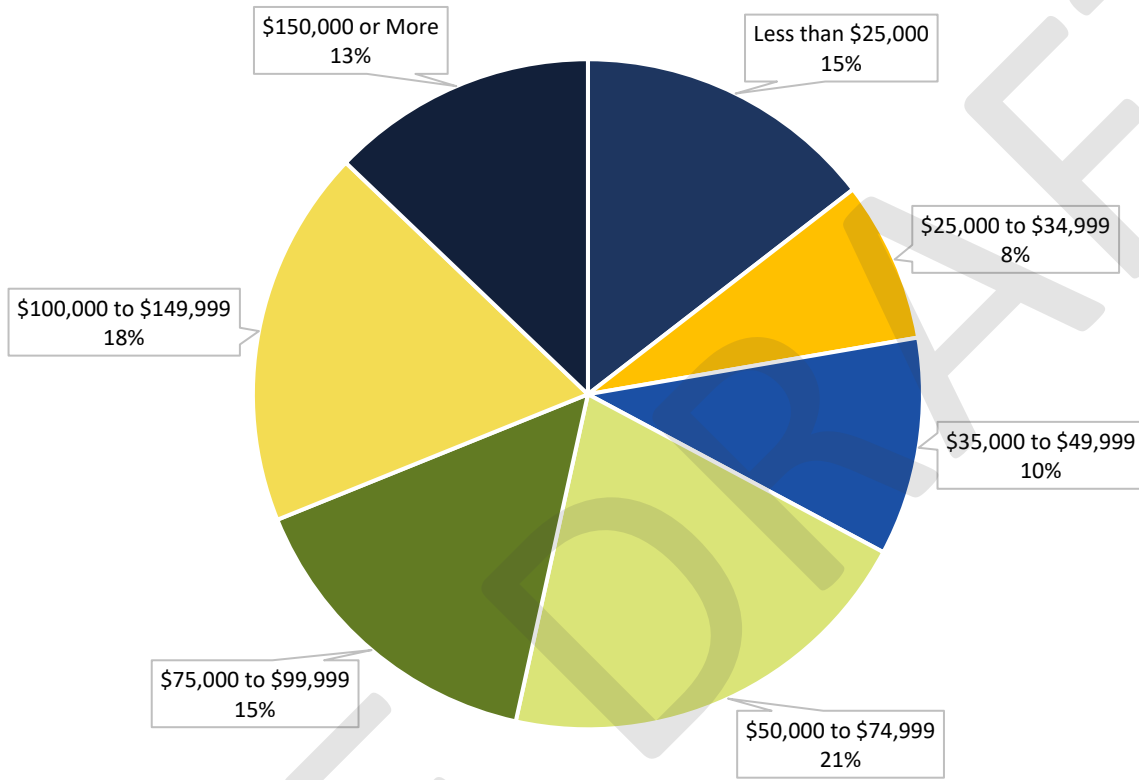
Jurisdiction	Median Income	Percent Above/Below Regional Median
Rialto	\$58,061	-3.5%
<b>Fontana</b>	<b>\$70,789</b>	<b>17.7%</b>
Rancho Cucamonga	\$86,355	43.5%
Ontario	\$61,602	2.4%
San Bernardino County	\$60,164	--

Source: American Community Survey, 5-Year Estimates, 2018.

Figure 5 below illustrates Fontana’s income, broken down by income level. The data shows that at 31 percent of Fontana households earn over \$100,000 per year. Majority of households in Fontana earn less than \$75,000 dollars per year. Additionally, 23 percent of residents earn less than \$35,000 per year, which

is considered low-income. It is still critical to ensure adequate affordable housing for the 23 percent of households who make under \$35,000 and are part of the very low and extremely low-income categories.

Figure 5: Fontana Income Breakdown by Category



Source: American Community Survey, 5-Year Estimates, 2018.

## D. Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD provides detailed information on housing needs by income level for different types of households in Fontana. The most recent available CHAS data for Fontana was published in August 2020 and was based on 2006-2017 ACS data. Housing problems considered by CHAS included:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burdens, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

The types of problems in Fontana vary according to household income, type, and tenure, as shown in **Table 2-14**. In general, there are more owner-occupied households (64.4 percent) than renter-occupied households (35.6 percent). Of these, there are 4 percent more owner-occupied households with at least one of the four housing problems compared to renters. While 26.7 percent owner-occupied households experience at least one housing problem, an estimated 37.6 percent do not experience any housing problems. For renters, at 22.6 percent, more households experience housing problems compared to the 12.8 percent who do not experience any. There is a rather even split between all household types who do and do not experience housing problems.

Severe housing problems include incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%. There are 20 percent less households who experience severe housing problems, but 29.3 percent of households in Fontana do experience at least one of these severe problems. More renters (15.2 percent) experience a severe housing problem than owner-occupied households (14.1 percent); this is an overall total of 15,215 households in Fontana who are estimated to live with at least one severe housing problem. Overall, the data shows that renter households are more likely to be affected by housing problems of any type than owner households. This is a common theme, as identified by CHAS data, and may reflect the level of control and ability a renter has over upkeep of their home. While homeowners have higher levels of flexibility for maintenance and repairs, except for cost, renters rely on property owners and management companies to provide repair services and maintenance, which can result in higher levels of housing problems.

Table 2-14: Housing Assistance Needs of Lower Income Households						
	Owner	% of total HH	Renter	% of total HH	Total	% of total HH
<b>Housing Problem Overview*</b>						
Household has at least 1 of 4 Housing Problems	13,850	26.7%	11,735	22.6%	25,585	49.3%
Household has none of 4 Housing Problems	19,515	37.6%	6,660	12.8%	26,175	50.4%
Cost Burden not available, no other problems	100	0.2%	95	0.2%	195	0.4%
<b>Total</b>	<b>33,460</b>	<b>64.4%</b>	<b>18,485</b>	<b>35.6%</b>	<b>51,945</b>	<b>100.0%</b>
<b>Severe Housing Problem Overview**</b>						
Household has at least 1 of 4 Severe Housing Problems	7,315	14.1%	7,900	15.2%	15,215	29.3%

**Table 2-14: Housing Assistance Needs of Lower Income Households**

	Owner	% of total HH	Renter	% of total HH	Total	% of total HH
Household has none of 4 Severe Housing Problems	26,045	50.1%	10,495	20.2%	36,540	70.3%
Cost Burden not available, no other problems	100	0.2%	95	0.2%	195	0.4%
<b>Total</b>	<b>33,460</b>	<b>64.4%</b>	<b>18,485</b>	<b>35.6%</b>	<b>51,945</b>	<b>100.0%</b>

Note: “% of total HH”= Percent of total Households in the City of Fontana  
 \* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.  
 \*\* The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.  
 Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

### 1. Overcrowding

“Overcrowding” is generally defined as a housing unit occupied by more than one person per room in house (including living room and dining rooms, but excluding hallways, kitchen, and bathrooms). An overcrowded household results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size. Overcrowding can indicate that a community does not have an adequate supply of affordable housing, especially for large families.

Overcrowded and severely overcrowded households can lead to neighborhood deterioration due to the intensive use of individual housing units leading to excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. Furthermore, overcrowding in neighborhoods can lead to an overall decline in social cohesion and environmental quality. Such decline can often spread geographically and impact the quality of life and the economic value of property and the vitality of commerce within a city. The combination of lower incomes and high housing costs result in many households living in overcrowded housing conditions.

**Table 2-15** illustrates overcrowding in Fontana and shows that overcrowding disproportionately affects renters. The difference between homeowners and renters that experience overcrowding is about 2 percent (5.3 percent and 7 percent). However, there is more contrast when comparing the levels of the overcrowding (overcrowded or significantly overcrowded). About 13.6 percent of renter-occupied experience overcrowding, while 6.6 percent of owner-occupied units experience overcrowding. Additionally, 6.2 percent of renter-occupied units experience severe overcrowding 6.2 percent of renter-occupied units face this and 1.5 percent of owner-occupied units experience severe overcrowding, and 1.5 percent of owner-occupied units experience severe overcrowding. Overall, 12.3 percent, or 6,585 units,



experience some form of overcrowding in Fontana. The existence of overcrowded units can be mitigated by increased opportunities for housing of all types and appropriate sizes for different households,

**Table 2-15: Overcrowding by Tenure in Fontana**

Tenure	Overcrowded Housing Units (1.0 to 1.50 persons/room)		Severely Overcrowded Housing Units (>1.51 persons/room)		Total Overcrowded Occupied Housing Units	
	Count	Percent of Total Occupied Housing Units	Count	Percent of Total Occupied Housing Units	Count	Percent of Total Occupied Housing Units
Owner Occupied	2,298	6.6%	524	1.5%	2,822	5.3%
Renter Occupied	2,586	13.6%	1,177	6.2%	3,763	7%
<b>Total</b>	<b>4,884</b>	<b>9.1%</b>	<b>1,701</b>	<b>3.2%</b>	<b>6,585</b>	<b>12.3%</b>

*Source: American Community Survey, 5-Year Estimates, 2018.*

In Fontana, 12.3 percent of all occupied housing units experience some form of overcrowding. As seen in **Table 2-16**, owner-occupied housing units make up 42.3 percent of overcrowded units in the city. Renter-occupied units, in comparison, account for a great 57.1 percent of overcrowded units. Home ownership generally invites higher income households to participate while renting is sought more often by those who have insufficient income for home buying. However, Fontana has an above average number of owner-occupied units that are overcrowded; with 42.3 percent owner-occupied overcrowded units it is second behind Rialto (44.6 percent). Table 17 shows that Fontana is 3.3 percent above the regional overcrowding total, but it is the second lowest percentage (12.3 percent) of the surrounding cities after Rancho Cucamonga (4.5 percent).

**Table 2-16: Overcrowded Housing Units by Tenure**

Jurisdiction	Owner-Occupied Overcrowded Units (>1.0 persons/room)		Renter-Occupied Overcrowded Units (>1.0 persons/room)	
	Count	Percent of Total Overcrowded Units	Count	Percent of Total Overcrowded Units
Rialto	1,803	44.6%	2,236	55.4%
<b>Fontana</b>	<b>2,822</b>	<b>42.3%</b>	<b>3,763</b>	<b>57.1%</b>
Rancho Cucamonga	826	32.9%	1688	67.1%
Ontario	1873	31.0%	4161	69.0%
San Bernardino County	20,555	36.4%	35925	63.6%

*Source: American Community Survey, 5-Year Estimates, 2018.*

Table 2-17 below displays the data for total overcrowded housing units in Fontana and surrounding jurisdictions. According to the data, the City of Rialto experiences the highest rates of overcrowding at 15.6 percent, followed by the city of Fontana and 12.3 and the city of Ontario at 9 percent. The city of Rancho Cucamonga experiences the lowest rates of overcrowding (4.5 percent), while the County has a total of 9 percent of housing units considered to be overcrowded.

**Table 2-17: Overcrowded Housing Units**

Jurisdiction	Total Overcrowded Units	Percent
Rialto	4,039	15.6%
<b>Fontana</b>	<b>6,585</b>	<b>12.3%</b>
Rancho Cucamonga	2,514	4.5%
Ontario	6,034	12.2%
San Bernardino County	56,480	9.0%

*Source: American Community Survey, 5-Year Estimates, 2018.*

## 2. Overpayment (Cost Burden) In Relationship to Income

Overpayment is an important factor in understanding housing needs and affordability. State and federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Overpayment for housing can cause an imbalance on the remainder of a household’s budget. Understanding and measuring overpayment for housing in a community is also an indicator of the dynamics of supply and demand.

**Table 2-18** summarizes Fontana’s households in context of overpayment and household income. As displayed in the table, renters disproportionately experience cost burdens compared to homeowners. In Fontana, 54.6 percent of renters experience cost burden over 30 percent and 27.2 experience cost burden over 50 percent. In comparison, 35.4 percent of homeowners experience cost burden over 30 percent and 14.5 percent for cost burden over 50 percent. The majority of homeowners who experience cost burden over 30 percent are those who earn a household income greater than the City’s mean annual household income. The data shows that as income increases, renters are less likely to experience a cost burden. For homeowners, a cost burden is more common for those with moderate to above moderate income.

**Table 2-18: Summary of Housing Overpayment**

Income by Cost Burden*	Owner				Renter			
	Cost Burden > 30%	% of Owner HH	Cost Burden > 50%	% of Owner HH	Cost Burden > 30%	% of Renter HH	Cost Burden > 50%	% of Renter HH
Household Income is less-than or = 30%	1,265	3.8%	1,165	3.5%	3,185	17.2%	2,955	16.0%

**Table 2-18: Summary of Housing Overpayment**

Income by Cost Burden*	Owner				Renter			
	Cost Burden > 30%	% of Owner HH	Cost Burden > 50%	% of Owner HH	Cost Burden > 30%	% of Renter HH	Cost Burden > 50%	% of Renter HH
Household Income >30% to less-than or = 50% HAMFI	1,540	4.6%	1,240	3.7%	2,805	15.2%	1,565	8.5%
Household Income >50% to less-than or = 80% HAMFI	2,780	8.3%	1,445	4.3%	2,200	11.9%	405	2.2%
Household Income >80% to less-than or = 100% HAMFI	1,915	5.7%	625	1.9%	1,075	5.8%	100	0.5%
Household Income >100% HAMFI	4,345	13.0%	380	1.1%	825	4.5%	0	0.0%
<b>Total</b>	<b>11,845</b>	<b>35.4%</b>	<b>4,855</b>	<b>14.5%</b>	<b>10,090</b>	<b>54.6%</b>	<b>5,025</b>	<b>27.2%</b>

\* Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Note: HAMFI = HUD Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

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

## E. Special Needs Groups

State law recognizes that certain households may have more difficulty in finding adequate and affordable housing due to special circumstances. Special needs populations include seniors, persons with disabilities, female-headed households, large households, and farm workers. In addition, many often have lower incomes because of their conditions. Special circumstances may be related to one’s employment and income, family characteristics, disability and household characteristics, or other factors. Consequently, certain residents in Fontana may experience higher incidences of housing overpayment (cost burden), overcrowding, or other housing problems. The special needs groups analyzed in the Housing Element include the elderly, persons with disabilities (including persons with developmental disabilities), homeless people, single parents, large households, and farmworkers (**Table 2-19**). As the table below shows, at 13.9 percent of the total population and 54.5 percent of households, people living in poverty make up the largest

special needs group in Fontana. These categories may also overlap with one another, for example seniors may have disabilities and large households may be due to poverty status and living with senior relatives. The majority of these special groups could be assisted by increasing affordable housing.

**Table 2-19: Special Needs Groups**

Special Needs Groups	# of People or Households	Percent of Total Households	Percent of Total Population
Senior Headed Households	7,056 HH	13.4%	--
Households with Seniors (65 years and over)	10,855 HH	20.3%	--
Seniors Living Alone	2,088 HH	3.9%	--
Persons with Disabilities	15,404 persons	--	7.2%
Persons with Developmental Disabilities <sup>1</sup>	274 persons	--	--
Large Households (5 or more persons per household)	16,035 HH	30.4%	--
Single-Parent Households	13,603 HH	25.4%	--
Single-Parent, Female Headed Households with Children (under 18 years)	4,633 HH	8.7%	--
People Living in Poverty	28,744 persons	--	13.9%
Farmworkers <sup>2</sup>	305 persons	--	0.1%
Migrant Farmworkers	1,684 persons	--	--
Seasonal Farmworkers	5,607 persons	--	--
Permanent Farmworkers	5,758 persons	--	--
Homeless	116 persons	--	0.1%
HH=Households 1. Total persons who received service from the Inland Regional Center for FY 2018-19. 2. Farmworker data is taken of the population 16 years and over. Data taken at the County level and provided by USDA Statistics Services. Source: American Community Survey, 5-Year Estimates, 2018 and 2017; San Bernardino County Point in Time/homeless Count.			

The following sections provide a detailed discussion of the housing needs facing each particular group in Fontana as well as programs and services available to address their housing needs.

### 1. Seniors

The senior population, generally defined as those over 65 years of age, has several concerns: limited and fixed incomes, high health care costs, higher incidence of mobility and self-care limitations, transit dependency, and living alone. Specific housing needs of the senior population include affordable housing, supportive housing (such as intermediate care facilities), group homes, and other housing that includes a planned service component. The City of Fontana has a below average percent of persons over the age of



65, as shown in **Table 2-20**. Seniors represent just under 11 percent of the San Bernardino County population, while Fontana’s senior population is just 7.3 percent. Rialto and Ontario both have smaller senior populations than Fontana but represent slightly greater population percentages.

Jurisdiction	Population Count	Percent
Rialto	9,193	8.9%
<b>Fontana</b>	<b>15,256</b>	<b>7.3%</b>
Rancho Cucamonga	19,414	11.1%
Ontario	15,207	8.8%
San Bernardino County	233,343	10.9%

*Source: American Community Survey, 5-Year Estimates, 2018.*

In addition to overpayment problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. In 2018, the American Community Survey reported 6,094 disabilities in seniors (or 19.8 percent of the total population). Amongst these disabilities, the most common were ambulatory difficulties (28.5 percent) and independent living difficulties (20.4 percent).

## **2. Persons with Physical and Developmental Disabilities**

Physical and developmental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. Physical, mental, and/or developmental disabilities may deprive a person from earning income, restrict one’s mobility, or make self-care difficult. 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.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of persons with disabilities would have annual incomes within Federal and State income limits, especially those households not in the labor force. Furthermore, many lower income persons with disabilities are likely to require housing assistance and services. Housing needs for disabled persons are further compounded by design issues and location factors, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

Housing opportunities for persons with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility.

The ACS identifies six disability types: hearing disability, vision disability, cognitive disability, ambulatory disability, self-care disability and independent living disability. The Census and the ACS provide clarifying questions to determine persons with disabilities and differentiate disabilities within the population. The ACS defines a disability as a report of one of the six disabilities identified by the following questions:

- Hearing Disability: Is this person deaf or does he/she have serious difficulty hearing?
- Visual Disability: Is this person blind or do they have serious difficulty seeing even when wearing glasses?
- Cognitive Difficulty: Because of a physical, mental, or emotional condition, does this person have serious difficulty concentrating, remembering, or making decisions?
- Ambulatory Difficulty: Does this person have serious difficulty walking or climbing stairs?
- Independent Living Difficulty: Because of a physical, mental, or emotional condition, does this person have difficulty doing errands alone such as visiting a doctor’s office or shopping?

According to the 2018 ACS, about 8 percent of the Fontana population has a disability (**Table 2-20**). Of this percentage, almost 50 percent were of ambulatory difficulties and 41 percent of cognitive difficulties. A greater number of children under the age of 18 are estimated of having a cognitive disability. For those ages 18 to 64 ambulatory and cognitive disabilities are the most common; this is also the age group with the largest number of total individuals with a disability. It should also be noted these numbers may be double counted as an individual may have multiple disabilities

**Table 2-21: Disability Status**

Disability Type	Under 18 with a Disability	18 to 64 with a Disability	65 years and Over with a Disability	Total	Percent of Population with Disability	Percent of Total Population
Population with a Hearing Difficulty	280	1,841	1,973	<b>4,094</b>	24.4%	2%
Population with a Vision Difficulty	432	1,719	1,507	<b>3,658</b>	21.8%	1.8%
Population with a Cognitive Difficulty	1,441	3,574	1,865	<b>6,880</b>	41.1%	3.3%
Population with an Ambulatory Difficulty	283	3,684	4,305	<b>8,272</b>	49.4%	4%
Population with a Self-care Difficulty	438	1,315	1,683	<b>3,436</b>	20.5%	1.6%

**Table 2-21: Disability Status**

Disability Type	Under 18 with a Disability	18 to 64 with a Disability	65 years and Over with a Disability	Total	Percent of Population with Disability	Percent of Total Population
Population with an independent Living Difficulty	--	2,987	3,093	<b>6,080</b>	36.3%	2.9%
<b>Total</b>	<b>2,161</b>	<b>8,495</b>	<b>6,094</b>	<b>16,750*</b>	<b>100%</b>	<b>8%</b>

\*This number may double count as some persons report having one or more disabilities.  
Source: American Community Survey, 5-Year Estimates, 2018.

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments,
- Is manifested before the individual attains age 22,
- Is likely to continue indefinitely,
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

According to the Inland Regional Center *Purchase of Service – Disparity Data Report for 2018-2019*, a total of 274 individuals from the Inland Empire diagnosed with developmental disabilities received services. Of the 174 individuals, the majority have been diagnosed with Autism (78.8 percent). The rest were diagnosed with an intellectual disability (4.4 percent), Cerebral Palsy (1.8 percent), Epilepsy (0.4 percent), Category 5 (3.6 percent), and 10.9 percent reported some other disability. Of those who received services, 25.5 percent were White, 9.5 percent were Asian, 3.3 percent were Black/African American, and 29.9 percent reported Other. Approximately 32 percent of individuals reported their ethnicity as Hispanic or Latino. The majority of those who received services were 3 to 21 years of age (77.7 percent), 21.5 percent were 2 years or younger, and less than 1 percent were over the age of 22. All individuals who received services live at the home of their parent(s) or guardian(s).

Many people with developmental disabilities can live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities may require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because

developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating ‘barrier-free’ design in all, new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

### 3. Large Households

Large households are defined as those consisting of five or more members. These households comprise a special need group because many communities have a limited supply of adequately sized and affordable housing units. To save for other necessities such as food, clothing and medical care, it is common for lower income large households to reside in smaller units with inadequate number of bedrooms, which frequently results in overcrowding and can contribute to fast rates of deterioration.

Securing housing large enough to accommodate all members of a household is more challenging for renters, because multi-family rental units are typically physically smaller than single-family ownership units. While apartment complexes offering two and three bedrooms are common, apartments with four or more bedrooms are rare. It is more likely that large households will experience overcrowding in comparison to smaller households. Additionally, throughout the region, single-family homes with higher bedroom counts, whether rental or ownership units, are rarely affordable to lower income households.

**Table 2-22** is a breakdown of large households by tenure for Fontana based on 2018 ACS data. The data identified high contrast in households’ size between homeowners and renters living in large households. About 33 percent of owner households contain 5 persons, compared to about 20 percent of renter households. Additionally, about 18 percent of all owner households are 6-person households, compared to about 8 percent of renter households. In Fontana, 64.1 percent the of owner-occupied units contain over 5 individuals. In comparison, about 35.9 percent of renter-occupied households contain over 5 individuals.

Household Size	Owner		Renter		Total	
	Count	Percent of Owner HH	Count	Percent of Renter HH	Count	Percent of Total HH
5-Person Household	5,360	33.3%	3,228	20.0%	8,588	53.3%



**Table 2-22: Large Households (by Tenure)**

Household Size	Owner		Renter		Total	
	Count	Percent of Owner HH	Count	Percent of Renter HH	Count	Percent of Total HH
6-person Household	2,807	17.4%	1,234	7.7%	4,041	25.1%
7-or-More Person Households	2,158	13.4%	1,324	8.2%	3,482	21.6%
<b>Total</b>	<b>10,325</b>	<b>64.1%</b>	<b>5,786</b>	<b>35.9%</b>	<b>16,111</b>	<b>100%</b>

*Source: American Community Survey, 5-Year Estimates, 2018.  
HH = Households*

#### 4. Single-Parent Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. Many female-headed households with children are susceptible to having lower incomes than similar two-parent households. Single, female mothers often face social marginalization pressures that often limit their occupational choices and income earning potential, housing options and access to supportive services.

The City of Fontana has 6,318 single-parent households (11.8 percent of total households), as the breakdown shows in **Table 2-23**. Of this total, 73.3 percent are single-parent females with no spouse present in the home and 26.7 are single-parent males without a spouse present. The percentages of single parents in Fontana are consistent with those of San Bernardino County. About 40 percent of single-parent households were estimated to be living in poverty in 2018.

**Table 2-23: Single Parent Households**

Jurisdiction	Single Parent-Male, No Spouse Present		Single Parent-Female, No Spouse Present		Single Parent HH Living in Poverty		Single Parent HH	Percent of Total HH
	Count	Percent <sup>1</sup>	Count	Percent <sup>1</sup>	Count	Percent <sup>1</sup>		
Fontana	1,685	26.7%	4,633	73.3%	2,496	40%	6,318	11.8%
San Bernardino County	21,630	28.1%	55,276	71.9%	33,874	44%	76,906	12.2%

<sup>1</sup> Percent of Single Parent Households  
*Source: American Community Survey, 5-Year Estimates, 2018.  
HH = Households*

#### 5. 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 support

activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The United States Department of Agriculture, National Agriculture Statistics provides data on hired farm labor across the United States. The data is compiled at both a state and county level. Within the County of Riverside, there were a total of 11,365 hired farm workers in 2017. A total of 5,758 are considered permanent, working 150 days or more and a total of 5,607 farmworkers were considered seasonal, working only 150 days or less. Additionally, the County of Riverside reported 1,684 total migrant farmworkers, 1,613 of which worked on farms with full time hired labor and 11 worked on farms with only contract labor.

In Fontana farm workers earn one of the lowest estimated median salaries of \$26,466 annually, according to the California Employment Development Department. The HUD Comprehensive Housing Affordability Strategy considers this a low income for Fontana as it represents 37 percent of the average median income for the City.

### 6. Extremely Low-income Households and Poverty Status

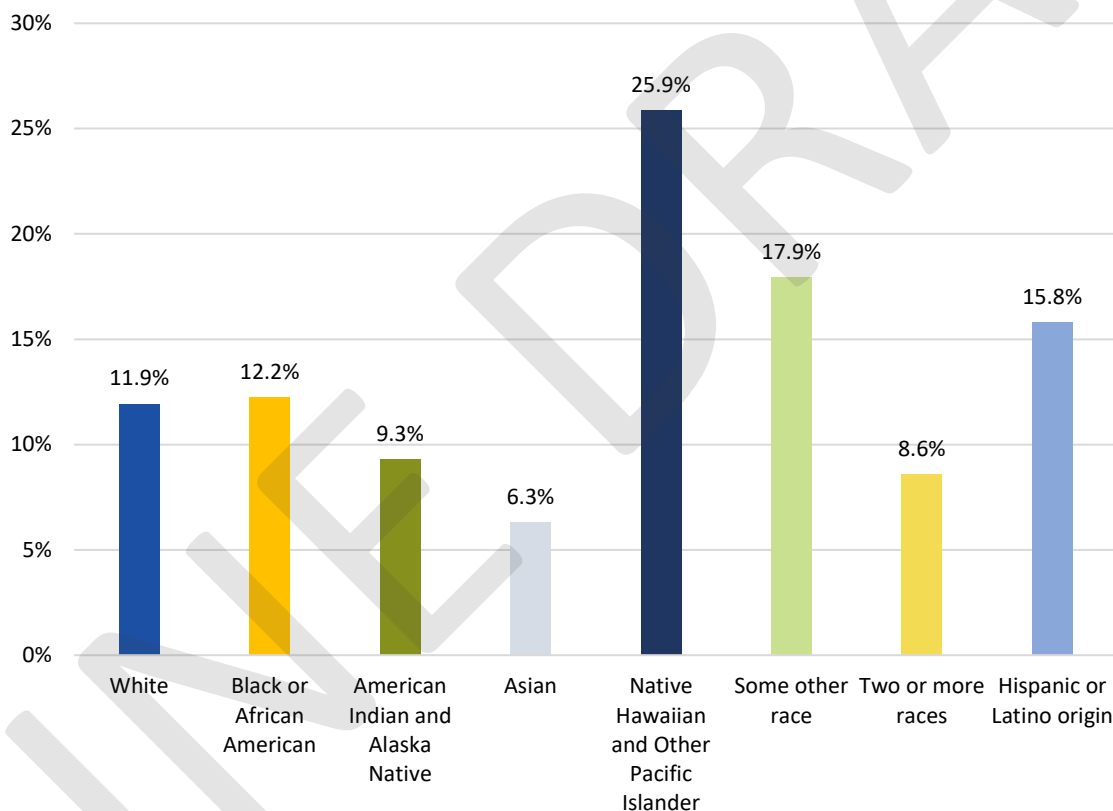
2012-2016 Comprehensive Housing Affordability Strategy (CHAS) data indicates there were approximately 8,240 low-income households and 5,560 very low-income households. Very low-income households are those households that earn 50 percent or less of the median family income (MFI) for San Bernardino County. Extremely low-income households are those households which earn less than 30 percent of the MFI. There are approximately 5,210 extremely low-income households in Fontana (renters and owners). **Table 2-24** below includes data characterizing affordability and cost burden for various income groups. More renters are subject to at least one housing problem in Fontana and renters who earn a household income 30 percent below the city’s median income represent the largest population group that has at least one housing problem.

Income Category	Owner					
	Household has at least 1 of 4 Housing Problems	% of Owner HH	Household has none of 4 Housing Problems	% of Owner HH	Cost Burden not available, no other Housing Problem	% of Owner HH
Less-than or = 30%	1,230	3.8%	180	0.6%	95	0.3%
>30% to less-than or = 50% HAMFI	1,615	4.9%	500	1.5%	0	0%

Income Category	Household has at least 1 of 4 Housing Problems	% of Renter HH	Household has none of 4 Housing Problems	% of Renter HH	Cost Burden not available, no other Housing Problem	% of Renter HH
>50% to less-than or = 80% HAMFI	3,165	9.7%	1,320	4%	0	0%
>80% to less-than or = 100% HAMFI	2,340	7.2%	1,210	3.7%	0	0%
>100% HAMFI	5,210	16%	15,790	48.4%	0	0%
<b>Total</b>	<b>13,560</b>	<b>41.5%</b>	<b>18,995</b>	<b>58.2%</b>	<b>95</b>	<b>0.3%</b>
<b>Renter</b>						
Income Category	Household has at least 1 of 4 Housing Problems	% of Renter HH	Household has none of 4 Housing Problems	% of Renter HH	Cost Burden not available, no other Housing Problem	% of Renter HH
Less-than or = 30%	3,275	17.5%	215	1.1%	215	1.1%
>30% to less-than or = 50% HAMFI	3,200	17.1%	245	1.3%	0	0%
>50% to less-than or = 80% HAMFI	2,740	14.6%	1,015	5.4%	0	0%
>80% to less-than or = 100% HAMFI	1,280	6.8%	745	4%	0	0%
>100% HAMFI	1,590	8.5%	4,185	22.4%	0	0%
<b>Total</b>	<b>12,085</b>	<b>64.6%</b>	<b>6,405</b>	<b>34.2%</b>	<b>215</b>	<b>1.1%</b>
<b>Total Households (Owner and Renter)</b>	<b>25,585</b>	<b>49.3%</b>	<b>26,175</b>	<b>50.4%</b>	<b>195</b>	<b>0.4%</b>
<p>* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.</p> <p>** The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.</p> <p>Note: HAMFI = HUD Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.</p> <p>Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.</p>						

According to 2018 ACS data, 24.8 percent of the Fontana population lives in poverty. **Figure 2-6** illustrates the percent of people within each racial and ethnic group living below the poverty level as it compares to that group’s representation in the City’s total population. Despite the Native Hawaiian and other Pacific Islander population representing the smallest racial and ethnic group in Fontana (0.2 percent), 25.9 percent live in poverty. Those who identify as some other race are also two of the smallest populations, yet they are second in terms of population living in poverty (17.9 percent). The Asian population as well as those who identify as two or more races both have the lowest rates of poverty at 6.3 percent and 8.6 percent respectively. The values shown in Figure 6 and their contrast with Figure 2 outlines potential differences in housing needs based on cultural differences. Different cultures may tend to maintain larger household sizes in one housing unit, leading to a lack of suitable income, overpayment, and potential overcrowding.

**Figure 2-6: Percent below Poverty Level, by Race and Hispanic or Latino Origin**



Source: American Community Survey, 5-Year Estimates, 2018.

## 7. Homeless

Homelessness has become an increasingly important issue. Factors contributing to the rise in homelessness include increased unemployment and underemployment, a lack of housing affordable to lower and moderate-income persons (especially extremely low-income households), reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.



State law mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. “Homelessness” as defined by the U.S. Department of Housing and Urban Development (HUD) has recently been updated, the following lists the updated descriptions for homeless and the changes in the definition from HUD:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days) and were in shelter or a place not meant for human habitation immediately prior to entering that institution.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The proposed regulation also describes specific documentation requirements for this category.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness, and it applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

These definitions do not include persons living in substandard or overcrowded housing units, 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 Point in Time Count is conducted by San Bernardino County in accordance with the U.S. Department of Housing and Urban Development guidelines and provides information on where homeless individuals are in the County. Approximately 600 volunteers across the County counted 3,125 individuals experiencing homelessness; of those, 735 were sheltered and 2,390 were unsheltered. The 2020 Count was conducted in January of 2019 and individual city results are shown in **Table 2-25** and **Table 2-26**. According to the table, the City of Fontana had the largest population of person who experience homelessness of the nearby cities. The City also experienced the greatest growth in population of persons experiencing homelessness between 2017 to 2020.

Jurisdiction	2017	2018	Count Change	2019	2020	Count Change
Rialto	91	71	-20	133	115	-18
Fontana	78	72	-6	94	116	22

**Table 2-25: Homelessness in Fontana and Surrounding Cities**

Jurisdiction	2017	2018	Count Change	2019	2020	Count Change
Rancho Cucamonga	29	64	35	58	54	-4
Ontario	91	90	-1	128	102	-26
San Bernardino County	1,866	2,118	252	2,607	3,125	518

*Source: San Bernardino Point in Time County, 2017, 2018, 2019, 2020.*

In 2017, Fontana had the second lowest rate of homelessness of the surrounding jurisdictions, but by 2020 it became the city with the most people experiencing homelessness. It is important to promote and provide adequate resources to continue combating homelessness. This can be done through the provision of affordable housing which will allow for stable housing for individuals to then continue advancements in other sectors of their life.

**Table 2-26: Homelessness in Fontana and Surrounding Cities**

Jurisdiction	2020	% of County
Rialto	115	3.7%
<b>Fontana</b>	<b>116</b>	<b>3.7%</b>
Rancho Cucamonga	54	1.7%
Ontario	102	3.3%
San Bernardino County	3,125	100%

*Source: San Bernardino County Point in Time/homeless Count*

## 8. Students

The need for student housing is another significant factor affecting housing demand. Student housing often only produces a temporary housing need based on the duration of the educational institution enrolled in. While there may not be any colleges or universities in Fontana, students who grew up in the City and attend nearby colleges or universities may wish to continue living in Fontana. Typically, students are affected by lower incomes and are, therefore, affected by a lack of affordable housing, especially within easy commuting distance from campus. They often seek shared housing situations to decrease expenses and can be assisted through roommate referral services offered on and off campus. Students living independently have varied needs and may live on fixed incomes. A report by the California Community College Chancellor’s Office identified a recent study of 70 community colleges found that 56 percent of students were food insecure, and nearly half were either experiencing housing insecurity (35 percent) or homelessness (14 percent).<sup>3</sup> Student’s often require affordable rental housing; the City of Fontana recognizes that affordability and availability of housing may provide a burden on students in the City.

<sup>3</sup> California Community Colleges, Chancellor’s Office, Basic Needs Survey report, 2018.

## F. Housing Stock Characteristics

The characteristics of the housing stock, including growth, type, availability and tenure, age and condition, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Fontana to identify how well the current housing stock meets the needs of its current and future residents.

### 1. Housing Growth

**Table 2-27** below displays housing stock growth data for Fontana and surrounding jurisdictions. According to the American Community Survey, Fontana added 5,594 additional housing units between 2010 and 2018, an increase of 11 percent and the highest in the area. In comparison, San Bernardino County only experienced a housing unit growth of about 3.5 percent and 7 percent for Ontario. The City of Rialto had the smallest overall growth with only 1.7 percent or 380 housing units. Of the nearby communities, Fontana has consistently remained at the top in the number of housing units it has and of the housing units added between survey periods.

**Table 2-27: Housing Unit Growth (Growth Trends)**

Jurisdiction	2010	2015	2018	Percent Change 2010 to 2015	Percent Change 2015 to 2018
Rialto	26,720	26,642	27,100	-0.3%	1.7%
<b>Fontana</b>	<b>49,967</b>	<b>52,095</b>	<b>55,561</b>	<b>4.3%</b>	<b>6.7%</b>
Rancho Cucamonga	55,477	57,349	58,649	3.4%	2.3%
Ontario	48,575	50,535	52,063	4.0%	3.0%
San Bernardino County	691,321	705,962	716,171	2.1%	1.4%

*Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2018.*

### 2. Housing Type

**Table 2-28** provides a breakdown of the number of housing units by type for Fontana and for San Bernardino County as comparison. Housing in Fontana is largely made up of single-family detached units (80.3 percent). About 15.3 percent of housing units are multi-family units and 2.1 percent are mobile homes. San Bernardino County reports higher percentages of single-family attached units (4 percent), multi-family housing (19.9 percent), and mobile homes (5.4 percent). Single-family households are 9.6 percent higher in Fontana than in San Bernardino County. A wide range of housing types is important in providing for the diverse housing needs of the Fontana population.

**Table 2-28: Total Housing Units by Type**

Jurisdiction	Single-Family Detached		Single-Family Attached		Multi-Family		Mobile Homes	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Fontana	42,983	80.3%	1,246	2.3%	8,147	15.3%	1,134	2.1%

**Table 2-28: Total Housing Units by Type**

Jurisdiction	Single- Family Detached		Single-Family Attached		Multi-Family		Mobile Homes	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
San Bernardino County	445,867	70.7%	25,178	4%	125,372	19.9%	34,216	5.4%

*Source: American Community Survey, 5-Year Estimates, 2018.*

### 3. Housing Availability and Tenure

Housing tenure and vacancy rates generally influence the supply and cost of housing. Housing tenure defines if a unit is owner-occupied or renter occupied. Tenure is an important market characteristic as it relates to the availability of housing product types and length of tenure. The tenure characteristics in a community can indicate several aspects of the housing market, such as affordability, household stability, and availability of unit types, among others. In many communities, tenure distribution generally correlates with household income, composition and age of the householder.

As was previously mentioned, homeowners tend to gravitate towards single-family, detached housing units as they are typically better suited for larger households and more affordable to home buyers rather than renters. **Table 2-29** shows that in Fontana a little over half of renters live in single-family, detached housing units (52.7 percent), as opposed to 41.3 percent who live in multi-family housing units. For homeowners, the large majority reside in single-family, detached units (95.5 percent).

**Table 2-29: Occupied Housing Units by Type and Tenure**

Tenure	Single- Family Detached	Single-Family Attached	Multi-Family	Mobile Homes
Owner Occupied	95.5%	1.1%	1%	2.4%
Renter Occupied	52.7%	4.5%	41.3%	1.6%

*Source: American Community Survey, 5-Year Estimates, 2018.*

While multi-family housing units are typically more attractive to renters, the average household size in Fontana is one of the largest in the area. **Table 2-30** shows that both renter-occupied and owner-occupied households in Fontana exceed the average household size of the County and both are behind Rialto in the largest average household size per tenure. Fontana has about 3.95 persons per owner household and 3.79 persons per renter household. This is a potential explanation for the tendency for renters to occupy single-family homes to provide enough space and bedrooms for all occupants. It is additionally important to consider the affordability of such units and the diversity of housing types in order to meet the needs of larger households in Fontana.

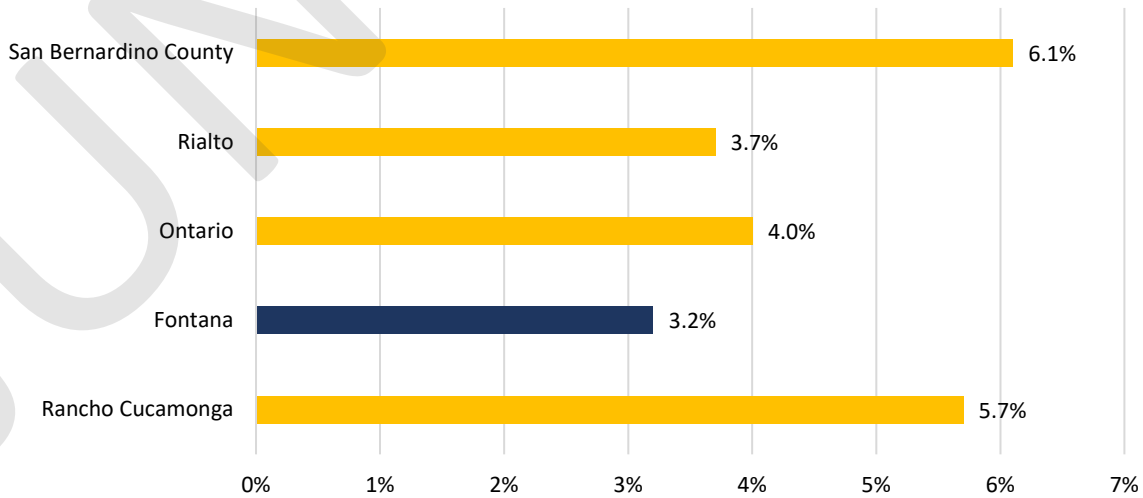


Jurisdiction	Owner Occupied Households <sup>1</sup>	Average Owner Household Size	Renter Occupied Households <sup>1</sup>	Average Renter Household Size
Rialto	63.6%	3.98	36.4%	3.88
<b>Fontana</b>	<b>64.6%</b>	<b>3.95</b>	<b>35.4%</b>	<b>3.79</b>
Rancho Cucamonga	61.5%	3.17	38.5%	2.95
Ontario	53.0%	3.55	47.0%	3.41
San Bernardino County	59.3%	3.3	40.7%	3.29

1. Percent of total households  
 Source: American Community Survey, 5-Year Estimates, 2018.

Vacancy rates are an important housing indicator because they indicate the degree of choice available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up making it more difficult for lower and moderate-income households to find housing. Vacancy rates of between two to three percent are usually considered healthy for single-family or ownership housing, and rates of five to six percent are usually considered healthy for multi-family or rental housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market. The City of Fontana has a lower vacancy rate than the nearby cities and San Bernardino County, as illustrated in **Figure 2-7**. The vacancy rate for the County is 2.9 percent higher than that of Fontana. Ontario and Rialto have rates that are the closest to Fontana, however, they are higher.

**Figure 2-7: Vacancy Rates by Jurisdiction, 2018**



Source: American Community Survey, 5-Year Estimates, 2018.

**Table 2-31** below displays ACS data for vacancy rates in Fontana. According to the data, of the 3.2 percent vacancy rate in Fontana, or 2,051 vacant units, about 20.5 percent are for rent and another 20.5 percent have been sold but are not yet occupied. Another 17.6 percent are currently on the market awaiting purchase. The largest vacancy type is for those that remain vacant for unknown reasons (31.9 percent). Only 86 units (4.2 percent) are used for seasonal, recreational, or occasional use. Recreational or occasional use may include secondary vacation home or short-term rental homes; these homes often do not contribute the housing needs of a community as they are not considered valuable for long term rental or occupancy purposes.

Type of Housing	Estimate	Percent of Vacant
For rent	420	20.5%
Rented, not occupied	107	5.2%
For sale only	362	17.6%
Sold, not occupied	421	20.5%
For seasonal, recreational or occasional use	86	4.2%
Other vacant	655	31.9%
<b>Total</b>	<b>2,051</b>	<b>100%</b>

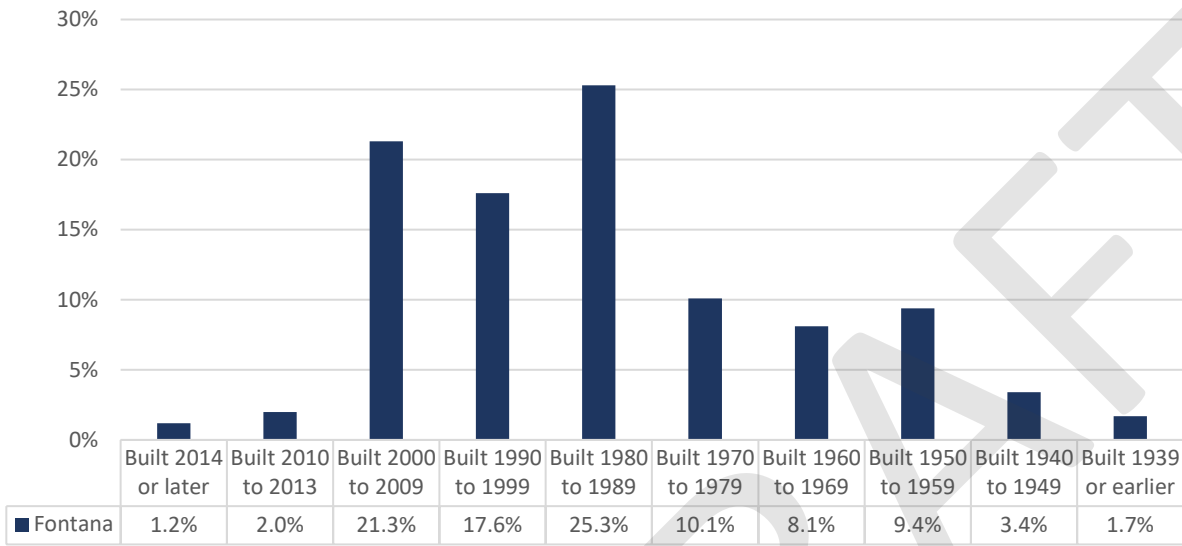
*Source: American Community Survey, 5-Year Estimates, 2018.*

#### 4. Housing Age and Condition

Housing age can be an important indicator of housing condition within a community. For example, housing that is over 30 years old is typically in need of some major rehabilitation, such as a new roof, foundation, plumbing, etc. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs.

**Figure 2-8** illustrates the variety of housing stock age throughout Fontana. A greater percentage of the housing stock was built between 1980 and 1989 – about 28 years after the City was incorporated. Just under 33 percent of the housing stock was built prior to 1980 and 43 percent was built in just 20 years between 1980 and 1999. The addition of new homes dramatically decreased after the 1980 to 2009 boom with only 3.2 percent of current homes built after 2010.

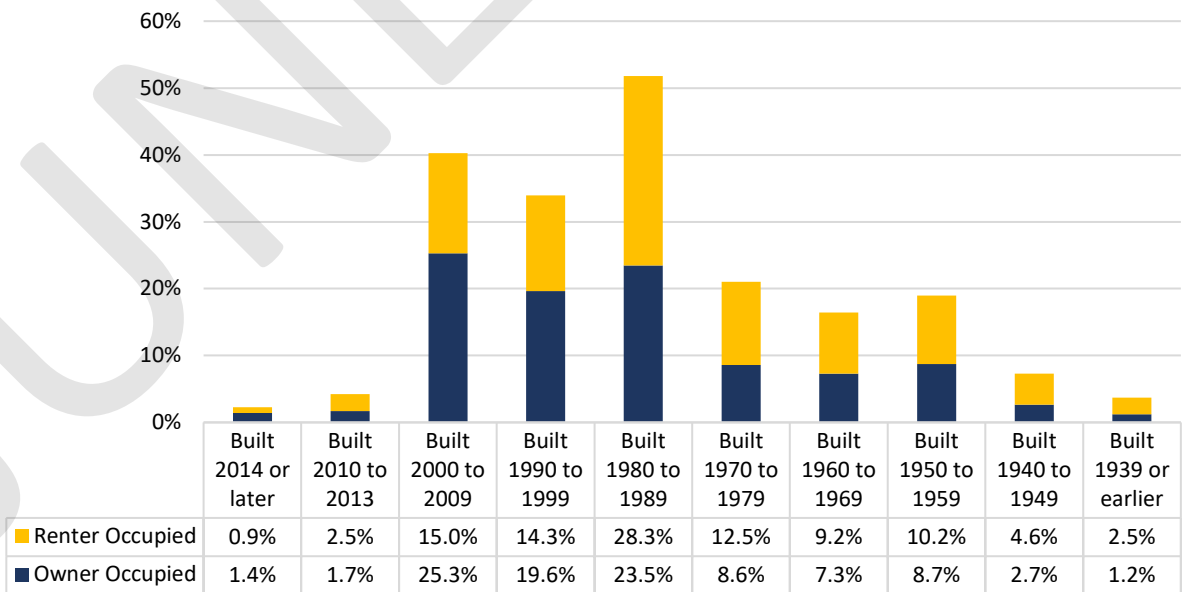
Figure 2-8: Housing Stock Age



Source: American Community Survey, 5-Year Estimates, 2018.

Figure 2-9 displays the 2018 ACS data for housing units by the year they were built and sorted by whether they are currently occupied by homeowners or renters. According to the data, there are more homeowners in Fontana than renters (64.4 percent and 35.4 percent, respectively). At 28.4 percent, over a quarter of homeowners live in units built after 2000 (10 percent more than renters). There are more renters residing in housing units built before 1970 than homeowners in Fontana (26.5 percent and 19.9 percent, respectively). Units built during the housing boom between 2009 and 1980 are occupied by over half of both renters and homeowners, with the majority being homeowners (68.4 percent homeowners and 57.6 percent renters).

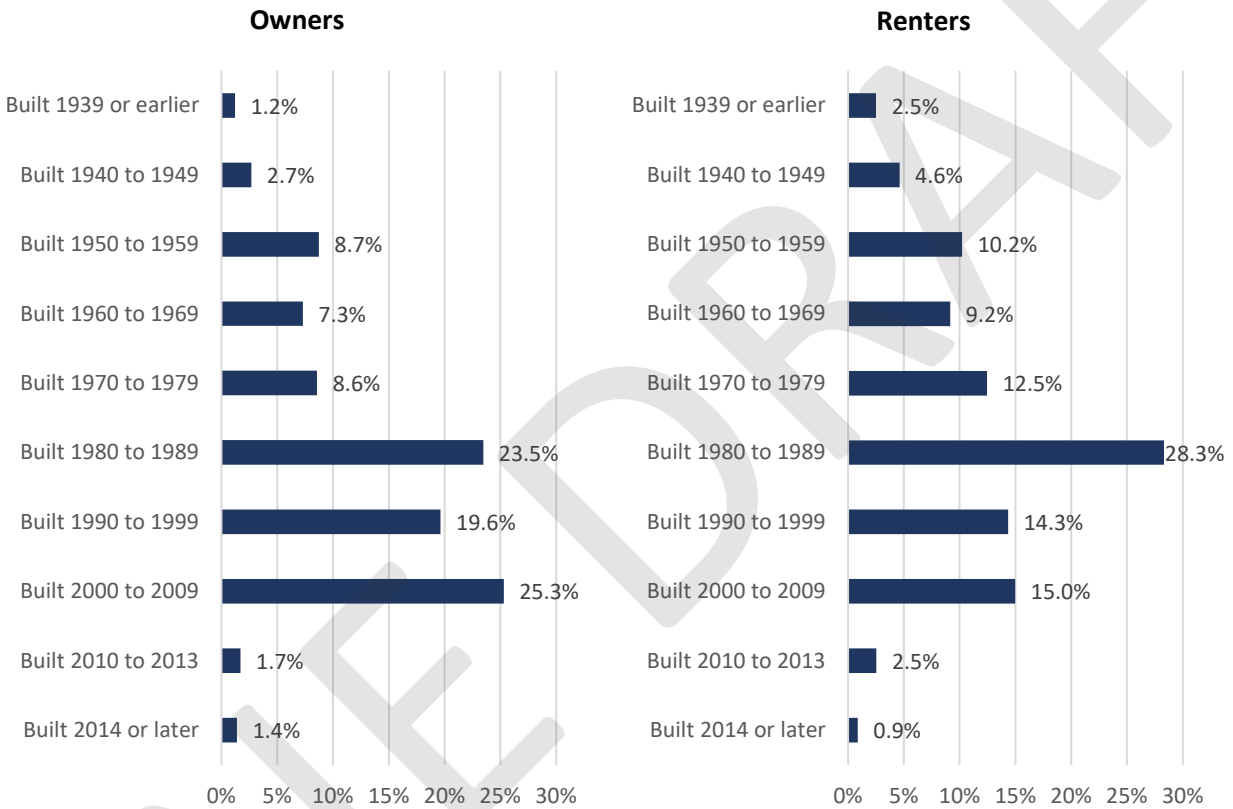
Figure 2-9: Tenure by Year Structure Built



Source: American Community Survey, 5-Year Estimates, 2018.

Figure 2-10 displays a breakdown between homeowners and renters by the age of the housing unit they live in. As the data shows, older housing units are predominantly occupied by renters (up to 1989). After 1990, the percentage of homeowners increases and surpasses that of renters – 48 percent of homeowners live in housing units built after 1990.

Figure 2-10: Housing Units by Year Built Owner and Renter



Source: American Community Survey, 5-Year Estimates, 2018.

### 5. Housing Costs and Affordability

Housing cost reflects the supply and demand of housing in a community. This section summarizes the cost and affordability of the housing stock to the residents of Fontana.

Table 2-32 shows the median home value in Fontana was \$351,700 in 2018. This is above the regional median for San Bernardino County (\$305,400) and above the home values for Rialto and Ontario. The City of Rancho Cucamonga has the highest housing values with the median being \$473,800.

Jurisdiction	Median Home Value
Rialto	\$285,900



Jurisdiction	Median Home Value
Fontana	\$351,700
Rancho Cucamonga	\$473,800
Ontario	\$348,200
San Bernardino County	\$305,400

*Source: American Community Survey, 5-Year Estimates, 2018.*

According to Zillow’s Rent Index Report, at the beginning of 2020 the average monthly rental rates for 2 bedrooms and 3 or more bedrooms was \$1,646 and \$2,126 respectively (Table 2-33). As of August 2020, no data was available for 1-bedroom rentals. For a 2-bedroom rental the monthly rent increases by 10.4 percent between 2017 and 2020, and a similar increase of 10.7 percent occurred during this same time period for rentals with 3 or more bedrooms. The price per square foot of rentals with 3 or more bedrooms increased from \$1.2 per month to \$1.4 per month.

Unit Type	January 2017	January 2018	January 2019	January 2020	% Change 2017-2020
1 Bedroom	--	--	--	--	--
2 bedrooms	\$1,491	\$1,547	\$1,635	\$1,646	10.4%
3+ Bedrooms	\$1,921	\$2,015	\$2,030	\$2,126	10.7%

Unit Type	January 2017	January 2018	January 2019	January 2020	% Change 2017-2020
1 Bedroom	--	--	--	--	--
2 bedrooms	--	--	--	--	--
3+ Bedrooms	\$1.2/month	\$1.3/month	\$1.4/month	\$1.4/month	16.7%

*Source: Zillow Rent Index Report, January 2017-2020, accessed August 10, 2020.*

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. Taken together, 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.

The Federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household’s eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits, based on the HUD Area Median Income (HAMI), which 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. The maximum affordable home and rental prices for residents in San Bernardino County are shown in Table 2-34 and Table 2-35.

The data shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to current housing asking prices (Table 2-32) and market rental rates (Table 2-33) to determine what types of housing opportunities a household can afford.

### ***Extremely Low-income Households***

Extremely low-income households earn less than 30 percent of the County HAMI – 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 Fontana without assuming a substantial cost burden.

### ***Very Low-income Households***

Very low-income households earn between 31 percent and 50 percent of the County HAMI – up to \$26,400 for a one-person household and up to \$40,700 for a five-person household in 2020. A very low-income household can generally afford homes priced between \$83,600 and \$116,200, adjusting for household size. A very low-income household at the maximum income limit can afford to pay approximately \$660 to \$1,018 in monthly rent, depending on household size. Given the cost of housing in Fontana, persons or households of very low-income could not afford to rent or purchase a home in the City.

### ***Low-income Households***

Low-income households earn between 51 percent and 80 percent of the County's HAMI - up to \$42,200 for a one-person household and up to \$65,100 for a five-person household in 2020. The affordable home price for a low-income household at the maximum income limit ranges from \$157,400 to \$229,600. Based on the asking prices of homes for sale in 2018 (Table 2-32), ownership housing would not be affordable to low-income households. A one-person low-income household could afford to pay up to \$1,055 in rent per month and a five-person low-income household could afford to pay as much as \$1,628. Low-income households in Fontana would not be able to find adequately sized affordable apartment units (Table 2-33).

### ***Moderate income Households***

Persons and households of moderate income earn between 81 percent and 120 percent of the County's HAMI – up to \$97,600, depending on household size in 2020. The maximum affordable home price for a moderate-income household is \$255,400 for a one-person household and \$381,200 for a five-person family. Moderate income households in Fontana may be able to purchase a home in the City depending on the household size. The maximum affordable rent payment for moderate income households is between \$1,581 and \$2,440 per month. Appropriately sized market-rate rental housing is generally affordable to households in this income group.

Table 2-34: Affordable Housing Costs

Annual Income	Mortgage	Utilities <sup>1</sup>	Tax and Insurance	Total Affordable Monthly Housing Cost	Affordable Purchase Price	
<b>Extremely Low-income (30% of HAMI)</b>						
1-Person	\$15,850	\$158	\$179	\$59	\$396	\$34,500
2-Person	\$18,100	\$160	\$225	\$68	\$453	\$35,000
3-Person	\$21,720	\$197	\$265	\$81	\$543	\$43,000
4-Person	\$26,200	\$255	\$302	\$98	\$655	\$55,900
5-Person	\$30,680	\$317	\$332	\$115	\$767	\$69,500
<b>Very Low-Income (50% of HAMI)</b>						
1-Person	\$26,400	\$382	\$179	\$99	\$660	\$83,600
2-Person	\$30,150	\$416	\$225	\$113	\$754	\$91,200
3-Person	\$33,900	\$455	\$265	\$127	\$848	\$99,600
4-Person	\$37,650	\$498	\$302	\$141	\$941	109,000
5-Person	\$40,700	\$530	\$332	\$153	\$1,018	\$116,200
<b>Low-income (80% HAMI)</b>						
1-Person	\$42,200	\$718	\$179	\$158	\$1,055	\$157,400
2-Person	\$48,200	\$799	\$225	\$181	\$1,205	\$175,000
3-Person	\$54,250	\$888	\$265	\$203	\$1,356	\$194,600
4-Person	\$60,250	\$978	\$302	\$226	\$1,506	\$214,300
5-Person	\$65,100	\$1,048	\$332	\$244	\$1,628	\$229,600
<b>Moderate Income (120% HAMI)</b>						
1-Person	\$63,250	\$1,165	\$179	\$237	\$1,581	\$255,400
2-Person	\$72,300	\$1,311	\$225	\$271	\$1,808	\$287,400
3-Person	\$81,300	\$1,463	\$265	\$305	\$2,033	\$320,800
4-Person	\$90,350	\$1,618	\$302	\$339	\$2,259	\$354,800
5-Person	\$97,600	\$1,739	\$332	\$366	\$2,440	\$381,200
<p>Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Bernardino County Utility Allowance.</p> <p>1. Utilities includes heating, cooking, water heating, water, sewer, trash collection, microwave, and refrigerator. All utilities are assuming electric as averaged on the County of San Bernardino Utility Allowance Schedule.</p> <p>Source: Housing Authority County of San Bernardino, Allowances for Tenant-Furnished Utilities and Other Services Report and California Department of Housing and Community Development, 2017 Income Limits and Kimley Horn and Associates.</p>						

Table 2-35: Affordable Monthly Housing Cost for Renters				
Annual Income		Rent	Utilities <sup>1</sup>	Total Affordable Monthly Housing Cost
<b>Extremely Low-income (30% of HAMI)</b>				
1-Person	\$15,850	\$217	\$179.00	\$396
2-Person	\$18,100	\$228	\$225.00	\$453
3-Person	\$21,720	\$278	\$265.00	\$543
4-Person	\$26,200	\$353	\$302.00	\$655
5-Person	\$30,680	\$432	\$335.00	\$767
<b>Very Low-income (50% of HAMI)</b>				
1-Person	\$26,400	\$481	\$179.00	\$660
2-Person	\$30,150	\$529	\$225.00	\$754
3-Person	\$33,900	\$583	\$265.00	\$848
4-Person	\$37,650	\$639	\$302.00	\$941
5-Person	\$40,700	\$683	\$335.00	\$1,018
<b>Low-income (80% HAMI)</b>				
1-Person	\$42,200	\$876	\$179.00	\$1,055
2-Person	\$48,200	\$980	\$225.00	\$1,205
3-Person	\$54,250	\$1,091	\$265.00	\$1,356
4-Person	\$60,250	\$1,204	\$302.00	\$1,506
5-Person	\$65,100	\$1,293	\$335.00	\$1,628
<b>Moderate Income (120% HAMI)</b>				
1-Person	\$63,250	\$1,402	\$179.00	\$1,581
2-Person	\$72,300	\$1,583	\$225.00	\$1,808
3-Person	\$81,300	\$1,768	\$265.00	\$2,033
4-Person	\$90,350	\$1,957	\$302.00	\$2,259
5-Person	\$97,600	\$2,105	\$335.00	\$2,440
<p>Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Bernardino County Utility Allowance.</p> <p>1. Utilities includes basic electric, water, sewer/trash, refrigerator, and stove.</p> <p>Source: Housing Authority County of San Bernardino, Allowances for Tenant-Furnished Utilities and Other Services Report and California Department of Housing and Community Development, 2017 Income Limits and Kimley Horn and Associates</p>				





# Section 3

## HOUSING CONSTRAINTS, RESOURCES, AND AFFIRMATIVELY FURTHERING FAIR HOUSING

DRAFT – JUNE 2021



## A. Housing Constraints

As common in many communities, a variety of constraints affect the provisions and opportunities for adequate housing in the City of Fontana. Housing constraints consist of both governmental constraints and nongovernmental constraints; these include the following, but not limited to the following:

- Governmental Constraints
  - Land use controls
  - Development fees and permitting fees
  - Development standards
  - Building codes and permitting processes
- Nongovernmental or market constraints
  - Land costs
  - Construction costs
  - Availability of finances

Combined, these factors create barriers to availability and affordability of new housing, especially for lower and moderate-income households.

### 1. Nongovernmental Constraints

Nongovernmental constraints largely affect the cost of housing in the City of Fontana and can produce barriers to housing production and affordability. These constraints may include real wages, the availability and cost of land for residential development, the demand for housing, financing and lending, construction costs, and the availability of labor, which can make it expensive for developers to build any housing, and especially affordable housing. The following highlights the primary market factors that affect the production of housing in Fontana.

#### Land Costs and Construction Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, there is wide variation within each construction type, depending on the size of the unit and the number and quality of amenities provided. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The ICC updates the estimated cost of construction at six-month intervals and provides estimates for the average cost of labor and materials for typical Type VA wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes. In August 2020, the ICC estimated that the average per square-foot cost for good-quality housing was approximately \$118.57 for multi-family housing, \$131.24 for single-family homes, and \$148.44 for residential care/assisted living facilities. Construction costs for custom homes and units with extra amenities, run even higher. Construction costs are also dependent upon materials used and building height, as well as regulations set by the City’s adopted Building Code. For example, according to the ICC, an

accessory dwelling unit (ADU) or converting a garage using a Type VB wood framed unit would cost about \$123.68 per square foot. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region and, especially when considering land costs, are not considered a major constraint to housing production in Fontana.

Land costs may also create a constraint to the development of affordable housing and represents a significant cost component in residential developments. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g., steep slopes, soil stability, seismic hazards, flooding) can be a factor in the cost of land. A November 2020 Zillow search for vacant lots sold in 2020 in Fontana returned seven lots ranging in size from 0.2 acres at \$120,000 to 531 acres at \$4.8 million. Based on the sale price, vacant lots in Fontana cost an estimated average price per square foot of \$12.34.

Cost of land in Fontana does not create a constraint to the development of housing. In comparison to the nearby cities of Rancho Cucamonga, San Bernardino, and Rialto, Fontana's cost of land per square foot is just about the total average. Rancho Cucamonga's average price per square foot is estimated to be \$9.62 more than Fontana. Rialto and San Bernardino both have an average price per square foot that is estimated to be lower than Fontana's at \$5.70 and \$3.60, respectively.

### Availability Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in a community, lending practices, algorithms, rates, and fees charged, laws and regulations governing financial institutions, and equal access to such loans. Additionally, availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to all residents of a community, regardless of income, sex, race, or ethnicity. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinancing in the Riverside-San Bernardino-Ontario MSA/MD.

Table 3-1 displays the disposition of loan applications for the Riverside-San Bernardino-Ontario MSA/MD, per the 2016 Home Mortgage Disclosure Act report. According to the data, applicants in the 120 percent MSA/MD median income or more had the highest rates of loan approval. Of that income category, applicants who reported White had the highest percentage of approval and number of applications. Applicants in the less than 50 percent of MSA/MD median income categories had the higher percentages of denied loans than the other income categories. According to the data, applicants who reported White were, on average, more likely to be approved for a loan than another race or ethnicity.

Given the generally high rates of loan approvals, home financing is typically available and not considered to be a significant constraint to the provision and maintenance of housing in Fontana.



**Table 3-1: Disposition of Loan Applications by Race/Ethnicity– RIVERSIDE-SAN BERNARDINO-ONTARIO MSA/MD**

Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other	Total (Count)
<b>LESS THAN 50% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	27.9%	36.4%	37.6%	258
Asian	39.0%	35.4%	27.7%	983
Black or African American	48.9%	22.5%	29.8%	1,295
Native Hawaiian or other Pacific Islander	26.8%	50.3%	24.2%	149
White	48.0%	25.4%	29.2%	12,112
Hispanic or Latino	44.1%	28.5%	29.7%	6,251
<b>50-79% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	40.9%	36.4%	26.1%	352
Asian	47.0%	30.3%	27.2%	1,521
Black or African American	43.8%	27.9%	32.3%	1,529
Native Hawaiian or other Pacific Islander	34.7%	48.2%	20.2%	193
White	54.0%	21.7%	29.9%	19,017
Hispanic or Latino	51.5%	25.0%	28.2%	11,797
<b>80-99% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	44.4%	29.9%	28.5%	144
Asian	50.2%	22.8%	31.7%	880
Black or African American	46.1%	24.7%	32.4%	777
Native Hawaiian or other Pacific Islander	56.9%	27.7%	20.0%	65
White	57.7%	17.9%	29.4%	9,073
Hispanic or Latino	56.0%	19.5%	28.9%	5,678
<b>100-119% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	48.1%	23.9%	30.9%	401
Asian	59.2%	18.7%	27.9%	2,831
Black or African American	53.0%	21.0%	29.5%	2,347
Native Hawaiian or other Pacific Islander	45.2%	32.4%	24.3%	259
White	63.1%	14.6%	27.3%	27,396
Hispanic or Latino	60.8%	16.4%	27.0%	16,178
<b>120% OR MORE OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	51.5%	19.2%	32.8%	927
Asian	60.6%	15.9%	28.9%	12,219
Black or African American	55.0%	18.7%	29.9%	6,393
Native Hawaiian or other Pacific Islander	51.1%	23.1%	30.6%	620
White	65.5%	12.4%	27.9%	78,875
Hispanic or Latino	61.5%	15.5%	27.3%	30,093

*Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.*

## Economic Constraints

Market forces on the economy and the trickle-down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. It is estimated that housing price growth will continue in the city and the region for the foreseeable future. Moving into 2020, the economy was growing, California was seeing a 1.6 percent growth in jobs from 2019 and experiencing all-time lows for unemployment rates. COVID-19 had stalled much of the economy in early 2020, however, as the California economy regains momentum unemployment continues to drop (5.4 percent between April and September 2020) and housing stock and prices in the Fontana community remain stable.

A 2020 California Association of Realtors (CAR) report found that homes on the market in San Bernardino County cost an average of \$359,900 in September 2020 and experienced a 14.3 percent year to year change; almost \$300,000 under the Southern California median home price in the same month (\$656,750). According to the CAR First Time Buyer Housing Affordability Index, the median value of a home in San Bernardino County is \$275,400 with monthly payments (including taxes and insurance) of \$1,390, requiring an average qualifying income of \$41,700.

Fontana's home value index is \$506,910 according to May 2021 data from Zillow. In Fontana, home values have experienced an 18 percent change in the past year. This includes values for single-family residences and condos, and according to Zillow, the home value index is seasonally adjusted to remove outliers and only includes the middle price-tier of homes. Home values in Fontana have continued to increase since 2012, when the lowest home value index reported that year was \$209,547. In comparison, San Bernardino County currently has a home value index of \$448,976, which is \$57,934 less than Fontana.

## 2. Governmental Constraints

In addition to market constraints, local policies and regulations also affect the price and availability of housing and the provision of affordable housing. For example, State and Federal regulations affect the availability of land for housing and the cost of housing production, making it difficult to meet the demand for affordable housing and limiting supply in a region. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability.

While the City of Fontana has no control over State and Federal Laws that affect housing, local laws including land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing create barriers to housing.

### Land Use Controls

California Cities are required by Law to prepare a comprehensive, long-term General Plan to guide future development. The Land Use Element of the General Plan establishes permitted land uses and development density throughout the City of Fontana. These land uses provide a wide variety of housing types throughout the City, while also ensuring compatibility between neighboring uses. **Table 3-2** lists the land uses that permit residential developments and the maximum allowable density.



**Table 3-2: Residential Land Uses and Maximum Densities**

Land Use		Maximum Dwelling Units per Acre
Residential Estates (R-E)		2
Residential Planned Community (R-PC)		3 – 6.4
Single Family Residential (R-SF)		2.1 – 5
Medium Density Residential (R-M)	Single-family detached	5.1 – 7.6
	Single-family attached or multiple family	7.7 – 12
Multi-Family Residential (R-MF)		12.1 – 24
Multi-Family Medium/High Residential (R-MFMH)		24.1 – 39
Multi-Family High Residential (R-MFH)		39.1 – 50
<i>Source: City of Fontana General Plan Chapter 15 Land Use, Urban Design, and Regulation</i>		

**Overlay Districts**

Overlay districts are created to incentivize particular development types in an area and/or to implement a Master Plan’s strategies and goals. Overlay districts are applied to the Zoning Map and supersede the zoning regulations as they may require stricter and/or more specific standards. T

*Activity Center Overlay*

According to the City’s General Plan Lan Use, Urban Design, and Regulation Chapter, the Activity Center Overlay district is applied to 10 intersections where walkable mixed-use development is to be encouraged. Design review is required for all developments in this overlay. Certain development standards and design guidelines may be applied to developments within 300 feet of the intersection’s center. The Chapter states the overlay has not had the desired impact.

*Emergency Shelter Overlay*

The Emergency Shelter Overlay was established through the 5<sup>th</sup> Cycle Housing Element Update to allow shelters and transitional housing to serve persons experiencing homelessness. The overlay is located in an industrial zoned area of the City.

*Hillside Overlay*

The Hillside Overlay District is established to regulate safe building on steep slopes over 10 percent in North and South Fontana.

*Fire Hazard Overlay District*

The Fire Hazard Overlay District is applied to areas of northern and southern Fontana subject to regulations to mitigate risk from potential wildfires.

**State Density Bonus Law**

Density bonuses are another way to increase the number of dwelling units otherwise allowed in a residentially zoned area. Division 25 of the Fontana Zoning and Development Code provides the intent and purpose of the City’s Density Bonus Ordinance and its applicability. The City provides density bonuses and

other incentives as they are required and defined by the California Government Code Section 65915 through 65918.

A developer may request a density bonus or incentive through an application process provided in Section 30-342 of the Zoning and Development Code. The Planning Commission or City Council reviews the affordability agreement and the development proposal, as well as approves the density bonus or incentives. In addition to fees required for processing the entitlement and environmental analysis, a monitoring fee is applied by the City Council.

All density bonus or incentive applications must be reviewed by the Development Advisory Board (DAB) to provide recommendations for the project. These recommendations must be incorporated into the project prior to approval. The following tables provide the density bonuses available for very low-income, low-income, and moderate-income households according State law, as of December 2020.

**Table 3-3: Density Bonus for Very Low-Income Households**

Percentage Very Low-Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35

*Source: California Government Code Section 65915 - 65918*

**Table 3-4: Density Bonus for Low-Income Households**

Percentage Low-Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
17	30.5
18	32
19	33.5
20	35

*Source: California Government Code Section 65915 - 65918*

**Table 3-5: Density Bonus for Moderate-Income Households**

Percentage Moderate-Income Units	Percentage Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35

*Source: California Government Code Section 65915 - 65918*

The Government Code states that when an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to a city, county, or city and county in accordance with these subdivisions, the applicant shall be entitled to a 15 percent increased above the otherwise maximum

allowable residential density for the entire development, as shown in **Table 3-6**. This increase may be added to the density bonuses listed above but may not exceed 35 percent

Percentage Very Low-Income	Percentage Density Bonus
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29
25	30
26	31
27	32
28	33
29	34
30	35

*Source: California Government Code Section 65915 - 65918*

Until 2021, under Government Code Section 65915, known as the Density Bonus Law, the maximum bonus was 35%. California state law AB 2345 states that all jurisdictions in California are required to process projects proposing up to 50% additional density as long as those projects provide the additional Below Market Rate units (BMR) in the “base” portion of the project, unless the locality already allows a bonus above 35%. The bill also lowered the BMR thresholds for concessions and incentives for projects with low income BPRs. As of 2021, Government Code Section 65915 authorizes an applicant to receive 2 incentives or concessions for projects that include at least 17% of the total units for lower income households, at least 10% of the total units for very low income households, or at least 20% for persons or families of moderate income in a common interest development. It also allows an applicant to receive 3 incentives or concessions for projects that include at least 24% of the total units for lower income households, at least 15% of the total units for very low income households, or at least 30% for persons or families of moderate income in a common interest development.

The City's Density Bonus program allows a maximum of 35% density increase; however, AB 2345 requires an allowance of up to 50% density bonus when the base BMR is proposed. The City of Fontana has included a program in **Section 4: Housing Plan** to update the City's Municipal Code in compliance with state legislation.

### ***Concessions and Incentives***

According to the State Government Code section 65915, an applicant for a density bonus may submit a proposal for a specific concession or incentive; a waiver or reduction of development standards may not affect the number of incentives or concessions to which the applicant is entitled. The following concessions and incentives must be provided to eligible applicants:

- One incentive or concession for projects that include 10 percent of the total units for lower income households, at least 5 percent for very low-income households, or at least 10 percent for persons and families of moderate income in a common interest development.
- Two incentives or concessions for projects that include at least 20 percent of the total units for lower income households, at least 10 percent for very low-income households, or at least 20 percent for persons and families of moderate income in a common interest development.
- Three incentives or concessions for projects that include at least 30 percent of the total units for lower income households, at least 15 percent for very low-income households, or at least 30 percent for persons and families with moderate income in a common interest development.

### **Residential Development Standards**

The City of Fontana Zoning and Development Code establishes residential districts to provide a range of housing types and provisions for regulations and development standards. These standards and regulations are intended to create, preserve, and enhance residential neighborhoods suitable for a range of development types and lifestyles. The residential design guidelines and development standards are intended to:

- Encourage superior architectural, landscape, and other design treatment in all types of residential structures,
- Provide flexibility in overall project design,
- Protect residential neighborhoods from incompatible land uses,
- Ensure that all residential development is sensitive to environmental constraints and responsive to environmental resources.

The Zoning and Development Code establishes the following seven residential districts:

- **Residential Estates (R-E)** - A single-family zoning district that permits low density residential uses, as well as accessory agricultural uses. This district applies primarily to outlying rural areas. The R-E zone permits a maximum of 2 dwelling units per adjusted gross acre.
- **Single-family Residential (R-1)** - The typical single-family zoning district that permits detached residences on individual lots within defined neighborhoods. The R-1 zone permits a maximum of 5 dwelling units per adjusted gross acre.
- **Medium-Density Residential (R-2)** - A medium intensity, multiple-family zoning district that permits the development of attached and detached single-family, duplex, and multiple-family dwellings, as



well as condominiums. The R-2 zone permits a maximum of 7.6 detached and 12 attached dwelling units per adjusted gross acre.

- **Multiple-Family Residential (R-3)** - This multiple-family residential zoning district permits development such as garden apartments, condominiums, and townhouses. The R-E zone permits a maximum of 2 dwelling units per adjusted gross acre. The R-3 zone permits a maximum of 24 dwelling units per adjusted gross acre.
- **Multiple-Family Medium/High Density Residential (R-4)** - This multiple-family residential zoning district provides space for multiple family residential developments commonly found in a dense urban environment within close proximity to public transit stations. Permitted uses include apartments, stacked condominiums, and studios. Mixed-use developments are permitted within this zone. The R-4 zone permits a maximum of 39 dwelling units per adjusted gross acre.
- **Multiple-Family High Density Residential (R-5)** - This is the most intense multiple-family residential zoning district and it provides space for high density residential transit-oriented development commonly found in an urban environment, especially along existing and/or anticipated future bus routes. Permitted uses include multi-story apartments and mixed-use developments. The R-5 zone permits a maximum of 50 dwelling units per adjusted gross acre.
- **Residential Planned Community (R-PC)** - A zoning district that provides for managed growth and as the underline zoning required for master-planned communities offering a mix of residential housing types and amenities with an approved specific plan or low-density residential uses similar to R-E above without a specific plan. New specific plans are no longer permitted.

In addition to the identified primary residential use zones, the City has established a Form Based Code (FBC) district in order increase development near transit corridors and essential resources. The following districts within the FBC district permit residential uses at a maximum of 39 dwelling units per adjusted gross acre:

- **Retail district** - The retail district is the commercial core of Fontana and functions as the city center. Uses include a mixture of commercial, retail, entertainment, office and residential.
- **Station area district** - The station area district includes the Metrolink station and Omnitrans bus terminal as the primary anchors. This area provides a transition between the retail district, the south Sierra gateway district and Chaffey College.
- **Downtown gateway district** - The downtown gateway district is primarily intended for commercial retail and personal service uses. New development should incorporate pedestrian elements to help serve as a transition to surrounding land uses.
- **Multi-family district** - The multi-family district provides higher densities focused along the fringe of the more urban development. New development should incorporate increased density with architectural design and materials that exemplify one of the designated architectural styles.
- **Transitional district** - The transitional district is adjacent to more intense commercial uses providing a transition to more sensitive uses, such as residential. This district includes a mixture of commercial office, retail, personal services, and residential.
- **Sierra gateway district** - The Sierra gateway district is intended to encourage pedestrian-oriented development and land uses. Uses are to include a mix of medium- to high-density residential, retail and services, office, entertainment, education, and open space.

- **Route 66 gateway district** - The Route 66 gateway district is primarily intended for commercial retail and personal service uses with incorporated automobile uses that have traditionally been located along the corridor.
- **Valley gateway district** - The Valley gateway district is intended to encourage pedestrian and transit-oriented development. Land uses should include a mixture of housing types, retail and services, general and medical office, entertainment and education.

Within the FBC the City has identified the following two districts which also permit residential as a primary use at a lower density, including:

- **Neighborhood district** - The neighborhood district is an area primarily developed with single-family detached homes. New development should preserve and exemplify the character of existing neighborhoods. The Neighborhood District permits residential development at a maximum of 5 dwelling units per adjusted gross acre.
- **Village district** - The Village district is intended to provide an alternative to conventional subdivision development with a mixture of housing types, neighborhood-service retail, and open space.

The City established development standards to regulate development throughout the City through its Zoning and Development Code. The development standards include minimum requirements for lot size and lot widths and maximum construction standards for height, lot coverage, and density. **Table 3-7** below provides the standards applicable to each zoning district in Fontana that permits residential development; setbacks are provided in **Table 3-8** and **Table 3-9**.

Zone	Minimum Dimensions		Maximum Construction Standards		
	Lot Size (SF)	Lot Width (at front setback)	Height (max)	Lot Coverage	Density (DU per Gross Acre)
R-E	21,780	80 ft.	35 ft.	45%	2
R-1	6,000 <sup>(3)</sup>	60 ft.	35 ft.	45%	5
R-2 <sup>(1)</sup>	5,000 <sup>(4)</sup>	50 ft.	35 ft.	50%	7.6
R-2 <sup>(2)</sup>	5 acres	N/A	55 ft.	50%	12
R-3	5 acres	N/A	55 ft.	50%	12 – 24
R-4	2 acres	200 ft. <sup>(5)</sup>	55 ft.	70%	24.1 – 39
R-5	2 acres	200 ft. <sup>(5)</sup>	55 ft.	70%	39.1 - 50
R-PC	10,000	70 ft.	35 ft.	45%	3
C-1	20,000	100 ft.	35 ft.	50%	N/A
C-2	40,000	150 ft.	60 ft.	50%	N/A
RMU	1 acre	None	75 ft.	none	N/A
Retail	NA	150 ft.*	70 ft.*	NA	12-39
Station Area	NA	150 ft.*	40 ft.*	NA	15-39
Downtown Gateway	NA	400 ft.*	70 ft.*	NA	15-39



Zone	Minimum Dimensions		Maximum Construction Standards		
	Lot Size (SF)	Lot Width (at front setback)	Height (max)	Lot Coverage	Density (DU per Gross Acre)
Neighborhood	NA	100 ft.*	40 ft*	NA	15-39
Multi-family	NA	125 ft.*	55 ft.*	NA	3-5
Transitional	NA	100 ft.*	40 ft.*	NA	12-39
Sierra	NA	150 ft.*	70 ft.*	NA	18-39
Route 66	NA	150 ft.*	70 ft.*	NA	18-39
Village	NA	150 ft.*	70 ft.*	NA	2.1-24

Source: City of Fontana Municipal Code

Notes:

- (1) Detached
- (2) Attached of multi-family
- (3) With an average of 7,200
- (4) With an average of 5,445
- (5) Measured from the front of the property line

\* Development standards may range depending on type of mixed use or residential, all development standards for the FBC district are outline for the public and developers in Article III Division 4 Section 30 of the Fontana Development Code.

**Yard Requirements**

A yard is defined by the Zoning and Development Code as an open, unoccupied, and unobstructed space from the ground to the sky. Yard requirements are implemented through setbacks to provide for light and air, circulation, emergency access, and aesthetic improvements. The Zoning and Development Code established various setbacks depending on land uses and location. The setbacks for single-family residences and multi-family are shown in **Table 3-8** and **Table 3-9**. A variety of setbacks are provided for mixed-use zoning districts and are provided in the Zoning and Development Code Section 30-454.

	R-E	R-1	R-2	R-3	R-PC
Front	30	22	22	25	25
Side, Interior Two Story	15	5 <sup>(1)</sup>	5	5 <sup>(1)</sup>	5 <sup>(2)</sup>
Side, Interior Single-Story	15	5	5	N/A	5 <sup>(2)</sup>
Side, Corner Lot	15	10	10	10	15
Rear	30	20	20	20	20

Notes: (1) 5 ft. minimum/15 ft. aggregate  
(2) 5 ft. minimum/20 ft. aggregate

	R-4	R-5
<b>Front Setback, Building to Public Right-of-Way (streets)</b>		
Major or Primary	5	5

Table 3-9: Multi-Family Setbacks (Feet)		
	R-4	R-5
Secondary or Collector	5	5
Local	0	0
<b>Corner Lot, Side Building Setback to Property Line</b>		
Major or Primary	5	5
Secondary or Collector	5	5
Local	5	5
<b>Corner Lot, Side Parking Setbacks to Property Line</b>		
Major or Primary	10	10
Secondary or Collector	10	10
Local	10	10
<b>Side Setback (Interior), Building Setback to Adjacent Zoning District</b>		
R-1	25	25
R-2 (Single-Family Use)	25	25
R-2 (Multi-Family Use)	15	15
R-3	15	15
R-4	0	0
R-5	0	0
R-PC (Single-Family Use)	75	75
R-PC, Specific Plan (Single-Family/Multi-Family Uses)	25/15	25/15
R-E	75	75
R-PF	30	30
C-2	0	0
All Other Zoning Districts (C-1, RMU, and OS)	20	20

**Lot Coverage and FAR**

The Fontana Zoning and Development Code defines the maximum lot coverage as the maximum area of the lot that may be covered by buildings and roofer structures (i.e., carports or shade structures). This is established to regulate bulk, mass, and intensity of uses.

The FAR, or Floor Area Ratio, is used to determine the maximum square footage of a building on an individual parcel. A 0.50 FAR for a 10,000 square foot lot would allow a 5,000 square foot building. The FAR requirements limit the usable floor area to limit the bulk of a building in comparison to the land, other buildings, and public facilities in the area.

**Open Space**

Open Space is used alongside lot coverage to regulate intensity of use and provide for an area that is intended to remain unobstructed. Open space adds light and air to a site, and can be used for circulation, parking, recreational facilities, environmental and natural aesthetic, and emergency access. The City of

Fontana identifies five types of open space: active, common, passive, private, and public. These ensure open space is used for particular uses depending on the housing type.

**Maximum Building Height**

The building height refers to the vertical distance above the finish grade and is measured to the highest point of roof. The Zoning and Development Code regulates building height to avoid nuisances and privacy concerns. Maximum building heights also regulate mass and bulking.

**Parking Standards**

The City of Fontana established regulations for on-site parking to ensure adequate parking availability, prevent interference with circulation and ensure a safe environment, and to protect surrounding uses from adverse noise and visual impacts. The following provides the number of parking spaces required for residential uses throughout the City:

Table 3-10: Required Parking Spaces for Residential Uses		
Residential Uses		Minimum Number of Spaces Required per Unit
Single-Family Dwelling	Up to 4 bedrooms	2-car garage
	5-6 bedrooms	3-car garage <sup>(1)</sup>
Accessory Dwelling Units		See Zoning and Development Code Section 30-467
Multiple-Family Apartments, Condos, or Townhouse <sup>(2)</sup>	Studio/1 bedroom	1 garage space + 0.5 open spaces
	2 bedrooms	2 garage spaces
	3 bedrooms	2 garage spaces + 0.5 open spaces
Detached Condo	2-3 bedrooms	2 garage spaces + 0.5 open spaces
	4 bedrooms	2 garage spaces + 0.7 open spaces
Senior Housing	Studio/Efficiency	1 parking space
	1 bedroom	1 parking space
	2 or more bedrooms	1.25 parking spaces
Other Parking Requirements	Mobile home park	2 covered spaces <sup>(3)</sup>
	Boardinghouse, group care	1 parking space per sleeping room or 2 beds, whichever is greater + 1 parking space per 2 employees
Guest Parking	Multi-Family (apartments, condos, and townhouses)	1 parking space per 3 units
	Detached condos	0.5 open spaces
	Senior housing	1 parking spaces per 8 units (0.125 per unit)
	Mobile home parks	1 parking spaces per 3 units



Table 3-10: Required Parking Spaces for Residential Uses	
Residential Uses	Minimum Number of Spaces Required per Unit
Notes:	
(1) One garage space for every 2 bedrooms over 6 bedrooms. Tandem spaces are permitted only to satisfy the third space and the spaces there after.	
(2) For multiple-family projects, up to 30 percent of the required garage requirement may be satisfied with tandem parking. Tandem parking shall be permitted only when the tandem spaces serve the same dwelling unit. Tandem parking spaces shall be no less than 38 feet in length. Tandem spaces may not be used for visitor parking.	
(3) One RV parking stall is required for every 5 sites.	

The City’s parking requirements fluctuate depending on land use and intensity. The minimum parking requirements in the R-4 zoning district for a 30-unit project on one acre and made up of all 2-bedroom units is 60 parking spaces. Assuming a standard 9-foot by 18-foot parking space (162 square-feet per space), parking requirements total about 9,720 square-feet. Using the estimated cost of \$12.34 per square-foot (based on the market analysis done above) parking for a 1-acre development in the R-4 zone can cost about \$119,944.

City of Fontana parking standards require all of these 60 parking spaces to be covered; construction costs can be higher for covered parking, parking structures, and/or below ground parking. The cost of parking based on the City’s requirements for multi-family housing can be considered a constraint to the development of housing, the developers may receive concessions or incentives in the form of parking reduction for the development of housing affordable to low- and very low-income households as provided in the State Density Bonus Law section above.

### Variety of Housing Types Permitted

Cities are required by California Housing Law to make sites available through zoning for the development of a variety of housing types for all socioeconomic levels of the populations. Housing types include single-family homes, multi-family housing, accessory dwelling units, factory-built homes, mobile-homes, employee and agricultural workforce housing, transitional and supportive housing, single-room occupancy (SROs), and housing for persons with disabilities. **Table 3-11** shows the various housing types permitted throughout the City of Fontana in the residential and commercial districts.

Table 3-11: Permitted Residential Uses in Residential Zoning Districts

Residential Land Uses	Residential Districts							Commercial Districts			Industrial
	R-E	R-1	R-2	R-3	R-4	R-5	R-PC	C1	C1	RMU	M-1
Single-Family Detached	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	-	-	-	-
Single-Family Attached	-	-	P	P	P <sup>(2)</sup>	P <sup>(2)</sup>	-	-	-	-	-
Planned Unit Development	-	C	C	C	C	C	-	-	-	-	-
Multiple-Family	-	-	P	P	P	P	-	-	-	-	-
Multiple-Family with an Area Plan	-	-	-	-	-	-	-	-	-	C	-
Senior Housing	C	C	C	C	C	C	C	M	M	M	-
Nursing Home	-	-	-	-	-	-	-	M	M	C	-
Manufactured Home	P	P	P	P	P <sup>(2)</sup>	P <sup>(2)</sup>	P	-	-	-	-
Accessory Dwelling Unit	P	P	P	-	P	P	P	-	-	-	-
Group Home – Licensed (1-6 persons)	P	P	P	P	-	-	P	-	-	-	-
Group Home – Licensed (7 or more persons)	C	C	C	C	-	-	C	-	-	-	-
Mobile Home (Not in a Mobile Home Park)	-	-	-	-	-	-	-	-	-	-	-
Mobile Home Park	P	P	P	P	-	-	P	-	-	-	-
Boarding Home (2 rooms or less)	P	P	P	P	-	-	P	-	-	-	-
Boarding Home (3 or more rooms)	-	-	C	C	-	-	-	-	-	-	-
Assisted Living Facility	C	C	C	C	-	-	C	-	-	-	-
Convalescent or Nursing Home	C	C	C	C	-	-	C	-	-	-	-
Parolee Housing	C	C	C	C	-	-	C	-	-	-	-
Emergency Shelters	-	-	-	-	-	-	-	-	-	-	P <sup>(3)</sup>
Farmworker Housing	-	-	-	-	-	-	-	-	-	-	-
Low Barrier Housing	-	-	-	-	-	-	-	-	-	-	-

Table 3-11: Permitted Residential Uses in Residential Zoning Districts

Residential Land Uses	Residential Districts							Commercial Districts			Industrial
	R-E	R-1	R-2	R-3	R-4	R-5	R-PC	C1	C1	RMU	M-1
Residential Care Facility – Licensed (6 or less persons)	P	P	P	P	-	-	P	-	-	-	-
Residential Care Facility – Licensed (7 or more persons)	C	C	C	C	-	-	C	-	-	-	-
<p>Notes:</p> <p>P – Permitted            C – Conditional Use Permit            M – Minor Use Permit            (-) – Not permitted</p> <p>(1) Only one single-family dwelling is permitted per legal parcel. An Accessory Dwelling Unit (ADU) may also be permitted if all requirements of the Municipal Code are met.</p> <p>(2) Existing single-family residences in this zone are permitted and subject to the single-family residential (R-1) development standards. New single-family construction is not permitted nor is a subdivision for the purpose of development of single-family residential lots.</p> <p>(3) Permitted as part of the Emergency Shelter Overlay District.</p> <p>Source: Fontana Zoning and Development Code Table</p>											

### ***Single-Family Dwelling***

A single-family dwelling is defined by the Zoning and Development Code as a building used and design as one dwelling unit located on a single lot. A single-family dwelling may be attached or detached. An attached single-family dwelling is constructed with one or two common walls with another single-family unit on another lot.

### ***Multiple-Family Dwelling***

A multiple-family dwelling is defined as a building, or portion of a building, which is used and designed as a residence with three dwelling units in the same structure and located on a single lot.

### ***Accessory Dwelling Unit (ADU)***

An accessory dwelling unit is defined as a residential dwelling unit that provides independent living facilities, including permanent provisions for living, sleeping, eating, cooking, and sanitation, for one or more persons. An ADU may be located within a legal established primary dwelling or legally established accessory structure. The existing space of a legal established primary dwelling means the space within the building envelope of the dwelling which includes basements, attics, and garages. An ADU may also include an efficiency unit and a manufactured home.

### ***Manufactured Home***

A manufactured home is defined as a factory-built single-family structure. Formally known as mobile homes, these are structures transportable in one or more sections and designed to be used as a residential dwelling unit and not having wheels or axles permanently attached to their body or frame. To be considered a manufactured home, one must be built in conformance with the Federal Manufactured Housing Construction and Safety Standards Act of 1976 and be located on a foundation system pursuant to the California Health and Safety Code Section 18551. Manufactured homes or mobile homes do not include recreational vehicles or commercial coaches.

### ***Group Home***

A group home is defined as a licensed private residence, model by medical care, for those with complex health needs. Traditionally, the model has been used for children or young people who cannot live with their families, people with chronic disabilities who may be adults or seniors, or people with dementia and related aged illnesses. Typically, there are no more than six residents, and there is at least one trained caregiver there 24 hours a day. Originally, the term group home referred to homes of eight to 16 individuals, which was a state-mandated size during deinstitutionalization.

### ***Residential Care Facility***

A residential care facility is defined as a state licensed family home, group care facility or similar facility which provides 24-hour non-medical services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual, excluding senior citizens.

### ***Parolee Housing***

Parolee housing is defined as any residential structure or unit which may be owned and/or operated by an individual or for-profit or non-profit entity and houses between two to six parolees. Parolees may not be

related by blood, marriage, or legal adoption. Housing is provided to parolees in exchange for monetary or non-monetary consideration given and/or paid by the parolee and/or any individual or public/private entity on behalf of the parolee.

### ***Emergency Shelter***

An emergency shelter is defined as housing with minimal supportive services for persons experiencing homelessness that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. Emergency shelters are permitted as part of the Emergency Shelter Overlay in the M-1 Industrial zones. The City's industrial zone covers 7,430 acres or 22.2 percent of the City's total area.

### ***Low Barrier Navigation Centers***

AB 101 states that "The Legislature finds and declares that Low Barrier Navigation Center developments are essential tools for alleviating the homelessness crisis in this state and are a matter of statewide concern." Low Barrier Navigation Centers are defined as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low Barrier Navigation Centers are required as a use by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The Fontana Municipal Code does not address Low Barrier Navigations Centers by definition. A program is included in **Section 4: Housing Plan** to ensure the City's development standards allow Low Barrier Navigation Centers by-right in all zones that permit mixed-uses and non-residential uses.

### ***Farmworker Housing***

California Health and Safety Code Sections 17021.5 and 17021.6 generally require agricultural employee housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. The Fontana Municipal Code does not address Farmworker Housing by definition. A program is included in **Section 4: Housing Plan** to ensure the City's development standards allow Farmworker Housing by-right, without a CUP, in single-family zones for six or fewer persons.

### ***Residential Planned Communities/Planned Unit Development (PUD)***

The R-PC zoning district is intended to facilitate the development of large parcels in an integrated and innovative manner that results in the formation of residential neighborhoods with local-serving neighborhood.

### ***Growth Management Measures***

Growth management measures are typically adopted by cities through voter initiatives to regulate development and density throughout the City. Growth management measures may require proposed development projects to be approved through a vote which may create a constrain to the development of housing, and particularly affordable housing. There are no growth management measures currently in place in the City of Fontana.



## Specific Plans

Specific plans may contain particular zoning, development standards, and/or incentives which implement the goals and policies of the General Plan in a specific area of the City. A specific plan may have more specific development and design requirements to promote particular development types and ensure consistency between uses and aesthetic. The City of Fontana has 29 adopted specific plans throughout the City and are each described below.

### ***Arboretum Specific Plan***

The purpose of the Arboretum Specific Plan is to accommodate a broad range of residential housing types and amenities. A maximum of 3,526 housing units are planned for the area, as well as two schools, recreational facilities, and an activity center. Permitted residential uses and densities include the following:

- R-MF: 3.0-8.0
- R-MF: 8.1-16.0
- R-MF: 16.1-24

### ***California Landings Specific Plan***

The purpose of the California Landing Specific Plan is to create a residential subdivision for 750 lots with minimum lot sizes varying between 5,000 square feet to 7,200 square feet. The Plan also includes a commercial lot, a neighborhood park, and an elementary school.

### ***Citrus Heights North Specific Plan***

The purpose of the Citrus Heights North Specific Plan is to achieve a complementary mix of housing types that will appeal to a wide range of future homebuyers and create a synergistic community of villages. The Plan is approved for a maximum of 1,161 homes, a neighborhood commercial center, and recreational facilities.

### ***Citrus Heights South Specific Plan***

The purpose of the Citrus Heights South Specific Plan is to create a premier master planned community, integrating residential, recreational, and circulation improvements. The Plan allows for a maximum of 495 single-family homes.

### ***Coyote Canyon Specific Plan***

The Coyote Canyon Specific Plan consists of a detached single-family residential community on 283 acres. The Plan's gross density is 2.3 dwelling units per acre and includes lot sizes of 7,200 square feet, 8,500 square feet, and 10,000 square feet.

### ***Empire Center Specific Plan***

The Empire Center Specific Plan covers approximately 292 acres of land. The Plan allows for the following uses: business park, community commercial area, entertainment center, neighborhood commercial area, park and rise facility, promotional center, and regional mall. No residential uses are permitted.

***Fontana Gateway Specific Plan***

The Fontana Gateway Specific Plan is primarily planned for 755 acres of industrial uses to create a major employment center for existing city residents and new residents of nearby planned communities. No residential uses are permitted in the Plan.

***Fontana Grandview Community Plan***

The Fontana Grandview Community Plan is a 40-acre single-family residential community plan that consists of 157 single-family homes. The zoning for the single-family lots is R-1-7200.

***Fontana Promenade Specific Plan***

The Fontana Promenade Specific Plan is a 125-acre master-planned mixed-use community that focuses on creating a vibrant, people-oriented place combining a wide range of retail and office space uses, as well as shops, restaurants and entertainment facilities with a variety of residential product types and densities. Residential uses make up 49 acres of the Plan and include densities from 10 to 18 dwelling units per acre. Residential housing types include two or three-story condominiums and single-family detached and attached units. The Plan allows for a maximum of 721 for-sale and rental dwelling units.

***Fontana Star Community Plan***

The Fontana Star Community Plan is a 30-acre single-family residential community plan. The plan has a potential for 111 single-family residential dwelling units of 7,200 square feet or larger.

***Hunter's Ridge Specific Plan***

The Hunter's Ridge Specific Plan allows for 1,725 dwelling units on 595 acres for a gross density of 2.89 dwelling units per gross acre. The Plan provides for rural residential, residential estate, and single-family residential uses with densities ranging from 1 to 22 dwelling units per acre. The Plan also includes neighborhood commercial uses and park land. Two amendments were approved to allow for 45 additional single-family residential units and rezone the multi-family residential zone to community commercial.

***Northgate Specific Plan***

The purpose of the Northgate Specific Plan is to create an internally oriented mixed-use community on approximately 87 acres. The Plan allows for residential, commercial, and open space/recreation uses. The residential component of the plan addresses a variety of densities, including low density, low-medium density, medium density, and high density. Housing product types include traditional single-family detached units, zero-lot-line units, attached single-family units and multi-family attached units. A maximum of 548 dwelling units are permitted in the Plan with densities ranging from 4.2 to 18 dwelling units per acre.

***Providence Pointe Specific Plan***

The purpose of the Providence Pointe Specific Plan is to create for high-quality, mixed-use, master-planned development. The Plan allows for 85 single-family detached residential units, 120 multi-family units (townhomes and flats), 110,000 square feet of commercial/retail uses, and recreational uses.

***Rancho Fontana Specific Plan***

The Rancho Fontana Specific Plan is an internally oriented, planned community within a project site comprised of 510 acres. The Plan allows for mixed-uses, including residential, commercial, and recreational uses. The Plan includes 2,338 dwelling units on 455.5 acres to be constructed in a variety of housing product types ranging from single-family detached units to attached units and condominiums.

***Sierra Lakes Specific Plan***

The purpose of the Sierra Lakes Specific Plan is to provide for an innovative mix of complementary land uses. The Plan allows for residential uses, recreation and school sites, and commercial uses. The residential component includes a maximum of 2,035 single-family dwelling units on lots ranging from 3,015 square feet to over 6,000 square feet.

***South Park Specific Plan***

The South Park Specific Plan is an internally oriented residential community covering 117 acres and includes residential, open space, and recreation. The Plan permits for residential densities of R-1-5000, R-1-7200, and R-1-10,000. Housing product types include traditional single-family detached units on lots ranging from 5,000 square feet or great. The Plan allows for a maximum of 366 single-family homes.

***Southridge Village Specific Plan***

The Southridge Village Specific Plan is approximately 2,640 acres and predominantly contains single-family residential and some multi-family residential areas.

***Southwest Industrial Park Specific Plan***

The Southwest Industrial Park Specific Plan includes developments which are oriented towards the transportation industry. The Plan allows for a Residential Truck District which is intended to allow the continued use of residences in existing residential neighborhoods for a home-based business related to a truck use. The maximum density is 2 dwelling units per acre.

***Summit at Rosena Specific Plan***

The purpose of the Summit at Rosena Specific Plan is to represent a comprehensive approach to the planning and development of an amenity-rich, mixed use residential community. The Plan encompasses 179.8 acres and includes 856 dwelling units, mixed-use activity center with attached dwellings and neighborhood retail and service uses, an elementary school, and open and recreation spaces. The Plan allows for 856 dwelling units including townhomes, garden courts, and detached and attached single-family homes on lots ranging from 4,000 to 10,000 square feet.

### ***Summit Heights Specific Plan***

The Summit Height Specific Plan proposes a development plan mix of single-family residential homes and recreational and commercial land uses. The Plan allows for 1,051 single-family residential lots.

### ***Ventana at Duncan Canyon Specific Plan***

The purpose of the Ventana at Duncan Canyon Specific Plan is to create a 105-acre master-planned, mixed-use community which create a unique sense of place. The Plan allows for 842 residential units, and commercial, office/business park, restaurant, and hotel use. Residential uses include for-sale detached and attached residences, townhomes, clustered courtyard flats, condominiums, and higher density product types. Residential densities range from 10 to 24 dwelling units per acre.

### ***Walnut Village Specific Plan***

The Walnut Village Specific Plan is an internally oriented community comprised of 342 acres with the following mixed uses: residential, commercial, quasi-public, and recreation. The Plan allows a maximum of 1,644 single-family dwelling units and maximum density of 12 units per acre.

### ***West End Specific Plan***

The West End Specific Plan a mixed-use community on approximately 1,462 acres and includes the following uses: business park, commercial, office, public, quasi-public, and residential. The Plan allows for up to 3,549 dwelling units on 749.7 acres with densities ranging from 4.5 to 16 dwelling units per acre. Both single-family and multi-family dwelling units are permitted in the Plan.

### ***West Gate Specific Plan***

The West Gate Specific Plan is approximately 954 acres and is designed as a master-planned community integrating business park, commercial retail, office, and residential opportunities. The Plan allows for 2,031 low-density residential dwelling units and 474 medium-high density residential dwelling units.

### ***West Valley Logistics Center Specific Plan***

The purpose of the West Valley Logistics Center Specific Plan is to replace the previously approved Valley Trails Specific Plan, which was approved for a master community containing a maximum of 1,154 homes, with industrial uses to maximize the area's economic potential.

## **Housing for Persons with Disabilities**

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (that is, modifications or exceptions) to their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

The Housing Element Update must also include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The analysis of constraints must touch upon each of three general categories: 1) zoning/land use; 2) permit and processing procedures; and 3)

building codes and other factors, including design, location, and discrimination, which could limit the availability of housing for disabled persons.

**Reasonable Accommodation**

The City is currently in the process of completing and establishing reasonable accommodation procedures, set to be adopted in July of 2021.

**Definition of Family**

Under the right of privacy, the California Constitution prohibits a restrictive definition of “family” which limits the number of unrelated persons and differentiates between related and unrelated individuals living together. The City of Fontana’s Zoning and Development Code defines the term “family” as one or more individuals occupying a dwelling unit and living in a single household unit. The City’s definition of family complies with State law.

**Development Fees**

Residential developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by State law. Development fees can be a constraint to the maintenance, improvement, and development of housing because the added costs for developers may result in higher housing unit costs. Development fees are, however, necessary to provide planning and public services. **Table 3-12** provides the planning processing fees and **Table 3-13** provides the development fees.

Application Type		Fee
Administrative Site Plan	Major Project	\$4,216
	Minor Project	\$1,516
	Amendment	\$650
	Modifications	\$890
Annexations	Pre-Annexation Agreement	\$5,000 + LAFCO Fees
	Consent Annexation – 100%	\$5,245 + LAFCO Fees
	Irrevocable Agreement Annex - Existing	\$500 + LAFCO Fees
	Irrevocable Agreement Annex – New	\$1,430 + LAFCO Fees
	Irrevocable Agreement Annex - Appeal	\$2,250
Appeals	Project Applicant Appeal	65% of original application fee
	Aggrieved Person Appeal	\$285
Building Relocation		\$1,110
CEQA	Exemption	\$350
	Initial Study	\$2,400
	Reconsider Environmental Determination	\$1,200
	Consultant Deposit	\$2,000 + 20% Admin





Table 3-12: Planning Processing Fees			
Application Type			Fee
	Environmental	Staff Deposit	\$2,000 + 20% Admin
	Impact Report	EIR Monitor Deposit	\$5,000 + 20% Admin
Community Plans			Actual cost per hourly billing schedule + \$850 Fire Review Fee
Conditional Use Permits	Residential <= 10 DU's		\$3,285
	Residential 11-50 DU's		\$4,960
	Residential > 50 DU's		\$5,100
	CUP Amendment		50% of original application fee
Density Bonus			\$5,700
Design Review	Residential 1-10 DU's		\$7,977
	Residential 10-50 DU's		\$9,102
	Residential > 50 DU's		\$9,927
	DR Amendment		50% of original application fee
	DR Minor Modification		\$1,777
	Fire Fuel Modification		\$565
Environmental SWQMP Review	Preliminary Review		\$1,700
	Final		\$1,500
	Amendment		\$900
General Plan Amendment	Minor Amendment 0-10 Ac		\$6,600
	Major Amendment > 10 Ac		\$8,725
Historic Preservation	Certificate of Appropriateness – Minor		\$225
	Certificate of Appropriateness – Major		\$615
	Certificate of Economic Hardship		\$710
Home Occupation			\$250
Lot Line Adjustment			\$2,200
Specific Plans	Staff		Cost with \$10,000 minimum deposit
	Minor Amendment		\$6,600
	Major Amendment		Cost with \$5,000 minimum deposit
Tentative Parcel Map	Residential		\$6,904 + \$100 per acre
	Minor Modification/Substantial Conform.		\$1,900
	Major Modification		\$5,519
	Revert to Acreage		\$2,100
	Fire Fuel Modification Plan		\$565
Tentative Tract Map	Residential 1-100 lots		\$8,138 + \$30 per lot
	Residential > 100 lots		\$10,913 + \$50 per lot over 100 lots



Application Type		Fee
	PUD 1-100 Units	\$10,163 + \$150 per acre
	PUD > 100 Units	\$7,513 + \$50 per acre
	Fire Fuel Modification Plan	\$565
	Minor Modification/Substantial Conform.	\$2,400
	Major Modification	\$4,963
Variance	Variance	\$3,275
	Administrative Variance	\$2,200
	Sign Variance	\$1,130
Zone Change	Zone Change 0-5 Ac	\$6,075
	Zone Change > 5 Ac	\$6,900
	Development Code Amendment	\$11,150
Zoning Letters	Zoning Determination	\$130
	Re-Build	\$300

Source: City of Fontana Planning Cases and Application Fees, with Fire Fees (December 10, 2019)

Fee Type	Fee		
<b>Building and Safety</b>			
Planning Plan Check	\$170 per submittal \$85 per room addition/alteration		
Engineering Plan Check	\$120 per submittal \$60 per room addition/alteration		
Fire Plan Check	\$90 per submittal \$130 per misc. project \$170 per grading		
Building Standards	\$1 per \$25,000 valuation		
Computer Fees	\$0.45 per building square footage		
Training Fees	\$4 per permit		
Plan check/permit extension	\$110		
<b>Planning</b>			
	<b>Single-Family</b>	<b>Multi-Family 0-2 Bedrooms</b>	<b>Multi-Family 3 or More Bedrooms</b>
Circulation	\$5,734	\$3,509	\$3,509
Active Transportation Plan	\$792	\$752	\$792
Local Arterials	\$443	\$421	\$443
Traffic Signals	\$137	\$131	\$137
Landscape Median	\$279	\$265	\$279
Public Facilities	\$445	\$423	\$445

Application Type		Fee	
Police	\$472	\$448	\$472
Library	\$99	\$94	\$99
Fire Facilities	\$369	\$350	\$369
Inclusionary (Developments of 5 or more units)	\$1,350	\$658	
Final Planning Inspection	\$80		
Municipal Services	\$2,630		
<b>Engineering</b>			
	<b>Single-Family</b>	<b>Multi-Family 0-2 Bedrooms</b>	<b>Multi-Family 3 or More Bedrooms</b>
Park Development	\$6,633	\$6,301	\$6,633
Sewer Expansion	\$6,955		
Sewer Connection Master	\$876.61		
Storm Water Plan Check & Inspection (WQMP)	\$1,700 preliminary \$1,500 final \$900 amendment		
Flood Control Fee	San Sevine	\$4,405	
	Etiwanda	\$9,790	
Storm-Drain Fees	Declez North	\$23,317	
	Declez South	\$27,684	
	Fontana East	\$14,196	
	Upper Etiwanda	\$9,013	
	Middle Etiwanda	\$6,949	
	Lower Etiwanda	\$8,331	
	I-10 North	\$20,388	
	I-10 South	\$4,998	
	I-15 North	\$19,065	
Projects 3-4	\$16,719		
<b>Fontana Unified School District</b>			
Residential	\$4.08 per square foot		
Additions	\$4.08 per square foot		
Senior Housing	\$066 per square foot		
<i>Source: City of Fontana Development Fees (January 31, 2020), Fontana Unified School District Developer Fees</i>			

The development fees associated with each project is dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project

meeting the City's policies and standards, as well as the project applicant submitting necessary documents and plans in a timely manner.

The estimated total development and impact fees for a typical single-family residential project, assuming it is not part of a subdivision and is consistent with existing city policies and regulations, can range from \$46,857 to \$51,857. Estimated total development and impact fees for a typical multi-family residential project with ten units, assuming it is consistent with existing city policies and regulations range from \$202,348 to \$207,348.

These estimates are illustrative in nature and that actual costs are contingent upon unique circumstance inherent in individual development project applications. Considering the cost of land in Fontana, and the International Code Council (ICC) estimates for cost of labor and materials, the combined costs of permits and fees range from approximately 9.3% percent to 10.3% percent of the direct cost of development for a single-family residential project and 4.3% percent to 4.4% percent for a multi-family residential project. Direct costs do not include, landscaping, connection fees, on/off-site improvements, shell construction or amenities, therefore the percentage of development and impact fees charged by the City may be smaller if all direct and indirect costs are included.

### **On-/Off-Site Improvements**

Site improvements in the City consist of those typically associated with development for on-site improvements (street frontage improvements, curbs, gutters, sewer/water, and sidewalks), and off-site improvements caused by project impacts (drainage, parks, traffic, schools, and sewer/water). Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of development of housing within the City and may also influence the sale or rental price of housing. Majority of cost associated with on and off-site improvements is undertaken by the City and recovered in the City's development and impact fees.

### **Building Codes and Compliance**

The City of Fontana's construction codes are based upon the California Code of Regulations, Title 24 that includes the California Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and California Referenced Standards Code. These are considered to be the minimum necessary to protect the public health, safety, and welfare of the City's residents. In compliance with State law, the California Building Standards Code is revised and updated every three (3) years. The newest edition of the California Building Standards Code is the 2019 edition with an effective date of January 1, 2020.

Code compliance is conducted by the City and is based on systemic enforcement in areas of concern and on a complaint basis throughout the City. The mission of the Code Compliance Division is to protect the health, safety, and welfare of community members by obtaining compliance with the Fontana Municipal Code. The Division also seeks to enhance the appearance of neighborhoods and business districts to

prevent blight, protect property values and enhance economic conditions. Their goal is to obtain voluntary compliance, whenever possible, by communication and education, while operating in a business-like manner.

### Local Processing and Permit Procedures

The development community commonly cites the permit processing time as a contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include the completeness of the development application and the responsiveness of developers to staff comments and requests for information. Approval times are substantially lengthened for projects that are not exempt from the California Environmental Quality Act (CEQA), require rezoning or general plan amendments, or encounter community opposition. Applicants for all permits or reviews are recommended to request a preapplication meeting with the respective department to: confirm City requirements as they apply to the proposed project; review the City’s review process, possible project alternatives or revisions; and identify information and materials the City will require with the application, and any necessary technical studies and information relating to the environmental review of the project.

All permit applications are first reviewed by City Staff for completeness, and discretionary applications must then receive a recommendation through a staff report prior to a review by the appropriate authority. Various applications may also require public noticing and a public hearing. **Table 3-14** below identifies the appropriate review process for each planning permit application, as well as the appeal body.

**Table 3-14: Planning Application Review Process**

Project Type	Review Body					Appeal Body	
	DAB	DCD	PR	PC	CC	PC	CC
Administrative Site Plan	X	X				X	
Area Plan	X			XA	X		
Certificate of Appropriateness					X		
Conditional Use Permit	X			X			X
Density Bonus	X			XA	X		
Design Review	X			X			X
Director’s Determination		X				X	
Development Agreement				XA	X		
General Plan Amendments	X			XA	X		
Home Occupation Permit		X				X	
Lot Line Adjustment		X				X	
Minor Use Permit	X	X				X	
Parcel Map, Tentative	X	X				X	
Parcel Map, Final		X				X	
Park Review	X		XB	X			X
Specific Plan, Amendment	X			XA	X		
Temporary Use		X		X			



Project Type	Review Body					Appeal Body	
	DAB	DCD	PR	PC	CC	PC	CC
Tract Map, Tentative	X			X	X		
Tract Map, Final					X		
Variance	X			X	X		
Variance, Administrative	X	X				X	
Time Extension, Parcel Map		X				X	
Time Extension, Tract Map				X			X
Time Extension, Projects	X	X				X	
Development Code and Zoning District Map, Amendment	X			XA	X		

Notes:  
 DAB – Development Advisory Board  
 DCD – Director of Community Development  
 PC – Planning Commission  
 CC – City Council  
 PR – Parks, Community, and Human Services Commission  
 X – Indicates the reviewing and/or approval body  
 A – Indicates the reviewing body is to provide a recommendation to the City Council  
 B – Indicated that the reviewing body is to provide a recommendation to the Planning Commission  
 Source: City of Fontana Zoning and Development Code

**Area Plan**

The purpose of the area plan is intended to provide the basis for development for specific planning and design proposals for a defined geographical area within the regional mixed use (RMU) zone. The project shall be interconnected with walkable and mixed-use areas developed vertically or horizontally.

**Administrative Site Plan**

The purpose and intent of the administrative site plan process is to provide for the administrative review of projects which, because of their limited size and scope, have minor aesthetic, land use, or traffic implications and do not create any significant impact on public utilities or services. The administrative site plan process is to assure that projects comply with all applicable City standards and ordinances, and are not detrimental to the public health, safety, or welfare, or are materially injurious to properties or improvements in the immediate vicinity.

**Design review**

The purpose and intent of the design review process is to assure that projects comply with all applicable City standards and ordinances, and are not detrimental to the public health, safety, or welfare, or are materially injurious to properties or improvements in the immediate vicinity and define the types of projects that are subject to these procedures. Design review is a process that enables the City to ensure the quality and compatibility of the proposed development with surrounding properties.

### ***Conditional Use Permits***

The City recognizes that certain types of land uses require individual review by the Planning Commission to determine whether the type of use proposed, or the location of that use, is compatible with, or can be made compatible with surrounding land uses. The Planning Commission is authorized to approve or deny applications for conditional use permit, upon review of the Development Advisory Board comments, and to impose conditions upon such approval.

### ***Variance***

An administrative variance is permission to depart from the Zoning and Development Code, because of special circumstances unique to a specific property, strict application of the ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning. Any administrative variance granted shall not constitute a special privilege.

### ***Senate Bill 35***

California Senate Bill 35 (SB 35), codified at Government Code Section 65913.41, was signed on September 29, 2017 and became effective January 1, 2018. SB 35 will automatically sunset on January 1, 2026 (Section 65913.4(m)). The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 applies to cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above moderate- and lower-income levels as mandated by the State. In an effort to meet the affordable housing goals, SB 35 requires cities and counties to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process.

When a jurisdiction has made insufficient progress toward their Above Moderate income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (2018) it is subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10 percent affordability. All projects, which propose at least 10 percent affordable units within Fontana are eligible for ministerial approval under SB 35 as determined by the SB 35 Statewide Determination Summary. To be eligible for SB 35 approval, sites must meet a long list of criteria. In particular, no tenants may have resided on the site in the 10 years preceding the application, and, for a project over 10 units, the developer must pay prevailing wages, enter into a project labor agreement, or utilize a skilled and trained work force.

## ***3. Infrastructure Constraints***

Another factor that could constrain new residential construction is the requirement and cost to provide adequate infrastructure (major and local streets; water and sewer lines; and street lighting) needed to serve new residential development. In most cases, where new infrastructure is required, it is funded by the developer and then dedicated to the City, which is then responsible for its maintenance. Because the cost of these facilities is generally borne by developers, it increases the cost of new construction, with much of that increased cost often “passed on” in as part of home rental or sales rates.

## Dry Utilities

### **Electrical**

Southern California Edison (SCE) provides electricity to the City. According to the California Energy Commission, SCE consumed approximately 80,912 million kilowatts per hour (kWh) of electricity in 2019. SCE continues to provide energy to the state of California through a series of methods including oil and natural gas, renewable energy resources and alternative diverse supplies. SCE is responsible for providing service to all existing and future development in Fontana.

### **Natural Gas**

The Southern California Gas Company (SCGC) provides natural gas service to Fontana and is the nation's largest natural gas utility provider with more than 21.8 million consumers across 24,000 square miles throughout Central and Southern California. As a public utility, SCGC is under the jurisdiction of the California Public Utilities Commission (CPUC) which regulates natural gas rates and natural gas services, including in state transportation over the utilities' transmission and distribution pipelines system, storage, procurement, metering, and billing. Most of California's natural gas supply comes from out of the state. SCGC is responsible for providing service to residential, industrial, and commercial customers in Fontana.

## Water Supply

The City of Fontana Utilities Department currently serves a population of over 223,000 within a service area of approximately 43.07 square miles. The Division is responsible for providing a safe and reliable source of water to approximately 45,022 households, including 17,754 acre-feet (AF) to single-family residential and 3,348 AF to multi-family residential.

### **Fontana Water Source**

The City of Fontana receives its water supply from several sources from the Lytle Creek surface flow and from the wells in the Lytle Basin, Rialto Basin, Chino Basin, and another groundwater basin known as No Man's Land. Water from the California State Water Project is purchased from the Inland Empire Utilities Agency and San Bernardino Valley Municipal Water District. A portion of the water supply can be purchased from Cucamonga Valley Water District during water shortages or under emergency situations.

The City is not capable of treating water and uses the Fontana Water Company who then contract The Afterbay, is a diversion facility for treatment and disinfection before entering the distribution system.

### **Water Maintenance and Repair**

The Demand Management Measures (DMM) is responsible for the maintenance and operation of the City's water mains and valves that are located underground.

### **Water Production**

Fontana Water Company (FWC) operates, maintains, and disinfects the City of Fontana's water supply. FWC receives its water from Local Groundwater Basins (Chino Basin, Rialto-Colton Basin, Lytle Basin and No Man's Land Basin), Local Surface Water (Lytle Creek) and imported surface water (State Water Project

water from Inland Empire Utilities Agency (IEUA) and San Bernardino Valley Municipal Water District (SBVMWD))

### **Water Quality**

The Fontana Water Company is responsible for providing residents with a reliable, safe, clean, potable and domestic water supply. Fontana Water Company is required to test the quality of the water it serves in order to guard the health of our customers and the general public. Federal, state and local agencies all have a role to play in setting water quality standards. Water quality samples are collected by the company's state-certified water treatment operators and are delivered to an independent state-certified laboratory for analyses. Results are compiled in a monthly report and forwarded to the State Water Resources Control Board, Division of Drinking Water.

### **Water System Services**

Fontana Water Company assists the City of Fontana's customer assists City of Fontana customers with any questions regarding water quality, water pressure, consumption usage, any concern with water meters, leak detection, utilities inspections and underground utility locating. The City's Water Systems Services webpage provides tips and information for proper water systems care for property owners as well as additional resources.

### **Water Demand**

For the year of 2015, the City's total water demand was approximately 21,192 AF of potable water was provided to 223,307 persons or 45,022 households. The City's single family and multifamily residential combined are projected to use 23,806 AF in the year 2020, increasing 31 percent by 2040.

### **Wastewater**

Inland Empire Utilities Agency provides sanitary sewer service for the City of Fontana. The City of Fontana maintains the sewer main lines and service laterals to the property line.

The main goals of the City are as follows:

- Collect and report development fees in the City of Fontana to the Inland Empire Utilities Agency (IEUA) pursuant to the IEUA contract and to the City of Rialto pursuant to the Southeast Fontana/Rialto Wastewater agreement
- Collect 254 wastewater samples annually
- Perform monthly pH monitoring
- Inspect all permitted industrial dischargers, audit all new commercial/industrial users
- connecting to system
- Submit monthly compliance reports to Inland Empire Utilities Agency

### **Fire and Emergency Services**

The City of Fontana's fire services are provided by contract through the San Bernardino County Fire Protection District. The San Bernardino County Fire is an all-hazard emergency services provider which

aims to provide the highest level of service in the most efficient and cost-effective manner to the citizens and communities they serve. In FY 2018-2019 the County’s Fire Department had a total budget of \$323,303,800 with 51 percent allocated towards salaries/benefits and 15 percent allocated for operations. The Fire Department has six Divisions, the City of Fontana is within the departments first divisions, **Table 3-15** below identifies all calls for service in FY 2017/18 and 2018/19. According to the table, the Department had a nearly 15 percent increase in calls for services, with a significant increase in calls for service for structure and vegetation fires and medical calls for service.

Service Type	FY 17/18	FY 18/19
Structure Fire	345	708
Vegetation Fire	248	412
Vehicle Fire	319	303
Other Fire*	410	340
Investigation/Alarm	2,068	1,851
Hazardous Material**	606	154
Medical Response	22,714	28,362
Public Service	963	386
Rescue	46	116
Traffic Collision	2,672	2,856
Traffic Collision and Extraction	136	210
Fiscal Year Totals	30,527	35,698
Percent Increase	--	14.49%

*Source: San Bernardino County Fire Protection District, Annual Report July 2018-June 2019.*

**Fire Stations and Staff in Fontana**

Within the City of Fontana, the department has seven fire stations (71, 72, 73, 74, 77, 78, 79) that employ a total of 33 employees. Each department serves a different area in the City, detailed below.

- **Fire Station 71:** This station protects the City of Fontana. Located in the downtown area, this is the busiest station in the Valley Division, responding to almost 6,000 incidents per year.
- **Fire Station 72:** This station protects the City of Fontana and unincorporated areas of San Bernardino County. It also serves as the administrative headquarters of the Valley Division.
- **Fire Station 73:** This station protects the City of Fontana and unincorporated areas of San Bernardino County, including the California Speedway. Is one of only two on-duty Hazardous Material Response Teams in the County, responding to hazmat calls throughout the County and assisting surrounding communities and departments as needed
- **Fire Station 74:** Located in the southern Fontana community of Southridge.
- **Fire Station 77:** This station serves the south Fontana area, including Kaiser Hospital, Interstate 10, and numerous commercial shopping centers.



- **Fire Station 78:** This station serves the northern area of Fontana, including Walnut Village, Sierra Lakes, Hunter's Ridge, and the 210 Freeway.
- **Fire Station 79:** Located in the northern Fontana Community of Hunters Ridge, Medic Engine 79 and Brush Engine 79 provide paramedic and fire services to northern Fontana residents and business owners. The station also responds into the urban / wildland interface of the Front Country, including Lytle Creek and the I-15 corridor.

The seven stations provide 24-hour protection and response to the City of Fontana's residents, businesses, and visitors. The department's primary goals are identified as follows:

- Respond to all types of fires, including structure fires, vegetation fires, those involving vehicles or aircraft, and investigation of miscellaneous fires or open burning activities.

### **Special Operations Division**

Within the San Bernardino County Fire Department is the Special Operations Division which is a diverse operation providing a combination of training, Emergency Medical Services (EMS), Wildland Fire Suppression, and Helicopter resources that are not assigned to a typical fire station. Each listed division provides a specific support for the County's Fire Department.

#### *Training Division*

The Training Section provides a variety of specialized programs at all skill levels, from entry-level to top executives in the field of fire suppression. Courses are conducted at County facilities, or delivered in the field in subject areas of Municipal Firefighting, Wildland Firefighting, Incident Command and Management, Hazardous Materials, Rescue, Emergency Medical, Urban Search and Rescue, Air Crash Rescue, and Firefighting, Emergency Operations Center Training, Confined Space, Auto Extrication, and Flammable Gas and Liquid Firefighting. More than 100,000 hours of training are delivered each fiscal year to support the complex operations of all-risk firefighters from around Southern California.

#### *Emergency Medical Services*

The EMS Section is responsible for keeping up with emergency medical mandates, equipment, and program development for both advanced and basic life support education and training. Every firefighter in the County has some level of EMS training which requires recertification and continued education.

#### *Wildland Division*

The Wildland Section consists of hand crew firefighters and Heavy Fire Equipment Operators that are skilled at Fire Hazard Fuels reduction and wildfire suppression tactics. The hand crews spend the winters focusing on fire prevention by reducing live and dead hazardous fire fuels and the summers actively engaged with fire suppression so that fires are kept small and do not become an out-of-control wildfire whenever possible. The Heavy Fire Equipment Operations program uses bulldozers and other specialized equipment to aid in fire suppression, emergency flood mitigation and hazardous fire fuel reduction when needed.

#### *Helicopter Program*

This division also supports full-time paramedics assigned to the Sheriff's Aviation program to provide a more comprehensive County Air program that addresses rescue, emergency medical transportation and wildfire suppression efforts in the County.

## Police Services

The City of Fontana's Police departments intends to:

- Protect the community by providing quality "Service with Integrity."
- Continue to build diverse community-based partnerships that will be guided by innovation and perseverance to ensure Fontana's future as a well-developed, dignified, and respected community in the Inland Empire.

The Department is headed by Chief of Police William Green, is the 10th Chief of Police in the department's history, assuming office on May 8, 2018. The City of Fontana's Police Department handles a wide array of services and permitting, including the following:

- Child Safety Seat Inspection
- Crime Prevention Through Environmental Design
- Hire a Police Officer for a Special Event
- Live Scan Fingerprinting
- Parking of Oversized/Non-Motorized Vehicles
- Prescription Drug Drop Off Box
- Prison Rape Elimination Act of 2003
- Public Education
- Shot, Spay & Neuter
- Telephone Emergency Notification

## 4. Environmental Constraints

The City of Fontana is bound by the Jurupa Hills to the South and forests to the North within the City's boundaries. The community, as most of California is, sits along some major fault traces. The City is susceptible to several potential environmental constraints to the development of housing, including geologic hazards, flood hazards, and fire hazards, all are detailed below.

### Geologic Hazards

According to the Fontana Safety Element, the earthquakes are a significant concern for the City of Fontana due to the area around the City is seismically active since it is situated on the boundary between two tectonic plates. The City of Fontana contains both active and potentially active faults. The City plans to protect Fontana from the threat of geological hazards is achieved through the identification of hazards, mitigation of structures at risk, enforcement of building codes and development standards, and public education and emergency preparedness.

### Seismic Hazards

In the Fontana Safety Element, the State Mining and Geology Board define an active fault as one which has "had surface displacement within Holocene time (about the last 11,000 years)". Currently the three faults that dominate the seismic hazard for the City of Fontana are the San Andreas, San Jacinto, and Cucamonga

faults. According to the USGS in 2008, “there is a 99% probability in the next 30 years there will be an earthquake 6.7 or larger in California.” Southern California is a seismically active region and commonly experiences ground shaking from earthquakes along active faults.

### **Flood Hazards**

The City of Fontana defines floods as natural and recurrent events that generally do not pose a hazard in an undeveloped area; it is only when floods interact with the built environment, typically, structures built in the floodplain where they obstruct floodwaters, that they become hazardous to property, structures, and people. Streamflow in the Fontana area is negligible, other than during and immediately after rain because climate and basin characteristics are not conducive to continuous flow. The City of Fontana has participated in the National Flood Insurance Program (NFIP) since June 1987 and it has invested in the construction and retrofitting of flood-control structures. The City has established regulations to limit development and/or require mitigation within flood zones as established by FEMA.

### **Fire Hazards**

The Fontana Safety Element defines has mapped fire threat potential throughout California. CAL FIRE ranks fire threat according to the availability of fuel and the likelihood of an area burning (based on topography, fire history, and climate). The City has established that of the existing land that is yet to be developed within the City, a large portion of it is in the High and Very High Fire Hazard Severity Zones (FHSZ.). Fontana anticipates the type of development that will be developed in the FHSZ is predominately residential, both single family dwellings (tract houses) and multi-family dwellings. This creates a greater potential impact because these structures are the least fire resistive in their construction and the population groups that inhabit them are the least prepared to evacuate in a large-scale wildfire event.

The Fire Marshall reviews plans for structures and buildings citywide, including fire prone areas. Checklists are used to address fire code requirements, including but not limited to:

- street and building signage, water supply, water infrastructure, sprinkler requirements, building requirements (sprinklers, smoke detectors, roofing, etc.), access roads, and vegetation management, among others.

In the areas identified as susceptible to wildland fire, the City has Made requirements as follows:

- **Roadway Design:** Access roads and public and private streets shall not exceed a 12 percent grade, shall be capable of supporting 75,000 pounds, and shall be built with all-weather driving capabilities.
- **Subdivision Access:** Subdivisions must have two points of vehicular ingress and egress from streets, one of which may be used for emergency purposes only.
- **Road Widths:** Roads shall be at least 26 feet wide citywide and allow for two-way traffic; emergency vehicle access only is required to have a 20-foot minimum width.
- **Bridge Design:** Per the California Fire Code, access bridges meet nationally recognized design standards, including a capability of supporting 75,000 pounds.

- Project Perimeter: Projects must provide adequate vehicular access for firefighting vehicles to the perimeter of a project that is adjacent to a fuel modified area or fire hazard area.

## B. Affirmatively Furthering Fair Housing (AFFH)

### 1. Fair Housing

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 Further Fair Housing Final Rule of July 16, 2015.

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. These characteristics can include, but are not limited to race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The Analysis of Impediments (AI) to Fair Housing Choice, prepared for the City of Fontana, examines local housing conditions, economics, policies, and practices in order to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The AI assembles fair housing information, identifies any existing impediments that limit housing choice, and proposes actions to mitigate those impediments.

The City’s AI addresses fair housing issues in the City of Fontana from 2020 to 2024 and is accompanied by the Regional Analysis of Impediments for the County of San Bernardino. The Regional AI examines fair housing issues in the County’s unincorporated areas and cooperating cities from 2015 to 2025, it includes additional fair housing issues and data for the City of Fontana.

### 2. Needs Assessment

The AI contains a Citywide analysis of demographic, housing, and specifically fair housing issues in the City of Fontana. The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed in the previous Section 2: Community Profile.

#### 2020-24 AI Outreach

As a part of the development of the 2020-24 AI, Fontana conducted a series of outreach to gather citizen values and concerns. To solicit participation, the City held the following events for residents, agencies, and local stakeholders:

- September 18, 2019 community meeting with the public
- September 21, 2019-community meeting with the public

Additionally, the City of Fontana distributed Resident Surveys at various locations as well as available electronically on the City website. Following the community meetings, a draft of Analysis of Impediments was prepared.

### Fair Housing Issues

Within the legal framework of federal and state laws and based on the guidance provided by the HUD Fair Housing Planning Guide, impediments to fair housing choice can be defined as:

- Any actions, omissions, or decisions taken because of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation or any other arbitrary factor.

### Local Contributing Factors

As a part of the 2020-24 AI, the City of Fontana identified previous fair housing impediments and specific actions for mitigation the issues. The previously identified fair housing issues include the following<sup>1</sup>:

- **Lending Patterns: Discrimination based on Race:** Home Mortgage Disclosure Act (HMDA) data from 2008 showed that Hispanic and African American individuals or families experienced lower loan approval rates than other groups when purchasing or refinancing a home in the City.
- **Discrimination against Persons with Disabilities:** According to data from the City's contracted fair housing service provider, discrimination against persons with disabilities continues to be the leading basis of discrimination. From July 1, 2017 to June 30, 2018, there were 35 allegations of discrimination on the basis of disability from Fontana residents, representing 64 percent of all complaints.
- **Lack of Awareness of Fair Housing Laws:** Data shows that the number of fair housing complaints in Fontana is somewhat higher than those of neighboring Cities in the housing market area.
- **Transit Access:** Transit provides elderly people, low-income people, youth, and others access to jobs, medical facilities, parks, housing, and public services. Omnitrans, the City's transit provider, has adopted service standards to ensure an equitable distribution of services. For instance, all areas having a minimum residential density of 3.5 dwelling units per acre or employment density of 10 jobs per acre, as measured over an area of 25 acres, should be provided with a transit service that places 90 percent of residences and jobs within one half mile of a bus stop.
- **Reasonable Accommodation:** The City allows property owners to install features to accommodate disabled persons upon payment of building and planning fees and a zone variance application fee. Although the variance, if approved, provides for reasonable accommodation, the high cost of the variance coupled with the time delay associated with application and approval can be a deterrent to making lower cost improvements necessary for accessibility purposes. Although a variance is a

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<sup>1</sup> City of Fontana, 2020-2024 Analysis of Impediments.



permissible way to make reasonable accommodations, situations could arise where a request could be denied under a variance finding but still be valid as a reasonable accommodation

- Multi-Family Civil Rights Compliance:** As part of the City’s Section 109 Voluntary Compliance Agreement with the U.S. Department of Housing and Urban Development, the City must examine Federal and contractual civil rights compliance requirements on all City-owned multi-family residential properties.
- Multi-Family Development:** As part of the City’s Section 109 Voluntary Compliance Agreement with the U.S. Department of Housing and Urban Development, the City must examine opportunities for the creation of new, affordable multi-family housing (government assisted as well as private developments) to be distributed equitably throughout the City—and to be located particularly in North Fontana.
- Transitional and Supportive Housing:** The City of Fontana Zoning Code does not currently provide zoning and development standards that facilitate the siting and development of transitional and supportive housing. On October 28, 2014, the City enacted Ordinance 1708, which established an Emergency Shelter Overlay District in Light Industrial land use designations. To comply with SB-2, the City should analyze and revise the existing Zoning and Development Code to allow for emergency shelters, transitional housing and supportive housing to homeless individuals and families for annual and seasonally estimated need

**Lending Patterns**

Availability of financing affects a person’s ability to purchase or improve a home. The analysis of the lending patterns and practices within a community or city help to identify persons who are regularly experience disproportionate roadblocks to home ownership. **Table 3-16** below identified the lending patterns by race and ethnicity, as well as income category for the Riverside San Bernardino Ontario Metropolitan Statistical Area (MSA). According to the data, applicants in the highest income category were more likely to have a loan approved, compared to applicants in the lowest income category where approval rates were consistently under 50 percent. Additionally, within each income category, applicants who identified as White consistently had higher rates of approval than applicants of color or who identified as Hispanic or Latino. Overall, applicants who identified as Native Hawaiian, Pacific Islander, and American Indian or Alaska Native had the lowest rates of loan approval in all income categories.

Table 3-16: Disposition of Loan Applications by Race/Ethnicity– Riverside San Bernardino Ontario MSA				
Applications by Race/Ethnicity	Approved (%)	Denied (%)	Other (%)	Total
<b>LESS THAN 50% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	27.9%	36.4%	37.6%	258
Asian	40.0%	35.4%	27.7%	983
Black or African American	48.9%	22.6%	29.8%	1,295
Native Hawaiian or other Pacific Islander	26.9%	50.3%	24.2%	149
White	48.0%	25.4%	29.2%	12,112
Hispanic or Latino	44.1%	28.5%	29.7%	6,251
<b>50-79% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	40.9%	36.4%	17.6%	352

**Table 3-16: Disposition of Loan Applications by Race/Ethnicity– Riverside San Bernardino Ontario MSA**

Applications by Race/Ethnicity	Approved (%)	Denied (%)	Other (%)	Total
Asian	47.0%	30.3%	27.2%	1521
Black or African American	43.8%	27.9%	32.3%	1529
Native Hawaiian or other Pacific Islander	34.7%	48.2%	20.2%	193
White	54.0%	21.7%	29.9%	19017
Hispanic or Latino	51.6%	25.1%	28.2%	11797
<b>80-99% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	44.4%	29.9%	28.5%	144
Asian	50.2%	22.8%	31.7%	880
Black or African American	46.1%	24.7%	32.4%	777
Native Hawaiian or other Pacific Islander	56.9%	27.7%	20.0%	65
White	57.7%	17.9%	16.2%	9,073
Hispanic or Latino	56.0%	19.5%	28.9%	5,678
<b>100-119% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	48.1%	23.9%	30.9%	401
Asian	59.2%	18.7%	27.9%	2,831
Black or African American	53.0%	21.0%	29.5%	2,347
Native Hawaiian or other Pacific Islander	45.2%	32.4%	24.3%	259
White	63.1%	14.6%	27.4%	27,369
Hispanic or Latino	60.8%	16.4%	27.0%	16,178
<b>120% OR MORE OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	51.5%	19.2%	32.8%	927
Asian	60.6%	15.9%	15.4%	12,219
Black or African American	55.0%	18.7%	29.9%	6,393
Native Hawaiian or other Pacific Islander	51.1%	23.1%	30.7%	620
White	65.5%	12.4%	27.9%	78,875
Hispanic or Latino	61.5%	15.5%	27.3%	30,093

Source: FFEIC (2019). Consumer Financial Protection Bureau, Disposition of applications by income, race, ethnicity of applicant, 2019. Retrieved from: <https://ffiec.cfpb.gov/data-publication/aggregate-reports/2019/CA/40140/5> (Accessed September 2020)

**Hate Crimes**

Hate crimes are violent acts against people, property, or organizations because of the group to which they belong or identify with. The Federal Fair Housing Act makes it illegal to threaten, harass, intimidate, or act violently toward a person who has exercised their right to free housing choice. **Table 3-17** below identifies the reported hate crimes in the City of Fontana. Data for hate crimes reported in Fontana was not available for the years 2014 to 2016 However, from 2014 to 2019 a total of 5 hate crimes were reported in the City, which were motivated by religion, sexual orientation, race, ethnicity, or ancestry.

**Table 3-17: City of Fontana, Reported Hate Crimes by Bias Motivation (2015-2019)**

Year	Race/ Ethnicity/ Ancestry	Religion	Sexual orientation	Disability	Gender	Gender identity	Total
2014	Na*	Na*	Na*	Na*	Na*	Na*	Na*
2015	Na*	Na*	Na*	Na*	Na*	Na*	Na*
2016	Na*	Na*	Na*	Na*	Na*	Na*	Na*
2017	0	2	1	0	0	0	3
2018	1	0	0	0	0	0	1
2019	1	0	0	0	0	0	1
<b>Total</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>

Na\*= data not available  
 Source: Federal Bureau of Investigation, Uniform Crime Reporting. Hate Crime Statistics Report, 2014, 2015, 2016, 2017, 2018, and 2019.

### Fair Housing Enforcement and Outreach Capacity

The City of Fontana works with Inland Fair Housing and Mediation Board (IFHMB) a non-profit organization that fights to protect the housing rights of all individuals. Since 1980, IFHMB “serves as an intermediary to assist individuals in resolving issues related to housing discrimination, homeownership sustainability, rental complaints, and disputes in court through the provision of resource recommendations, education, and mediation.”

IFHMB provide programs such as fair housing services, landlord/tenant and mobile home mediation, housing counseling, alternative dispute resolution and services. For FY 2018-19, the City of Fontana allocated \$35,000 in Community Development Block Grant (CDBG) funds for the Fair Housing Foundation to perform the following:

- Community- Based Mediation
- Education/Outreach
- Senior Services
- Alternative Dispute Resolution
- Mobile Home Mediation

## 3. Analysis of Federal, State and Local Data and Local Knowledge

### Integration and Segregation Patterns and Trends

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration,

to 100 percent, indicating complete segregation. An index number above 60 is considered to show high similarity and a segregated community.

It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country.<sup>2</sup> Alternatively, when white residents leave neighborhoods that become more diverse, those neighborhoods can become segregated.<sup>2</sup> Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

The City of Fontana is highly diverse, and while the White population within Fontana make up a large portion of the City's population at approximately 39 percent, just 13.8 percent are White (non-Hispanic or Latino) according to 2018 American Community Survey (ACS) estimates. **Figure 3-1** shows the dissimilarity between each of the identified race and ethnic groups and Fontana's White population. The higher dissimilarity scores indicate higher levels of segregation among those race and ethnic group.

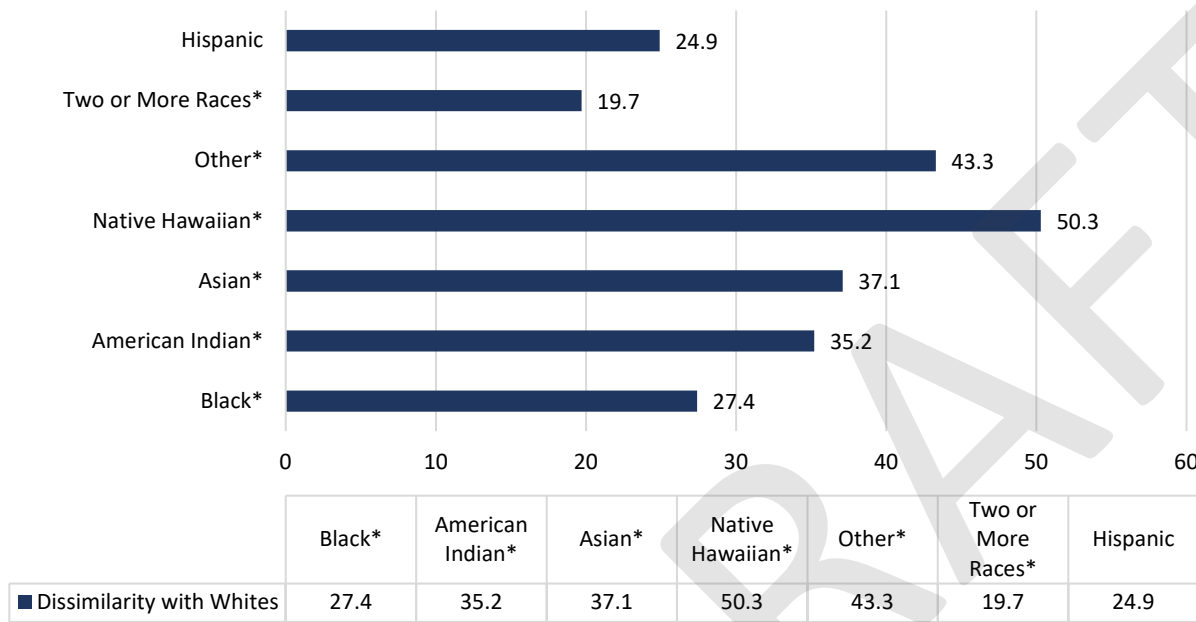
The race and ethnic groups with the highest scores in 2020 were Native Hawaiian (50.3) and Other (43.3). These scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominately white census tract in order to achieve a more integrated community. For instance, 50.3 percent of the Native Hawaiian population would need to move into predominately White census tract areas to achieve "perfect" integration.

The Department of Housing and Community Development (HCD) considers dissimilarity index scores above 30 as moderate segregation and scores above 60 high segregation. While the City of Fontana has no racial or ethnic populations with a dissimilarity index above 60, four populations have a score above 30, meaning these groups experience moderate segregation from the White population. While segregation may be a result of ethnic enclaves or persons of similar cultures living nearby, there is often increased likelihood segregated areas have fewer access to essential resources.

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<sup>2</sup> Allen, James P. and Turner, Eugene. "Changing Faces, Changing Places: Mapping Southern California". California State University, Northridge, (2002).

Figure 3-1: Dissimilarity Index with White Population, Fontana



Source: Census Scope, Social Science Data Analysis Network

### Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: RECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a RECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

Location of residence can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation.<sup>3</sup> However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity to centers of cultural significance, or business, social networks and communities to help immigrants preserve cultural identity and establish themselves in new places. Overall, it is important to study and identify these areas in order to understand patterns of

<sup>3</sup> Schulz, A. J., Williams, D. R., Israel, B. A., & Lempert, L. B. (2002). Racial and spatial relations as fundamental determinants of health in Detroit. *The Milbank quarterly*, 80(4), 677-iv. <https://doi.org/10.1111/1468-0009.00028>



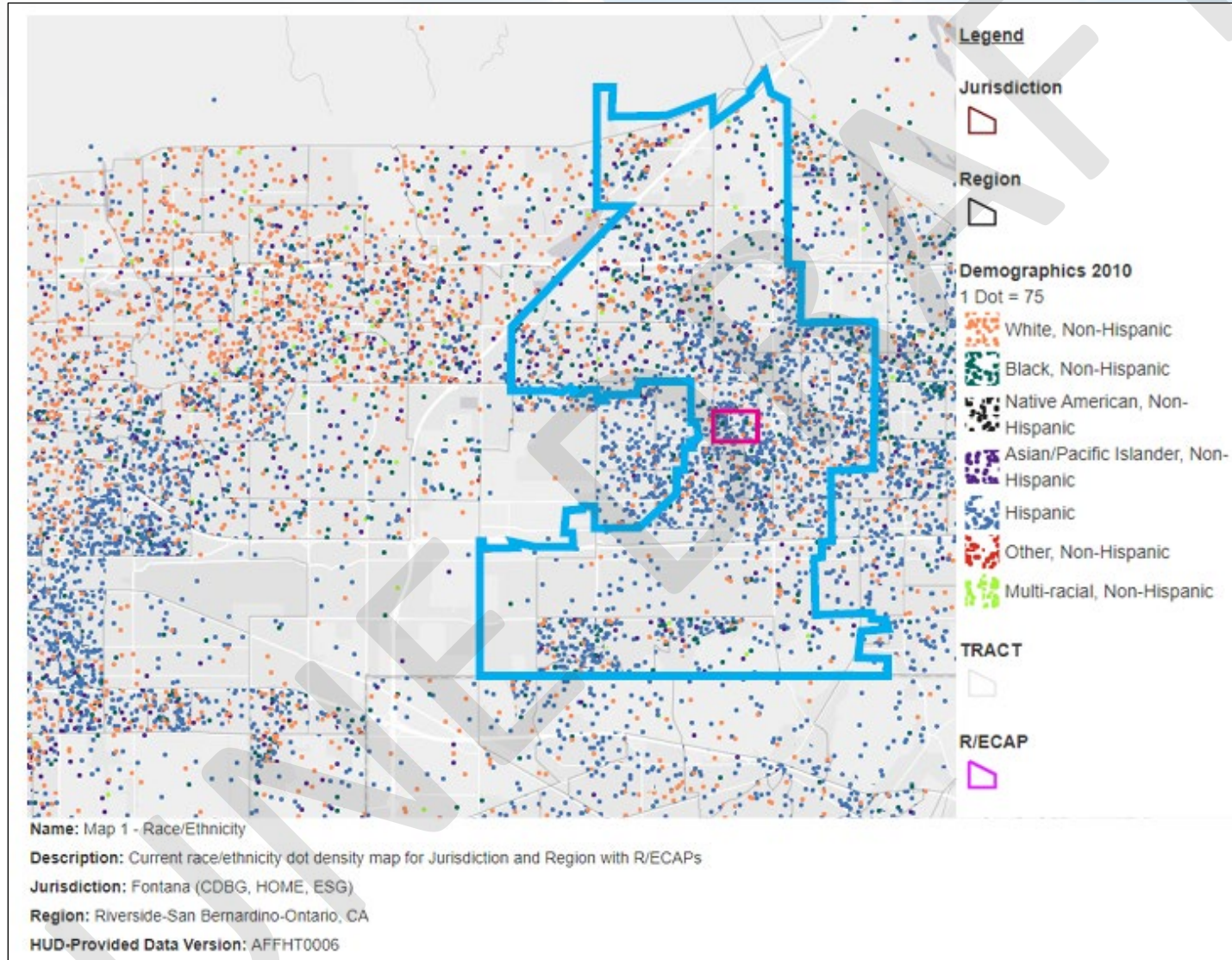
segregation and poverty in a City. **Figure 3-2** below displays the R/ECAP analysis of the Fontana area. The figure shows there is one area desingated as a racially or ethnically concentrated areas of poverty in Fontana.

**Table 3-18** below identifies the racial and ethnic composition of the City of Fontana as compared to the County of San Bernardino and the State of California. The City of Fontana, the County of San Bernardino and the State of California all has a majority White population. Additionally, both the County and the State have a population over 50 percent Hispanic or Latino of any race, whereas Fontana has a 69.3 percent population of Hispanic or Latino persons of any race. All three geographies have under one percent population of Native Indian and Alaska Native persons and under one percent Native Hawaiian or Pacific Islander.

Race/Ethnicity	Fontana	County of San Bernardino	California
	2018	2018	2018
White (Non-Hispanic)	39.0%	61.10%	59.70%
Black or African American (Non-Hispanic)	8.6%	8.40%	5.79%
American Indian and Alaska Native (Non-Hispanic)	0.7%	0.80%	0.77%
Asian (Non-Hispanic)	6.3%	7.00%	14.49%
Native Hawaiian and Other Pacific Islander (Non-Hispanic)	0.2%	0.30%	0.40%
Some other race (Non-Hispanic)	40.4%	17.60%	13.95%
Two or more races (Non-Hispanic)	4.7%	4.70%	4.89%
Hispanic or Latino origin (of any race)	69.3%	52.80%	59.70%

*Source: American Community Survey, 5-year estimates, 2018.*

Figure 3-2: Low Poverty Index with Race/Ethnicity and R/ECAPs, Fontana



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT000



## Disparities in Access to Opportunity

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both “people” and “place components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity.”

The ROI: People is a relative measure of people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life as follows:

- **Education Opportunity:** Assesses people's relative success in gaining educational assets, in the form of a higher education, elementary school achievement, and regular elementary school attendance.
- **Economic Opportunity:** Measures the relative economic well-being of the people in a community, in the form of employment and income level.
- **Housing Opportunity:** Measures the relative residential stability of a community, in the form of homeownership and housing costs.
- **Mobility/Transportation Opportunity:** Contains indicators that assess a community's relative opportunities for overcoming rural isolation.
- **Health/Environment Opportunity:** Measures the relative health outcomes of the people within a community, in the form of infant and teen health and general health.
- **Civic Life Opportunity:** A relative social and political engagement of an area, in the form of households that speak English and voter turnout.

The ROI: Place is a relative measure of an area's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.

- **Education Opportunity:** Assesses a census tract's relative ability to provide educational opportunity, in the form of high-quality schools that meet the basic educational and social needs of the population.
- **Economic Opportunity:** Measures the relative economic climate of a community, in the form of access to employment and business climate.
- **Housing Opportunity:** Measures relative availability of housing in a community, in the form of housing sufficiency and housing affordability.
- **Health/Environment Opportunity:** A relative measure of how well communities meet the health needs of their constituents, in the form of access to health care and other health-related environments.
- **Civic Life Opportunity:** Measures the relative social and political stability of an area, in the form of neighborhood stability (living in same residence for one year) and US citizenship.

As shown in **Figures 3-3 and 3-4** below, the majority of the City of Fontana is classified as a low opportunity zone, with some portions of high opportunity. This indicates a high level of relative opportunities that people are able to achieve as well as a high level of relative opportunities that Fontana provides. While the

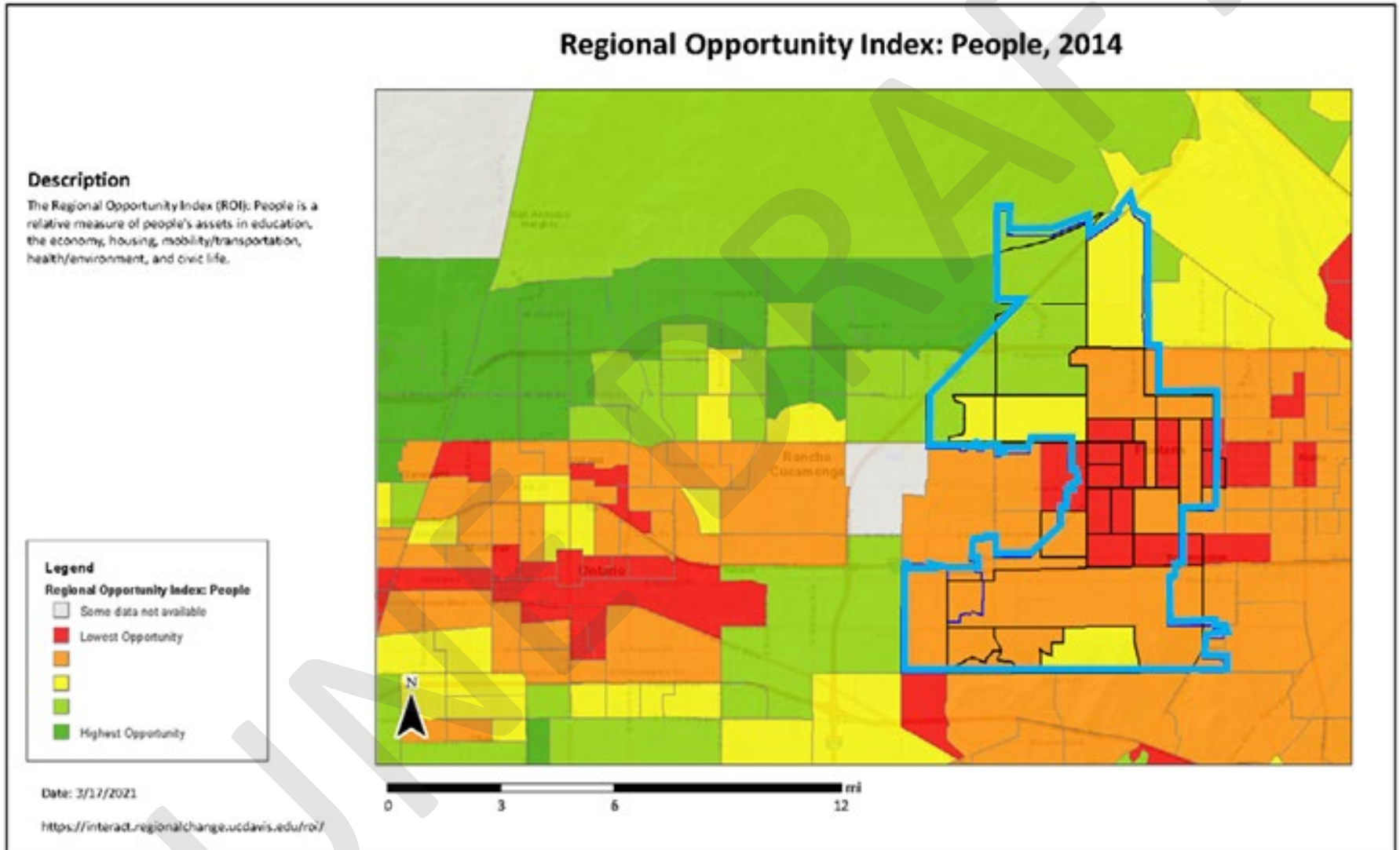


majority of the census tracts within the City are areas of low and medium opportunity, there are a few census tracts which high opportunity. **Figure 3-3** displays the data for opportunity indices for persons, or by population in census tracts in the City of Fontana. The figure identifies the majority of the areas show as lowest opportunity to low opportunity census tracts with the exception the north-west part of the city as high opportunity. The areas show high opportunity for economic, education, health and transportation yet low civic life for the persons living within those regions. **Figure 3-4** displays the data for opportunity indices which different areas or regions in the City can provide to the population, the data is also shown by census tract. The figure identifies the majority of the areas show as lowest opportunity to low opportunity census tracts with the exception one census tract as high opportunity. The one census tract that is categorized as high opportunity in civic life, housing, and education with low opportunity in health and economy.

Overall, the City of Fontana is shown as low opportunity, this can be a result of a variety of factors including economy, mobility and/or housing. The Housing Element has identified areas within the City which can reasonably accommodate additional housing, specifically, housing which can be affordable to low and very low-income households. By increasing stable and affordable housing opportunity, the City hopes to increase opportunity for current and future residents of the City.



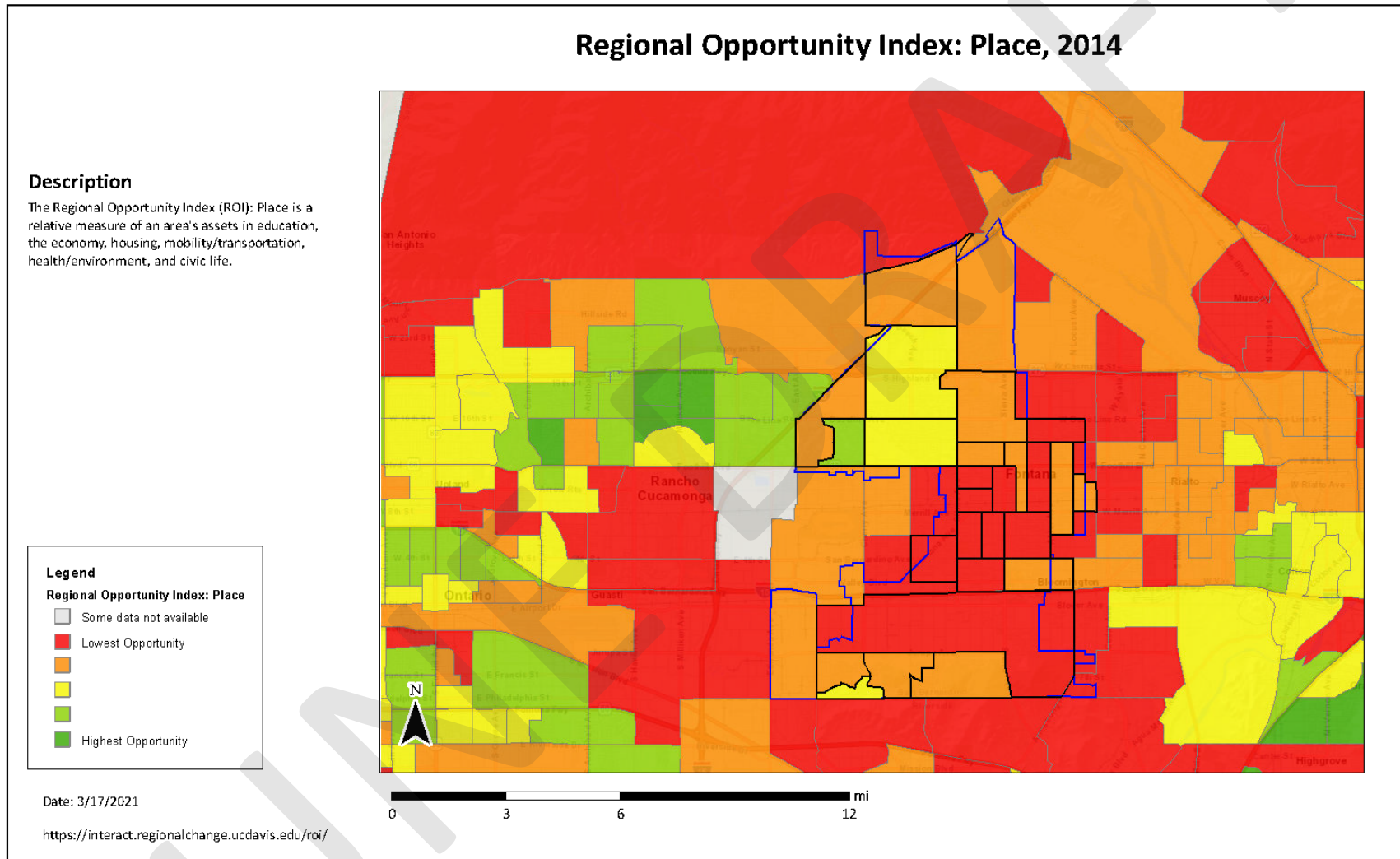
Figure 3-3: Regional Opportunity Index: People, 2014



Source: UC Davis Center for Regional Change and Rabobank, 2014.



Figure 3-4: Regional Opportunity Index: Place, 2014

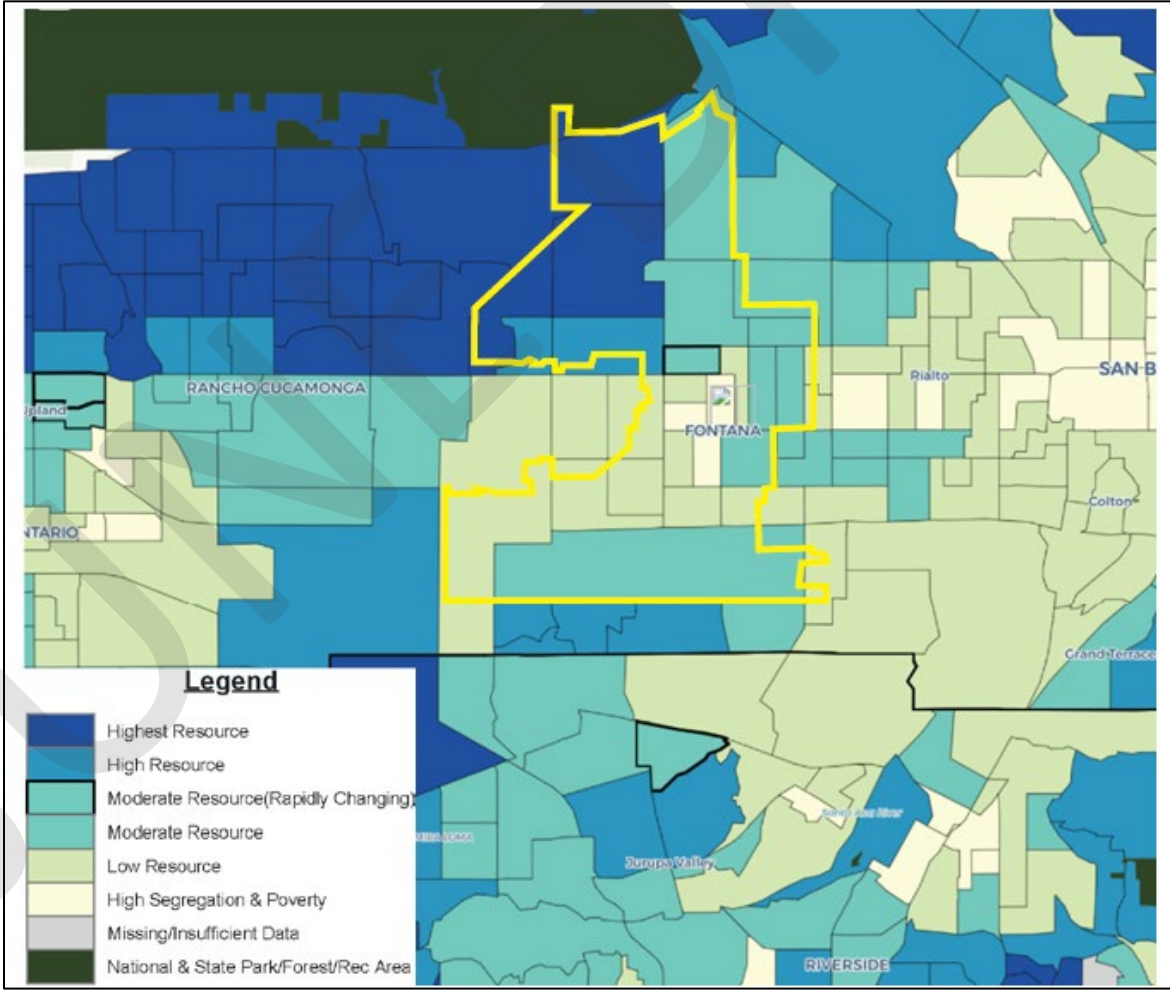


Source: UC Davis Center for Regional Change and Rabobank, 2014.

Additionally, the Department of Housing and Community Development together with the California Tax Credit Allocation Committee established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the TCAC/HCD opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force’s methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the “Highest Resource” designation and the next 20 percent to the “High Resource” designation. Each region then ends up with 40 percent of its total tracts as “Highest” or “High” resource. These two categories are intended to help state decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. As shown in **Figure 3-5** below, most of Fontana and the surrounding regions are classified as low and moderate resource with the exception to the norther area of the city that has the highest resources.

Figure 3-5: TCAC/HCD Opportunity Area Maps, Fontana (2020)





Opportunity indicators also help inform communities about disparities in access to opportunity. The Department of Housing and Urban Development (HUD) developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess resident’s access to key opportunity assets in the City. Table 3-16 provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

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

**Table 3-19** below displays the opportunity indices by race and ethnicity for persons in Fontana. According to the data, there is some poverty among the population of Fontana, across all racial/ethnic groups. There are higher levels of poverty among the Native American and Hispanic populations. Additionally, the access to quality education system is low among all racial/ethnic groups (each group has an opportunity index score below 50). The data shows the City offers low labor and economic opportunity; however, the City does offer sufficient access to transportation. While the data shows a high access to transportation, the transportation is less affordable, specifically to non-Hispanic Asian or Pacific Islander and Native American populations. The data also shows low environmental health index scores across all racial/ethnic groups, below 50.





Table 3-19: Opportunity Indicators, City of Fontana

(Fontana, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
<b>Total Population</b>							
White, Non-Hispanic	55.81	36.95	32.48	57.00	39.08	46.04	26.51
Black, Non-Hispanic	59.83	38.93	33.83	57.30	37.59	47.27	26.50
Hispanic	42.24	23.28	22.52	61.13	44.03	47.69	23.39
Asian or Pacific Islander, Non-Hispanic	67.72	46.60	39.53	54.17	33.83	48.47	27.66
Native American, Non-Hispanic	47.90	28.26	25.99	59.68	41.76	49.12	23.29
<b>Population below federal poverty line</b>							
White, Non-Hispanic	41.53	24.92	23.84	61.57	45.39	46.43	23.53
Black, Non-Hispanic	43.66	21.12	25.39	61.77	43.96	51.83	21.87
Hispanic	30.58	16.61	17.59	64.22	49.13	44.75	23.13
Asian or Pacific Islander, Non-Hispanic	56.77	36.45	33.71	61.08	42.01	51.54	23.08
Native American, Non-Hispanic	36.52	10.34	13.15	66.68	47.68	66.83	14.63
<i>Source: Department of Housing and Urban Development, Affirmatively Furthering Fair Housing Online Mapping tool, Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA</i>							

**Discussion of Disproportionate Housing Needs**

The analysis of disproportionate housing needs within Fontana evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate.

**Housing Needs in Fontana**

A variety of factors affect housing needs for different households. Most commonly, disability, household income and households’ characteristics shape the type and size of housing units needed, as well as accessibility based on existing units in a City. **Table 3-20** through **3-27** displayed data for demographic characteristics of Fontana, as compared to the County of San Bernardino and the State of California. Additional detailed analysis of the Fontana community demographics is outline in **Chapter 2: Community Profile of this Housing Element**.



**Table 3-20** displays the data for persons with disabilities in the City, County, and State. Overall, about 10.6 percent of the California population reported having at least one disability. The City has a lower percentage of persons with disabilities at 8 percent. Of the 8 percent Fontana residents who reported a disability, the majority were ambulatory difficulties, which could be tied to the City’s senior population. Ease of reasonable accommodation procedures and opportunity for accessible housing can provide increased housing security for the population with disabilities.

Disability	City of Fontana	County of San Bernardino	California
<b>Total with a Disability</b>	<b>8%</b>	<b>10.9%</b>	<b>10.6%</b>
Hearing Difficulty	2.0%	2.8%	3.0%
Vision Difficulty	1.8%	2.1%	2.0%
Cognitive Difficulty	3.5%	4.6%	4.3%
Ambulatory Difficulty	4.3%	6.4%	5.9%
Self-care Difficulty	1.8%	2.7%	2.6%
Independent Living	4.1%	5.8%	5.5%

Source: American Community Survey, 5-Year Estimates, 2018.

**Tables 3-21** and **3-22** display household type and income data for the State, County and City. Overall, the City has a larger percentage of family households than the County and State; this includes family households, married-couple family households, and those with children. Of the three jurisdictions, the State has the largest percentage of non-family households at approximately 7 percent more than Fontana.

Regarding household income, the City had a higher median household income than the County and State in 2019. As **Table 3-22** shows that Fontana has a larger percentage of households making between \$100,000 and \$149,999. Fontana has smaller percentages of households making less than \$50,000 compared to the State and County.

Familial Status	City of Fontana	County of San Bernardino	California
Total Households	53,510	630,633	12,965,435
Family Households	85.2%	76.3%	68.8%
Married-Couple Family Households	59.8%	51.9%	49.7%
With Children	32.2%	23.7%	21.7%
Non-Family Households	14.8%	23.7%	31.2%

Source: American Community Survey, 5-Year Estimates, 2018





**Table 3-22: Households by Income, Compared by Geography**

Households Income	City of Fontana	County of San Bernardino	California
	2018	2018	2018
Less than \$10,000	3%	4.90%	4.60%
\$10,000-\$14,999	3%	3.80%	3.70%
\$15,000-\$24,999	5.90%	7.30%	6.60%
\$25,000-\$34,999	6%	8.70%	6.80%
\$35,000-\$49,999	9.20%	12%	9.90%
\$50,000-\$74,999	18.20%	17.50%	15.30%
\$75,000-\$99,999	16.60%	14.70%	12.50%
\$100,000-\$149,999	22.50%	17.40%	17.40%
\$150,000-\$199,999	9.20%	7.50%	9.40%
\$200,000 or More	6.40%	6.20%	13.70%
<b>Median Income</b>	<b>\$80,800</b>	<b>\$67,903</b>	<b>\$80,440</b>

*Source: American Community Survey, 5-Year Estimates, 2018.*

**Table 3-23** displays data for households experiencing overpayment or cost burden in the State, County and City. Housing Cost burden has a number of consequences for a household, mainly displacement from their existing living situation creating limited access essential goods and often employment by potentially increasing commute times. Overall, the percentage of households that experience a cost burden greater than 30% is similar amongst the County and State with both reporting about 40 percent. The City has a slightly higher percentage of households that have a high cost burden over 30%. Increased opportunity for affordable housing and housing assistance funds help to prevent cost burden on households.

**Table 3-23: Households by Overpayment, Compared by Geography**

Overpayment/Cost Burden	City of Fontana	County of San Bernardino	California
	2018	2018	2018
Cost Burden > 30%	42.2%	40.1%	40.1%
Cost Burden > 50%	19.0%	19.0%	19.4%
No Cost Burden	0.4%	1.5%	1.4%

*Source: Consolidated Planning/CHAS Data, 2013- 2017.*

**Table 3-24** displays data for household tenure (owner vs. renter) for the State, County and City. Homeownership is a crucial foundation for helping families with low incomes build strength, stability, and independence. The opportunity for transition into the homebuyer’s market is important for persons and households in different communities, homeownership allows for increased stability and opportunity to age in place. Table 3-24 shows that the City has a higher rate of homeownership compared to the County and State.

**Table 3-25** displays data for overcrowding in the State, County and City. Overcrowding is defined as between 1.01 and 1.5 persons per room in a household, and severe overcrowding is defined as more than



1.51 persons per room. Overcrowding often occurs when nonfamily members combine incomes to live in one household, such as college students and roommates, it also occurs when there are not enough size appropriate housing options for large or multigenerational families. The City experiences high rates of overcrowding in comparison to the County and the State. Overcrowding is also shown to typically occur more often in renter households rather than owner households. In Fontana, renters have a higher rate of overcrowding and severe overcrowding than owner households.

**Table 3-24: Households by Tenure, Compared by Geography**

Household Tenure	City of Fontana	County of San Bernardino	California
	2018	2018	2018
Owner Households	64.6%	59.3%	54.6%
Renter Households	35.4%	40.7%	45.4%
Total Occupied Housing Units	53,510	630,633	12,965,435

*Source: American Community Survey, 5-Year Estimates, 2018.*

**Table 3-25: Households by Overcrowding, Compared by Geography**

Overcrowding and Tenure	City of Fontana	County of San Bernardino	California
	2018	2018	2018
<b>Owner Households</b>			
Overcrowded	4.29%	2.51%	1.62%
Severely Overcrowded	0.98%	0.75%	0.56%
<b>Renter Households</b>			
Overcrowded	4.83%	4.07%	3.71%
Severely Overcrowded	2.20%	1.63%	2.33%

*Source: American Community Survey, 5-Year Estimates, 2018.*

**Housing Stock in Fontana**

Table 3-26 and 3-27 display comparative housing stock data for the State, County and City. Table 3-26 below shows data for occupied housing units by type. A variety of housing stock provides increased opportunity in communities for different size and households types. The majority of housing stock in Fontana is classified as one-unit, detached housing, or single-family housing. Just over 10 percent of Fontana homes include 10 or more units and are referred to as multi-family housing. In comparison to the County and the State, Fontana has a greater amount of single-family homes.



**Table 3-26: Housing Unit by Type, Compared by Geography**

Housing Unit Type	City of Fontana	County of San Bernardino	California
	2018	2018	2018
1, detached	79.8%	71.0%	57.9%
1, attached	2.4%	3.8%	7.0%
2 apartments	0.9%	1.6%	2.4%
3 or 4 apartments	1.8%	4.6%	5.5%
5 to 9 apartments	2.4%	4.2%	6.1%
10 or more apartments	10.3%	9.0%	17.2%
Mobile home or other type of housing	2.4%	5.7%	3.8%

Source: American Community Survey, 5-Year Estimates, 2018.

**Table 3-27** below displays housing stock by year built or the City, County, and State. Older housing generally requires more upkeep, regular maintenance and can cause a cost burden on both renters and homeowners. Majority of Fontana and the State’s housing units were built between 1980 and 2009 whereas the distribution of development was more dispersed from 1950 to 2009 in the County. Overall, increased numbers of older housing can lead to displacement, cost burden, and substandard living conditions.

**Table 3-27: Housing Unit by Year Built, Compared by Geography**

Year Built	City of Fontana	County of San Bernardino	California
	2018	2018	2018
Built 2014 or later	1.2%	1.0%	1.1%
Built 2010 to 2013	2.0%	1.7%	1.6%
Built 2000 to 2009	21.3%	14.3%	11.4%
Built 1990 to 1999	17.6%	13.2%	10.9%
Built 1980 to 1989	25.3%	22.8%	15.2%
Built 1970 to 1979	10.1%	17.3%	17.7%
Built 1960 to 1969	8.1%	10.6%	13.4%
Built 1950 to 1959	9.4%	11.4%	13.5%
Built 1940 to 1949	3.4%	3.9%	6.0%
Built 1939 or earlier	1.7%	3.7%	9.2%

Source: American Community Survey, 5-Year Estimates, 2018.

**Future Growth Need**

The City’s future growth need is based on the RHNA production of 5,109 very low and 2,950 low income units within the 2021-2029 planning period. Appendix B of this Housing Element shows the City’s ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the City’s ability to accommodate the anticipated future affordable housing needs of the community

**Existing Need**

The Fontana Housing Authority works to actively improve existing neighborhoods and develop affordable housing opportunities using local, state, and federal resources. The Fontana Housing Authority does not administer Section 8 and does not own HUD Public Housing; however, the City is within the service area of the Housing Authority of the County of San Bernardino (HACSB) for the purposes of Section 8 and Public Housing. The HACSB annual reports identify the following Section 8 vouchers administered from 2014-2020:

- 2013            805 Vouchers
- 2014            815 Vouchers
- 2015            925 Vouchers
- 2016            914 Vouchers
- 2017            914 Vouchers
- 2018            876 Vouchers
- 2019            911 Vouchers

**4. Displacement Risk**

The potential for economic displacement risk can result from a variety of factors, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunity. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates

**Table 3-28** below identifies the assisted and affordable housing units within the City of Fontana and identifies the end date of each covenant.

Project Name	Address	Project Type	Number of Units by Unit Type				Expiration Year
			1 BR	2 BR	3 BR	4 Br	
Ceres Court Apartments	16254 and 16284 Ceres Ave Fontana, CA 92335	Multi-Family Housing	--	10	10	--	
Ceres Way Apartments	16254, 16284, 16424 Ceres Ave. Fontana, CA 92335	Multi-Family Housing	--	12	48	--	
Minerva Manor Senior Apartments	9972 Juniper Avenue, Fontana, CA 92335	Senior Housing	--	62	--	--	
Paseo Verde Apartments	10050 Juniper Avenue Fontana, CA 92335	Multi-Family Housing	32	33	47	--	
Piazza Senior Apartments	9971 Juniper Avenue Fontana CA 92335	Senior Housing	--	60	--	--	
Plaza at Sierra	16999 Orange Way, Fontana, CA 92335	Senior Housing	72	18	--	--	



Table 3-28: Affordable Units in Fontana

Project Name	Address	Project Type	Number of Units by Unit Type				Expiration Year
			1 BR	2 BR	3 BR	4 Br	
Toscana Apartments	7806 Sierra Avenue Fontana, CA 92336	Multi-Family Housing	--	34	18	--	
Rosena Fountains Apartments	9451 Olive St, Fontana CA 92335	Multi-Family Housing	--	--	--	--	

**SB 330**

Effective January 1, 2020, Senate Bill 330 (SB 330) aims to increase residential unit development, protect existing housing inventory, and expedite permit processing. Under this legislation, municipal and county agencies are restricted in ordinances and polices that can be applied to residential development. The revised definition of "Housing Development" now contains residential projects of two or more units, mixed-use projects (with two-thirds of the floor area designated for residential use), transitional, supportive, and emergency housing projects. SB330 sets a temporary 5-year prohibition of residential density reduction associated with a "housing development project", from January 1, 2020, to January 1, 2025. For example, during this temporary prohibition, a residential triplex cannot be demolished and replaced with a duplex as this would be a net loss of one unit.

None of the housing strategy sites contain significant existing housing with low-income tenants who will be displaced if the sites redevelop. To the extent that there is existing housing, all housing must be replaced under the City's zoning ordinance and SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted just cause eviction provisions and statewide rent control to protect tenants from displacement.

**5. Assessment of Contributing Factors to Fair Housing Issues in Fontana**

The City of Fontana's AI identifies the following unmitigated remaining fair housing issues:

- **Lending Discrimination:** Home Mortgage Disclosure Act (HMDA) data from 2008 showed that Hispanic and African American individuals or families experienced lower loan approval rates than other groups when purchasing or refinancing a home in the City. African Americans continue to have the lowest approval rates for home purchase loans and Hispanics have the lowest approval rate for refinance loans.
- **Discrimination based on Disability:** Complaints received by the City's contracted fair housing service provider based on disability continue to be the leading basis of all discrimination complaints. This demonstrates a lack of understanding and sensitivity of the fair housing rights of the disabled by the housing industry.
- **Fair Housing Education:** This finding is informed by the increasing number of fair housing complaint intakes performed by the City's contracted fair housing service provider and their interaction with housing providers and housing seekers during workshops which demonstrated a lack of understanding of both Federal and State fair housing laws. The data indicates that the number of





fair housing complaints in Fontana is somewhat higher than those of neighboring Cities in the housing market area

- **Transit Access:** Omnitrans does not have a bus route connecting the public transit system to the Falcon Ridge and Summit shopping centers located on either side of Summit Avenue off of the 1-15 freeway in North Fontana. This is a major new employment center that includes shops, restaurants, and stores such as Target, Kohls, Staples, and Stater Brothers. Additionally, bus route 82 is the southwestern-most as well as the northernmost bus route in the City, running east-west in the south for miles along Jurupa Avenue, and north along Sierra Avenue from Jurupa up to the 210 freeway. An extension of this line or another route along Slover Avenue just south of the 10 freeway would connect residents to two of the top 10 employers in Fontana that are not located within one-half mile of a bus stop.
- **Reasonable Accommodation:** A significant portion of the housing in Fontana was built before the advent of modern accessibility standards, thus modifications to homes may be needed to allow access by a disabled person.

The AI identifies the following goals and recommendations for mitigating impediments to fair housing within Fontana:

- **Lending Discrimination:** Continue monitoring HMDA data and affirmatively market the availability of first-time homebuyer assistance programs that provide down payment assistance to low- and moderate-income homebuyers. The City should provide written outreach to lending institutions regarding the City's commitment to eliminate racial discrimination in lending patterns; to encourage attendance of all staff at IFHMB workshops; and to provide flyers regarding FTHB education, including IFHMB's FAQ on the City's website.
- **Discrimination based on Disability:** Continue working with the City's contracted fair housing service provider to provide recommendations of properties believed to be discriminatory in their practices as information is received; facilitate accessibility reviews of multi-family properties; and distribute design and construction information to all who inquire about building permits.
- **Fair Housing Education:** Continue working with Inland Fair Housing and Mediation Board (IFHMB) to provide opportunities for conducting Fair Housing workshops in the City and providing IFHMB outreach materials as a part the City's newsletter and utility bill mailings. Encourage collaboration with local realtors; providing recurring education to members of the Inland Valleys Association of Realtors; offering no-cost Fair Housing workshops; and developing a fair housing FAQ for the City's website.
- **Transit Access:** Continue to build and expand public transportation opportunities servicing the Falcon Ridge / Summit Avenue Job Center and the Southwest Industrial / Jurupa Hills Job Centers
- **Reasonable Accommodation:** To comply with Federal and State housing laws (SB 520), the City should analyze existing land use controls, building codes, and permit and processing procedures to determine constraints they impose on the development, maintenance, and improvement of housing for persons with disabilities. Based on its findings, the City should develop a policy for reasonable accommodation to provide relief from Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities. The procedures shall include the process for requesting accommodation, a timeline for processing and appeals, criteria for determining whether a requested accommodation is reasonable, and ministerial approval for minor requests.

The Housing Element programs incorporates these recommended goals as they relate to Fontana. The analysis above regarding other fair housing issues within Fontana yielded the following results:

- The City does not have any racial or ethnic groups that score higher than 60 on the dissimilarity index, indicating that while there are racial and ethnic groups with higher levels of segregation than others within Fontana, none meet the standard set to identify segregated groups.
- The City has one racially or ethnically concentrated census tracts (R/ECAPs) as identified by HUD. This indicates that one census tracts within Fontana with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area.
- The UC Davis Regional Opportunity Index shows that the residents within Fontana have a fairly low level of access to opportunity throughout the majority of the City, with only a few census tracts showing a high level of access to opportunity.
- The analysis of the TCAC/HCD opportunity Area Maps show that most census tracts in Fontana are classified with the “Low Resource,” “Moderate Resource” “High Resource” designation. This indicates that these census tracts are within the top forty percent in the region in terms of areas that lower-income residents may thrive if given the opportunity to live there.
- The Opportunity Indices identify overall low to moderate access to quality resources including economic and job proximity, educational access, and transportation access. Additionally, there is a low health index, indicating increased pollution and low environmental quality across all racial/ethnic groups in the City. The opportunity indices also identify low affordable transportation options to both the Asian or Pacific Islander (Non-Hispanic) and Native American (Non-Hispanic).

## 6. Analysis of Sites Pursuant to AB 686

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in Appendix B), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Figure 3-5 through Figure 3-7 below identify the sites to accommodate future housing, as identified in the adequate sites analysis, overlaid on demographic data using the 2019 American Community Survey 5-Year Estimates:

- Figure 3-5: Proposed Housing Units in Fontana, Hispanic Population
- Figure 3-6: Proposed Housing Units in Fontana, Non-White Population
- Figure 3-7: Proposed Housing Units in Fontana, Low- and Moderate-Income Block Groups

Figure 3-5 shows the proposed candidate sites to meet the RHNA for Fontana in relation to the location of residents of Hispanic origin. These sites take into consideration access to vital goods, services, and public transportation and are therefore ideal areas for the City to focus much of its future housing growth. It is anticipated that accessory dwelling unit (ADU) growth, including growth for affordable ADUs, will occur in the less dense areas of the community.

Figure 3-5 shows the following findings:

- 25 proposed sites to accommodate the RHNA allocation (totaling 1,553 potential units, or 7.6% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic greater than 88 percent.
- 33 proposed sites to accommodate the RHNA allocation (totaling 2,378 potential units, or 11.7% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 82 and 88 percent.
- 19 proposed sites to accommodate the RHNA allocation (totaling 1,477 potential units, or 7.3% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 75 and 82 percent.
- 83 proposed sites to accommodate the RHNA allocation (totaling 4,563 potential units, or 22.4% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 58 and 75 percent. Of the 83 proposed sites, 31 sites (totaling 434 potential units, or 2.1% of the total potential units) are in a specific plan area.
- 87 proposed sites to accommodate the RHNA allocation (totaling 10,360 potential units, or 51.0% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic less than 46 percent. Of the 87 proposed sites, 46 sites (totaling 6,614 potential units, or 32.5% of the total potential units) are in a specific plan area.

The data shows that the proposed candidate sites to meet the RHNA allocation are evenly dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units does not disproportionately impact areas with larger concentrations of the Hispanic population.

Figure 3-5: Proposed Housing Units in Fontana, Hispanic Population

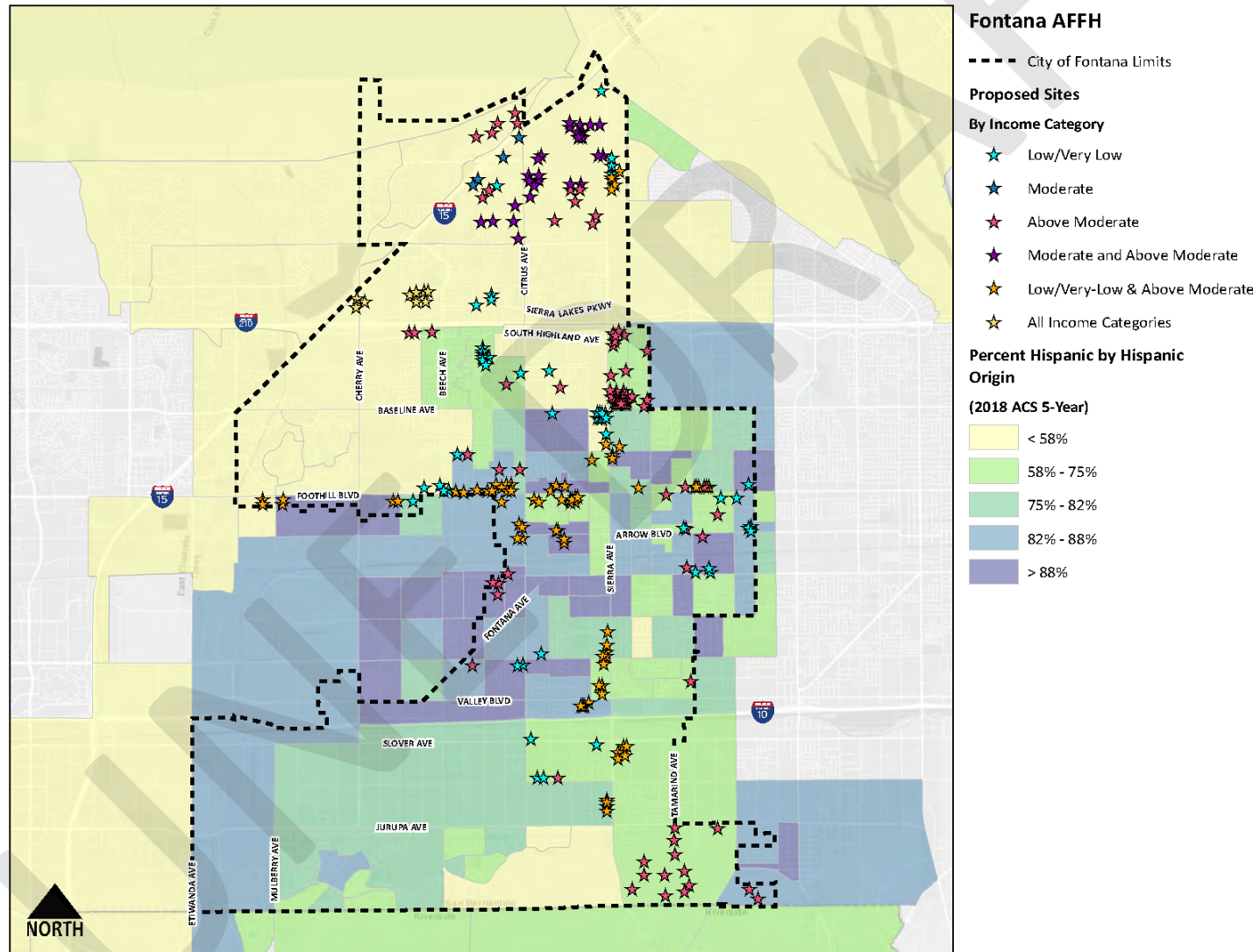




Figure 3-6 shows the proposed candidate sites to meet the RHNA for Fontana in relation with census data showing the percentage of the population within each block group that is non-white.

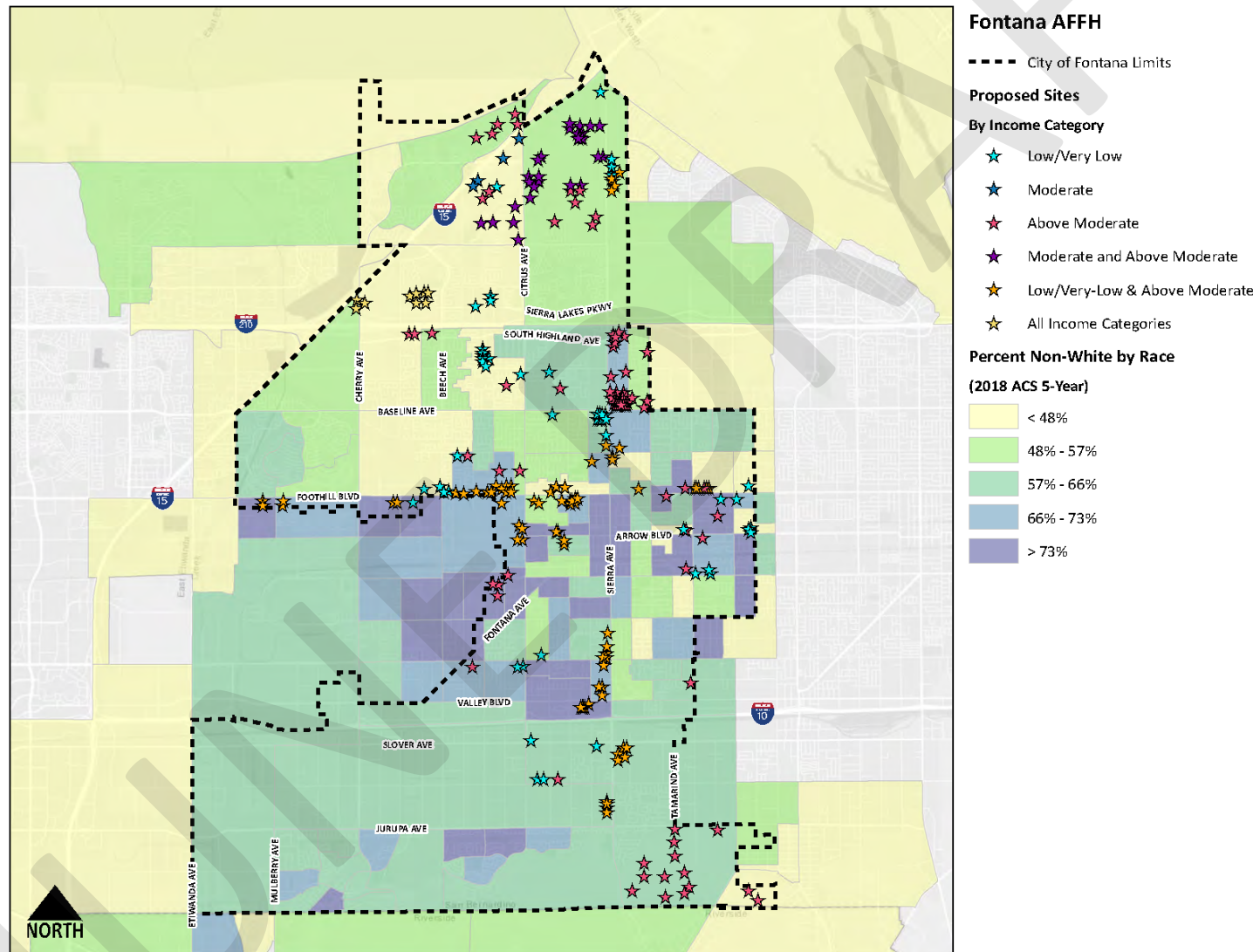
Figure 3-6 shows the following findings:

- 22 proposed sites to accommodate the RHNA allocation (totaling 1,062 potential units, or 5.2% of the total potential units) are located within block groups that have a percentage of the population that is non-white greater than 73 percent.
- 67 proposed sites to accommodate the RHNA allocation (totaling 3,228 potential units, or 15.9% of the total potential units) are located within block groups that have a percentage of the population that is non-white between 66 and 73 percent. Of the 67 proposed sites, 26 sites (totaling 214 potential units, or 1.1% of the total potential units) are in a specific plan area.
- 48 proposed sites to accommodate the RHNA allocation (totaling 3,786 potential units, or 18.6% of the total potential units) are located within block groups that have a percentage of the population that is non-white between 57 and 66 percent.
- 54 proposed sites to accommodate the RHNA allocation (totaling 6,503 potential units, or 32.0% of the total potential units) are located within block groups that have a percentage of the population that is non-white between 48 and 57 percent. Of the 54 proposed sites, 35 sites (totaling 3,834 potential units, or 18.9% of the total potential units) are in a specific plan area.
- 56 proposed sites to accommodate the RHNA allocation (totaling 5,752 potential units, or 28.3% of the total potential units) are located within block groups that have a percentage of the population that is non-white less than 48 percent. Of the 56 proposed sites, 16 sites (totaling 3,000 potential units, or 14.8% of the total potential units) are in a specific plan area.

The data shows that the proposed candidate sites to meet the RHNA allocation are evenly dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units does not disproportionately impact areas with larger concentrations of the Hispanic population.



Figure 3-6: Proposed Housing Units in Fontana, Non-White Population



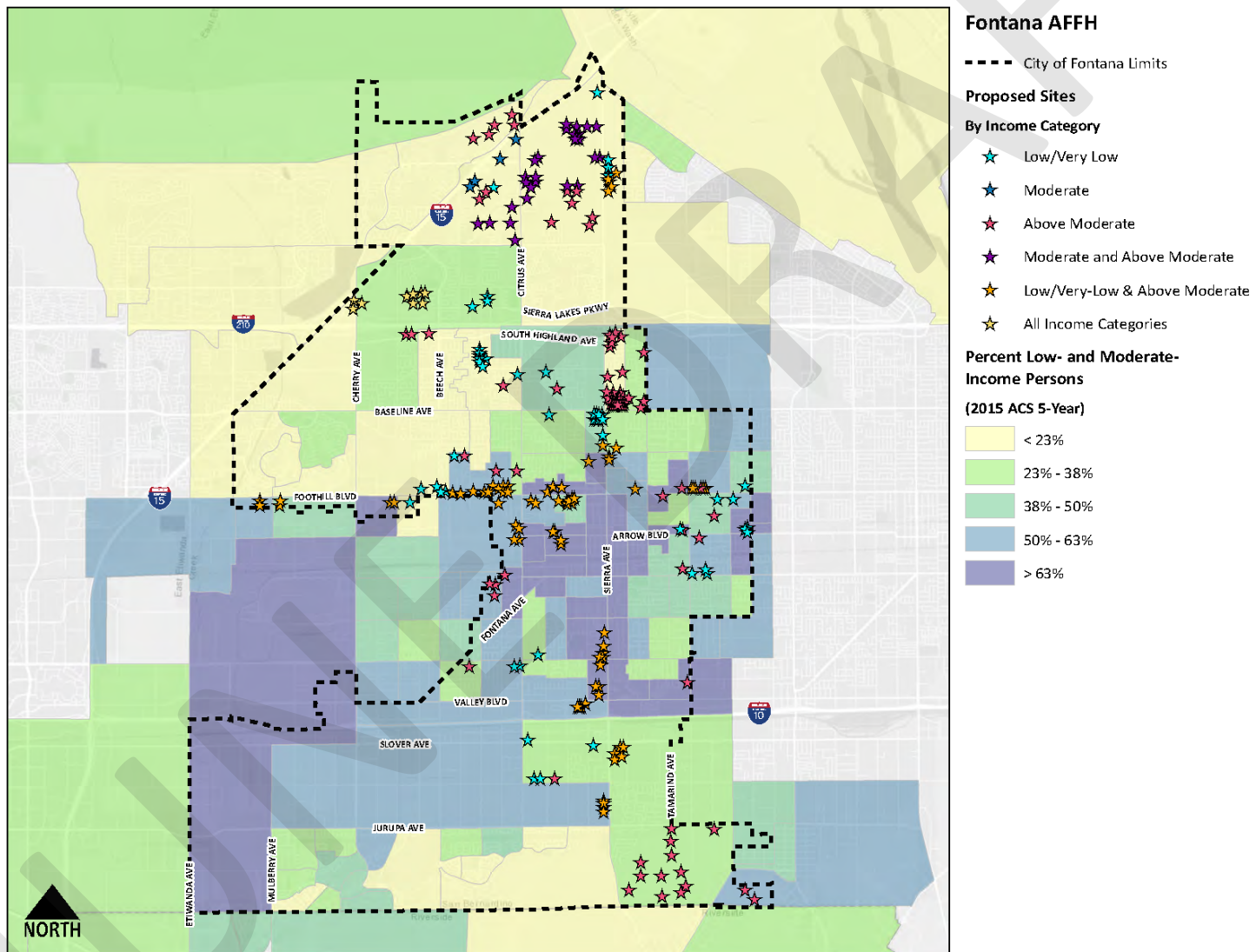
**Figure 3-7** shows location of proposed candidate sites to meet the very low and low income RHNA for Fontana in in comparison with census data showing the percentage of the population within each block group who is categorized as low income or moderate by the American Community Survey.

**Figure 3-7** shows the following findings:

- 28 proposed sites to accommodate the RHNA allocation (totaling 1,491 potential units, or 7.3% of the total potential units) are located within block groups that have a percentage of the population that is low- and moderate-income greater than 63 percent.
- 53 proposed sites to accommodate the RHNA allocation (totaling 3,807 potential units, or 18.7% of the total potential units) are located within block groups that have a percentage of the population that is low- and moderate-income greater between 50 and 63 percent.
- 26 proposed sites to accommodate the RHNA allocation (totaling 1,152 potential units, or 5.7% of the total potential units) are located within block groups that have a percentage of the population that is low- and moderate-income greater between 38 and 50 percent.
- 43 proposed sites to accommodate the RHNA allocation (totaling 5,224 potential units, or 25.7% of the total potential units) are located within block groups that have a percentage of the population that is low- and moderate-income greater between 23 and 38 percent. Of the 43 proposed sites, 11 sites (totaling 2,097 potential units, or 10.3% of the total potential units) are in a specific plan area.
- 97 proposed sites to accommodate the RHNA allocation (totaling 8,657 potential units, or 42.6% of the total potential units) are located within block groups that have a percentage of the population that is low- and moderate-income greater less than 23 percent. Of the 97 proposed sites, 66 sites (totaling 4,951 potential units, or 24.4% of the total potential units) are in a specific plan area.

The data shows that the proposed candidate sites to meet the RHNA allocation are evenly dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units does not disproportionately impact areas with larger concentrations of the Hispanic population.

Figure 3-7: Proposed Housing Units in Fontana, Low- and Moderate-Income Block Groups





## 7. Analysis of Fair Housing Priorities and Goals

To enhance mobility and promote inclusion for protected classes, the chief strategy included in this housing element is to provide sites suitable for affordable housing in high-resource, high opportunity areas (Program 1A), as demonstrated by the analysis of the housing resource sites contained in Appendix B. Other programs that affirmatively further fair housing and implement the AI's recommendations include:

- Housing Policy Action 1A: Provision of Adequate Sites to Meet RHNA Goals
- Housing Policy Action 1D: Proactively Coordinate with Property Owners to Encourage the Development of Affordable Housing in Fontana
- Housing Policy Action 4A: Affordable Housing Online Resource Website
- Housing Policy Action 4B: Participation and Support of regional Fair Housing Efforts
- Housing Policy Action 4C: Family Self-Sufficiency Program
- Housing Policy Action 4D: Mental Health Services Program
- Housing Policy Action 4E: Transitional Housing Facilitation
- Housing Policy Action 4F: Domestic Violence Services Program
- Housing Policy Action 4G: Community Assistance Program
- Housing Policy Action 4H: Anti-Poverty Program
- Housing Policy Action 4I: Housing Referral and Information Services
- Housing Policy Action 4J: Housing for Persons with Developmental Disabilities
- Housing Policy Action 4K: Affirmatively Further Fair Housing

## C. Housing Resources

### 1. Regional Housing Needs Allocation

This section of the Housing Element provides an overview of the resources available to the City to meet their Regional Housing Needs Allocation (RHNA).

#### Residential Sites Inventory

Appendix B of the Housing Element includes the required site analysis tables and site information for the vacant and non-vacant properties to meet the City's RHNA need through the 2021-2029 planning period. The following discussions summarize the City's site inventory and adequate sites identification strategy.

#### Above Moderate- and Moderate-Income Sites

For the 2021-2029 planning period, the City's RHNA allocation is 3,035 for moderate income site and 6,425 for above moderate-income sites. Utilizing the City of Fontana's existing residentially zoned land, ADU projected assumptions and residential specific plans, the City can fully accommodate the Above

Moderate Income RHNA Allocations. The following zoning districts are allocated to the Above Moderate units:

- Residential Estate (R-E)
- Residential Planned Community (R-PC)
- Single Family (R-1)
- Medium Density (R-2)
- Multi Family Medium/High Density Residential (R-4)
- Multi Family High Density Residential (R-5)
- Form Based Code (FBC)
  - Foothill Gateway
  - Gateway District
  - Neighborhood District
  - Sierra Gateway
  - Transitional District
  - Valley Gateway

Parcels in the R-E, R-PC, R-1, and R-2 are assumed for 100 percent above moderate capacity. Parcels in the R-4, R-5, and FBC zones are assumed with a 70 percent affordability component and 30 percent above moderate, or market rate, component. Essentially, parcels within this zoned are assumed at time of development that 70 percent of the units will be affordable to low and very low incomes and 30 percent will be affordable to above moderate incomes. Combined, existing residentially zoned properties can accommodate **5,402** Above Moderate-income units.

Additionally, remaining capacity on Specific Plans entitled for low density residential can accommodate a total of **2,014** Above Moderate-income and **4,200** Moderate income units. The specific plans and their remaining capacity are summarized below, and the required descriptive information for these sites within **Appendix B**.

<b>Specific Plan</b>	<b>Moderate</b>	<b>Above Moderate</b>
Arboretum Specific Plan	2,569	328
California Landings	0	194
Citrus Heights North	81	7
Summit at Rosena Specific Plan	0	333
Ventana at Duncan Canyon Specific Plan	842	0
Walnut Village Specific Plan	0	240
West Gate Specific Plan - Approved March 2017	708	912
<b>Total</b>	<b>4,200</b>	<b>2,014</b>

An additional 230 moderate income units and 53 above moderate-income units can be accommodated through the development of ADUs throughout the community. This is based on the methodology described within this section and incorporates guidance from HCD’s Housing Element Site Inventory Guidebook.



**ANALYSIS OF THE CITY'S EXISTING CAPACITY AND ZONING**

The Housing Element must demonstrate the City's ability to accommodate the RHNA either through production or the availability of properly zoned land that can accommodate additional growth. The City of Fontana is able to accommodate all of its moderate and above moderate income RHNA need through available land with existing zoning classifications that permit residential as a primary use, as well as through the anticipated development of accessory dwelling units. **Appendix B** in this document contains a list and description of the sites designated to meet the City's moderate and above-moderate need. **Table 3-30** below summarizes the capacity of the sites by specific plan and maximum allowed density which can accommodate **4,200** moderate income and **7,109** above moderate-income dwelling units. In conjunction with ADU development, these amounts exceed the City's 2021-2029 RHNA allocation as shown in **Table 3-29**.

<b>Table 3-30: Residential Capacity for Moderate and Above Moderate-Income Sites</b>					
	<b>Max Density</b>	<b>Reasonable Density</b>	<b>Number of Parcels</b>	<b>Acreage</b>	<b>Potential Units</b>
<b>Moderate Income Sites</b>					
Arboretum (SP)	24 du/ac	N/A	22	113.1	2,569
Citrus Heights North (SP)	18.1 du/ac	N/A	10	46.3	81
Ventana at Duncan Canyon (SP)	16 du/ac	N/A	4	20.9	842
West Gate (SP)	50 du/ac	N/A	9	48.9	708
<b>Subtotal</b>			<b>45</b>	<b>229.2</b>	<b>4,200</b>
<b>Above Moderate-Income Sites</b>					
R-5 Zone	50 du/ac	50 du/ac	25	69.1	1,025**
FBC Zone	39 du/ac	27 du/ac*	54	124	1,111
R-1 Zone	5 du/ac	4.3 du/ac	7	23.6	91
R-2 Zone	12 du/ac	7.6 du/ac	13	67.7	496
R-PC Zone	6.4 du/ac	3.48 du/ac	21	675.3	2,319
Arboretum (SP)	24 du/ac	N/A	22	113.1	328
California Landings (SP)	4.8 du/ac	N/A	1	14.8	194
Citrus Heights North (SP)	18.1 du/ac	N/A	10	46.3	7
Summit at Rosena (SP)	16 du/ac	N/A	6	34.3	333
Walnut Village (SP)	15 du/ac	N/A	30	48.7	240
West Gate (SP)	50 du/ac	N/A	9	48.9	912
<b>Subtotal</b>			<b>77</b>	<b>291.3</b>	<b>7,056</b>
*Note – the FBC Zoning designation has several different expected densities, based on sub area. The value represented in the table is an average.					
**Note – the projected units for R-5 are based on the conservative assumption of 70% affordability. The remaining 30% of projected units are assigned to the Above Moderate-income category.					

### **REASONABLE CAPACITY ASSUMPTIONS**

The City has considered a variety of methods in which residential may be developed within existing zones. The City assumes that above moderate-income units will develop at a maximum of 12 dwelling units per acre in low density residential zones and 50 dwelling units per acre in higher density residential zones, where 30 percent of units are considered market rate. Additionally, the City assumes that that moderate-income units will develop at a maximum of 30 dwelling units per acre.

Reasonable capacity for sites identified to meet the City's moderate and above moderate need was calculated based on a number of factors, including existing zoning requirements, vacancy and total number of units entitled, and the assumed density based on the City's development history. Per HCD guidance, the City has assumed a potential development density of 80 percent of the maximum permitted where recent development history in the zoning designation is not present. The City has, however, utilized development history to establish assumed potential development densities for the following zones: R-PC, R-1, R-2, R-5, and FBC (Transitional District).

**Table 3-30** above identifies the specific plans where remaining capacity is used to accommodate the moderate and above moderate RHNA allocations; additional information regarding capacity on each specific plan is detailed below:

- **Arboretum Specific Plan** – The Arboretum Specific Plan is located in the northern portion of the City, nearly adjacent to the City's northern limit. The plan was approved in April 2009 and consists of 531.3 gross acres which are entitled to contain 3,526 residential units at a maximum density of 24 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 2,569 entitled units which can be accommodated at the moderate-income level and 328 units at the above moderate-income level.
- **California Landings** – The California Landings Specific Plan is located in the northern portion of the City, directly adjacent to the 210 freeway. The plan was approved in August 1994 and consists of 223 acres entitled to contain 750 units at a maximum density of 4.8 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 194 entitled units which can be accommodated at the above moderate-income level.
- **Citrus Heights North** – The Citrus Heights Specific Plan is located in the northern portion of the City, just east of the I-15 freeway. The plan was approved in July 2003 and consists of 211.4 gross acres entitled to contain 1,161 dwelling units at a maximum density of 18.1 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 81 entitled units which can be accommodated at the moderate-income level and 7 units at the above moderate-income level.
- **Ventana at Duncan Canyon Specific Plan** – The Ventana at Duncan Canyon Specific Plan is located in the northern portion of the City, just southeast of the I-15 freeway. The plan was approved in March 2007 and consists of 105 acres entitled to contain 842 dwelling units at a maximum density of 22 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 842 units which can be accommodated at the moderate-income level.
- **Summit at Rosena Specific Plan** – The Summit at Rosena Specific Plan is located in the northern portion of the City, just southeast of the I-15 freeway. The plan was approved in March 2006 and consists of 179.8 gross acres entitled to contain 856 dwelling units at a maximum density

of 16 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 333 units which can be accommodated at the above moderate-income level.

- **Walnut Village Specific Plan** – The Walnut Village Specific Plan is located in the northeastern portion of the City, adjacent to the 210 freeway. The plan was approved in September 1985 and consists of approximately 342 acres entitled to contain 1,644 dwelling units at a maximum density of 15 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 240 units which can be accommodated at the above moderate-income level.
- **The West Gate Specific Plan** - The West Gate Specific Plan is located in the north western portion of the City, adjacent to the City’s western limit. The plan was approved in March 2017 and consists of 954 acres, approximately 500 of which are designated for 2,505 residential dwelling units at a maximum density of 50 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 708 entitled units which can be accommodated at the moderate-income level and 912 units at the above moderate-income level.

### **ACCESSORY DWELLING UNIT PRODUCTION**

One of the proposed methods for meeting the City’s moderate and above moderate RHNA is through the promotion and development of accessory dwelling units (ADUs). A number of State Assembly and Senate Bills were passed in 2019 that promote and remove barriers that may inhibit the development of ADUs within communities. The following is a summary of those bills:

- AB 68 and 881
  - Prohibit minimum lot size requirements
  - Cap setback requirements at 4’, increasing the size and location opportunities for ADUs
  - Prohibit the application of lot coverage, FAR, or open space requirements that would prevent an 800 square foot ADU from being developed on a lot
  - Remove the need for replacement parking when converting an existing garage to an ADU
  - Limit local discretion in establishing min and max unit size requirements
  - Mandate a 60-day review period for ADU applications through a non-discretionary process
- SB 13
  - Prohibit owner-occupancy requirements for 5 years
  - Reduce impact fees applicable to ADUs
  - Provide a program for homeowners to delay compliance with certain building code requirements that do not relate to health and safety
- AB 670
  - Prohibits Homeowner’s Associations (HOAs) from barring ADUs

These bills, as well as other significant legislation relating to ADUs creates a development environment that is likely to increase the number of ADUs developed within Fontana over the 2021-2029 planning period. Fontana, with a large proportion of single-unit residential properties (many on larger lots), is well-oriented for the development of ADUs.

HCD has supported a strategy for estimating future development of ADUs in the City, therefore by doubling the average ADU development from 2018-2020, the City of Fontana assumes a total of 656 ADUs to be developed from 2021-2029. Utilizing the Southern California Association of Governments (SCAG) approved ADU affordability assumptions, 373 ADUs will be allocated to the low and very low income RHNA, 230 will be allocated to the City's moderate income RHNA and 53 will be allocated to the above moderate. A detailed outline of the Affordability Analysis, as approved by HCD, is available in **Appendix B** of the Housing Element.

The City of Fontana estimates an increase of ADU production through both new residential development and individual homeowners. The City believes that ADUs provide increased housing opportunity for a variety of persons in Fontana and the options for seniors to multigenerational households to age in place and remain in Fontana. Through the Housing Element, Fontana commits to creating an ADU tracking program and performing a mid-cycle assessment of their ADU development performance. As stated in HCD guidance, the City may use other justifiable analysis to calculate anticipated ADU performance. A program detailing this Program is in **Section 4: Housing Plan**.

## Sites Suitable for Lower Income Housing

### *Existing Zoning*

The State Department of Housing and Community Development (HCD) has identified 30 dwelling units an acre as the default density, or feasible density for accommodate low and very low-income housing. The City of Fontana has three zones which can accommodate residential developments at this density.

Utilizing the City of Fontana's existing residentially zoned land, ADU projected assumptions and residential specific plans, the City can accommodate a portion of the Low and Very Low-Income RHNA Allocations. The following zoning districts are allocated to the Low and Very Low-income units:

- Multi Family High Density Residential (R-5)– assumed at a 70% percent affordability component
- Form Base Code District (FBC)– assumed at a 70% percent affordability component
  - Transitional District
  - Foothill Gateway
  - Valley Gateway
  - Sierra Gateway
  - Gateway District

Parcels in the R-5 and FBC zones are not expected to develop at 100 percent affordability, and therefore assumed at 70 percent affordability, with a 30 percent market rate consideration. Essentially, parcels within this zoned are assumed at time of development that 70 percent of the units will be affordable to low and very low incomes and 30 percent will be affordable to above moderate incomes. Existing residentially zoned parcels can accommodate **6,112** Low and Very Low-income units.

**Specific Plans**

Specific Plans used to accommodate Low and Very Low units include the following:

- The West Gate Specific Plan** - The West Gate Specific Plan is located in the north western portion of the City, adjacent to the City’s western limit. The plan was approved in March 2017 and consists of 954 acres, approximately 500 of which are designated for 2,505 residential dwelling units at a maximum density of 50 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 834 entitled units that can accommodate residential development at the low and very low-income level. While these units may develop at a density feasible to accommodate units affordable to low and very low incomes, the City does not assume all will. Instead, the City assumes 50 percent of these entitled units will develop at an affordable rate. Additionally, the City has identified programs and policies to facilitate the development of a portion of the 834 entitled units for affordable housing.

Specific Plan	Low and Very Low
West Gate Specific Plan - Approved March 2017	417
<b>Total</b>	<b>417</b>

Additionally, based on the City’s rates of ADU approval from 2018 to 2020, a total of **373** ADUs are assumed for Low and Very Low-Income units.

**Vacant Parcels**

Recent HCD guidance states that at least 50 percent of the City’s Low and Very Low RHNA allocation should be met on vacant sites. If the City’s cannot accommodate 50 percent of the units on vacant land, it is considered an impediment to the development of affordable housing and further analysis should prove viability of redevelopment of non-vacant sites. As shown in **Table 3-32** below, the City can accommodate 77% percent of all Low and Very Low allocated units on vacant land.

Vacant Sites	Number of Units
Accessory Dwelling Unit Capacity (affordable to lower)	373
Capacity on Vacant Sites	5,880
Capacity on Nonvacant Sites	232
<b>Low and Very Low RHNA allocation</b>	<b>8,059</b>
<b>Percentage of Lower Income RHNA accommodated on Vacant sites</b>	<b>77%</b>

**Non-Vacant Sites**

The City has designated non-vacant sites, both residentially and non-residentially zoned, to meet their 6<sup>th</sup> Cycle RHNA need. The Housing Element considers only parcels that are residentially zoned currently to meet their moderate and above moderate RHNA need.

State law requires that the City analyze:

- the extent to which existing uses may constitute an impediment to the future residential development within the planning period,



- the City’s past experience with converting existing uses to higher density residential uses,
- current market demand for the existing use,
- analysis of leases that would prevent redevelopment of the site,
- development trends,
- market conditions, and
- regulatory or incentives to encourage redevelopment.

*Past Experience Developing Non-Vacant Sites for Residential Uses*

The following approved projects illustrate the viability of developing non-vacant, non-residentially zoned sites within Fontana. These zones permit residential development at a maximum range of 30 to 50 dwelling units per acre.

**Table 3-33: Example Development of Non-Vacant Sites for Residential Uses**

Project Address/ APN	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
Fontana Windrows	16	FBC (Transitional)	Vacant	A proposed amendment to the Fontana Windrows development project for the construction of building 11 and 12.
Tuscan Apartments (Under Construction) 16534 Arrow Blvd.	17	FBC (Transitional)	Single Family Home	A proposed 17-unit multi family development.

*Existing Uses on Candidate Sites*

**Appendix B** shows the existing uses on each of the candidate sites identified to meet Fontana’s low and very-low income RHNA need. These sites are largely commercial in nature, majority of the nonvacant sites identified are underutilized or are considered non vacant per HCD’s standards, however, have viable capacity for redevelopment. Each site was analyzed based on viability for redevelopment, sites were evaluated based on:

- Parcel acreage
- Availability of land for residential development
- Existing use
- Accessible and transit proximity

*Lease Analysis*

Existing lease agreements on infill and non-vacant properties present a potential impediment that may prevent residential development within the planning period. State law requires the City to consider lease terms in evaluating the use of non-vacant sites, however the City does not have access to private

party lease agreements or other contractual agreements amongst private parties. While the City does not have access to lease structures as these are private documents, staff has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period.

**Up-Zone/Rezone Strategy to Accommodate remaining Low/Very Low RHNA Allocation**

After utilizing residentially zoned land, specific plans, and ADU assumptions, the City nets **1,534 units** below the 6<sup>th</sup> cycle RHNA allocation of 8,059 total Low and Very Low-Income units. To accommodate the remaining RHNA allocation the City will need to rezone appropriate sites to the R-4, R-5, and FBC-Transitional zones. Below is the strategy for rezoning and up-zoning to meet the City’s remaining RHNA allocation.

**PART 1: REZONING OPPORTUNITIES IN THE R-PC, RMU, R-1, R-2, AND R-3 ZONES.**

There are a number of parcels in the City that are vacant or underutilized within the R-PC, RMU, R-1, R-2, and R-3 zones, these parcels can be rezoned to the R-4 or R-5 zone in order to accommodate increased housing capacity and future affordable housing units. Parcels for rezone are evaluated based on community feedback, HCD size criteria, access to retail/commercial, adjacency of nearby residential of mixed income and are well disperse throughout the City. Assuming 31.2 du/acre for R-4 and 50 du/acre for R-5, both with a 70% affordability factor, the proposed up-zoned parcels can accommodate **2,648 units** Low and Very Low-income units. The table below lists the recommended parcels for up-zoning to R-4 and R-5. **Figures 3-8 and 3-9** map these parcels.

**Table 3-34: Parcels Proposed for Up-Zone to R-4 and R-5**

ID	APN	Acres	5 <sup>th</sup> Cycle Site	Existing Zone	Proposed Zone	Expected Density	Net Affordable units (70% of total capacity)
140	024102119	4.5		R-1	R-5	50	158
141	111016129	3.3		R-3	R-5	50	113
142	111016128	2.7		R-3	R-5	50	93
143	024605113	3.8		R-3	R-5	50	131
144	023529125	4.0		R-1	R-5	50	140
145	023529123	4.3		R-1	R-5	50	148
146	111011110	4.1		R-1	R-5	50	144
147	110726212	4.6		R-PC	R-5	50	161
148	023008105	2.1		R-3	R-5	50	73
149	022806125	6.2		R-1	R-5	50	215
150	023909304	9.5		R-MU	R-4	31.2	207
151	025501115	5.0	Yes	R-PC	R-5	50	175
152	025501113	2.8		R-PC	R-5	50	98
153	110807118	1.1		R-PC	R-5	50	38
154	019213311	1.8		R-2	R-5	50	61

Table 3-34: Parcels Proposed for Up-Zone to R-4 and R-5							
ID	APN	Acres	5 <sup>th</sup> Cycle Site	Existing Zone	Proposed Zone	Expected Density	Net Affordable units (70% of total capacity)
155	024107142	2.1		R-3	R-5	50	72
156	022814120	2.5		R-1	R-5	50	85
157	022806118	1.7		R-1	R-4	31.2	36
158	022806120	1.7		R-1	R-4	31.2	36
159	022806124	1.3		R-1	R-4	31.2	27
160	022806110	1.7		R-1	R-4	31.2	37
161	022806117	1.7		R-1	R-4	31.2	36
162	022806116	1.7		R-1	R-4	31.2	36
163	024005201	1.1		R-1	R-4	31.2	23
164	110807121	0.9		R-PC	R-4	31.2	18
165	110805301	0.9		R-PC	R-4	31.2	18
166	024314201	6.0		R-3	R-4	31.2	131
167	024608118	1.1		R-1	R-4	31.2	24
168	024608119	0.6		R-1	R-4	31.2	12
169	024608110	1.7		R-1	R-4	31.2	36
170	024615177	1.4		R-1	R-4	31.2	31
171	024615152	0.9		R-1	R-4	31.2	20
172	024615107	0.7		R-1	R-4	31.2	15
<b>Net Units</b>							<b>2,648</b>

**PART 3: REZONING OPPORTUNITIES IN THE C-1, C-2, AND P-PF ZONES**

Commercial parcels within the City that are vacant or underutilized can be rezoned to accommodate the city’s remaining RHNA allocation and build an appropriate buffer of 14% to offset potential “no net loss” compliance issues. In addition to being ripe for development or redevelopment, the identified parcels are in moderate and high resource areas with access to transportation, retail, grocers/markets, and economic opportunities. The table below lists the recommended parcels for rezone to the R-4, R-5, or FBC (Transitional District) zoning designations. **Figures 3-8 and 3-9** map these parcels.

Table 3-35: Parcels Proposed for Rezone to R-4							
ID	APN	Acres	5 <sup>th</sup> Cycle Site	Existing Zone	Proposed Zone	Expected Density	Net Affordable units (70% of total capacity)
122	111016114	6.4		C-2	R-4	31.2	138
123	024105102	1.3		C-2	R-4	31.2	27

Table 3-35: Parcels Proposed for Rezone to R-4

ID	APN	Acres	5 <sup>th</sup> Cycle Site	Existing Zone	Proposed Zone	Expected Density	Net Affordable units (70% of total capacity)
124	025115110	0.8		C-1	R-4	31.2	18
125	023915118	9.2	Yes	C-2	R-4	31.2	200
126	111016104	2.2		C-2	R-4	31.2	49
127	023915119	4.8	Yes	C-2	R-4	31.2	105
128	025504125	3.7	Yes	C-2	R-4	31.2	81
129	023910109	3.9		C-2	R-4	31.2	86
130	024105101	1.9		C-2	FBC	31.2	32
131	024105117	1.5		C-2	FBC	31.2	26
132	024105116	1.1		C-2	FBC	31.2	19
133	024105142	1.1		C-2	FBC	31.2	19
134	024105132	0.6		C-2	FBC	31.2	10
135	024105114	1.2		C-2	FBC	31.2	19
136	024105104	1.3		C-2	FBC	31.2	21
137	024105131	0.6		C-2	FBC	31.2	10
138	019318112	4.7		P-PF	R-5	50	165
139	024603120	4.4		C-1	R-4	31.2	97
<b>Net Units</b>							<b>1,168</b>



Figure 3-8: Map of Rezoned Sites (North)

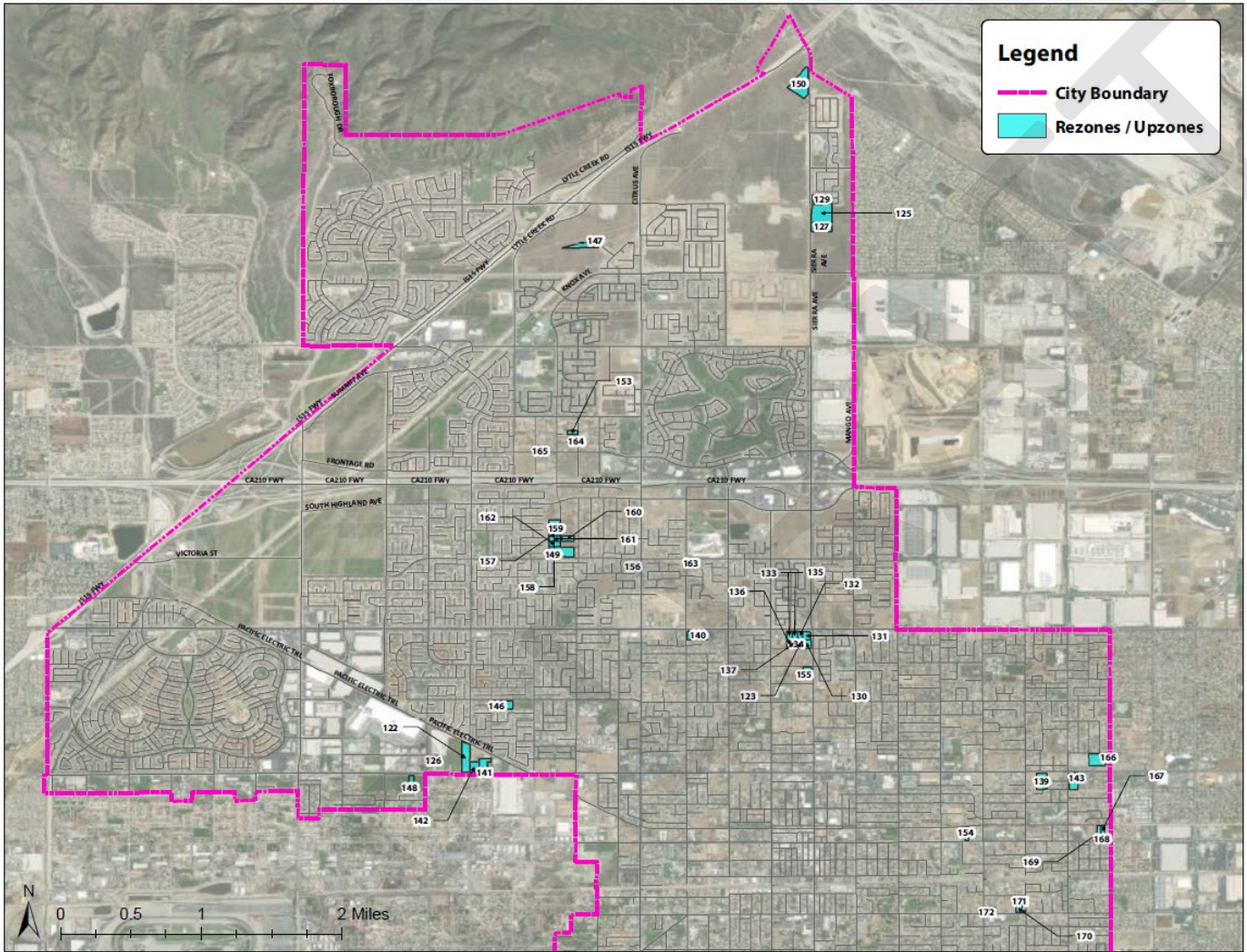
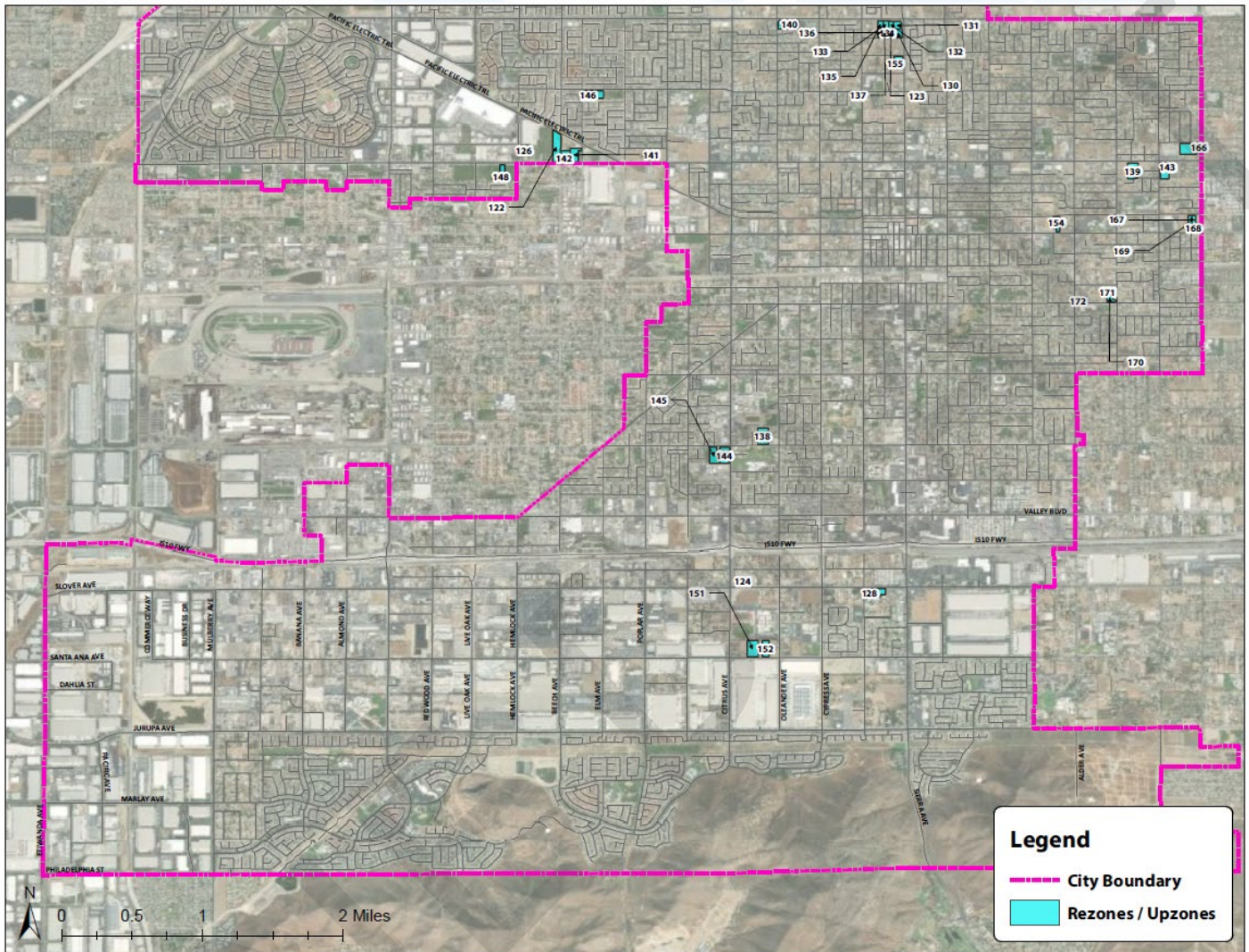




Figure 3-9: Map of Rezoned Sites (South)



**REGIONAL HOUSING NEEDS ALLOCATION**

*Future Housing Needs*

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) supplies a regional housing goal number to the Southern California Association of Governments (SCAG). SCAG is then mandated to allocate the housing goal to city and county jurisdictions in the region through a RHNA Plan. In allocating the region’s future housing needs to jurisdictions, SCAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;

- Commuting patterns;
- Type and tenure of housing;
- Loss of units in assisted housing developments;
- Over-concentration of lower income households; and
- Geological and topographical constraints.

HCD, through a determination process, allocates units to each region across California. It is then up to each region to determine a methodology and process for allocating units to each jurisdiction within that region. SCAG adopted its final Regional Housing Needs Allocation (RHNA Plan) in March 2021. This RHNA covers an 8-year planning period (starting in 2021) and addresses housing issues that are related to future growth in the region. The RHNA allocates to each city and county a “fair share” of the region’s projected housing needs by household income group. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the Southern California region, so that every community provides an opportunity for a mix of housing for all economic segments.

Fontana’s share of the SCAG regional growth allocation is 17,519 new units for the current planning period (2021-2029). **Table 3-36 Housing Needs for 2021-2029**, indicates the City’s RHNA need for the stated planning period.

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)	2,554	15%
Very Low (31 to 50%) <sup>1</sup>	2,555	15%
Low (51 to 80%)	2,950	17%
Moderate (81% to 120%)	3,035	17%
Above Moderate (Over 120%)	6,425	37%
<b>Total</b>	<b>17,519</b>	<b>100%</b>

Note 1: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data.

### Calculation of Unit Capacity

Appendix B of this Housing Element details the complete calculation of unit capacity for the following zones:

- Multi Family Medium/High Density Residential (R-4) – assumed at a 70% percent affordability component
- Multi Family High Density Residential (R-5) – assumed at a 70% percent affordability component
- Form Based Code District (FBC) - assumed at a 70% percent affordability component

### Identification of Large Sites

Included in the sites identified to meet the City’s RHNA allocation, the City has identified a total of two parcels which are larger than 10 acres (10.1 and 10.5 acres individually) and are not within the AB 1397 criteria. The total assumed yield of both sites is a supplemental 716 affordable units to the City’s capacity. Fontana has a history of approving large residential developments as, shown below in **Table 3-37**. Therefore, the City believes it is feasible to consider each site for opportunity for residential developments, specifically with an affordability component.

Project Name	Project Area	Project Type	Acreage	Total Unit yield	Density	Date Approved
Shady Trails	Citrus Heights	Townhomes	9.9 acres	139	14 du/ac	2020
Stratham - The Retreat Project	California Landings	Townhomes/ Condos	14.8 acres	194	13.1 du/ac	2019

### Summary of Sites Inventory and RHNA Obligations

The data detailed above shows the City of Fontana’s ability to meet the 17,519 RHNA allocation in full capacity with a 3,051-unit buffer. Along with the identifying appropriate sites to meet the current and future housing needs, the City has established a Housing Plan to support its efforts in providing housing opportunities for all income levels in Fontana.

	Extremely Low/Very Low Income	Low Income	Moderate Income*	Above Moderate Income	Total
<b>RHNA (2021-2029)</b>	<b>5,109</b>	<b>2,950</b>	<b>3,035</b>	<b>6,425</b>	<b>17,519</b>
<b>Units Constructed during Projection Period</b>					
<i>Units Constructed since 6/30/21</i>	<i>TBD</i>	<i>TBD</i>	<i>TBD</i>	<i>TBD</i>	<i>TBD</i>
<b>Sites Inventory – Existing Zoning</b>					
Existing Zoning	6,112	0	5,042	11,154	
Specific Plan Capacity	417	4,200	2,014	6,631	
Total Potential Capacity Based on Existing GP and Zoning	6,529	4,200	6,914	17,785	
<b>Sites Inventory – Rezones and ADU Production</b>					
Rezoned Site Capacity	3,186	0	0	3,816	
Projected ADU Construction	373	230	53	656	
<b>Sites Inventory Total</b>					
<b>Total Units (All Categories)</b>	<b>10,718</b>	<b>4,430</b>	<b>7,109</b>	<b>22,257</b>	



**Table 3- 38: Summary of Sites Inventory**

	Extremely Low/ Very Low Income	Low Income	Moderate Income*	Above Moderate Income	Total
Number of Units Above/Below RHNA Allocation	2,659		1,395	684	--
% Above/Below RHNA Allocation	33%		46%	11%	--

## D. Financial Resources

Providing an adequate supply of decent and affordable housing requires funding from various sources, the City has access to the following finding sources.

### Section 8 Housing Choice Voucher

The Section 8 Housing Choice Voucher program is a Federal government program to assist very low-income families, the elderly, and the disabled with rent subsidy payments in privately owned rental housing units. Section 8 participants can choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing projects. They typically pay 30 to 40 percent of their income for rent and utilities.

### Community Development Block Grants (CDBG)

The Community Development Block Grant (CDBG) program provides annual grants on a formula basis to cities to develop viable urban communities by providing a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons (up to 80 percent AMI).

CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation;
- Lead-based paint screening and abatement;
- Acquisition of buildings and land;
- Construction or rehabilitation of public facilities and infrastructure, and;
- Public services for low income households and those with special needs.

### HOME Investment Partnership Program (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. The City of Fontana does not currently receive HOME funds.

## **1. Opportunities for Energy Conservation**

### ***Energy Use and Providers***

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs.

Southern California Gas Company (SCG) provides natural gas service for the City. Natural gas is a “fossil fuel” and is a non-renewable resource. Most of the major natural gas transmission pipelines within the City are owned and operated by SCG. SCG has the capacity and resources to deliver gas except in certain situations that are noted in state law. As development occurs, SCG will continue to extend its service to accommodate development and supply the necessary gas lines. Electricity is provided on an as-needed basis to customers within existing structures in the City. Southern California Edison Company (SCE) is the distribution provider for electricity in Fontana. Currently, SCE has no immediate plans for expansion of infrastructure. However, every year SCE expands and improves existing facilities according to demand

### ***Energy Conservation***

The City’s Infrastructure and Green Systems section of the General Plan state that promoting renewable energy options in a changing energy economy is a challenge the City is working towards addressing. Fontana, however, is working with energy and water providers to establish the highest possible level of resource conservation and efficiency. To achieve this, the City has established a goal to establish cost-effective best practices and systems to support ongoing city services and infrastructure. The Infrastructure and Green Systems section has adopted the following policy to meet this goal: Promote renewable energy and distributed energy systems in new development and retrofits of existing development to work toward becoming a zero net energy city.





**Section 4**  
**HOUSING PLAN**  
DRAFT – JUNE 2021





## Section 4: Housing Plan

The Housing Plan describes the City of Fontana 2021-2029 policy program. The Housing Plan describes the specific goals, policies, and programs to assist City decision makers to achieve the long-term housing objectives set forth in the Fontana Housing Element. This plan is aimed at providing additional housing opportunities, removing governmental constraints to affordable housing, improving the condition of existing housing, and providing equal housing opportunities for all residents. These goals, policies, and programs further the City’s overall housing policy goal is to Inspire a more diverse, sustainable, and balanced community through implementation of strategies and programs that will result in economically and socially diversified housing choices that preserve and enhance the special character of Fontana.

### Regional Housing Needs Assessment

The Southern California Association of Governments (SCAG) has conducted a Regional Housing Needs Assessment (RHNA) to determine the City’s share of the affordable housing needs for the San Bernardino County region. The RHNA quantifies Fontana local share housing needs for the region by income category. Income categories are based on the most current Median Family Income (MFI) for San Bernardino County. The City’s 2021-2029 RHNA growth need is as follows:

- 5,019 - Very low income (0-50% County MFI)
  - 2,950 units - Low income (51-80% of County MFI)
  - 3,035units - Moderate income (81-120% of County MFI)
  - 6,425 units - Above moderate income (120% or more of County MFI)
- 17,519 units - Total



## Housing Goals

The City of Fontana has identified the following four primary housing Goals:

**Housing Goal #1:** Adequate housing to meet the needs of all residents in Fontana.

**Housing Goal #2:** A high standard of quality in existing affordable housing stock.

**Housing Goal #3:** Housing development that is not affected by governmental constraints.

**Housing Goal #4:** Affirmatively further fair housing in Fontana.

The goals listed above are described below and on following pages with accompanying policies and programs to achieve them.

## Housing Policies and Programs

This Housing Element expresses the Fontana community's overall housing goals and supporting policies, quantified objectives, and housing programs to achieve them. The stated Housing Programs are based on a review of past performance of the prior Housing Element, analysis of current constraints and resources, and input from Fontana residents and stakeholders. The Policy Program responds to the City's existing housing needs, an evaluation of the performance of existing programs, and received input from stakeholders through community workshops and public hearings.

### ***Housing Goal #1: Adequate housing to meet the needs of all residents in Fontana.***

**Housing Policy 1.1:** Establish a range of rental and for sale housing opportunities in the city.

**Housing Policy 1.2:** Maintain an adequate land inventory to accommodate the City's Regional Housing Needs allocation for the years 2021 to 2029.

**Housing Policy 1.3:** Promote the development and access to housing affordable to all income levels in Fontana.

**Housing Policy 1.4:** Maintain open discussion and coordination with stakeholders, residents and interested parties regarding housing opportunity in the City.

### **POLICY ACTIONS**

#### ***Housing Policy Action 1A: Provision of Adequate Sites to Meet RHNA Goals***

To ensure the availability of adequate sites to accommodate estimated future construction need by income category, the City of Fontana shall update and revise the General Plan and Zoning Ordinance to establish and codify land use designations that will provide adequate sites to meet the City's 2021-2029 RHNA allocation. The City will





To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to update and revise the General Plan and Zoning Ordinance to establish and codify land use designations that will provide adequate sites to meet the City's RHNA allocation. The City will initiate and adopt General Plan Land Use and Zoning Code Amendments that will provide adequate sites to meet Regional Housing Needs Assessment goals for Extremely Low-, Very Low-, Moderate- and Above Moderate-Income rental and for-sale housing units.

**Timeframe:** Within 36 months of adoption of the Housing Element, annual monitoring.  
**Responsible Agency:** City of Fontana Community Development  
**Funding Source:** General Fund

***Housing Policy Action 1B: Rezone Existing Non-Residentially Zoned Parcels to Accommodate RHNA Growth Need for Low and Very Low-Income Households***

The City of Fontana shall amend the Fontana Zoning Code to establish and codify the rezone of certain parcels in the C-1, C-2, and P-PF zoning districts. The rezone program will provide for appropriate allowable use types, development standards and densities that could accommodate housing affordable to persons with lower incomes.

Policy Action 1B shall rezone at least 46 acres of land to allow a maximum density of 39 dwelling units per acre and 4.7 acres of land to allow a maximum density of 50 dwelling units per acre to accommodate at least 1,168 dwelling units. The parcels subject to rezone shall include those identified in Appendix B, Table B-6.

**Timeframe:** Within 36 months of adoption of the Housing Element,  
**Responsible Agency:** City of Fontana Community Development  
**Funding Source:** General Fund

***Housing Policy Action 1C: Rezone Existing Residentially Zoned Parcels to Accommodate RHNA Growth Need for Low and Very Low-Income Households***

The City of Fontana shall amend the Fontana Zoning Code to establish and codify the rezoning of certain parcels in the existing R-1, R-3, R-PC and R-MU residential zoning districts. The rezoning program will provide for appropriate allowable use types, development standards and densities that could accommodate housing affordable to persons with lower incomes.

Policy Action 1C shall rezone at least 34.6 acres of land to allow a maximum density of 39 dwelling units per acre and 54.9 acres of land to allow a maximum density of 50 dwelling units per acre to accommodate at least 2,648 dwelling units. The parcels subject to rezone shall include those identified in Appendix B, Table B-5.

**Timeframe:** Within 36 months of adoption of the Housing Element,  
**Responsible Agency:** City of Fontana Community Development  
**Funding Source:** General Fund





**Housing Policy Action 1D: Proactively Coordinate with Property Owners to Encourage the Development of Affordable Housing in Fontana**

The City will proactively contact property owners of sites identified to accommodate the RHNA allocation for the 2021-2029 Cycle. The City will send letters to properties owners requesting coordination regarding opportunities for residential development, specifically development to meet the assumed affordability of 70 percent on identified sites. The City currently enforces an inclusionary requirement of 10 percent affordable units on residential developments of five or more parcels or dwelling units. The City will work with property owners and developers to bridge the gap between assumed affordability and existing incliner requirements. The City will continue to work with property owners to encourage the development of housing, affordable to Low and Very Low-income households in Fontana.

**Timeframe:** Within 12 months of adoption of the Housing Element, annual coordination.  
**Responsible Agency:** City of Fontana Community Development  
**Funding Source:** General Fund

**Housing Policy Action 1E: Encourage the Development of Housing Units for a Low and Very Low of Income Levels**

The City of Fontana recognizes the importance of providing housing types that accommodate the diverse needs of the Community. The City will promote the development of large single-family units or multigenerational units, condos and townhomes and multifamily housing opportunities at a mix of income levels, with specific focus of units affordable to Low and Very Low-income households. The City will encourage developers and builders to integrate market-rate and affordable units within development projects through the establishment of incentives or other regulatory concessions in order to meet the assumed 70 percent affordability on identified sites. Additionally, the City will utilize existing incentives and waivers to make feasible the development of a range of affordable housing types for different income levels. The City of Fontana shall encourage that affordable housing developments are distributed throughout the City in an equitable manner so that lower income households are not concentrated in any single area of the City.

**Timeframe:** Ongoing  
**Responsible Agency:** City of Fontana Community Development  
**Funding Source:** General Fund

**Housing Policy Action 1F: Development “By Right” Requirement for Adequate Sites for Lower Income Households on Sites identified for Rezone**

The City of Fontana will rezone to allow developments by right, pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households, on the following sites, as outline in Appendix B:

- Sites identified for Rezone in the C-1, C-2, and P-PF zones to accommodate the Low and Very Low Income RHNA
- Sites identified for Up-zone in the R-1, R-3, R-PC and R-MU zones to accommodate the Low and Very Low Income RHNA

**Timeframe:** Evaluate By-Right Development Standards within 18 months, Adopt Development Standards within 36 months of Housing Element adoption  
**Responsible Agency:** City of Fontana Community Development  
**Funding Sources:** General Fund



**Housing Policy Action 1G: Annual Monitoring of Housing Production**

The City submit annual progress reports (APRs) for review by the state department of Housing and Community Development (HCD) to provide an annual evaluation of progress in meeting Housing production goals to accommodate the 2021-2029 RHNA growth need.

**Timeframe:** Ongoing, Annual  
**Responsible Agency:** City of Fontana Community Development  
**Funding Source:** General Fund

**Housing Policy Action 1H: Compliance with State Density Bonus Law**

The City of Fontana will update Chapter 30 Article II Division 25 Density Bonus of the Municipal Code to be consistent with Government Code Section 65915, as amended. Additionally, the City shall either grant additional density bonuses above what is required by state law or provide other appropriate incentives when a residential developer agrees to construct housing for persons and families of very low, low, and moderate income above mandated requirements. The City will continue to implement provisions of Article II Division 25, as amended (Density Bonus) of the Development Code as housing projects are submitted to the City during the 6th Cycle.

The City will further encourage affordable housing and the potential use of density bonus statutes to accommodate additional affordable units. The City will continue to provide information about such incentives at City Hall, on the City's website and in other public places to increase awareness within the 6th Cycle. In the interim, the City will process any density bonus applications consistent with applicable state law.

**Timeframe:** Evaluate incentives within 12 months, Update Density Bonus ordinance within 24 months of Housing Element adoption  
**Responsible Agency:** City of Fontana Community Development  
**Funding Source:** General Fund

**Housing Policy Action 1I: Manufactured and Modular Housing**

The City initiated this program to educate the public and developers on the advantages of manufactured and modular housing and to encourage its inclusion in the infill housing program.

The City will continue to meet with manufactured housing builders and developers and distributing information to the general public and continue to promote the development of Manufactured housing at an affordable rate.

**Timeframe:** Ongoing,  
**Responsible Agency:** City of Fontana Community Development  
**Funding Sources:** General Fund

**Housing Policy Action 1J: Infill Housing Program**

The City designed this program in the 5<sup>th</sup> cycle to develop quality single-family and multi-family housing on in-fill parcels located within targeted areas in Fontana. Through this program, the City has reduced most development fees by half for projects located within the central third of the City. Fees reduced include those for storm drains, park development, fire, police, library facilities, landscaping, circulation, public facilities, and municipal services impacts. Additionally, to assist residential builders with the identification of potential infill development sites, the City prepared a vacant Residential Properties Resource Guide.



The City will promote development on in-fill parcels located within targeted areas in Fontana, as outline in Appendix B of this Housing Element. The City will continue to reduce most development fees by half for projects located within the central third of the City, through this program. The City will work with private industry to expand housing opportunities through new construction. Developers will be afforded the opportunity to use incentives, such as density bonuses, to provide affordable housing.

**Timeframe:** Ongoing, case by case review  
**Responsible Agency:** City of Fontana Community Development  
**Funding Sources:** General Fund & HOME Fund

**Policy Action 1K: Accessory Dwelling Unit Construction**

The City of Fontana believes Accessory Dwelling Units (ADUs) are a demonstrated method to provide affordable housing in the City. Due to recently adopted legislation, the ability to entitle and construct ADUs has increased significantly. The City recognizes the significance of this legislation as evidenced by a marked increase in ADU permit applications. Due to this legislation, the City believes aggressive support for ADU construction will result in increased opportunities for housing including affordable units. Additionally, the City has seen increase application and approval of ADU permits from 2017 to 2020 and believes, accompanied by legislation, these trends will continue.

The City will aggressively support and accommodate the construction of at least 656 ADUs by a variety of methods that may include but not limited to:

- Developing a implementing a public awareness campaign for construction of ADUs with a systematic approach utilizing all forms of media and outreach distribution
- Preparing and maintaining a user-friendly website committed to information related to codes, processes, and incentives pertaining to the development of ADUs and JADUs in the City.
- Evaluating and assessing the appropriateness of additional incentives to encourage ADU development.

**Timeframe:** Analyze methods within 12 months of Housing Element adoption; Establish and formally adopt programs within 24 months of Housing Element adoption.  
**Responsible Agency:** City of Fontana Community Development  
**Funding Source:** General Fund

**Policy Action 1L: Accessory Dwelling Units Monitoring Program**

The City will establish an ADU Monitoring Program during the 2021-2029 Housing Element Planning Period to formally track ADU development. The analysis will track applications for ADUs, location, and other important features. The intent of the Monitoring Program is to track progress in meeting 2021-2029 ADU construction goals and to evaluate the need to adjust or supplement programs and policies if the pace of ADU construction is less than anticipated.

**Timeframe:** Establish monitoring program within 12 months of Housing Element Adoption, annual monitoring  
**Responsible Agency:** City of Fontana Community Development  
**Funding Source:** General Fund



**Policy Action 1M: Conversion of Existing, Non-Permitted Accessory Dwelling Units**

The City will establish a program to allow for the conversion of non-permitted accessory dwelling units to legally conforming units. This program will allow homeowners with existing illegally established accessory dwelling units to achieve legal, permitted status. The intent of the Program is to permit, inspect, and legalize existing unpermitted ADUs of any size.

**Timeframe:** Establish program within 24 months of Housing Element Adoption  
**Responsible Agency:** City of Fontana Community Development  
**Funding Source:** General Fund

**Policy Action 1N: Farmworker and Employee Housing Act Compliance**

The City of Fontana will update Chapter 30 Article V of the Fontana Development Code to comply with provisions for farmworker housing in compliance with the Employee Housing Act (Sections 17000-17062.5 of the California Health and Safety Code), which states the following:

- Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use.
- Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use.
- Additionally, no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees and employee housing developments which are located on land classifies as agricultural may be subject to a streamlined, ministerial approval process, and is not subject to a conditional use permit
- Employee housing that serves six or fewer employees or is deemed an agricultural land use shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other family dwellings of the same type in the same zone are not likewise subject.

**Timeframe:** Complete Code Amendments within 12 months of Housing Element adoption  
**Responsible Agency:** City of Fontana Community Development  
**Funding Sources:** General Fund

**Policy Action 1O: Supportive Housing / Low Barrier Navigation Centers**

Low barrier navigation centers provide temporary living facilities will persons experiencing homelessness to income, public benefits, health services, shelter, and housing. To comply with State law, The City of Fontana will adopt policies, procedures, and regulations for processing this type of use as to establish a non-discretionary local permit approval process must be provided to accommodate supportive housing and lower barrier navigation centers per State law. In the interim, any submitted application for this use type will be processed in accordance with State law.

The City will provide for annual monitoring of the effectiveness and appropriateness of existing adopted policies. Should any amendments be warranted to existing policies pursuant to State law, the City will modify its existing policies, as appropriate.

**Timeframe:** Evaluate program features within 12 months, Adopt procedures within 24 months of Housing Element adoption  
**Responsible Agency:** City of Fontana Community Development  
**Funding Sources:** General Fund





## **Housing Goal #2: A high standard of quality in existing affordable housing stock.**

**Housing Policy 2.1:** Conserve the existing housing stock and preserve housing opportunities for Fontana’s residents.

**Housing Policy 2.2:** Encourage and promote sustainable, energy efficient design in existing and future residential units and.

**Housing Policy 2.3:** Establish high-quality, environmentally responsible, well designed living environments for Fontana’s residents.

### **POLICY ACTIONS**

#### **Housing Policy Action 2A: Monitoring of "At-Risk" Housing Units**

The City of Fontana currently has eight (8) affordable housing complexes. These projects contain 456 deed restricted units that are not set to expire during the next ten years from the beginning of the Housing Element Planning period. The City will monitor these affordable units to ensure that housing costs are consistent with levels appropriate for the identified income category. Additionally, the City will annually monitor deed-restricted units that have the potential of converting to market-rate during the planning period. The City will continue to seek funding and opportunities for owners of these units to extend and/or renew deed restrictions and/or covenants. The City will continue to partner with non-profit housing developers and a strategy to preserve the units and address the conversion of affordable units to market-rate units.

**Timeframe:** Ongoing  
**Responsible Agency:** City of Fontana Community Development  
**Funding Source:** General Fund

#### **Housing Policy Action 2B: Code Enforcement for Residential properties**

Properly maintained, safe and sustainable housing supports households’ ability to age in place and promotes high quality housing options for future homebuyers. The City intends to utilize CDBG funds for code enforcement activities; with special attention placed on the properties within the City's low- and moderate-income neighborhoods. If a property requires significant repairs or maintenance, code enforcement officials will inform property owners of available assistance, such as rehabilitation loans or grants available to address such issues. In addition to responding to general code violations, abandoned structures will be boarded-up or cleaned-up to provide a safe environment for surrounding residents.

**Timeframe:** Ongoing, case by case review  
**Responsible Agency:** City of Fontana Code Enforcement  
**Funding Source:** General Fund

#### **Housing Policy Action 2C: Multi-Family Revitalization Program**

The City will continue to support this program which facilitates the acquisition, substantial rehabilitation, and professional management of selected apartment buildings and/or neighborhoods. During the 5<sup>th</sup> Cycle, the City rehabilitated nine (9) units, two (2) categorized for extremely low income and seven (7) categorized for low income. This program is specifically designed to address the negative impacts created within the



community by substandard buildings and serves as a vehicle for reducing code enforcement activity and police department calls for service.

Neighborhoods that need revitalization to reduce crime rates or to improve neighborhood appeal are referred to the Housing Department for targeting. Property owners within the area are then approached by a realtor, on behalf of the Housing Authority, and are offered cash for their property. Tenants are temporarily relocated, and a substantial rehabilitation is completed. The site is then turned over to a professional property management firm to maintain the property to the Housing Authority's high standards, and, the units are leased to low- and very low-income families only. The Housing Authority acquires enough properties in each designated neighborhood to create a visual standard which code enforcement can apply to the surrounding properties to continue the revitalization program.

**Timeframe:** Ongoing, annually  
**Responsible Agency:** City of Fontana Community Development  
**Funding Source:** General Fund, HUD

***Housing Policy Action 2D: Resources Conservation Practices***

The City will continue to promote, and work with developers and builders for the inclusion of state-of-the-art water and energy conservation practices in existing and new residential projects where proven to be safe and environmentally sound. Promote the use of low water demand fixtures, landscaping, and drought tolerant materials in new and existing residential projects. Continue to provide outreach and marketing materials for public distribution that describes the benefits of water and energy conservation, resources for implementation and other appropriate information.

**Timeframe:** Ongoing, annual review  
**Responsible Agency:** City of Fontana Community Development, Public Works Departments  
**Funding Source:** General Fund

***Housing Policy Action 2E: Promotion of Green/Sustainable Development Practices***

The City shall continue the Green Fontana volunteer program which incentivizes builders through rebates to construct environmentally efficient homes to facilitate and encourage the use of green building practices. To further promote efficient use of resources, evaluate the potential for offering incentives such as priority processing, or other strategies to further encourage resource conservation. The program will encourage energy and resource conservation in both new construction and remodeling.

**Timeframe:** Ongoing, annual review  
**Responsible Agency:** City of Fontana Community Development, Public Works Department  
**Funding Source:** General Fund



### **Housing Goal #3: Housing development that is not affected by governmental constraints.**

**Housing Policy 3.1:** Encourage incentivizing, development of housing affordable to all income levels in Fontana.

**Housing Policy 3.2:** Facilitate the development of quality housing that is affordable to all income levels and residents of Fontana through flexible development standards.

**Housing Policy 3.3:** Look for innovative solutions to reduce governmental constraints to facilitate the provision of housing, specifically affordable housing.

#### **POLICY ACTIONS**

##### **Housing Policy Action 3A: Expedited Permit Processing**

The City allows priority development review processing for low- and moderate-income housing applications, as well as housing for the elderly. The City also assigns eligibility for expedited permit processing to developments that incorporate multi-family units for large families. Large-family projects are developments that construct at least 40% of the total number of multi-family units as three- or four-bedroom units. A mixture of affordable, senior, and large family units may also be eligible for expedited permit processing. This expedited processing saves the project applicant approximately 2 weeks in the entitlement review and approval process.

**Timeframe:** Ongoing, case by case review  
**Responsible Agency:** City of Fontana Community Development  
**Funding Source:** General Fund

##### **Housing Policy Action 3B: Review Parking Requirements**

In October of 2014, the City adopted alternative development, design and parking standards for the R-4 and R-5 zones. In addition, the City's Community Development Department continuously reviews and revise its parking requirements for housing as appropriate.

To ensure that existing parking requirements will not pose future constraints on the development of housing, the City will review the requirements and revise, as appropriate. Prior to any amendments to existing parking requirements, the City shall coordinate with local developers, housing providers and other interested parties to review existing parking standards and provide recommendations on potential adjustments. In particular, the City shall review and revise requirements for enclosed garage parking and studio apartment parking standards should the analysis indicate the need for policy changes.

**Timeframe:** Ongoing, case by case review of parking requirements and annual review of parking standards  
**Responsible Agency:** City of Fontana Community Development  
**Funding Source:** General Fund



**Housing Policy Action 3C: Monitoring Development Fees**

To contribute to the feasibility of affordable housing development, the City will monitor existing development fees to ensure in-lieu fees, development impact fees and processing fees are not considered an undue constraint on residential development. The City shall seek the assistance of affordable housing developers and other stakeholders in the review of fees.

**Timeframe:** Ongoing, annual review  
**Responsible Agency:** City of Fontana Community Development  
**Funding Source:** General Fund

**Housing Goal #4: Affirmatively further fair housing in Fontana.**

**Housing Policy 4.1:** Enhance opportunities for affordable housing for all segments of Fontana’s population.

**Housing Policy 4.2:** Enforce fair housing laws prohibiting discrimination in the building, financing, selling, or renting of housing on the basis of race, ethnicity, ancestry, national origin, religion, sex, disability, age, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

**Housing Policy 4.3:** Partner with local organizations, to increase and promote fair housing outreach and education in Fontana.

**Housing Policy 4.4:** Partner with the County of San Bernardino to increase information of and promote support services.

**POLICY ACTIONS**

**Housing Policy Action 4A: Affordable Housing Online Resource Website**

The City provides an online affordable housing resource Website with the intent of providing dissemination of information regarding funding/financing options available at the Federal, State, and local level, incentives, partnership opportunities and other resources. The goal of the website is to promote a well-informed citizenry to ensure that the development community is aware of the availability of State, Federal and local funds as well as local in-kind assistance. The City provides annual monitoring information online with listings of all affordable units. The City will continue ongoing updates to the data base and ensure that all information is up to date with current legislation, opportunities, and City efforts.

**Timeframe:** Ongoing, updates as needed  
**Responsible Agency:** City of Fontana Community Development, Housing Authority  
**Funding Source:** General Fund

**Housing Policy Action 4B: Participation and Support of Regional Fair Housing Efforts**

Currently, Fontana contracts with the Inland Fire Housing and Mediation Board (IFHMB) for the provision of fair housing services. The IFHMB provides educational and technical assistance as well as outreach activities, including informational materials, referrals, and workshops, within the City. The bilingual staff of IFHMB presents community service programs in cooperation with local Spanish radio and television stations to inform the audience of the variety of programs offered. Additionally, an IFHMB Newsletter, the Fair Housing Quarterly, is distributed to property owners/management and gives current news and court decisions affecting the rental business. The IFHMB will continue to provide educational and technical





assistance as well as outreach activities, including informational materials, referrals, and workshops, within the City.

**Timeframe:** Ongoing, annual review  
**Responsible Agency:** City of Fontana Community Development, Housing Authority  
**Funding Source:** General Fund

***Housing Policy Action 4C: Family Self-Sufficiency Program***

The City will continue to support this program provided by the County of San Bernardino. The program provides an opportunity for Section 8 participants to move to financial independence and eventually, into homeownership. The program involves individualized counseling, career planning, education, and work experience.

**Timeframe:** Ongoing, case by case referral  
**Responsible Agency:** City of Fontana Community Development, San Bernardino County Housing Authority  
**Funding Source:** General Fund

***Housing Policy Action 4D: Mental Health Services Program***

The City will continue to support this program provided by the County of San Bernardino. The program provides the basic needs of food, clothing, and shelter to mentally ill homeless adults in San Bernardino County. The program utilizes intensive case management and assists clients in obtaining Social Security Supplement (SSI), permanent housing, and employment. All of the mental health services are provided with state, local, and private donations to homeless and non-homeless mentally ill throughout the County. The City continues to refer inquiries and coordinate with the County Housing Authority.

**Timeframe:** Ongoing, case by case referral  
**Responsible Agency:** City of Fontana Community Development, Housing Authority and San Bernardino County Department of Mental Health  
**Funding Source:** General Fund

***Housing Policy Action 4E: Transitional Housing Facilitation***

San Bernardino County Community Services Department receives funding from public, private, federal, and state sources to address the most serious needs of low-income residents of San Bernardino County. The County currently operates several programs at no cost to the participant so that they can more easily make the transition to permanent housing. These programs are targeted for homeless, low income, or special needs populations. The Family Development Program provides holistic case management to homeless facilities, a transitional housing program, rental security deposit program, and direct services such as rent assistance, food vouchers, gasoline vouchers, bus tickets, etc., to low income persons. The Food Bank program provides food for low income residents throughout San Bernardino County through governmental surplus commodity distributions and salvage food agencies. The Senior Nutrition program provides low-cost or no-cost nutritionally sound meals for residents age 60 and over, in community centers, or by home delivery. The Transitional Housing program provides homeless families with a temporary home while helping them get back on their feet through case management. The San Bernardino County Community Services Department leases the homes through HUD and, in turn, rents it to homeless families at a very low cost. The City continues to refer inquiries and coordinate with the County Housing Authority.



**Timeframe:** Ongoing, annual review  
**Responsible Agency:** City of Fontana Community Development, County of San Bernardino Community Services Department  
**Funding Source:** General Fund

***Housing Policy Action 4F: Domestic Violence Services Program***

The City in conjunction with the Fontana Police Department, the Fontana Housing Authority, House of Ruth (a nonprofit service provider), operate the Fontana Domestic Violence Facility and has designed a three-tiered program consisting of emergency, temporary, and transitional housing for victims of domestic violence and will continue to support this program.

This tiered program utilizes ten units in the following manner: one, one-bedroom unit is designated for emergency drop-off purposes, where Option House staff can perform individual needs assessments; two 2-bedroom units are reserved for temporary shelter units with a maximum length of stay of up to 60 days; and six 2-bedroom units reserved for transitional housing with a maximum length of stay of up to 18 months.

The City will continue to support Option House by providing assistance utilizing HUD funding through the Fontana Housing Authority and by providing law enforcement support and coordination with the City Police Department.

**Timeframe:** Ongoing, annually as funds are available  
**Responsible Agency:** City of Fontana Housing Authority, Police Department  
**Funding Source:** General Fund

***Housing Policy Action 4G: Community Assistance Program***

The CAPS program is a technical assistance program that aids homeless individuals and families who want to get off the streets. The program helps in getting cleaned-up physically and free from dependencies, job training, how to look for a job and how to find and apply for housing. The program is operated by a nonprofit organization and is partially funded through grants from the Fontana Police Department. The City continues to refer inquiries and coordinate with the County Housing Authority.

**Timeframe:** Ongoing  
**Responsible Agency:** City of Fontana Community Development  
**Funding Source:** General Fund



**Housing Policy Action 4H: Anti-Poverty Program**

This program addresses the priority needs of low-income residents associated with affordable housing: employment, income management, housing, emergency services, nutrition, and family self-sufficiency. Specifically, the program aims to provide on-the-job training for low-income summer youth and CalWorks recipients to gain marketable employment skills. Provide short-term emergency assistance and services to low-income families including temporary shelter, household counseling and conservation-weatherization assistance, emergency crisis to prevent utility service shutoff, gas and food vouchers, and limited medical assistance.

**Timeframe:** Ongoing  
**Responsible Agency:** City of Fontana Housing Authority  
**Funding Source:** General Fund, HOME funding

**Housing Policy Action 4I: Housing Referral and Information Services**

The County of San Bernardino Housing Authority provides rental subsidies and property improvements to County-owned rental units to assist eligible low- and moderate-income Fontana residents through the Section 8 programs. Housing referral and information services will continue to be provided through a contract with the County of San Bernardino Housing Authority. The City will continue to refer inquiries and coordinate with the County Housing Authority.

**Timeframe:** Ongoing  
**Responsible Agency:** County of San Bernardino Housing Authority  
**Funding Source:** General Fund

**Housing Policy Action 4J: Housing for Persons with Developmental Disabilities**

The City recognizes the importance of housing opportunity and accessibility for persons with developmental disabilities or households supporting a person(s) with developmental disabilities. The City of Fontana will continue to support the ability of persons with developmental disabilities to live in integrated community settings. The City will continue to work with the Inland Regional Center and other appropriate non-profit organizations and service agencies to identify the housing needs of Fontana residents with developmental disabilities, remove barriers to housing for persons with developmental disabilities.

**Timeframe:** Ongoing, annual review of standards  
**Responsible Agency:** City of Fontana Community Development  
**Funding Source:** General Fund

**Housing Policy Action 4K: Affirmatively Further Fair Housing**

Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristic, as defined by California law.

The Housing Element contains analysis of contributing factors to fair housing issues within Fontana and determined the following factors were applicable:

- **Lending Discrimination:** Home Mortgage Disclosure Act (HMDA) data from 2008 showed that Hispanic and African American individuals or families experienced lower loan approval rates than



other groups when purchasing or refinancing a home in the City. African Americans continue to have the lowest approval rates for home purchase loans and Hispanics have the lowest approval rate for refinance loans.

- **Discrimination based on Disability:** Complaints received by the City’s contracted fair housing service provider based on disability continue to be the leading basis of all discrimination complaints. This demonstrates a lack of understanding and sensitivity of the fair housing rights of the disabled by the housing industry.
- **Fair Housing Education:** This finding is informed by the increasing number of fair housing complaint intakes performed by the City’s contracted fair housing service provider and their interaction with housing providers and housing seekers during workshops which demonstrated a lack of understanding of both Federal and State fair housing laws. The data indicates that the number of fair housing complaints in Fontana is somewhat higher than those of neighboring Cities in the housing market area
- **Transit Access:** Omnitrans does not have a bus route connecting the public transit system to the Falcon Ridge and Summit shopping centers located on either side of Summit Avenue off of the 1-15 freeway in North Fontana. This is a major new employment center that includes shops, restaurants, and stores such as Target, Kohls, Staples, and Stater Brothers. Additionally, bus route 82 is the southwestern-most as well as the northernmost bus route in the City, running east-west in the south for miles along Jurupa Avenue, and north along Sierra Avenue from Jurupa up to the 210 freeway. An extension of this line or another route along Slover Avenue just south of the 10 freeway would connect residents to two of the top 10 employers in Fontana that are not located within one-half mile of a bus stop.

The City is committed to taking meaningful actions to mitigate or remove fair housing issues within Fontana.

The City will take the following actions for each of the contributing factors identified:

- **Lending Discrimination:** Continue monitoring HMDA data and affirmatively market the availability of first-time homebuyer assistance programs that provide down payment assistance to low- and moderate-income homebuyers. The City will provide written outreach to lending institutions regarding the City’s commitment to eliminate racial discrimination in lending patterns; to encourage attendance of all staff at IFHMB workshops; and to provide flyers regarding FTHB education, including IFHMB’s FAQ on the City’s website.
- **Discrimination based on Disability:** Continue working with the City’s contracted fair housing service provider to provide recommendations of properties believed to be discriminatory in their practices as information is received; facilitate accessibility reviews of multi-family properties; and distribute design and construction information to all who inquire about building permits.
- **Fair Housing Education:** Continue working with Inland Fair Housing and Mediation Board (IFHMB) to provide opportunities for conducting Fair Housing workshops in the City and providing IFHMB outreach materials as a part the City’s newsletter and utility bill mailings. Encourage collaboration with local realtors; providing recurring education to members of the Inland Valleys Association of Realtors; offering no-cost Fair Housing workshops; and developing a fair housing FAQ for the City’s website.





- **Transit Access:** Encourage development near transit and review opportunities to expand public transportation opportunities servicing the Falcon Ridge / Summit Avenue Job Center and the Southwest Industrial / Jurupa Hills Job Centers, when and where funding is available.

## Summary of Quantified Objectives

**Table 4-1: Summary of Quantified Objectives**

Income Group	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA)	2,760 units	2,759 units	2,950 units	3,035 units	6,425 units	17,519 units
Accessory Units	248 units		125 units	230 units	53 units	656 units
Conservation	TBD	TBD	TBD	TBD	TBD	TBD
Rental Subsidy	TBD	TBD	TBD	TBD	TBD	TBD
Rehabilitation	TBD	TBD	TBD	TBD	TBD	TBD

\*Extremely Low Units are defined by HCD as half of the City's Very-Low Income need.



# Appendix A

## REVIEW OF PAST PERFORMANCE

DRAFT – JUNE 2021



# Appendix A: Review of Past Performance

The following chart is a review of the City of Fontana’s housing project and program performance in the 2014-2021 Planning Period. It is an evaluation of the 5<sup>th</sup> cycle’s Policy Program and considers the City’s progress towards completing all programs outlined within the 5<sup>th</sup> Cycle Housing Element.

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
<b>Strategy 1 - Production of Housing</b> establishes policy actions for the future production of a range of rental and for sale housing units in the city.			
<b>1.1 Provision of Adequate Sites to Meet RHNA Goals</b>	The City of Fontana shall update and revise the General Plan and Zoning Ordinance to establish and codify land use designations that will provide adequate sites to meet the City's RHNA allocation. Specifically, the City will initiate and adopt General Plan Land Use and Zoning Code Amendments that will provide adequate sites to meet Regional Housing Needs Assessment goals for Extremely Low-, Very Low-, Moderate- and Above Moderate-Income rental and for-sale housing units.	In 2014, the City of Fontana completed its General Plan Amendment, Zone Change, and Zoning Code Amendment to create two new high-density residential zones in October 2014, in order to meet our RHNA allocation. The City created the R-4 (24.1-39 du/ac) and the R-5 (39.1-50 du/ac) zones. In total the City completed the rezoning of 18.8 acres of land to the R-4 zone, and 69 acres of land to the R-5 zone. Furthermore, the City identified 54 additional acres of land in the Westgate Specific Plan area to be rezoned to R-4 and R-5 in the future when the Specific Plan is adopted. The Specific Plan was approved February 17, 2017.	<b>Completed.</b> This program will be modified for the 6th cycle to ensure the City takes the required actions to accommodate their 2021-2029 RHNA need and meet requirements for annual monitoring.
<b>1.2 Expansion of Affordable Housing Opportunities through New Construction</b>	The City shall seek to expand affordable housing opportunities through new construction by means of financial assistance and/or other means. The strategy shall apply to housing units or developments that utilize federal and state funds.	After Redevelopment ended in California, funding sources for city-assisted affordable housing diminished. However, when funding is available, the City will provide financial assistance or other incentives as appropriate in order to expand the availability of affordable housing.	<b>Modified.</b> The City recognizes the benefits and importance of the provision of housing affordable to all persons within the City of Fontana. The Program is ongoing and will be



Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
			<p>modified for the 6th cycle. The City will continue to research funding opportunities to expand affordable housing options now that Redevelopment Funds are not available.</p>
<p><b>1.3 Annual Monitoring of Housing Production</b></p>	<p>To comply with the requirements of State Law, the City will conduct an annual implementation review of the Housing Element for submission to the State Department of Housing and Community Development.</p>	<p>As required by Government Code Section 65400, the City tracks building permit issuance annually and submits a Housing Element Progress Report. The report identifies Extremely Low-, Very Low-, Low, Moderate and Above Moderate-Income housing units constructed in the City.</p> <p>In 2014, 258 units were permitted for moderate and above moderate-income categories.</p> <p>In 2015, a total of 515 units were permitted in the City; 147 of which were low income non-deed restricted, and 368 were above moderate.</p> <p>In 2016, 444 units were permitted, all of which were categorized as above moderate.</p> <p>In 2017, the City permitted 435 above moderate units and 419 above moderate units in 2018. In the same year, a total of 15 housing applications were submitted, totaling 2,163 unities proposed among all applications.</p>	<p><b>Ongoing.</b> This program is ongoing for the 6th cycle in order to comply with state requirements for monitoring and reporting development. . The City continues to monitor and keep track of annual housing permitting and production through the completion of its annual progress reports.</p>



Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
		In 2019, Fontana permitted a total of 835 units, 802 of which were above moderate and 33 were non-deed restricted moderate.	
<b>1.4 Compliance with State Density Bonus Law</b>	The City of Fontana shall continue encouraging the development of second dwelling units to provide opportunities for additional rental housing. The City shall amend the current Density Bonus Ordinance to provisions as part of the annual Housing Element implementation reporting required by HCD.	In 2018 the City of Fontana completed and adopted amendments to its General Plan, including compliance with the State’s Density Bonus law. This brought the City into compliance with State Density Bonus Law.  The City of Fontana has also adopted an Ordinance that follows State guidelines as they pertain to by-right approval or ministerial approval of development of Accessory Dwelling Units.	<b>Completed.</b> The program will be continued with modification for the 6th cycle as the City will monitor its Density Bonus program, ensuring it adheres to state law.
<b>1.5 Optional Density Standards Review</b>	The City will annually review and revise, as necessary, the adopted Optional Density Standards to ensure the adopted policy provides for an additional means for the provisions of housing opportunities for extremely low, very-low, low and moderate-income households.	The City’s Community Development Department performs annual reviews of the adopted Optional Density Standards.	<b>Ongoing.</b> This program is ongoing for the 6th cycle. The City will continue to monitor applications on a case by case basis to determine the applicability of these standards as well as perform annual reviews of the Optional Density Standards program.
<b>1.6 Inclusionary Housing Ordinance</b>	The City adopted an Inclusionary Housing Ordinance in 2012 which requires new residential and non-residential construction in the City to	The City of Fontana has adopted an Inclusionary Housing Ordinance that requires new residential and non-residential construction in the city to pay fees that are	<b>Ongoing.</b> Adoption of the Inclusionary Housing Ordinance was completed in 2012 just prior to the

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
	<p>pay fees that are designated for affordable housing. The City will monitor implementation of the Inclusionary Housing Ordinance and explore other strategies to provide for affordable housing as appropriate.</p>	<p>designated for affordable housing. Since the adoption of the Inclusionary Housing Ordinance in 2012, the City continues to collect fees from developers on an ongoing basis and reserve the funds for affordable housing development.</p>	<p>beginning of the 5<sup>th</sup> cycle. The City recognizes the importance of maintaining housing programs and ordinances to ensure equitable access to housing opportunities to persons with disabilities. The City will continue to implement the Inclusionary Housing Ordinance and will update if necessary.</p>
<p><b>1.7 Manufactured and Modular Housing</b></p>	<p>The City initiated this program to educate the public and developers on the advantages of manufactured and modular housing and to encourage its inclusion in the infill housing program. Activities include meeting with manufactured housing builders and developers and distributing information to the general public.</p>	<p>The City developed the program elements within the first year of the planning period. Ongoing efforts to encourage manufactured and modular housing include the distribution of informational brochures at the public front counter. The City continues to offer a 50% reduction of development impact fees for infill development.</p>	<p><b>Ongoing.</b> The City acknowledges the benefits of offering a variety of housing to current and future residents, including manufactured and mobile homes. The City will continue annual outreach and consultation with developers. The City will continue to distribute relevant information regarding the benefits of manufactured and modular housing as well as review potential incentives to promote infill development.</p>

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
<p><b>1.8</b> <b>Developer Proposed Projects</b></p>	<p>This program facilitates the acquisition, rehabilitation, and management of large-scale multi-family projects by private developers. Activities may include meeting with housing builders, developers and non-profit organizations, and distributing information.</p>	<p>The City developed the program elements within the first year of the planning period. The City's Housing Authority works with the Police Department to identify priority neighborhoods that would benefit from acquisition, rehabilitation, and management of large-scale multi-family housing by private developers. In the past, funding for this program came from redevelopment funds. However, since redevelopment ended in California, funding source for this program has been diminished. Nevertheless, the City continues to work with developers on large-scale multi-family housing as funding becomes available.</p>	<p><b>Ongoing.</b> This is an ongoing program that the City of Fontana Housing Authority administers when funding is available. The program will be continued for the 6th Cycle and includes annual outreach and consultation with developers.</p>
<p><b>1.9</b> <b>Infill Housing Program</b></p>	<p>This program is designed to develop quality single-family and multi-family housing on in-fill parcels located within targeted areas in Fontana. Through this program, the City has reduced most development fees by half for projects located within the central third of the City.</p>	<p>The Fontana Redevelopment Agency was dissolved in early 2012 consistent with the dissolution of redevelopment agencies statewide. Housing Set-Aside funds are no longer available to assist in the development of affordable housing. However, the City continues to receive limited HOME funds.</p> <p>The City continues to provide the Residential Properties Resource Guide to assist developers in identifying potential infill sites as well as offer a 50% reduction on development impact fees for infill development.</p>	<p><b>Modified.</b> Infill development is an efficient and crucial development strategy for increasing housing opportunities in community. The City will continue to work with developers to encourage infill development through potential incentives for infill development.</p>

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
<b>1.10 Monitor Development Fees</b>	The City will monitor existing development fees to ensure in-lieu fees, development impact fees and processing fees are not considered an undue constraint on residential development.	<p>The City's Community Development Department performs annual reviews of development fees.</p> <p>The Planning Case and Application Fees were last updated in December 2019. The City continues to encourage affordable housing development with permit and processing fee waivers for applicable projects.</p>	<b>Continued.</b> The City will continue to monitor developments fees to determine if they may present a constraint on the development of housing. The 6 <sup>th</sup> cycle Housing Plan will outline potential actions the City may take to remove potential constraints.
<b>1.11 Encourage the Development of Family Housing</b>	The City of Fontana shall encourage and support the development of rental and for-sale housing for larger families. By means of direct outreach to private and non-profit housing developers, the City shall encourage developers/builders to incorporate larger bedroom counts in future housing projects to accommodate the needs of larger families and reduce overcrowding in the existing housing stock.	The City of Fontana is a family-oriented community, as such, housing for larger families is important to the City. The City's Community Development Department maintains frequent communication with single-family housing developers and stakeholder groups such as the Building Industry Association. Although there is no formal program established to promote housing for larger families at this point, the City does recognize the need for large family housing and advocate to the developers the need for larger bedroom counts.	<b>Continued.</b> The City continues to encourage the development of housing for families, in particular affordable housing for large families. This program will be modified for the 6 <sup>th</sup> cycle, and the City will continue to partner with developers in order to accommodate housing for families, particularly large families and at an affordable rate.
<b>1.12 Encourage the Development of Senior Housing</b>	The City shall encourage through incentives (e.g., financial assistance when feasible, parking reductions, regulatory waivers, etc.), the development of senior housing that	In 2014, the City assisted with the development of 63 infill senior apartment units by providing incentives.	<b>Continued.</b> The City acknowledges the importance for Senior housing within a community as well as the importance of



Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
	offers a wide range of housing choices from independent living to assisted living with services on-site, including healthcare, nutrition, transportation and other appropriate services.	The City continues to engage local stakeholders and developers to encourage and incentive the development of housing accessible and affordable to seniors.	offering the opportunities for resident's to age in pace through a range of assisted living accommodations.
<b>1.13 Provision of a Variety of Residential Housing Opportunities Throughout the City</b>	The City shall encourage the development of mixed income developments where housing units are provided for a variety of income levels.	The City of Fontana regularly encourages the development of mixed income housing within the same development. This is most commonly practiced with the city's Specific Plan developments. When a developer proposes to develop a large area through a Specific Plan, the City's practice is to encourage a well-balanced option for different density, lot sizes, product type, and bedroom counts. The City has had a lot of success with this approach, such as the Summit at Rosena Specific Plan and the Westgate Specific Plan. The City will continue to employ this practice.	<b>Continued.</b> This program will continue in the 6 <sup>th</sup> cycle, the City will continue to encourage mixed-use development. The City recognizes the importance of a variety of housing types to
<b>1.14 Expedited Permit Processing</b>	To mitigate entitlement costs of developing affordable housing, the City allows priority development review processing for low- and moderate-income housing applications, as well as housing for the elderly. The City also assigns eligibility for expedited permit processing to developments that incorporate multi-family units for	This is an ongoing practice administered by the City's Building and Safety Division. In general, the City's permit processing is streamlined and efficient, and can process permits in an expedited manner on a day-to-day basis. However, when there are requests from developers, the City has routinely honored such requests with even more expedited permit processing.	<b>Continued.</b> The City will continue to encourage affordable and inclusionary developments during the 6 <sup>th</sup> Cycle by allowing streamlined permit processing for affordable housing projects and others that help to promote the development of housing for

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
	<p>large families. Large-family projects are developments that construct at least 40% of the total number of multi-family units as three- or four-bedroom units. A mixture of affordable, senior, and large family units may also be eligible for expedited permit processing.</p>	<p>The will City continue to offer priority development review processing for housing for low- and moderate-income households, housing for the elderly, and large-family housing projects. This expedited processing saves the project applicant approximately 2 weeks in the entitlement review and approval process.</p>	<p>special needs groups on a case by case basis.</p>
<p><b>1.15 Review Parking Requirements</b></p>	<p>The history of development in the City and continued developer interest show that parking requirements do not pose a constraint on the development of housing. To ensure that existing parking requirements will not pose future constraints on the developments of housing, the City shall review the requirements and revise, as appropriate.</p>	<p>In October of 2014, the City adopted alternative development, design and parking standards for the new R-4 and R-5 zones. In addition, the City's Community Development Department continuously reviews and revise its parking requirements for housing as appropriate. Early on in the project entitlement process, if it is identified that the city's parking requirement poses unreasonable burden on the developer, the City's practice is to work with the developer to achieve a solution that works for both parties.</p>	<p><b>Continued.</b> The City will continue to monitor its parking requirement to ensure that they are not a constraint to the development of housing.</p>
<p><b>Strategy 2 – Conservation and Preservation of Existing Housing</b> establishes policy actions to conserve the existing housing stock and preserve housing opportunities for Fontana’s residents. There are 418 “assisted” units (with government rental or mortgage subsidies) in Fontana that are at risk during 2013-2023 of converting to market rate units.</p>			
<p><b>2.1 Monitoring of "At-Risk" Housing Units</b></p>	<p>The City of Fontana has 418 units that are at risk of converting from affordable, deed-restricted units to market-rate units over the next 10 years. The City shall provide for regular monitoring of deed-restricted</p>	<p>The City does not currently have a standard process for monitoring “At-Risk” units. However, the City is required to conduct an analysis of these units as part of the Housing Element Update for the 6<sup>th</sup> Cycle.</p>	<p><b>Modified.</b> The City recognizes the importance of maintaining housing stock affordable to all income levels, specific moderate, low and very</p>

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
	<p>units that have the potential of converting to market-rate during the planning period. Additionally, the City should seek funding and opportunities for owners of these units to extend and/or renew deed restrictions and/or covenants. To address the conversion of affordable units to market-rate units, the City will develop a program within the first year of the planning period that establishes partnerships with non-profit housing developers and a strategy to preserve the units.</p>	<p>The City occasionally receives inquiries from developers regarding at-risk units, and the City responds to these inquires when funding allows.</p>	<p>low-income households. The City will modify the program for the 2021-2029 period and seek funding opportunities to preserve “at risk” affordable units.</p>
<p><b>2.2 Proactive Rental Enforcement Program</b></p>	<p>This program responds to complaints on development code violations for rental units. During the planning period, the City intends to utilize CDBG funds for code enforcement activities; with special attention placed on the properties within the City's low and moderate income neighborhoods. In addition to responding to general code violations, abandoned structures will be boarded-up or cleaned-up to provide a safe environment for surrounding residents.</p>	<p>Funds provided for Community Oriented Policing Services (COPS) program and Code Enforcement in CDBG Eligible Areas/Qualified Census Tract.</p>	<p><b>Continued.</b> The City will continue the applicable code enforcement activities during the 6<sup>th</sup> cycle provided that funding remains available.</p>

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
<p><b>2.4 Multi-Family Revitalization Program</b></p>	<p>This program facilitates the acquisition, substantial rehabilitation, and professional management of selected apartment buildings and/or neighborhoods. This program is specifically designed to address the negative impacts created within the community by substandard buildings and serves as a vehicle for reducing code enforcement activity and police department calls for service.</p>	<p>The City of Fontana Housing Authority works together with the Police Department to identify multi-family housing projects from 40 to 60 units that may qualify for the Multi-Family Revitalization Program. These units typically have high calls for police services, and poor property management. When funding is available, the Housing Authority will purchase, establish a no tolerance rule, rehabilitate and hire a nonprofit organization to manage the complex for low income families.</p> <p>In 2016, a total of nine (9) units were rehabilitated, two (2) categorized for extremely low income and seven (7) categorized for low income.</p>	<p><b>Continued.</b> The City will continue to maintain its Multi-Family Revitalization Program during the 6<sup>th</sup> cycle provided funding remains available.</p>
<p><b>Strategy 3—Design and Quality of Housing and Neighborhoods</b> establishes policy actions for providing high-quality, environmentally responsible, well designed living environments for Fontana’s residents.</p>			
<p><b>3.1 Water Conservation Practices</b></p>	<p>Promote the inclusion of state-of-the-art water conservation practices in existing and new residential projects where proven to be safe and environmentally sound.</p>	<p>On September 22, 2010 the City Council Adopted Ordinance No. 1625, amendment to the City's Landscape and Water Conservation Ordinance requiring property owners to use less water to irrigate landscape areas as well as require the use of drought tolerant plant materials.</p>	<p><b>Continued.</b> The City acknowledges the connection between water conservation practices and healthy communities. The City will continue the program into the 6<sup>th</sup> cycle and will continue to monitor best water conservation practices as well as continue</p>



Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
			to inform the City's residents.
<b>3.2 Promotion of Green/Sustainable Development Practices</b>	The City encourages "green building" practices in new and existing residential development. To facilitate and encourage the use of green building practices, the City shall continue the Green Fontana volunteer program which incentivizes builders through rebates to construct environmentally efficient homes.	The City continues to run the Green Fontana volunteer program. In addition, in December of 2014, the City entered into a contract with CivicSparks to prepare the City's Climate Action Plan. The Climate Action Plan focuses on green/sustainable development practices and follows the San Bernardino County Regional Greenhouse Gas Reduction Plan.  Additionally, the City continues its participation in the Home Energy Renovation Opportunity program (HERO) and the Energy Star Program.	<b>Continued.</b> The City will continue to promote green and sustainable building practices, as well as continue to identify local partnerships and educate the City's residents to promote sustainability.
<b>Strategy 4—Accessibility to Affordable Housing</b> establishes policy actions to enhance opportunities for affordable housing for all segments of Fontana's population.			
<b>4.1 Adopt Reasonable Accommodation Procedures</b>	The City of Fontana recognizes the unique needs of persons with disabilities. To comply with Federal and State housing laws (SB 520), the City will analyze existing land use controls, building codes, and permit and processing procedures to determine constraints they impose on the development, maintenance, and improvement of housing for persons with disabilities. Based on its findings, the City will develop a policy for	In 2014, initial research of standards and codes was initiated. The City set a goal to develop draft Reasonable Accommodation Procedures by December 2014 and adopt Formal Reasonable Accommodation procedures by June 2015.	<b>Modified.</b> The City adopted its Formal Reasonable Accommodation Procedures in 2021.

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
	reasonable accommodation to provide relief from Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities.		
<b>4.2 Compliance with Senate Bill 2</b>	To comply with SB-2, effective January 1, 2008, the City must analyze and revise the existing Zoning and Development Code to allow for emergency shelters, transitional housing and supportive housing to homeless individuals and families for annual and seasonally estimated need.	In October of 2014, the City completed the General Plan Amendment, Zoning Code Amendment, and Zone Change to establish Emergency Shelter Overlay Districts in two separate area within the City. The Emergency Shelter Overlay district would allow for emergency shelters, transitional housing and supportive housing to homeless individuals and families for annual and seasonally estimated need. Although the ordinance has been adopted, the City will review it for additional clarity and consistency with requirements pursuant to SB 2, and ensure that transitional and supportive housing are permitted in all zones and are only subject to those restrictions that apply to other residential uses of the same type in the same zone.	<b>Completed.</b> The City completed this program in 2014 during the 6 <sup>th</sup> cycle. The City will continue this program into the 6 <sup>th</sup> cycle with modifications to ensure compliance with current state laws.
<b>4.3 Encourage the Development of Housing Units for a Variety of Income Levels</b>	The City of Fontana shall encourage the development of mixed income developments where housing units are provided for a variety of income levels. Encourage developers/builders to integrate market-rate and	The City has been very successful in incorporating a variety of housing types with varied lot sizes and density ranges with specific plans. When a developer wishes to develop a large land area, the City strives to achieve a well-balanced mix of housing types	<b>Continued.</b> The program will be continued to the 6 <sup>th</sup> cycle. The City is aware of the importance of the provision of housing for all income sectors of the

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
	affordable units within development projects through the establishment of incentives or other regulatory concessions. Additionally, the City of Fontana shall encourage that affordable housing developments are distributed throughout the City in an equitable manner so that lower income households are not concentrated in any single area of the City.	that suits different income levels, as well as retail and office services. As such, the City has a number of specific plans that includes housing for different income levels and continues to practice the same approach with new development proposals.	community. The City will continue to monitor and track new developments as well as work with developers to encourage affordable development through a variety of housing types.
<b>4.4 Affordable Housing Resource Base</b>	To ensure that the development community is aware of the availability of State, Federal and local funds as well as local in-kind assistance, the City shall develop an online affordable housing resource base with the intent of providing dissemination of information regarding funding/financing options available at the Federal, State and local level, incentives, partnership opportunities and other resources that promote a well-informed citizenry. The establishment of this resource base shall provide the public with a range of sources intended to educate and inform.	Housing brochures are available at City Hall and on the City web page (www.fontana.org). The City has contracted with Rosenow Spevacek Group Inc (RSG) to provide annual monitoring information online with listings of all affordable units.	<b>Continued.</b> The program will continue to the 6 <sup>th</sup> cycle and the City will continue to provide up to date information of affordable housing opportunities to the public.
<b>4.5</b>	Fontana contracts with the Inland Fire Housing and Mediation Board	The City has a contract with Inland Fair Housing and Mediation Board (IFHMB) to	<b>Continued.</b> The City realizes the necessity of fair housing

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
<b>Participation and Support of Regional Fair Housing Efforts</b>	(IFHMB) for the provision of fair housing services. The IFHMB provides educational and technical assistance as well as outreach activities, including informational materials, referrals, and workshops, within the City. The bilingual staff of IFHMB presents community service programs in cooperation with local Spanish radio and television stations to inform the audience of the variety of programs offered.	provide informational brochures in both English and Spanish. The brochures are available at the City Hall and on the City web page ( <a href="http://www.fontana.org">www.fontana.org</a> )	programs and the importance of informing residents about fair housing laws and requirements. The City will continue to identify local partners and engage residents with support and information about fair housing.
<b>4.6 Family Self-Sufficiency Program</b>	This program provides an opportunity for Section 8 participants to move to financial independence and eventually, into homeownership. The program is administered by the San Bernardino County Housing Authority and involves individualized counseling, career planning, education, and work experience.	This program is administered through County of San Bernardino. The City continues to refer inquiries and coordinate with the County Housing Authority.	<b>Continued.</b> Section 8 vouchers will continue to be administered though the County of San Bernardino in the 6 <sup>th</sup> cycle. The City will continue to provide information regarding assistance opportunities to its residents.
<b>4.7 Mentally Ill Services Program</b>	The San Bernardino County Department of Mental Health administers a Homeless/Mentally Ill Program that provides the basic needs of food, clothing, and shelter to mentally ill homeless adults in San Bernardino County.	The Homeless/Mentally Ill program is administered through County of San Bernardino. The program utilizes intensive case management and assists clients in obtaining Social Security Supplement (SSI), permanent housing, and employment. All of the mental health services are provided by state, local, and private donations to	<b>Continued.</b> The Homeless/Mentally Ill program will continue to be administered though the County of San Bernardino provided funding remains available. The City will continue to coordinate with



Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
		homeless and non-homeless mentally ill throughout the County. The City continues to refer inquires and coordinate with the County Housing Authority.	the County Housing Authority to provide essential services and up to date information to residents.
<b>4.8 Transitional Housing Facilitation</b>	San Bernardino County Community Services Department receives funding from public, private, federal, and state sources to address the most serious needs of low-income residents of San Bernardino County.	This program is administered through County of San Bernardino, Housing Authority. The County currently operates several programs at no cost to the participant so that they can more easily make the transition to permanent housing. These programs are targeted for homeless, low income, or special needs populations. The City continues to refer inquiries and coordinate with the County Housing Authority.	<b>Continued.</b> The program will continue in 6 <sup>th</sup> cycle and will be administered though the County of San Bernardino. The City recognizes the importance of transitional housing, allowing persons or households to move into stable and permanent housing accommodations. The City will continue to coordinate with the County Housing Authority to provide essential services and up to date information to residents.
<b>4.9 Domestic Violence Services Program</b>	In conjunction with the Fontana Police Department, the Fontana Housing Authority, House of Ruth (a nonprofit service provider), operate the Fontana Domestic Violence Facility and has designed a three-tiered program consisting of emergency, temporary, and	In 2014 the City of Fontana Housing Authority entered into a contract with House of Ruth to continue the City's assistance with the Fontana Domestic Violence Facility. House of Ruth is a non-profit organization and has two locations in Fontana.	<b>Continued.</b> The City will continue to coordinate with House of Ruth as well as other community partners to ensure safe emergency housing for victims of domestic abuse.

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
	transitional housing for victims of domestic violence.		
<b>4.10 Community Assistance Program</b>	The Community Assistance Program (CAPs) is a technical assistance program that offers assistance to homeless individuals and families who want to get off the streets. The program offers assistance on getting cleaned-up physically and free from dependencies, job training, how to look for a job and how to find and apply for housing.	This program is administered through the County of San Bernardino. The City continues to refer inquiries and coordinate with the County Housing Authority.	<b>Continued.</b> The program will continue in 6 <sup>th</sup> cycle and will be administered though the County of San Bernardino. The City will continue to coordinate with the County Housing Authority to provide essential services and up to date information to residents.
<b>4.11 Anti-Poverty Program</b>	This program addresses the priority needs of low-income residents associated with affordable housing: employment, income management, emergency services, nutrition, and family self-sufficiency. The City will continue to support the San Bernardino County Housing Authority in this program by providing funding, as available, and coordination of programs.	The City continues to work with the San Bernardino County Housing Authority to assist with their programs and reduce poverty within the City.	<b>Continued.</b> The program will continue in 6 <sup>th</sup> cycle and will be administered though the County of San Bernardino. The City will continue to coordinate with the County Housing Authority to identify different funding sources and provide up to date information to residents.
<b>4.12 Housing Referral and Information Services</b>	The County of San Bernardino Housing Authority provides rental subsidies and property improvements to County-owned rental units to assist eligible low- and moderate-income	The City's Housing Authority continues to refer individuals in need of Section 8 to the San Bernardino County Housing Authority.	<b>Continued.</b> It will remain under the San Bernardino Housing Authority. The City will continue to keep track of section 8 vouchers as

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
	Fontana residents through the Section 8 programs. Housing referral and information services will continue to be provided through a contract with the County of San Bernardino Housing Authority. The City continues to refer inquiries and coordinate with the County Housing Authority.		well as monitor the waiting list, if there is one at any point in the 6 <sup>th</sup> cycle. The City will continue to provide rental assistance information to residents.
<b>4.13 Provision of Housing Opportunities for Extremely Low-Income Households</b>	The City understands the need to encourage and facilitate housing development for households earning less than 30 percent of the median family income. The City will encourage the development of housing for households earning less than 30% of the median family income with this program.	In 2014, initial research and funding verification and housing committee meetings begun.	<b>Modified.</b> The City will continue the program into the 6 <sup>th</sup> cycle with modifications. The City recognizes the need to incentivize housing opportunities of all types to low and very low households. This program will be facilitated in part by zoning designations, streamlined development process and objective development standards.
<b>4.14 Employee Housing</b>	To ensure compliance with California Health and Safety Code Sections 17021.5 and 17021.6, the City shall review and amend the Zoning Code as appropriate to comply with the aforementioned California Health and Safety Code Sections. Review and	In 2014 the City complete its General Plan and Zoning update.	<b>Complete.</b>

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
	<p>revise Zoning Code, as appropriate, by January 2015.</p>		
<p><b>4.15 Housing for Persons with Developmental Disabilities</b></p>	<p>The City supports the ability of persons with developmental disabilities to live in integrated community settings. The City will work with the Inland Regional Center and other appropriate non-profit organizations and service agencies to identify the housing needs of Fontana residents with developmental disabilities, remove barriers to housing for persons with developmental disabilities.</p>	<p>The City continues to work with the Inland Regional Center and other service agencies to identify housing needs of Fontana residents with developmental disabilities and remove barriers to housing for persons with developmental disabilities.</p>	<p><b>Continued.</b> The City recognizes the importance and need for offering housing accessible to persons with developmental disabilities in varied forms. The City will continue to monitor this program and identify current or potential constraints to housing for persons with developmental disabilities.</p>





# Appendix B

## ADEQUATE SITES ANALYSIS

DRAFT – JUNE 2021



# Appendix B: Adequate Sites Analysis

## A. Candidate Sites Analysis Overview

The Housing Element is required to identify sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City of Fontana's ability to accommodate housing at the designated income levels within the planning period (2021-2029). These sites are either residentially zoned, within a specific plan entitled for residential development, or identified for rezone to accommodate the City's remaining need. Appendix B provides detailed information on the sites identified to meet the City's RHNA, including:

- Assessor Parcel Number (APN)
- Address
- Size (Acres)
- Zoning
- General Plan Land Use
- Ownership
- Existing On-site Uses
- Density
- Potential Development Capacity (Dwelling Units)

A summary of this information is included within the Housing Resources section (Section 3) of 's 2021-2029 Housing Element.

**Table B-1** shows the City's 2021-2029 RHNA need by income category as well as a breakdown of the sites identified to meet that need. The analysis within Appendix B shows that the City of Fontana has the capacity to meet their 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of capacity on existing, residentially zoned sites and specific plans
- Identification of capacity on existing, non-residentially zoned sites which permit residential as a primary use
- Future development of accessory dwelling units (ADUs)
- Identification of land for rezone to accommodate remaining RHNA allocation



Table B-1: Summary of RHNA Status and Sites Inventory					
	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2021-2029 RHNA	5,109	2,950	3,035	6,425	17,519
Units built within the projection period	TBD	TBD	TBD	TBD	TBD
<b>Total RHNA Obligations</b>	<b>5,109</b>	<b>2,950</b>	<b>3,035</b>	<b>6,425</b>	<b>17,519</b>

## ADEQUACY OF SITES TO ACCOMMODATE RHNA

### Water, Sewer and Dry Utility Availability

The City of Fontana has water, sewer and dry utilities that exist or are planned to accommodate residential development in the community. The City has the infrastructure in place which is designed and located to accommodate potential for additional housing identified for the 6<sup>th</sup> Cycle Housing Element.

Inland Empire Utilities Agency (IEUA) provides sanitary sewer service for the City of Fontana. IEUA operates four Regional Water Recycling Plants (RPs), including RP-1, RP- 4, RP-5, and the Carbon Canyon Water Recycling Facility (CCWRF). IEUA’s RP’s treat wastewater within IEUA’s service area and produce disinfected tertiary treated recycled water compliant with CDPH Title 22 regulations. IEUA’s RP-4 treats local wastewater generated by the City of Fontana.<sup>1</sup> IEUA’s RP-4 is responsible for treating local wastewater generated by the City of Fontana and is located near the intersection of Etiwanda Avenue and 6th Street in the City of Rancho Cucamonga. The IEUA’s water recycling plants and sewer systems can accommodate the 17, 519 units of growth projected for the years 2021-2029.

The City of Fontana owns and maintains pump stations and 437 miles of sewer lines. According to the City’s 2020/2021-2026/2027 Capital Improvement Plan, a total of \$11,498 has been allocated towards sewer maintenance and updates. Additionally, the City implements a sewer connection program which offers grants to eligible residents with existing septic tank system to be connected to the City’s sewer system. The City has planned to accommodate additional growth, as outline the RHNA allocation. All sites identified in the sites inventory have existing sewer system capacity and a sewer system capacity assurance plan is provided as part of the Management Plan to ensure the availability of future capacity citywide. Threshold criteria have been adopted to trigger any capacity enhancements necessary based upon changes to land use and other considerations.

The City’s Infrastructure and Green Systems Chapter of the Fontana General Plan addresses stormwater management throughout the City as it provides for the identification and management of facilities to manage stormwater throughout the community. The Fontana Department of Public Works is responsible

<sup>1</sup> Fontana Water Company, Urban Water Management Plan, 2015.



for maintenance of city property including stormwater management. Fontana has a stormwater drainage system that is environmentally and economically sustainable and compatible with regional One Water One Watershed standards.<sup>2</sup> According to the City's Water Quality Management Plan, facilities and mitigations for potential peak stormwater flows are not deemed a constraint to future residential development.

The City of Fontana relies on other agencies that have direct control over its drinking water supply. Drinking water is provided to the city primarily by three agencies:

- The Fontana Water Company (FWC)
- Cucamonga Valley Water District (CVWD)
- West Valley Water District.

Small areas of the city and Sphere of Influence are serviced by the Marygold Mutual Water Company and the Crawford Canyon Mutual Water Company. As an established and connected community, the City's existing water system services all areas within the City limits through various trunk lines and mains. Fire flow considerations are the primary factor in determining the adequacy of service for future residential development. The City conducts regular monitoring of the water system in the community and provides for system upgrades via capital improvement programs. The City updates the Capital Improvement Plan every five years to ensure continued adequate water availability and service to existing and future planned residential development.

Utility services for electric are provided by Southern California Edison (SCE). In accordance with the California Public Utilities Commission and in compliance with SCE's "Rules for the sale of electric energy" all electric and gas service will be provided for future development in the City of Fontana as requested. SCE may partner with the City to provide services and obtain authorization to construct any required facilities. The City has a mature energy distribution system that will be able to add additional service connections for future residential land uses.

Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

### **Accessory Dwelling Units (ADUs)**

In addition to primary dwelling units, there is capacity for the development of Accessory Dwelling Units (ADUs) on existing and future single unit dwellings. It is anticipated that an additional 656 units can be accommodated through the development of ADUs throughout the community during the 6<sup>th</sup> Cycle (2021-2029).

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<sup>2</sup> Chapter 10, Infrastructure and Green Systems, City of Pomona General Plan, 2018.



HCD has supported a strategy for estimating future development of ADUs in the City, therefore by doubling the average ADU development from 2018-2020, the City of Fontana assumes a total of 656 ADUs to be developed from 2021-2029. Additionally, to facilitate the development of ADUs available for lower income households, the City has developed relevant policies and programs (see Section 4: Housing Plan). For the purposes of this projection exercise, the City assumes a percentage of ADUs develop affordably based on ADU Affordability Assumptions produced by the Southern California Association of Governments (SCAG). SCAG conducted analysis that consisted of the following steps:

- Calculating maximum rent limits for RHNA income categories for one-person and two person households by county
- Conduct survey of rents for ADUs in the SCAG region
- Use survey data to determine proportion of ADUs within each income category
- Create assumption of how many persons will occupy each ADU, finalize proportions

Using the proportions SCAG created for San Bernardino County, the City has allocated the following ADUs for each income category:

<b>Income Category</b>	<b>Units</b>
Low and Very Low Income	373 units
Above Moderate Income	230 units
Moderate Income	53 units
<b>Total</b>	<b>656 units</b>

In accordance with State law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (JrADUs) are permitted only in single dwelling unit zones.

Figure B-1: Proposed Units in Fontana, All Income Categories (North)

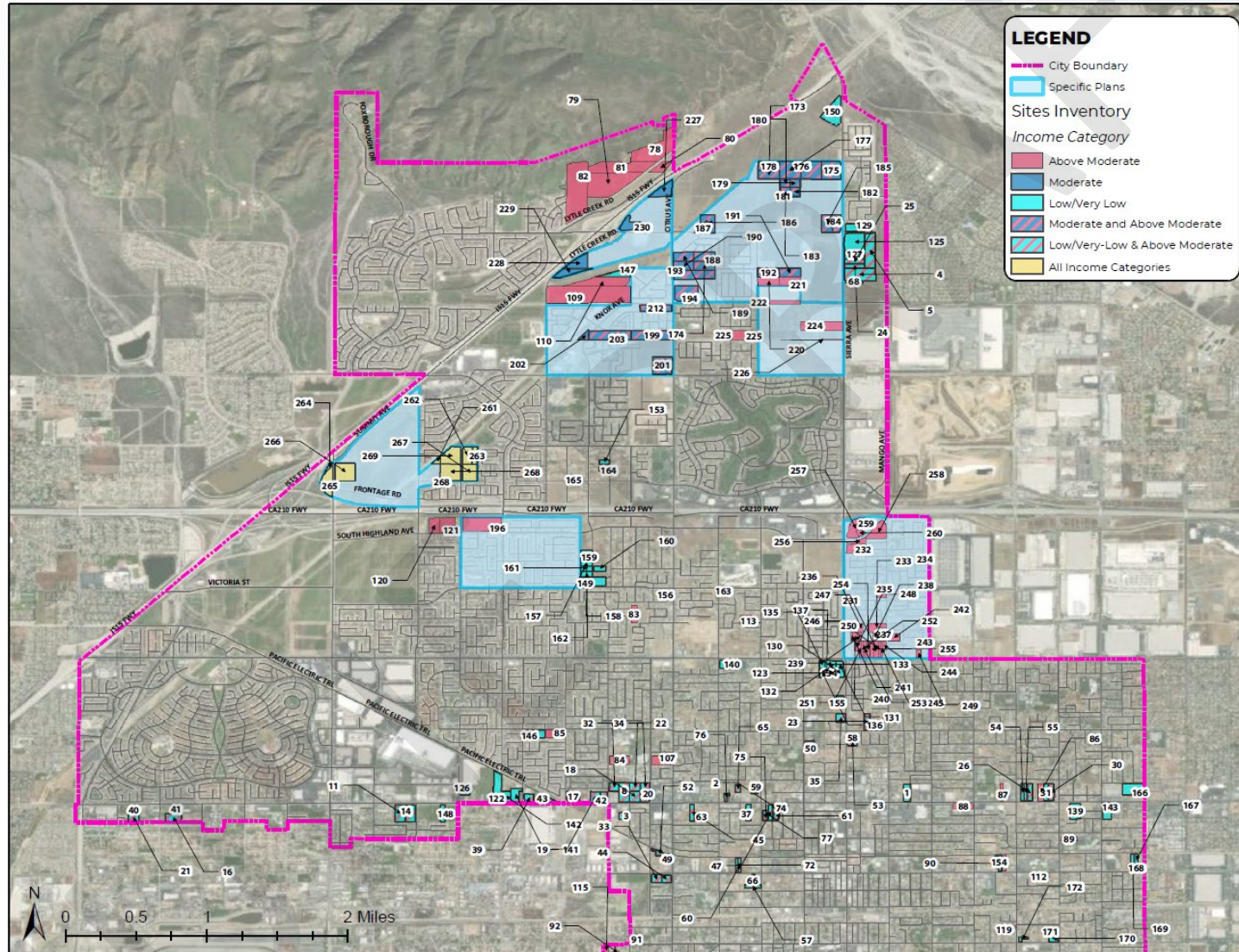
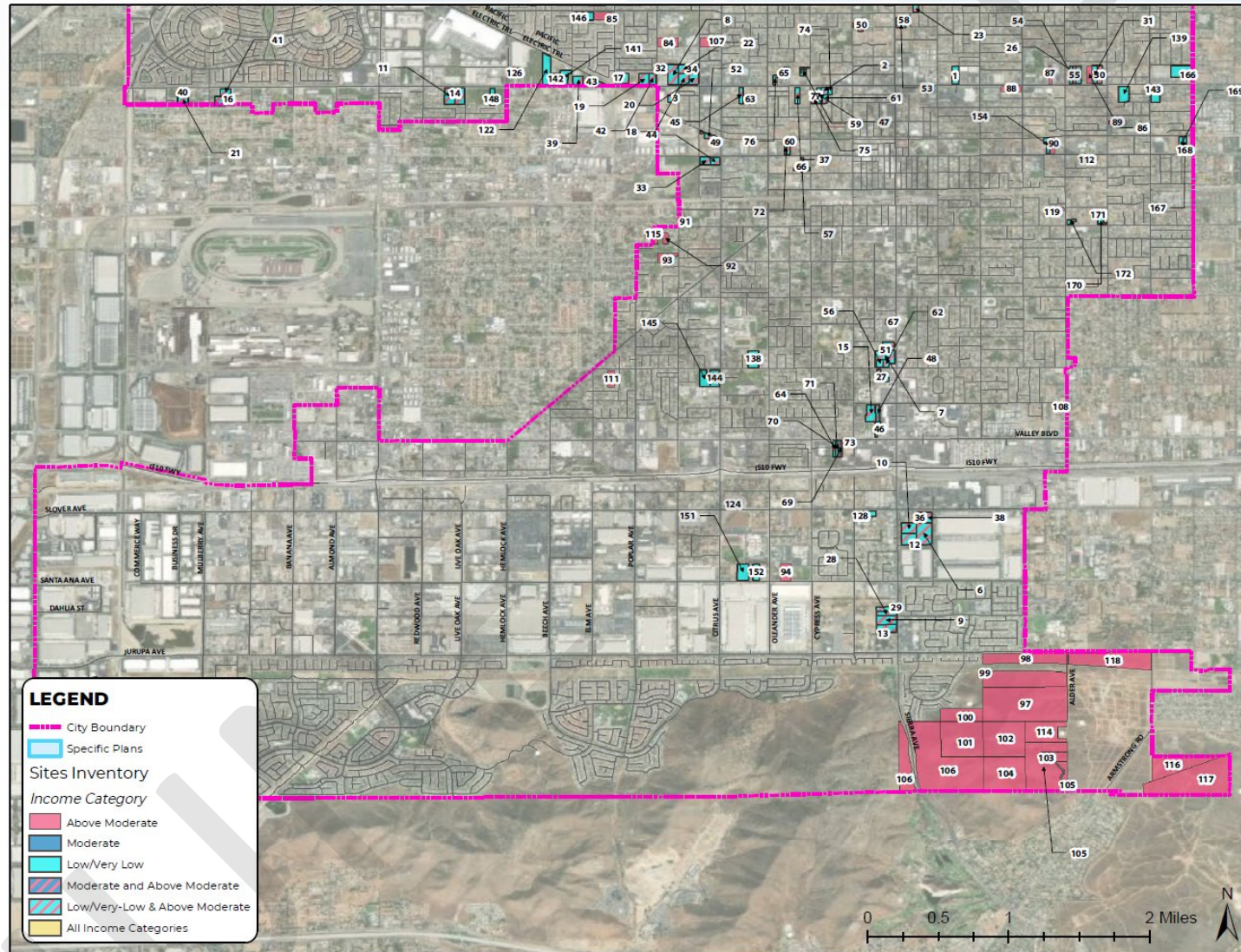




Figure B-2: Proposed Units in Fontana, All Income Categories (South)



## B. Very Low- and Low-Income Sites

This section contains a description and listing of the candidate sites identified to meet the City of Fontana's very low and low income RHNA need. A full list of these sites is presented in Table B-3.

### **Strategy for Accommodating Low and Very Low Income RHNA Allocation**

#### **Existing Zoning**

The State Department of Housing and Community Development (HCD) has identified 30 dwelling units an acre as the default density, or feasible density for accommodate low and very low-income housing. The City of Fontana has three zones which can accommodate residential developments at this density, including the R-4 and R-5 residential zones and the FBC district zone. Parcels within these zones were analyzed for compliance with Assembly Bill 1397 requirements, as well as, analyzed for vacancy or opportunity for redevelopment.

Utilizing the City of Fontana's existing residentially zoned land, ADU projected assumptions and residential specific plans, the City can accommodate a portion of the Low and Very Low-Income RHNA Allocations. The following zoning districts are allocated to the Low and Very Low-income units:

- Multi Family High Density Residential (R-5)– assumed at a 70% percent affordability component
- Form Base Code District (FBC)– assumed at a 70% percent affordability component
  - Transitional District
  - Route 66 Gateway District
  - Valley Gateway District
  - Sierra Gateway District
  - Downtown Gateway District

Parcels in the R-5 and FBC zones are not expected to develop at 100 percent affordability, and therefore assumed at 70 percent affordability, with a 30 percent market rate consideration. Essentially, parcels within this zoned are assumed at time of development that 70 percent of the units will be affordable to low and very low incomes and 30 percent will be affordable to above moderate incomes. The City decreased HCD's approved assumption of 100 percent affordable development to establish a more conservative and realistic goal when working with housing developers to increase affordable housing opportunity in the City. Existing residentially zoned parcels can accommodate **4,613** Low and Very Low-income units.

#### **Specific Plans**

Specific Plans used to accommodate Low and Very Low units include the following:

- **The West Gate Specific Plan** - The West Gate Specific Plan is located in the north western portion of the City, adjacent to the City's western limit. The plan was approved in March 2017 and



consists of 954 acres, approximately 500 of which are designated for 2,505 residential dwelling units at a maximum density of 50 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 834 entitled units that can accommodate residential development at the low and very low-income level. While these units may develop at a density feasible to accommodate units affordable to low and very low incomes, the City does not assume all will. Instead, the City assumes 50 percent of these entitled units will develop at an affordable rate. Additionally, the City has identified programs and policies to facilitate the development of a portion of the 834 entitled units for affordable housing.

Additionally, based on the City’s rates of ADU approval from 2018 to 2020, a total of **373** ADUs are assumed for Low and Very Low-Income units.

**Vacant Parcels**

Recent HCD guidance states that at least 50 percent of the City’s Low and Very Low RHNA allocation should be met on vacant sites. If the City’s cannot accommodate 50 percent of the units on vacant land, it is considered an impediment to the development of affordable housing and further analysis should prove viability of redevelopment of non-vacant sites. As shown in **Table B-3** below, the City can accommodate 73% percent of all Low and Very Low allocated units on vacant land.

Table B-3: 50 Percent Vacant Sites to Accommodate Low and Very Low-Income Allocation	
Vacant Sites	Number of Units
Accessory Dwelling Unit Capacity (affordable to lower)	373
Capacity on Vacant Sites	5,880
Capacity on Nonvacant Sites	232
<b>Low and Very Low RHNA allocation</b>	<b>8,059</b>
<b>Percentage of Lower Income RHNA accommodated on Vacant sites</b>	<b>77%</b>

**Non-Vacant Sites**

The City has designated non-vacant sites, both residentially and non-residentially zoned, to meet their 6<sup>th</sup> Cycle RHNA need. For non-vacant sites, or sites identified on non-residentially zoned land, State law requires that the City analyze:

- the extent to which existing uses may constitute an impediment to the future residential development within the planning period,
- the City’s past experience with converting existing uses to higher density residential uses,
- current market demand for the existing use,
- analysis of leases that would prevent redevelopment of the site,
- development trends,
- market conditions, and
- regulatory or incentives to encourage redevelopment.

*Past Experience Developing Non-Vacant Sites for Residential Uses*

The following approved projects illustrate the viability of developing non-vacant, non-residentially zoned sites within Fontana. These zones permit residential development at a maximum range of 30 to 50 dwelling units per acre.

Project Address/ APN	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Description
Fontana Windrows	16	FBC (Transitional)	Vacant	A proposed amendment to the Fontana Windrows development project for the construction of building 11 and 12.
Tuscan Apartments (Under Construction) 16534 Arrow Blvd.	17	FBC (Transitional)	Single Family Home	A proposed 17-unit multifamily development.

*Existing Uses on Candidate Sites*

**Table B-6** shows the existing uses on each of the candidate sites identified to meet Fontana’s low and very-low income RHNA need. These sites are largely commercial in nature, majority of the nonvacant sites identified are underutilized or are considered non vacant per HCD’s standards, however, have viable capacity for redevelopment. Each site was analyzed based on viability for redevelopment, sites were evaluated based on:

- Parcel acreage
- Availability of land for residential development
- Existing use
- Accessible and transit proximity

*Lease Analysis*

Existing lease agreements on infill and non-vacant properties present a potential impediment that may prevent residential development within the planning period. State law requires the City to consider lease terms in evaluating the use of non-vacant sites, however the City does not have access to private party lease agreements or other contractual agreements amongst private parties. While the City does not have access to lease structures as these are private documents, staff has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period. Additionally, the Section 4 of this Housing Element identifies programs to increase feasibility and encourage infill development in Fontana.

## Up-zone/Rezone Strategy to Accommodate remaining Low/Very Low RHNA Allocation

After utilizing residentially zoned land, specific plans, and ADU assumptions, the City nets **1,534 units** below the 6<sup>th</sup> cycle RHNA allocation of 8,059 total Low and Very Low-Income units. To accommodate the remaining RHNA allocation the City will need to rezone appropriate sites to the R-4, R-5 and FBC-Transitional zones. Below is the strategy for rezoning and up-zoning to meet the City’s remaining RHNA allocation.

### PART 1: REZONING OPPORTUNITIES IN THE R-PC, RMU, R-1, R-2, AND R-3 ZONES.

The City has identified 31 parcels in existing residential zones for re-zone to increase residential capacity for feasibility to accommodate low and very low-income housing units. The identified parcels are vacant or underutilized within the R-PC, RMU, R-1, R-2, and R-3 zones, these parcels can be re-zoned to the R-4 or R-5 zone in order to accommodate future affordable housing units. Parcels for rezoning are evaluated based on community feedback, HCD size criteria, access to retail/commercial, adjacency of nearby residential of mixed income and are well disperse throughout the City. Assuming 31.2 du/acre for R-4 and 50 du/acre for R-5, both with a 70% affordability factor, the proposed up-zoned parcels can accommodate **2,648** units Low and Very Low-income units. The table below lists the recommended parcels for up-zoning to R-4 and R-5. **Figure B-3 and B-4** also show these rezone opportunities.

**Table B- 5: Parcels Proposed for Up-zone to R-4 and R-5**

ID	APN	Acres	5 <sup>th</sup> Cycle Site	Existing Zone	Proposed Zone	Expected Density	Net Affordable units (70% of total capacity)
140	024102119	4.5		R-1	R-5	50	158
141	111016129	3.3		R-3	R-5	50	113
142	111016128	2.7		R-3	R-5	50	93
143	024605113	3.8		R-3	R-5	50	131
144	023529125	4.0		R-1	R-5	50	140
145	023529123	4.3		R-1	R-5	50	148
146	111011110	4.1		R-1	R-5	50	144
147	110726212	4.6		R-PC	R-5	50	161
148	023008105	2.1		R-3	R-5	50	73
149	022806125	6.2		R-1	R-5	50	215
150	023909304	9.5		R-MU	R-4	31.2	207
151	025501115	5.0	Yes	R-PC	R-5	50	175
152	025501113	2.8		R-PC	R-5	50	98
153	110807118	1.1		R-PC	R-5	50	38
154	019213311	1.8		R-2	R-5	50	61
155	024107142	2.1		R-3	R-5	50	72
156	022814120	2.5		R-1	R-5	50	85

ID	APN	Acres	5 <sup>th</sup> Cycle Site	Existing Zone	Proposed Zone	Expected Density	Net Affordable units (70% of total capacity)
157	022806118	1.7		R-1	R-4	31.2	36
158	022806120	1.7		R-1	R-4	31.2	36
159	022806124	1.3		R-1	R-4	31.2	27
160	022806110	1.7		R-1	R-4	31.2	37
161	022806117	1.7		R-1	R-4	31.2	36
162	022806116	1.7		R-1	R-4	31.2	36
163	024005201	1.1		R-1	R-4	31.2	23
164	110807121	0.9		R-PC	R-4	31.2	18
165	110805301	0.9		R-PC	R-4	31.2	18
166	024314201	6.0		R-3	R-4	31.2	131
167	024608118	1.1		R-1	R-4	31.2	24
168	024608119	0.6		R-1	R-4	31.2	12
169	024608110	1.7		R-1	R-4	31.2	36
170	024615177	1.4		R-1	R-4	31.2	31
171	024615152	0.9		R-1	R-4	31.2	20
172	024615107	0.7		R-1	R-4	31.2	15
<b>Net Units</b>							<b>2,648</b>

### PART 3: REZONING OPPORTUNITIES IN THE C-1, C-2, AND P-PF ZONES

The City has identified 17 additionally parcels in existing commercial and industrial zones for re-zone to residential zoning to increase capacity to accommodate low and very low-income housing units. Commercial parcels within the City that are vacant or underutilized are identified for rezone to accommodate the City’s remaining low and very low income RHNA allocation and build an appropriate buffer of 33% to offset potential “No Net Loss” compliance issues. In addition to being ripe for development or redevelopment, the identified parcels are in moderate and high resource areas with access to transportation, retail, grocers/markets and economic opportunities. The table below lists the recommended parcels for rezone to the R-4, R-5, or FBC (Transitional District) zoning designations. **Figure B-3 and B-4** also show these rezone opportunities.

ID	APN	Acres	5 <sup>th</sup> Cycle Site	Existing Zone	Proposed Zone	Expected Density	Net Affordable units (70% of total capacity)
122	111016114	6.4		C-2	R-4	31.2	138
123	024105102	1.3		C-2	R-4	31.2	27
124	025115110	0.8		C-1	R-4	31.2	18
125	023915118	9.2	Yes	C-2	R-4	31.2	200



126	111016104	2.2		C-2	R-4	31.2	49
127	023915119	4.8	Yes	C-2	R-4	31.2	105
128	025504125	3.7	Yes	C-2	R-4	31.2	81
129	023910109	3.9		C-2	R-4	31.2	86
130	024105101	1.9		C-2	FBC	31.2	32
131	024105117	1.5		C-2	FBC	31.2	26
132	024105116	1.1		C-2	FBC	31.2	19
133	024105142	1.1		C-2	FBC	31.2	19
134	024105132	0.6		C-2	FBC	31.2	10
135	024105114	1.2		C-2	FBC	31.2	19
136	024105104	1.3		C-2	FBC	31.2	21
137	024105131	0.6		C-2	FBC	31.2	10
138	019318112	4.7		P-PF	R-5	50	165
139	024603120	4.4		C-1	R-4	31.2	97
<b>Net Units</b>							<b>1,168</b>

Figure B-3: Proposed Rezones and Upzones, All Income Categories (North)

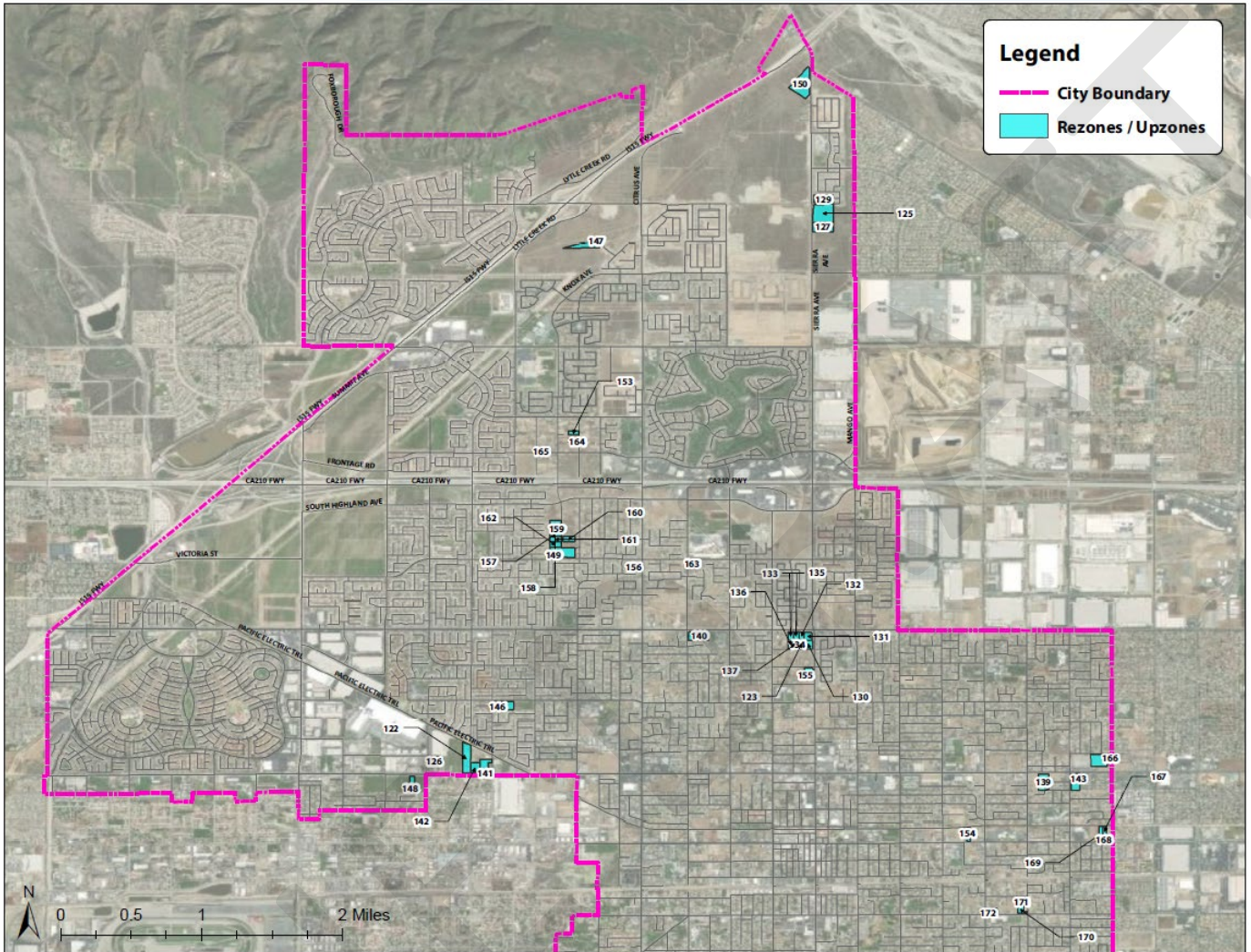
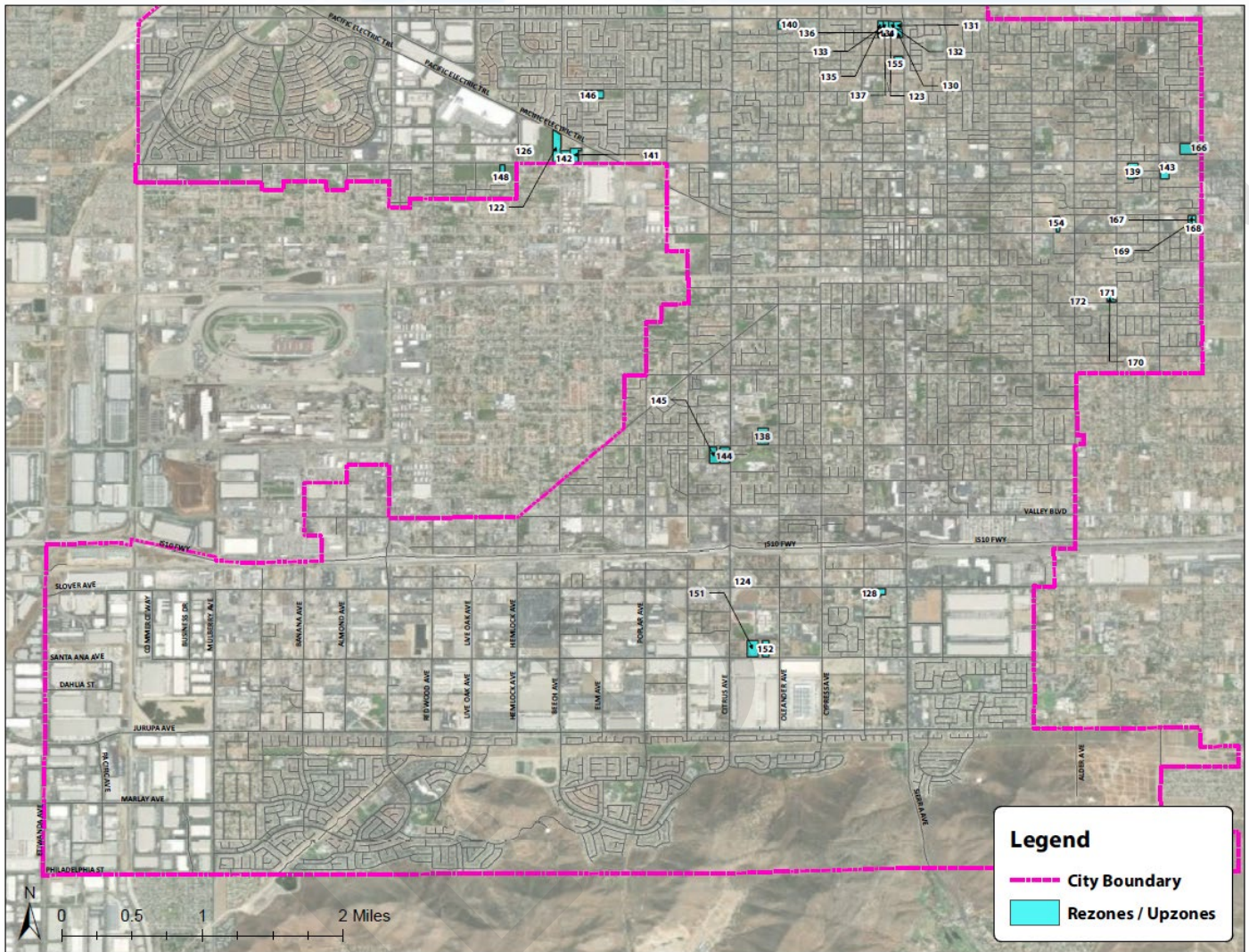




Figure B-4: Proposed Rezones and Upzones, All Income Categories (South)



### Calculation of Unit Capacity

- Multi Family Medium/High Density Residential (R-4) – assumed at a 70% percent affordability component
- Multi Family High Density Residential (R-5) – assumed at a 70% percent affordability component
- Form Based Code District (FBC) - assumed at a 70% percent affordability component

#### **Multi-Family/High Density Residential (R-4)**

The City zoning code designates a minimum of 24.1 dwelling units per acre and a maximum of 39 dwelling units per acre for projects within the Multi-Family/High Density Residential (R-4) Zoning District. This multiple-family residential zoning district provides space for multiple family residential developments commonly found in a dense urban environment within close proximity to public transit stations.

Permitted uses include apartments, stacked condominiums, and studios. Mixed-use developments are permitted within this zone. Additionally, per HCD guidance, the City has assumed a potential development density of 80 percent of the maximum permitted. Analyzing potential units as gross acreage multiplied by calculated density (31.2 du/ac) and assuming a blanket 70% affordability across all identified parcels (vacant or underutilized sites for rezone) can accommodate 1,544 Lower Income dwelling units. The City assumes that future residential developments will accommodate a mix of incomes and has developed a conservative 70 percent affordability assumption on projects in the R-4 zone, rather than 100 percent.

### ***Multi Family High Density Residential (R-5)***

The City zoning code designates a minimum of 39.1 dwelling units per acre and a maximum of 50 dwelling units per acre for projects within the Multi-Family/High Density Residential (R-5) Zoning District. This is the most intense multiple-family residential zoning district and it provides space for high density residential transit-oriented development commonly found in an urban environment, especially along existing and/or anticipated future bus routes. Permitted uses include multi-story apartments and mixed-use developments. Additionally, per HCD guidance, the City has assumed a potential development density of 100 percent of the maximum permitted based on development trends. Analyzing potential units as gross acreage multiplied by calculated density (50 du/ac) and assuming a blanket 70% affordability across all identified parcels vacant or underutilized sites in the zoning district can accommodate 2,391 Lower Income dwelling units. With rezones, the City can accommodate an additional 2,070 Lower Income dwelling units; in total, the City can accommodate 4,461 Lower Income units in the R-5 zone. The City assumes that future residential developments will accommodate a mix of incomes and has developed a conservative 70 percent affordability assumption on projects in the R-5 zone, rather than 100 percent.

### ***Form Base Code District (FBC)***

The City has also identified the central portion of Fontana as a Form Based Code district. The Form based Code district permits a variety of uses, including residential. The district's main goal is to promote smart growth and walkable mixed-use areas. The City is utilizing the following districts in the Form Based Code at 80 percent assumed densities:

- Transitional District – density range of 3 dwelling units per acre to 39 dwelling units per acre
- Foothill Gateway – density range of 18 dwelling units per acre to 39 dwelling units per acre
- Valley Gateway – density range of 20 dwelling units per acre to 39 dwelling units per acre
- Sierra Gateway – density range of 18 dwelling units per acre to 39 dwelling units per acre
- Gateway District – density range of 15 dwelling units per acre to 39 dwelling units per acre

Analyzing potential units as gross acreage multiplied by calculated density (31.2 du/ac) and an assumed blanket affordability rate of 70 percent, vacant or underutilized sites in the FBC zone can accommodate 2,552 Lower Income dwelling units. With rezones, the City can accommodate an additional 202 Lower Income dwelling units; in total, the City can accommodate 2,754 Lower Income units in the FBC zone.



The City has established the Form Based Code District in order to increase residential developments near transit and economic opportunities. However, the City assumes that many projects to come in within the overlay will have a mix of uses and incomes. Therefore, the City assumes that residential on these parcels will develop at a conservative 70 percent affordable rate.

### Identification of Large Sites

Included in the sites identified to meet the City’s RHNA allocation, the City has identified a total of two parcels which are larger than 10 acres (10.1 and 10.5 acres individually) and are not within the AB 1397 criteria. The total assumed yield of both sites is a supplemental 716 affordable units to the City’s capacity. Fontana has a history of approving large residential developments as, shown below in **Table B-7**. Therefore, the City believes it is feasible to consider each site for opportunity for residential developments, specifically with an affordability component.

Project Name	Project Area	Project Type	Acreage	Total Unit yield	Density	Date Approved
Shady Trails	Citrus Heights	Townhomes	9.9 acres	139	14 du/ac	2020
Stratham - The Retreat Project	California Landings	Townhomes/ Condos	14.8 acres	194	13.1 du/ac	2019

Table B-8: Sites to Accommodate Low and Very Low Income RHNA

Unique ID	APN	Owner	Zone	FBC Sub-Zone	Area (AC)	Size Criteria	5th Cycle	Expected Density	Existing Units	Vacant	Net Units (Total)	Upzone/ Rezone	New Zone	Rezone Density	Net Affordable	Net Above Moderate	Income Category	Specific Plan
1	019024103	GOLDEN INN INC	R-5	--	3.2	Yes	Yes	50	0	Yes	158	--	--	--	110.6	47.4	Low/Very-Low & Above Moderate	--
2	019109140	LINCHAO LLC	R-5	--	1.3	Yes	Yes	50	0	Yes	63	--	--	--	44.1	18.9	Low/Very-Low & Above Moderate	--
3	023208145	SPSSM INVESTMENTS-IX, LP	FBC	FOOTHILL GATEWAY	2.0	Yes		31.2	0	Yes	61	--	--	--	42.7	18.3	Low/Very-Low & Above Moderate	--
4	023915138	BLESSED JOHN XXIII CATHOLIC COMMUNITY IN	R-5	--	10.5	Yes	Yes	50	0	Yes	522	--	--	--	365.4	156.6	Low/Very-Low & Above Moderate	--
5	023915136	SIERRA INVESTMENT COMPANY	R-5	--	10.1	Yes	Yes	50	0	Yes	501	--	--	--	350.7	150.3	Low/Very-Low & Above Moderate	--
6	019437116	WAL-MART REAL ESTATE BUSINESS TRUST	FBC	TRANSITIONAL DISTRICT	8.9	Yes		32.1	0	Yes	215	--	--	--	193.9	83.1	Low/Very-Low & Above Moderate	--
7	019325140	--	FBC	SIERRA GATEWAY	5.7	Yes		31.2	0	Yes	177	--	--	--	123.9	53.1	Low/Very-Low & Above Moderate	--
8	111036121	HOMESTEAD DEVELOPMENT LLC	FBC	TRANSITIONAL DISTRICT	5.5	Yes		31.2	0	Yes	131	--	--	--	118.3	50.7	Low/Very-Low & Above Moderate	--
9	025510109	CHAFFEY COMMUNITY COLLEGE DISTRICT	FBC	TRANSITIONAL DISTRICT	4.8	Yes		31.2	0	Yes	113	--	--	--	102.9	44.1	Low/Very-Low & Above Moderate	--
10	019437114	WAL-MART REAL ESTATE BUSINESS TRUST	FBC	TRANSITIONAL DISTRICT	4.4	Yes		31.2	0	Yes	106	--	--	--	95.2	40.8	Low/Very-Low & Above Moderate	--
11	023007103	LINCHAO LLC	R-5	--	4.4	Yes	Yes	50	0	Yes	220	--	--	--	154	66	Low/Very-Low & Above Moderate	--
12	019437115	WAL-MART REAL ESTATE BUSINESS TRUST	FBC	TRANSITIONAL DISTRICT	4.4	Yes		31.2	0	Yes	105	--	--	--	95.2	40.8	Low/Very-Low & Above Moderate	--
13	025510123	CITY OF FONTANA	FBC	TRANSITIONAL DISTRICT	4.4	Yes		31.2	0	Yes	104	--	--	--	94.5	40.5	Low/Very-Low & Above Moderate	--
14	023007104	LINCHAO LLC	R-5	--	4.3	Yes	Yes	50	0	Yes	213	--	--	--	149.1	63.9	Low/Very-Low & Above Moderate	--
15	019330113	FONTANA SIERRA CORPORATION	FBC	VALLEY GATEWAY	4.1	Yes		31.2	0	Yes	128	--	--	--	89.6	38.4	Low/Very-Low & Above Moderate	--
16	023001134	HSU, YIN-PEN KO	FBC	FOOTHILL GATEWAY	3.7	Yes		31.2	0	Yes	115	--	--	--	80.5	34.5	Low/Very-Low & Above Moderate	--
17	111039103	FOOTHILL LIME LLC	FBC	FOOTHILL GATEWAY	3.3	Yes		31.2	0	Yes	102	--	--	--	71.4	30.6	Low/Very-Low & Above Moderate	--
18	111036122	LS WESTERN LP	R-5	--	3.0	Yes		50	0	Yes	146	--	--	--	102.2	43.8	Low/Very-Low & Above Moderate	--

Table B-8: Sites to Accommodate Low and Very Low Income RHNA

Unique ID	APN	Owner	Zone	FBC Sub-Zone	Area (AC)	Size Criteria	5th Cycle	Expected Density	Existing Units	Vacant	Net Units (Total)	Upzone/ Rezone	New Zone	Rezone Density	Net Affordable	Net Above Moderate	Income Category	Specific Plan
19	111039106	KEYSTONE CAPITAL HOLDINGS LLC	FBC	FOOTHILL GATEWAY	2.8	Yes		31.2	0	Yes	87	--	--	--	60.9	26.1	Low/Very-Low & Above Moderate	--
20	111036123	LS WESTERN LP	R-5	--	2.6	Yes		50	0	Yes	130	--	--	--	91	39	Low/Very-Low & Above Moderate	--
21	022909110	MPSN PROPERTIES LP	FBC	FOOTHILL GATEWAY	2.5	Yes		31.2	0	Yes	77	--	--	--	53.9	23.1	Low/Very-Low & Above Moderate	--
22	111036115	LS WESTERN LP	R-5	--	2.5	Yes		50	0	Yes	123	--	--	--	86.1	36.9	Low/Very-Low & Above Moderate	--
23	024109109	BLASICK ELVIE J TR	FBC	TRANSITIONAL DISTRICT	2.5	Yes		31.2	0	Yes	59	--	--	--	53.2	22.8	Low/Very-Low & Above Moderate	--
24	023915125	SIERRA INVESTMENT COMPANY	R-5	--	2.4	Yes	Yes	50	0	Yes	120	--	--	--	84	36	Low/Very-Low & Above Moderate	--
25	023915126	SIERRA INVESTMENT COMPANY	R-5	--	2.4	Yes	Yes	50	0	Yes	120	--	--	--	84	36	Low/Very-Low & Above Moderate	--
26	024310106	FOOTHILL CEDARS LLC	R-5	--	2.4	Yes	Yes	50	0	Yes	118	--	--	--	82.6	35.4	Low/Very-Low & Above Moderate	--
27	019331137	ALPAY LIVING TRUST 10/18/96	FBC	SIERRA GATEWAY	2.4	Yes		31.2	0	Yes	73	--	--	--	51.1	21.9	Low/Very-Low & Above Moderate	--
28	025510108	CHAFFEY COMMUNITY COLLEGE DISTRICT	FBC	TRANSITIONAL DISTRICT	2.4	Yes		31.2	0	Yes	56	--	--	--	51.1	21.9	Low/Very-Low & Above Moderate	--
29	025510107	CHAFFEY COMMUNITY COLLEGE DISTRICT	FBC	TRANSITIONAL DISTRICT	2.4	Yes		31.2	0	Yes	56	--	--	--	51.1	21.9	Low/Very-Low & Above Moderate	--
30	024310139	WHITEFIELD BIBLE CHURCH	R-5	--	2.4	Yes	Yes	50	0	Yes	118	--	--	--	82.6	35.4	Low/Very-Low & Above Moderate	--
31	024310109	WHITEFIELD BIBLE CHURCH	R-5	--	2.4	Yes	Yes	50	0	Yes	117	--	--	--	81.9	35.1	Low/Very-Low & Above Moderate	--
32	111036114	8021 ALMERIA LLC	FBC	TRANSITIONAL DISTRICT	2.3	Yes		31.2	0	Yes	55	--	--	--	49.7	21.3	Low/Very-Low & Above Moderate	--
33	023220112	ROSEMEAD PROPERTIES INC	FBC	TRANSITIONAL DISTRICT	2.3	Yes		31.2	0	Yes	54	--	--	--	48.3	20.7	Low/Very-Low & Above Moderate	--
34	111036116	LS WESTERN LP	R-5	--	2.2	Yes		50	0	Yes	110	--	--	--	77	33	Low/Very-Low & Above Moderate	--
35	024108113	FONTANA HOUSING AUTHORITY	FBC	TRANSITIONAL DISTRICT	2.2	Yes		31.2	0	Yes	51	--	--	--	46.9	20.1	Low/Very-Low & Above Moderate	--
36	019437112	WAL-MART REAL ESTATE BUSINESS TRUST	FBC	TRANSITIONAL DISTRICT	2.2	Yes		31.2	0	Yes	51	--	--	--	46.2	19.8	Low/Very-Low & Above Moderate	--
37	019106117	HNK UNITED LLC	FBC	GATEWAY DISTRICT	2.1	Yes		31.2	0	Yes	65	--	--	--	45.5	19.5	Low/Very-Low & Above Moderate	--





# FONTANA | 6th Cycle Housing Element Update (2021-2029)

Table B-8: Sites to Accommodate Low and Very Low Income RHNA

Unique ID	APN	Owner	Zone	FBC Sub-Zone	Area (AC)	Size Criteria	5th Cycle	Expected Density	Existing Units	Vacant	Net Units (Total)	Upzone/ Rezone	New Zone	Rezone Density	Net Affordable	Net Above Moderate	Income Category	Specific Plan
38	019437113	WAL-MART REAL ESTATE BUSINESS TRUST	FBC	TRANSITIONAL DISTRICT	2.1	Yes		31.2	0	Yes	50	--	--	--	45.5	19.5	Low/Very-Low & Above Moderate	--
39	111033125	HOUSEHOLD LLC	R-5	--	2.1	Yes		50	0	Yes	102	--	--	--	71.4	30.6	Low/Very-Low & Above Moderate	--
40	022909114	MPSN PROPERTIES LP	FBC	FOOTHILL GATEWAY	2.0	Yes		31.2	0	Yes	62	--	--	--	43.4	18.6	Low/Very-Low & Above Moderate	--
41	023001102	HSU, YIN-PEN KO	FBC	FOOTHILL GATEWAY	2.0	Yes		31.2	0	Yes	62	--	--	--	43.4	18.6	Low/Very-Low & Above Moderate	--
42	111039107	KEYSTONE CAPITAL HOLDINGS LLC	FBC	FOOTHILL GATEWAY	1.9	Yes		31.2	0	Yes	58	--	--	--	40.6	17.4	Low/Very-Low & Above Moderate	--
43	111033120	SHALLAN FAMILY TRUST 2/8/08	R-5	--	1.9	Yes		50	0	Yes	92	--	--	--	64.4	27.6	Low/Very-Low & Above Moderate	--
44	023220113	ROSEMEAD PROPERTIES INC	FBC	TRANSITIONAL DISTRICT	1.9	Yes		31.2	0	Yes	44	--	--	--	39.9	17.1	Low/Very-Low & Above Moderate	--
45	019101134	9626 FLOWER LLC	FBC	FOOTHILL GATEWAY	1.9	Yes		31.2	0	Yes	56	--	--	--	39.2	16.8	Low/Very-Low & Above Moderate	--
46	025107337	FONTANA SIERRA CORPORATION	FBC	VALLEY GATEWAY	1.8	Yes		31.2	0	Yes	56	--	--	--	39.2	16.8	Low/Very-Low & Above Moderate	--
47	019109119	LINCHAO LLC	R-5	--	1.8	Yes	Yes	50	0	Yes	88	--	--	--	61.6	26.4	Low/Very-Low & Above Moderate	--
48	019336104	FONTANA SIERRA CORPPORATION	FBC	VALLEY GATEWAY	1.7	Yes		31.2	0	Yes	52	--	--	--	36.4	15.6	Low/Very-Low & Above Moderate	--
49	023211214	INLAND EMPIRE PROPERTIES LLC	FBC	TRANSITIONAL DISTRICT	1.7	Yes		31.2	0	Yes	39	--	--	--	35.7	15.3	Low/Very-Low & Above Moderate	--
50	019013102	A & D FONTANA LLC	FBC	TRANSITIONAL DISTRICT	1.7	Yes		31.2	0	Yes	39	--	--	--	35.7	15.3	Low/Very-Low & Above Moderate	--
51	019324235	SKILL 1031 LLC	FBC	SIERRA GATEWAY	1.6	Yes		31.2	0	Yes	48	--	--	--	33.6	14.4	Low/Very-Low & Above Moderate	--
52	023211213	INLAND EMPIRE PROPERTIES LLC	FBC	TRANSITIONAL DISTRICT	1.6	Yes		31.2	0	Yes	37	--	--	--	33.6	14.4	Low/Very-Low & Above Moderate	--
53	019017171	FUNLINE INC	FBC	TRANSITIONAL DISTRICT	1.4	Yes		31.2	0	Yes	34	--	--	--	30.8	13.2	Low/Very-Low & Above Moderate	--
54	024310104	FOOTHILL CEDARS LLC	R-5	--	1.4	Yes	Yes	50	0	Yes	71	--	--	--	49.7	21.3	Low/Very-Low & Above Moderate	--
55	024310105	FOOTHILL CEDARS LLC	R-5	--	1.4	Yes	Yes	50	0	Yes	69	--	--	--	48.3	20.7	Low/Very-Low & Above Moderate	--
56	019325137	--	FBC	SIERRA GATEWAY	1.4	Yes		31.2	0	Yes	43	--	--	--	30.1	12.9	Low/Very-Low & Above Moderate	--





# FONTANA | 6th Cycle Housing Element Update (2021-2029)

Table B-8: Sites to Accommodate Low and Very Low Income RHNA

Unique ID	APN	Owner	Zone	FBC Sub-Zone	Area (AC)	Size Criteria	5th Cycle	Expected Density	Existing Units	Vacant	Net Units (Total)	Upzone/ Rezone	New Zone	Rezone Density	Net Affordable	Net Above Moderate	Income Category	Specific Plan
57	019119148	LAWANI, ROTIMI I	FBC	TRANSITIONAL DISTRICT	1.3	Yes		31.2	0	Yes	30	--	--	--	27.3	11.7	Low/Very-Low & Above Moderate	--
58	019017169	FUNLINE INC	FBC	TRANSITIONAL DISTRICT	1.3	Yes		31.2	0	Yes	29	--	--	--	26.6	11.4	Low/Very-Low & Above Moderate	--
59	019008163	HOMESTEAD DEVELOPMENT LLC	FBC	TRANSITIONAL DISTRICT	1.2	Yes		31.2	0	Yes	29	--	--	--	25.9	11.1	Low/Very-Low & Above Moderate	--
60	019108113	ABEL, MORDECHAI ETAL	FBC	TRANSITIONAL DISTRICT	1.2	Yes		31.2	0	Yes	27	--	--	--	25.2	10.8	Low/Very-Low & Above Moderate	--
61	019109141	LINCHAO LLC	R-5	--	1.2	Yes	Yes	50	0	Yes	58	--	--	--	40.6	17.4	Low/Very-Low & Above Moderate	--
62	019325139	--	FBC	SIERRA GATEWAY	1.1	Yes		31.2	0	Yes	35	--	--	--	24.5	10.5	Low/Very-Low & Above Moderate	--
63	019101115	HNK FONTANA LLC	FBC	FOOTHILL GATEWAY	1.1	Yes		31.2	0	Yes	33	--	--	--	23.1	9.9	Low/Very-Low & Above Moderate	--
64	025132116	--	FBC	VALLEY GATEWAY	1.1	Yes		31.2	0	Yes	32	--	--	--	22.4	9.6	Low/Very-Low & Above Moderate	--
65	019008136	FONTANA MOTOR LODGE	FBC	TRANSITIONAL DISTRICT	1.0	Yes		31.2	0	Yes	24	--	--	--	21.7	9.3	Low/Very-Low & Above Moderate	--
66	019119154	LAWANI, ROTIMI I	FBC	TRANSITIONAL DISTRICT	1.0	Yes		31.2	0	Yes	24	--	--	--	21.7	9.3	Low/Very-Low & Above Moderate	--
67	019323409	LONG, JOHN	FBC	SIERRA GATEWAY	1.0	Yes		31.2	0	Yes	30	--	--	--	21	9	Low/Very-Low & Above Moderate	--
68	023915109	LANCE, DONALD R	R-5	--	1.0	Yes	Yes	50	0	Yes	49	--	--	--	34.3	14.7	Low/Very-Low & Above Moderate	--
69	025132119	FINE AZ HOMES LLC	FBC	VALLEY GATEWAY	1.0	Yes		31.2	0	Yes	30	--	--	--	21	9	Low/Very-Low & Above Moderate	--
70	025132118	FINE AZ HOMES LLC	FBC	VALLEY GATEWAY	1.0	Yes		31.2	0	Yes	30	--	--	--	21	9	Low/Very-Low & Above Moderate	--
71	025132117	FINE AZ HOME LLC	FBC	VALLEY GATEWAY	1.0	Yes		31.2	0	Yes	30	--	--	--	21	9	Low/Very-Low & Above Moderate	--
72	019108114	ABEL, MORDECHAI ETAL	FBC	TRANSITIONAL DISTRICT	1.0	Yes		31.2	0	Yes	22	--	--	--	20.3	8.7	Low/Very-Low & Above Moderate	--
73	025132122	FINE AZ HOMES LLC	FBC	VALLEY GATEWAY	1.0	Yes		31.2	0	Yes	29	--	--	--	20.3	8.7	Low/Very-Low & Above Moderate	--
74	019109132	LINCHAO LLC	R-5	--	0.8	Yes	Yes	50	0	Yes	39	--	--	--	27.3	11.7	Low/Very-Low & Above Moderate	--
75	019109120	DURSA, DON LEE TRUST 9/30/1998	R-5	--	0.8	Yes	Yes	50	0	Yes	37	--	--	--	25.9	11.1	Low/Very-Low & Above Moderate	--



# FONTANA | 6th Cycle Housing Element Update (2021-2029)

Table B-8: Sites to Accommodate Low and Very Low Income RHNA

Unique ID	APN	Owner	Zone	FBC Sub-Zone	Area (AC)	Size Criteria	5th Cycle	Expected Density	Existing Units	Vacant	Net Units (Total)	Upzone/ Rezone	New Zone	Rezone Density	Net Affordable	Net Above Moderate	Income Category	Specific Plan
76	019008102	LINMAY CORPORATION	FBC	TRANSITIONAL DISTRICT	0.8	Yes		31.2	0	Yes	18	--	--	--	16.1	6.9	Low/Very-Low & Above Moderate	--
77	019109121	LINCHAO LLC	R-5	--	0.7	Yes	Yes	50	0	Yes	33	--	--	--	23.1	9.9	Low/Very-Low & Above Moderate	--
122	111016114	SAN GABRIEL VALLEY WATER COMPANY	C-2	--	6.4	yes	--	31.2	0	yes	N/A	Rezone	R-4	31.2	138	--	Low/Very Low	--
123	024105102	PEGASUS PASSAGE LLC	C-2	--	1.3	yes	--	31.2	0	yes	N/A	Rezone	R-4	31.2	27	--	Low/Very Low	--
124	025115110	SANGHA, VARINDER P	C-1	--	0.8	yes	--	31.2	0		N/A	Rezone	R-4	31.2	18	--	Low/Very Low	--
125	023915118	SAT PURKH JAN	C-2	--	9.2	yes	Yes	31.2	0	yes	N/A	Rezone	R-4	31.2	200	--	Low/Very Low	--
126	111016104	IRWIN, ROXANN M TRUST 12-12-15 - EST OF	C-2	--	2.2	yes		31.2	9	--	N/A	Rezone	R-4	31.2	49	--	Low/Very Low	--
127	023915119	FONG, JAMES T	C-2	--	4.8	yes	Yes	31.2	1	yes	N/A	Rezone	R-4	31.2	105	--	Low/Very Low	--
128	025504125	HIGHLAND HOSPITALITY LLC	C-2	--	3.7	yes	Yes	31.2	2	yes	N/A	Rezone	R-4	31.2	81	--	Low/Very Low	--
129	023910109	LAGHAE, PEYMAN	C-2	--	3.9	yes	--	31.2	0	Yes	N/A	Rezone	R-4	31.2	86	--	Low/Very Low	--
130	024105101	PEGASUS PASSAGE LLC	C-2	--	1.9	yes	--	24.23	0	Yes	N/A	Rezone		24.23	32	--	Low/VeryLow	--
131	024105117	PEGASUS PASSAGE LLC	C-2	--	1.5	yes	--	24.23	0	Yes	N/A	Rezone	FBC	24.23	26	--	Low/VeryLow	--
132	024105116	PEGASUS PASSAGE LLC	C-2	--	1.1	yes	--	24.23	0	Yes	N/A	Rezone	FBC	24.23	19	--	Low/VeryLow	--
133	024105142	TG SAGERS	C-2	--	1.1	yes	--	24.23	0	Yes	N/A	Rezone	FBC	24.23	19	--	Low/VeryLow	--
134	024105132	PEGASUS PASSAGE LLC ETAL	C-2	--	0.6	yes	--	24.23	0	Yes	N/A	Rezone	FBC	24.23	10	--	Low/VeryLow	--
135	024105114	BANYAN INC	C-2	--	1.2	yes	--	24.23	0	Yes	N/A	Rezone	FBC	24.23	19	--	Low/VeryLow	--
136	024105104	AZIZ LLC	C-2	--	1.3	yes	--	24.23	0	Yes	N/A	Rezone	FBC	24.23	21	--	Low/VeryLow	--
137	024105131	AZIZ LLC ETAL	C-2	--	0.6	yes	--	24.23	0	Yes	N/A	Rezone	FBC	24.23	10	--	Low/VeryLow	--
138	019318112	FONTANA UNIFIED SCHOOL DISTRICT	P-PF	--	4.7	yes	--	50	--	No	N/A	Rezone	R-5	50	165	--	Low/VeryLow	--
139	024603120	ROCA DE SALVACION	C-1	--	4.4	yes	--	31.2	0	Yes	N/A	Rezone	R-4	31.2	97	--	Low/VeryLow	--
140	024102119	--	R-1	--	4.5	yes	--	50	0	Yes	19	Upzone	R-5	50	158	--	Low/Very Low	--
141	111016129	ROSEMEAD PROPERTIES INC	R-3	--	3.3	yes	--	50	0	Yes	62	Upzone	R-5	50	113	--	Low/Very Low	--
142	111016128	ROSEMEAD PROPERTIES INC	R-3	--	2.7	yes	--	50	0	Yes	51	Upzone	R-5	50	93	--	Low/Very Low	--
143	024605113	GOLDEN SPRINGS LLC ETAL	R-3	--	3.8	yes	--	50	0	Yes	71	Upzone	R-5	50	131	--	Low/Very Low	--
144	023529125	KARP INVESTMENT PARTNERS LLC	R-1	--	4.0	yes	--	50	0	Yes	16	Upzone	R-5	50	140	--	Low/Very Low	--
145	023529123	KARP INVESTMENT PARTNERS LLC	R-1	--	4.3	yes	--	50	0	Yes	17	Upzone	R-5	50	148	--	Low/Very Low	--
146	111011110	CITY OF FONTANA	R-1	--	4.1	yes	--	50	0	Yes	17	Upzone	R-5	50	144	--	Low/Very Low	--

Table B-8: Sites to Accommodate Low and Very Low Income RHNA

Unique ID	APN	Owner	Zone	FBC Sub-Zone	Area (AC)	Size Criteria	5th Cycle	Expected Density	Existing Units	Vacant	Net Units (Total)	Upzone/ Rezone	New Zone	Rezone Density	Net Affordable	Net Above Moderate	Income Category	Specific Plan
147	110726212	SOUTHERN CALIFORNIA EDISON COMPANY	R-PC	--	4.6	yes	--	50	1	--	15	Upzone	R-5	50	161	--	Low/Very Low	--
148	023008105	LINCHAO LLC	R-3	--	2.1	yes	--	50	0	Yes	39	Upzone	R-5	50	73	--	Low/Very Low	--
149	022806125	FONTANA UNIFIED SCHOOL DISTRICT	R-1	--	6.2	yes	--	50	0	Yes	25	Upzone	R-5	50	215	--	Low/Very Low	--
150	023909304	LYTLE CREEK LAND AND RESOURCES	R-MU	--	9.5	yes	--	31.2	1	--	181	Upzone	R-4	31.2	207	--	Low/Very Low	--
151	025501115	FERMANIAN, KRIKOR G TR	R-PC	--	5.0	yes	Yes	50	1	--	16	Upzone	R-5	50	175	--	Low/Very Low	--
152	025501113	PACIFIC PARADISE ASSET MANAGEMENT LLC	R-PC	--	2.8	yes	--	50	1	--	8	Upzone	R-5	50	98	--	Low/Very Low	--
153	110807118	MORA, MARIO & TERESA LIVING TR 12/1/15	R-PC	--	1.1	yes	--	50	0	Yes	2	Upzone	R-5	50	38	--	Low/Very Low	--
154	019213311	VAN ENGEN, LARRY	R-2	--	1.8	yes	--	50	1	--	12	Upzone	R-5	50	61	--	Low/Very Low	--
155	024107142	MENIFEE DKH LLC	R-3	--	2.1	yes	--	50	0	Yes	38	Upzone	R-5	50	72	--	Low/Very Low	--
156	022814120	APOSTOLIC ASSEMBLY OF THE FAITH IN	R-1	--	2.5	yes	--	50	0	Yes	8	Upzone	R-5	50	85	--	Low/Very Low	--
157	022806118	FONTANA UNIFIED SCHOOL DISTRICT	R-1	--	1.7	yes	--	31.2	0	Yes	6	Upzone	R-4	31.2	36	--	Low/Very Low	--
158	022806120	FONTANA UNIFIED SCHOOL DISTRICT	R-1	--	1.7	yes	--	31.2	0	Yes	6	Upzone	R-4	31.2	36	--	Low/Very Low	--
159	022806124	FONTANA UNIFIED SCHOOL DISTRICT	R-1	--	1.3	yes	--	31.2	0	Yes	4	Upzone	R-4	31.2	27	--	Low/Very Low	--
160	022806110	FONTANA UNIFIED SCHOOL DISTRICT	R-1	--	1.7	yes	--	31.2	0	Yes	6	Upzone	R-4	31.2	37	--	Low/Very Low	--
161	022806117	FONTANA UNIFIED SCHOOL DISTRICT	R-1	--	1.7	yes	--	31.2	0	Yes	6	Upzone	R-4	31.2	36	--	Low/Very Low	--
162	022806116	FONTANA UNIFIED SCHOOL DISTRICT	R-1	--	1.7	yes	--	31.2	0	Yes	6	Upzone	R-4	31.2	36	--	Low/Very Low	--
163	024005201	FONTANA UNIFIED SCHOOL DISTRICT	R-1	--	1.1	yes	--	31.2	0	Yes	3	Upzone	R-4	31.2	23	--	Low/Very Low	--
164	110807121	SA GOLDEN INVESTMENTS INC	R-PC	--	0.9	yes	--	31.2	0	Yes	3	Upzone	R-4	31.2	18	--	Low/Very Low	--
165	110805301	MUNOZ, GUSTAVO JR	R-PC	--	0.9	yes	--	31.2	0	Yes	3	Upzone	R-4	31.2	18	--	Low/Very Low	--
166	024314201	FONTANA SCHOOL DISTRICT	R-3	--	6.0	yes	--	31.2	0	Yes	114	Upzone	R-4	31.2	131	--	Low/Very Low	--
167	024608118	REMAI, WILLIAM & LA VONNE LV TR AMD 4/18	R-1	--	1.1	yes	--	31.2	0	Yes	4	Upzone	R-4	31.2	24	--	Low/Very Low	--
168	024608119	REMAI WILLIAM & LAVONNE LIVING TRUS	R-1	--	0.6	yes	--	31.2	0	Yes	2	Upzone	R-4	31.2	12	--	Low/Very Low	--





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Table B-8: Sites to Accommodate Low and Very Low Income RHNA

Unique ID	APN	Owner	Zone	FBC Sub-Zone	Area (AC)	Size Criteria	5th Cycle	Expected Density	Existing Units	Vacant	Net Units (Total)	Upzone/ Rezone	New Zone	Rezone Density	Net Affordable	Net Above Moderate	Income Category	Specific Plan
169	024608110	AVOS REAL ESTATE HOLDING LLC	R-1	--	1.7	yes	--	31.2	0	Yes	7	Upzone	R-4	31.2	36	--	Low/Very Low	--
170	024615177	HOVAV ZECHARIA	R-1	--	1.4	yes	--	31.2	0	Yes	6	Upzone	R-4	31.2	31	--	Low/Very Low	--
171	024615152	HOVAV ZECHARIA	R-1	--	0.9	yes	--	31.2	0	Yes	4	Upzone	R-4	31.2	20	--	Low/Very Low	--
172	024615107	KARP INVESTMENT PARTNERS	R-1	--	0.7	yes	--	31.2	0	Yes	2	Upzone	R-4	31.2	15	--	Low/Very Low	--
261	110802205	RUSSO MICHELE & J REV TR (06-4-92)	SP	--	0.9	N/A	--	--	0	Yes	*	--	--	--	--	--	All Income Categories	WESTGATE S.P.
262	110802302	INTEX PROPERTIES INLAND EMPIRE CORP	SP	--	4.4	N/A	--	--	0	Yes	*	--	--	--	--	--	All Income Categories	WESTGATE S.P.
263	110802303	INTEX PROPERTIES INLAND EMPIRE CORP	SP	--	2.4	N/A	--	--	0	Yes	*	--	--	--	--	--	All Income Categories	WESTGATE S.P.
264	022611210	CHERRY HIGHLANDS PROPERTIES	SP	--	0.6	N/A	--	--	0	Yes	*	--	--	--	--	--	All Income Categories	WESTGATE S.P.
265	022611208	CHERRY HIGHLAND PROPERTIES	SP	--	7.1	N/A	--	--	0	Yes	*	--	--	--	--	--	All Income Categories	WESTGATE S.P.
266	110801110	INTEX PROPERTIES INLAND EMPIRE CORP	SP	--	9.5	N/A	--	--	0	Yes	*	--	--	--	--	--	All Income Categories	WESTGATE S.P.
267	110802304	INTEX PROPERTIES INLAND EMPIRE CORP	SP	--	6.9	N/A	--	--	0	Yes	*	--	--	--	--	--	All Income Categories	WESTGATE S.P.
268	110802208	INTEX PROPERTIES INLAND EMPIRE CORP	SP	--	9.3	N/A	--	--	0	Yes	*	--	--	--	--	--	All Income Categories	WESTGATE S.P.
269	110802203	INTEX PROPERTIES INLAND EMPIRE CORP	SP	--	7.9	N/A	--	--	0	Yes	*	--	--	--	--	--	All Income Categories	WESTGATE S.P.

\*Note - parcels designated to accommodate entitled, unbuilt units in specific plan areas are not assigned individual projected units. This information is summarized in Section 3 : Part 3. The City has included a program for recording future development and remaining capacity within Specific Plan Areas.



## C. Moderate and Above Moderate Sites Inventory

This section contains a description and listing of the candidate sites identified to meet the Fontana's moderate and above moderate income RHNA need.

### ***Strategy for Accommodating Above Moderate Income RHNA Allocation***

Utilizing the City of Fontana's existing residentially zoned land, ADU projected assumptions and residential specific plans, the City can fully accommodate the Above Moderate Income RHNA Allocations. The following zoning districts are allocated to the Above Moderate units:

- Residential Estate (R-E)
- Residential Planned Community (R-PC)
- Single Family (R-1)
- Medium Density (R-2)
- Multi Family Medium/High Density Residential (R-4)
- Multi Family High Density Residential (R-5)
- Form Based Code (FBC)
  - Downtown Gateway District
  - Route 66 Gateway District
  - Neighborhood District
  - Sierra Gateway
  - Transitional District
  - Valley Gateway

Parcels in the R-E, R-PC, R-1, and R-2 are assumed for 100 percent above moderate capacity. Parcels in the R-4, R-5, and FBC zones are assumed with a 70 percent affordability component and 30 percent above moderate, or market rate, component. Essentially, parcels within this zoned are assumed at time of development that 70 percent of the units will be affordable to low and very low incomes and 30 percent will be affordable to above moderate incomes. Existing residentially zoned properties can accommodate **5,042** Above Moderate-income units.

Additionally, remaining capacity on Specific Plans entitled for low density residential can accommodate a total of **2,014** Above Moderate-income units. Specific plans include:

- Arboretum Specific Plan
- California Landings
- Citrus Heights North

- Summit at Rosena Specific Plan
- Walnut Village Specific Plan
- West Gate Specific Plan

## **Strategy for Accommodating Moderate Income RHNA Allocation**

Utilizing the City of Fontana's residential specific plans and ADU projected assumptions the City can fully accommodate the Moderate Income RHNA Allocations. The City can accommodate **4,200** Moderate income units utilizing the following specific plans:

- Arboretum Specific Plan
- Citrus Heights North
- Ventana at Duncan Canyon Specific Plan
- West Gate Specific Plan

### **Calculation of Unit Capacity**

The City has considered a variety of methods in which residential may be developed within existing zones. The City assumes that above moderate-income units will develop at a maximum of 12 dwelling units per acre in low density residential zones and 50 dwelling units per acre in higher density residential zones, where 30 percent of units are considered market rate. Additionally, the City assumes that that moderate-income units will develop at a maximum of 30 dwelling units per acre. Reasonable capacity for sites identified to meet the City's moderate and above moderate need was calculated based on a number of factors, including existing zoning requirements, vacancy and total number of units entitled, and the assumed density based on the City's development history. Per HCD guidance, the City has assumed a potential development density of 80 percent of the maximum permitted where recent development history in the zoning designation is not present. The City has, however, utilized development history to establish assumed potential development densities for the following zones: R-PC, R-1, R-2, R-5, and FBC (Transitional District).

Additionally, the City has identified capacity, at the maximum achievable density for projects within the following specific plans:

- **Arboretum Specific Plan** – The Arboretum Specific Plan is located in the northern portion of the City, nearly adjacent to the City's northern limit. The plan was approved in April 2009 and consists of 531.3 gross acres which are entitled to contain 3,526 residential units at a maximum density of 24 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 2,569 entitled units which can be accommodated at the moderate income level and 328 units at the above moderate income level.
- **California Landings** – The California Landings Specific Plan is located in the northern portion of the City, directly adjacent to the 210 freeway. The plan was approved in August 1994 and consists of 223 acres entitled to contain 750 units at a maximum density of 4.8 dwelling units per acre. The

specific plan has a remaining, unbuilt capacity of 194 entitled units which can be accommodated at the above moderate income level.

- Citrus Heights North** – The Citrus Heights Specific Plan is located in the northern portion of the City, just east of the I-15 freeway. The plan was approved in July 2003 and consists of 211.4 gross acres entitled to contain 1,161 dwelling units at a maximum density of 18.1 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 81 entitled units which can be accommodated at the moderate income level and 7 units at the above moderate income level. These units will be developed on vacant parcels, identified within **Table B-7**.
- Ventana at Duncan Canyon Specific Plan** – The Ventana at Duncan Canyon Specific Plan is located in the northern portion of the City, just southeast of the I-15 freeway. The plan was approved in March 2007 and consists of 105 acres entitled to contain 842 dwelling units at a maximum density of 22 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 842 units which can be accommodated at the moderate income level.
- Summit at Rosena Specific Plan** – The Summit at Rosena Specific Plan is located in the northern portion of the City, just southeast of the I-15 freeway. The plan was approved in March 2006 and consists of 179.8 gross acres entitled to contain 856 dwelling units at a maximum density of 16 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 333 units which can be accommodated at the above moderate income level.
- Walnut Village Specific Plan** – The Walnut Village Specific Plan is located in the northeastern portion of the City, adjacent to the 210 freeway. The plan was approved in September 1985 and consists of approximately 342 acres entitled to contain 1,644 dwelling units at a maximum density of 15 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 240 units which can be accommodated at the above moderate income level.
- The West Gate Specific Plan** - The West Gate Specific Plan is located in the north western portion of the City, adjacent to the City’s western limit. The plan was approved in March 2017 and consists of 954 acres, approximately 500 of which are designated for 2,505 residential dwelling units at a maximum density of 50 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 708 entitled units which can be accommodated at the moderate income level and 912 units at the above moderate income level.

The specific plans and their remaining capacity are summarized below:

Specific Plan	Moderate	Above Moderate
Arboretum Specific Plan	2,569	328
California Landings	0	194
Citrus Heights North	81	7
Summit at Rosena Specific Plan	0	333
Ventana at Duncan Canyon Specific Plan	842	0
Walnut Village Specific Plan	0	240
West Gate Specific Plan - Approved March 2017	708	912
<b>Total</b>	<b>4,200</b>	<b>2,014</b>

As the entitled plans are developed, the City of Fontana will report remaining capacity by identified income category to HCD, a program detailing this strategy is in the **Section 4: Housing Plan**.

Potential constraints, to the extent they are known, such as environmentally sensitive areas and steep slopes were considered, and deductions made where those factors decreased the net buildable area of a parcel. Each Specific Plan's Environmental Impact Report is available on the City's webpage, the areas identified for future development have been previously reviewed and considered adequate by the City to accommodate residential developments as they have been entitled.

## Selection of Sites

This Appendix B contains a selection of those sites that are most likely to be developed for moderate and above-moderate income housing. For the purpose of identifying sites with the potential to be developed within the planning period, this analysis considered existing zoned parcels that permit residential as a primary use as well as areas entitled for residential specific plans within the following specific plans:

- **Arboretum Specific Plan** – The Arboretum Specific Plan is located in the northern portion of the City, nearly adjacent to the City's northern limit. The plan was approved in April 2009 and consists of 531.3 gross acres which are entitled to contain 3,526 residential units at a maximum density of 24 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 2,569 entitled units which can be accommodated at the moderate-income level and 328 units at the above moderate-income level.
- **California Landings** – The California Landings Specific Plan is located in the northern portion of the City, directly adjacent to the 210 freeway. The plan was approved in August 1994 and consists of 223 acres entitled to contain 750 units at a maximum density of 4.8 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 194 entitled units which can be accommodated at the above moderate-income level.
- **Citrus Heights North** – The Citrus Heights Specific Plan is located in the northern portion of the City, just east of the I-15 freeway. The plan was approved in July 2003 and consists of 211.4 gross acres entitled to contain 1,161 dwelling units at a maximum density of 18.1 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 81 entitled units which can be accommodated at the moderate-income level and 7 units at the above moderate-income level.
- **Ventana at Duncan Canyon Specific Plan** – The Ventana at Duncan Canyon Specific Plan is located in the northern portion of the City, just southeast of the I-15 freeway. The plan was approved in March 2007 and consists of 105 acres entitled to contain 842 dwelling units at a maximum density of 22 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 842 units which can be accommodated at the moderate-income level.
- **Summit at Rosena Specific Plan** – The Summit at Rosena Specific Plan is located in the northern portion of the City, just southeast of the I-15 freeway. The plan was approved in March 2006 and consists of 179.8 gross acres entitled to contain 856 dwelling units at a maximum density of 16 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 333 units which can be accommodated at the above moderate-income level.
- **Walnut Village Specific Plan** – The Walnut Village Specific Plan is located in the northeastern portion of the City, adjacent to the 210 freeway. The plan was approved in September 1985 and consists of approximately 342 acres entitled to contain 1,644 dwelling units at a maximum



density of 15 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 240 units which can be accommodated at the above moderate-income level. T

- **The West Gate Specific Plan** - The West Gate Specific Plan is located in the north western portion of the City, adjacent to the City's western limit. The plan was approved in March 2017 and consists of 954 acres, approximately 500 of which are designated for 2,505 residential dwelling units at a maximum density of 50 dwelling units per acre. The specific plan has a remaining, unbuilt capacity of 708 entitled units which can be accommodated at the moderate-income level and 912 units at the above moderate income level.

For the purposes of this analysis, accessory living dwelling unit potential was calculated separately as outlined within the Candidate Sites Analysis Overview section above. ADUs represent additional potential units to meet the City's RHNA.



# FONTANA | 6th Cycle Housing Element Update (2021-2029)

Table B-10: Sites to Accommodate Moderate and Above Moderate Income RHNA

Unique ID	APN	Owner	Zone	Form Based Code Sub-Zone	Area (AC)	Size Criteria	5th Cycle	Expected Density	Existing Units	Vacant	Net Units (Total)	Net Affordable	Net Above Moderate and Moderate	Income Category	Specific Plan
1	019024103	GOLDEN INN INC	R-5	--	3.2	Yes	Yes	50	0	Yes	158	110.6	47.4	Low/Very-Low & Above Moderate	--
2	019109140	LINCHAO LLC	R-5	--	1.3	Yes	Yes	50	0	Yes	63	44.1	18.9	Low/Very-Low & Above Moderate	--
3	023208145	SPSSM INVESTMENTS-IX, LP	FBC	FOOTHILL GATEWAY	2.0	Yes	--	31.2	0	Yes	61	42.7	18.3	Low/Very-Low & Above Moderate	--
4	023915138	BLESSED JOHN XXIII CATHOLIC COMMUNITY IN	R-5	--	10.5	Yes	Yes	50	0	Yes	522	365.4	156.6	Low/Very-Low & Above Moderate	--
5	023915136	SIERRA INVESTMENT COMPANY	R-5	--	10.1	Yes	Yes	50	0	Yes	501	350.7	150.3	Low/Very-Low & Above Moderate	--
6	019437116	WAL-MART REAL ESTATE BUSINESS TRUST	FBC	TRANSITIONAL DISTRICT	8.9	Yes	--	31.2	0	Yes	215	193.9	83.1	Low/Very-Low & Above Moderate	--
7	019325140	--	FBC	SIERRA GATEWAY	5.7	Yes	--	31.2	0	Yes	177	123.9	53.1	Low/Very-Low & Above Moderate	--
8	111036121	HOMESTEAD DEVELOPMENT LLC	FBC	TRANSITIONAL DISTRICT	5.5	Yes	--	31.2	0	Yes	131	118.3	50.7	Low/Very-Low & Above Moderate	--
9	025510109	CHAFFEY COMMUNITY COLLEGE DISTRICT	FBC	TRANSITIONAL DISTRICT	4.8	Yes	--	31.2	0	Yes	113	102.9	44.1	Low/Very-Low & Above Moderate	--
10	019437114	WAL-MART REAL ESTATE BUSINESS TRUST	FBC	TRANSITIONAL DISTRICT	4.4	Yes	--	31.2	0	Yes	106	95.2	40.8	Low/Very-Low & Above Moderate	--
11	023007103	LINCHAO LLC	R-5	--	4.4	Yes	Yes	50	0	Yes	220	154	66	Low/Very-Low & Above Moderate	--
12	019437115	WAL-MART REAL ESTATE BUSINESS TRUST	FBC	TRANSITIONAL DISTRICT	4.4	Yes	--	31.2	0	Yes	105	95.2	40.8	Low/Very-Low & Above Moderate	--
13	025510123	CITY OF FONTANA	FBC	TRANSITIONAL DISTRICT	4.4	Yes	--	31.2	0	Yes	104	94.5	40.5	Low/Very-Low & Above Moderate	--
14	023007104	LINCHAO LLC	R-5	--	4.3	Yes	Yes	50	0	Yes	213	149.1	63.9	Low/Very-Low & Above Moderate	--
15	019330113	FONTANA SIERRA CORPORATION	FBC	VALLEY GATEWAY	4.1	Yes	--	31.2	0	Yes	128	89.6	38.4	Low/Very-Low & Above Moderate	--
16	023001134	HSU, YIN-PEN KO	FBC	FOOTHILL GATEWAY	3.7	Yes	--	31.2	0	Yes	115	80.5	34.5	Low/Very-Low & Above Moderate	--
17	111039103	FOOTHILL LIME LLC	FBC	FOOTHILL GATEWAY	3.3	Yes	--	31.2	0	Yes	102	71.4	30.6	Low/Very-Low & Above Moderate	--
18	111036122	LS WESTERN LP	R-5	--	3.0	Yes	--	50	0	Yes	146	102.2	43.8	Low/Very-Low & Above Moderate	--

Table B-10: Sites to Accommodate Moderate and Above Moderate Income RHNA

Unique ID	APN	Owner	Zone	Form Based Code Sub-Zone	Area (AC)	Size Criteria	5th Cycle	Expected Density	Existing Units	Vacant	Net Units (Total)	Net Affordable	Net Above Moderate and Moderate	Income Category	Specific Plan
19	111039106	KEYSTONE CAPITAL HOLDINGS LLC	FBC	FOOTHILL GATEWAY	2.8	Yes	--	31.2	0	Yes	87	60.9	26.1	Low/Very-Low & Above Moderate	--
20	111036123	LS WESTERN LP	R-5	--	2.6	Yes	--	50	0	Yes	130	91	39	Low/Very-Low & Above Moderate	--
21	022909110	MPSN PROPERTIES LP	FBC	FOOTHILL GATEWAY	2.5	Yes	--	31.2	0	Yes	77	53.9	23.1	Low/Very-Low & Above Moderate	--
22	111036115	LS WESTERN LP	R-5	--	2.5	Yes	--	50	0	Yes	123	86.1	36.9	Low/Very-Low & Above Moderate	--
23	024109109	BLASICK ELVIE J TR	FBC	TRANSITIONAL DISTRICT	2.5	Yes	--	31.2	0	Yes	59	53.2	22.8	Low/Very-Low & Above Moderate	--
24	023915125	SIERRA INVESTMENT COMPANY	R-5	--	2.4	Yes	Yes	50	0	Yes	120	84	36	Low/Very-Low & Above Moderate	--
25	023915126	SIERRA INVESTMENT COMPANY	R-5	--	2.4	Yes	Yes	50	0	Yes	120	84	36	Low/Very-Low & Above Moderate	--
26	024310106	FOOTHILL CEDARS LLC	R-5	--	2.4	Yes	Yes	50	0	Yes	118	82.6	35.4	Low/Very-Low & Above Moderate	--
27	019331137	ALPAY LIVING TRUST 10/18/96	FBC	SIERRA GATEWAY	2.4	Yes	--	31.2	0	Yes	73	51.1	21.9	Low/Very-Low & Above Moderate	--
28	025510108	CHAFFEY COMMUNITY COLLEGE DISTRICT	FBC	TRANSITIONAL DISTRICT	2.4	Yes	--	31.2	0	Yes	56	51.1	21.9	Low/Very-Low & Above Moderate	--
29	025510107	CHAFFEY COMMUNITY COLLEGE DISTRICT	FBC	TRANSITIONAL DISTRICT	2.4	Yes	--	31.2	0	Yes	56	51.1	21.9	Low/Very-Low & Above Moderate	--
30	024310139	WHITEFIELD BIBLE CHURCH	R-5	--	2.4	Yes	Yes	50	0	Yes	118	82.6	35.4	Low/Very-Low & Above Moderate	--
31	024310109	WHITEFIELD BIBLE CHURCH	R-5	--	2.4	Yes	Yes	50	0	Yes	117	81.9	35.1	Low/Very-Low & Above Moderate	--
32	111036114	8021 ALMERIA LLC	FBC	TRANSITIONAL DISTRICT	2.3	Yes	--	31.2	0	Yes	55	49.7	21.3	Low/Very-Low & Above Moderate	--
33	023220112	ROSEMEAD PROPERTIES INC	FBC	TRANSITIONAL DISTRICT	2.3	Yes	--	31.2	0	Yes	54	48.3	20.7	Low/Very-Low & Above Moderate	--
34	111036116	LS WESTERN LP	R-5	--	2.2	Yes	--	50	0	Yes	110	77	33	Low/Very-Low & Above Moderate	--
35	024108113	FONTANA HOUSING AUTHORITY	FBC	TRANSITIONAL DISTRICT	2.2	Yes	--	31.2	0	Yes	51	46.9	20.1	Low/Very-Low & Above Moderate	--
36	019437112	WAL-MART REAL ESTATE BUSINESS TRUST	FBC	TRANSITIONAL DISTRICT	2.2	Yes	--	31.2	0	Yes	51	46.2	19.8	Low/Very-Low & Above Moderate	--
37	019106117	HNK UNITED LLC	FBC	GATEWAY DISTRICT	2.1	Yes	--	31.2	0	Yes	65	45.5	19.5	Low/Very-Low & Above Moderate	--



Table B-10: Sites to Accommodate Moderate and Above Moderate Income RHNA

Unique ID	APN	Owner	Zone	Form Based Code Sub-Zone	Area (AC)	Size Criteria	5th Cycle	Expected Density	Existing Units	Vacant	Net Units (Total)	Net Affordable	Net Above Moderate and Moderate	Income Category	Specific Plan
38	019437113	WAL-MART REAL ESTATE BUSINESS TRUST	FBC	TRANSITIONAL DISTRICT	2.1	Yes	--	31.2	0	Yes	50	45.5	19.5	Low/Very-Low & Above Moderate	--
39	111033125	HOUSEHOLD LLC	R-5	--	2.1	Yes	--	50	0	Yes	102	71.4	30.6	Low/Very-Low & Above Moderate	--
40	022909114	MPSN PROPERTIES LP	FBC	FOOTHILL GATEWAY	2.0	Yes	--	31.2	0	Yes	62	43.4	18.6	Low/Very-Low & Above Moderate	--
41	023001102	HSU, YIN-PEN KO	FBC	FOOTHILL GATEWAY	2.0	Yes	--	31.2	0	Yes	62	43.4	18.6	Low/Very-Low & Above Moderate	--
42	111039107	KEYSTONE CAPITAL HOLDINGS LLC	FBC	FOOTHILL GATEWAY	1.9	Yes	--	31.2	0	Yes	58	40.6	17.4	Low/Very-Low & Above Moderate	--
43	111033120	SHALLAN FAMILY TRUST 2/8/08	R-5	--	1.9	Yes	--	50	0	Yes	92	64.4	27.6	Low/Very-Low & Above Moderate	--
44	023220113	ROSEMEAD PROPERTIES INC	FBC	TRANSITIONAL DISTRICT	1.9	Yes	--	31.2	0	Yes	44	39.9	17.1	Low/Very-Low & Above Moderate	--
45	019101134	9626 FLOWER LLC	FBC	FOOTHILL GATEWAY	1.9	Yes	--	31.2	0	Yes	56	39.2	16.8	Low/Very-Low & Above Moderate	--
46	025107337	FONTANA SIERRA CORPORATION	FBC	VALLEY GATEWAY	1.8	Yes	--	31.2	0	Yes	56	39.2	16.8	Low/Very-Low & Above Moderate	--
47	019109119	LINCHAO LLC	R-5	--	1.8	Yes	Yes	50	0	Yes	88	61.6	26.4	Low/Very-Low & Above Moderate	--
48	019336104	FONTANA SIERRA CORPPORATION	FBC	VALLEY GATEWAY	1.7	Yes	--	31.2	0	Yes	52	36.4	15.6	Low/Very-Low & Above Moderate	--
49	023211214	INLAND EMPIRE PROPERTIES LLC	FBC	TRANSITIONAL DISTRICT	1.7	Yes	--	31.2	0	Yes	39	35.7	15.3	Low/Very-Low & Above Moderate	--
50	019013102	A & D FONTANA LLC	FBC	TRANSITIONAL DISTRICT	1.7	Yes	--	31.2	0	Yes	39	35.7	15.3	Low/Very-Low & Above Moderate	--
51	019324235	SKILL 1031 LLC	FBC	SIERRA GATEWAY	1.6	Yes	--	31.2	0	Yes	48	33.6	14.4	Low/Very-Low & Above Moderate	--
52	023211213	INLAND EMPIRE PROPERTIES LLC	FBC	TRANSITIONAL DISTRICT	1.6	Yes	--	31.2	0	Yes	37	33.6	14.4	Low/Very-Low & Above Moderate	--
53	019017171	FUNLINE INC	FBC	TRANSITIONAL DISTRICT	1.4	Yes	--	31.2	0	Yes	34	30.8	13.2	Low/Very-Low & Above Moderate	--
54	024310104	FOOTHILL CEDARS LLC	R-5	--	1.4	Yes	Yes	50	0	Yes	71	49.7	21.3	Low/Very-Low & Above Moderate	--
55	024310105	FOOTHILL CEDARS LLC	R-5	--	1.4	Yes	Yes	50	0	Yes	69	48.3	20.7	Low/Very-Low & Above Moderate	--
56	019325137	--	FBC	SIERRA GATEWAY	1.4	Yes	--	31.2	0	Yes	43	30.1	12.9	Low/Very-Low & Above Moderate	--



Table B-10: Sites to Accommodate Moderate and Above Moderate Income RHNA

Unique ID	APN	Owner	Zone	Form Based Code Sub-Zone	Area (AC)	Size Criteria	5th Cycle	Expected Density	Existing Units	Vacant	Net Units (Total)	Net Affordable	Net Above Moderate and Moderate	Income Category	Specific Plan
57	019119148	LAWANI, ROTIMI I	FBC	TRANSITIONAL DISTRICT	1.3	Yes	--	31.2	0	Yes	30	27.3	11.7	Low/Very-Low & Above Moderate	--
58	019017169	FUNLINE INC	FBC	TRANSITIONAL DISTRICT	1.3	Yes	--	31.2	0	Yes	29	26.6	11.4	Low/Very-Low & Above Moderate	--
59	019008163	--	FBC	TRANSITIONAL DISTRICT	1.2	Yes	--	31.2	0	Yes	29	25.9	11.1	Low/Very-Low & Above Moderate	--
60	019108113	ABEL, MORDECHAI ETAL	FBC	TRANSITIONAL DISTRICT	1.2	Yes	--	31.2	0	Yes	27	25.2	10.8	Low/Very-Low & Above Moderate	--
61	019109141	LINCHAO LLC	R-5	--	1.2	Yes	Yes	50	0	Yes	58	40.6	17.4	Low/Very-Low & Above Moderate	--
62	019325139	--	FBC	SIERRA GATEWAY	1.1	Yes	--	31.2	0	Yes	35	24.5	10.5	Low/Very-Low & Above Moderate	--
63	019101115	HNK FONTANA LLC	FBC	FOOTHILL GATEWAY	1.1	Yes	--	31.2	0	Yes	33	23.1	9.9	Low/Very-Low & Above Moderate	--
64	025132116	FONTANA MOTOR LODGE	FBC	VALLEY GATEWAY	1.1	Yes	--	31.2	0	Yes	32	22.4	9.6	Low/Very-Low & Above Moderate	--
65	019008136	LAWANI, ROTIMI I	FBC	TRANSITIONAL DISTRICT	1.0	Yes	--	31.2	0	Yes	24	21.7	9.3	Low/Very-Low & Above Moderate	--
66	019119154	LAWANI, ROTIMI I	FBC	TRANSITIONAL DISTRICT	1.0	Yes	--	31.2	0	Yes	24	21.7	9.3	Low/Very-Low & Above Moderate	--
67	019323409	LONG, JOHN	FBC	SIERRA GATEWAY	1.0	Yes	--	31.2	0	Yes	30	21	9	Low/Very-Low & Above Moderate	--
68	023915109	LANCE, DONALD R	R-5	--	1.0	Yes	Yes	50	0	Yes	49	34.3	14.7	Low/Very-Low & Above Moderate	--
69	025132119	FINE AZ HOMES LLC	FBC	VALLEY GATEWAY	1.0	Yes	--	31.2	0	Yes	30	21	9	Low/Very-Low & Above Moderate	--
70	025132118	FINE AZ HOMES LLC	FBC	VALLEY GATEWAY	1.0	Yes	--	31.2	0	Yes	30	21	9	Low/Very-Low & Above Moderate	--
71	025132117	FINE AZ HOME LLC	FBC	VALLEY GATEWAY	1.0	Yes	--	31.2	0	Yes	30	21	9	Low/Very-Low & Above Moderate	--
72	019108114	ABEL, MORDECHAI ETAL	FBC	TRANSITIONAL DISTRICT	1.0	Yes	--	31.2	0	Yes	22	20.3	8.7	Low/Very-Low & Above Moderate	--
73	025132122	FINE AZ HOMES LLC	FBC	VALLEY GATEWAY	1.0	Yes	--	31.2	0	Yes	29	20.3	8.7	Low/Very-Low & Above Moderate	--
74	019109132	LINCHAO LLC	R-5	--	0.8	Yes	Yes	50	0	Yes	39	27.3	11.7	Low/Very-Low & Above Moderate	--
75	019109120	DURSA, DON LEE TRUST 9/30/1998	R-5	--	0.8	Yes	Yes	50	0	Yes	37	25.9	11.1	Low/Very-Low & Above Moderate	--

Table B-10: Sites to Accommodate Moderate and Above Moderate Income RHNA

Unique ID	APN	Owner	Zone	Form Based Code Sub-Zone	Area (AC)	Size Criteria	5th Cycle	Expected Density	Existing Units	Vacant	Net Units (Total)	Net Affordable	Net Above Moderate and Moderate	Income Category	Specific Plan
76	019008102	LINMAY CORPORATION	FBC	TRANSITIONAL DISTRICT	0.8	Yes	--	31.2	0	Yes	18	16.1	6.9	Low/Very-Low & Above Moderate	--
77	019109121	LINCHAO LLC	R-5	--	0.7	Yes	Yes	50	0	Yes	33	23.1	9.9	Low/Very-Low & Above Moderate	--
78	022607510		R-PC	--	19.6	N/A	--	3.4	1	--	67	--	67	Above Moderate	--
79	022607517		R-PC	--	25.7	N/A	--	3.4	1	--	88	--	88	Above Moderate	--
80	022607515	ROSEVILLE INVESTMENTS LLC ETAL	R-PC	--	3.5	N/A	--	3.4	1	--	11	--	11	Above Moderate	--
81	022607516	ROSEVILLE INVESTMENTS LLC ETAL	R-PC	--	17.0	N/A	--	3.4	1	--	58	--	58	Above Moderate	--
82	022607518	ROSEVILLE INVESTMENTS LLC ETAL	R-PC	--	30.8	N/A	--	3.4	1	--	106	--	106	Above Moderate	--
83	022815119	BLACK, COMPANY THE	R-1	--	2.9	N/A	--	4.3	0	Yes	11	--	11	Above Moderate	--
84	111036108	FONTANA UNIFIED SCHOOL DIST OF S BDN	R-1	--	4.7	N/A	--	4.3	0	Yes	19	--	19	Above Moderate	--
85	111011111	BAYRICH DEVELOPMENT USA LLC	R-1	--	4.4	N/A	--	4.3	0	Yes	18	--	18	Above Moderate	--
86	024310108	LOVETO LLC	R-2	--	2.4	N/A	--	7.6	0	Yes	15	--	15	Above Moderate	--
87	019032112	HUANG, MARTIN	R-2	--	1.5	N/A	--	7.6	0	Yes	10	--	10	Above Moderate	--
88	019209124	LSJ INVESTMENTS INC	R-2	--	2.9	N/A	--	7.6	0	Yes	21	--	21	Above Moderate	--
89	024603123	SYIAU, TIN JON	R-2	--	2.1	N/A	--	7.6	0	Yes	14	--	14	Above Moderate	--
90	019213347	TOPWELL LLC	R-2	--	2.0	N/A	--	7.6	1	--	14	--	14	Above Moderate	--
91	023305213	DOUBLE RABBIT LLC	R-2	--	2.2	N/A	--	7.6	0	Yes	15	--	15	Above Moderate	--
92	023312212	VILLA, ELVI M	R-2	--	1.8	N/A	--	7.6	0	Yes	12	--	12	Above Moderate	--
93	023312228	BOJORQUEZ, NATHAN	R-1	--	2.9	N/A	--	4.3	0	Yes	11	--	11	Above Moderate	--
94	025502117	SHIGEKUNI FAMILY TRUST 12/14/10	R-PC	--	4.8	N/A	Yes	3.4	0	Yes	15	--	15	Above Moderate	--
97	019439107		R-PC	--	79.8	N/A	--	3.4	0	Yes	276	--	276	Above Moderate	--
98	019439120	DICA PARTNERS ETAL	R-PC	--	23.7	N/A	--	3.4	0	Yes	81	--	81	Above Moderate	--
99	019439124	TUDOR VLADIMIR & MANDINA BY-PASS TR	R-PC	--	34.8	N/A	--	3.4	0	Yes	120	--	120	Above Moderate	--
100	019439127	BONANNO LAURENCE REVOCABLE LV TR-ES	R-PC	--	15.0	N/A	--	3.4	0	Yes	51	--	51	Above Moderate	--
101	019439112	EMPIRE VISTAS L P	R-PC	--	38.7	N/A	--	3.4	0	Yes	133	--	133	Above Moderate	--
102	019439113	EMPIRE VISTAS L P	R-PC	--	38.6	N/A	--	3.4	0	Yes	133	--	133	Above Moderate	--
103	019439129	WILLIAMS MARY ALICE	R-PC	--	6.6	N/A	--	3.4	0	Yes	21	--	21	Above Moderate	--
104	019439115	EMPIRE VISTAS L P	R-PC	--	38.5	N/A	--	3.4	0	Yes	133	--	133	Above Moderate	--
105	019439130	BONANNO, DONALD V TR ETAL	R-PC	--	46.1	N/A	--	3.4	0	Yes	159	--	159	Above Moderate	--
106	019439116	EMPIRE VISTAS L P	R-PC	--	105.5	N/A	--	3.4	0	Yes	366	--	366	Above Moderate	--

Table B-10: Sites to Accommodate Moderate and Above Moderate Income RHNA

Unique ID	APN	Owner	Zone	Form Based Code Sub-Zone	Area (AC)	Size Criteria	5th Cycle	Expected Density	Existing Units	Vacant	Net Units (Total)	Net Affordable	Net Above Moderate and Moderate	Income Category	Specific Plan
107	111036110	BRENTE, JUDITH	FBC	NEIGHBORHOOD DISTRICT	4.7	N/A	--	4	0	Yes	17	--	17	Above Moderate	--
108	025203234	VATAYLOR LLC	R-2	--	1.6	N/A	Yes	7.6	1	--	10	--	10	Above Moderate	--
109	110726215	LEWIS INVESTMENT CO LLC	R-2	--	36.9	N/A	--	7.6	1	--	280	--	280	Above Moderate	--
110	110726213	SOUTHERN CALIFORNIA EDISON COMPANY	R-PC	--	11.8	N/A	--	3.4	1	--	40	--	40	Above Moderate	--
111	023512117	ROSEMEAD PROPERTIES INC	R-1	--	2.8	N/A	--	4.3	0	Yes	11	--	11	Above Moderate	--
112	024612159	BASAY, PAUL J	R-2	--	1.4	N/A	--	7.6	1	--	10	--	10	Above Moderate	--
113	024005224	DE SOMMA, MICHAEL	R-1	--	2.6	N/A	--	4.3	0	Yes	10	--	10	Above Moderate	--
114	019439125	ROBERTS, JOHN BAILEY JR LIVING TR 6/10/1	R-PC	--	19.5	N/A	--	3.4	0	Yes	65	--	65	Above Moderate	--
115	023312208	VILLA, ELVI M	R-2	--	2.4	N/A	--	7.6	0	--	15	--	15	Above Moderate	--
116	019440102	TRIPLE E DEVELOPMENT CORPORATION	R-PC	--	23.8	N/A	--	3.4	0	Yes	81	--	81	Above Moderate	--
117	019440103	APPLEBAUM, ARNOLD N ETAL	R-PC	--	59.0	N/A	--	3.4	0	Yes	204	--	204	Above Moderate	--
118	025613116	HAWKE TIMOTHY N	R-PC	--	32.4	N/A	--	3.4	0	Yes	111	--	111	Above Moderate	--
119	019226345	R & U BUILDER	R-1	--	3.2	N/A	--	4.3	0	Yes	11	--	11	Above Moderate	--
120	022802108	STRATHAM CHOW LLC	R-2	--	4.2	N/A	--	7.6	0	yes	31	--	31	Above Moderate	--
121	022802109	STRATHAM CHOW LLC	R-2	--	6.5	N/A	--	7.6	0	yes	49	--	49	Above Moderate	--
173	023908136	NORTH FONTANA INVESTMENT CO LLC	SP	--	5.0	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.
174	023913135	--	SP	--	5.0	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.
175	023908128	NORTH FONTANA INVESTMENT CO LLC	SP	--	8.9	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.
176	023908129	NORTH FONTANA INVESTMENT CO LLC	SP	--	9.9	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.
177	023908106	NORTH FONTANA INVESTMENT CO LLC	SP	--	10.0	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.
178	023908137	BAYNOSA, ALLAN	SP	--	5.0	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.
179	023908141	NORTH FONTANA INVESTMENT CO LLC	SP	--	2.2	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.
180	023908140	NORTH FONTANA INVESTMENT CO LLC	SP	--	2.2	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.



Table B-10: Sites to Accommodate Moderate and Above Moderate Income RHNA

Unique ID	APN	Owner	Zone	Form Based Code Sub-Zone	Area (AC)	Size Criteria	5th Cycle	Expected Density	Existing Units	Vacant	Net Units (Total)	Net Affordable	Net Above Moderate and Moderate	Income Category	Specific Plan
181	023908100	--	SP	--	1.3	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.
182	023908143	NORTH FONTANA INVESTMENT CO LLC	SP	--	2.2	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.
183	023908142	NORTH FONTANA INVESTMENT CO LLC	SP	--	2.2	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.
184	023908123	TIME WARNER COMMUNICATIONS	SP	--	3.9	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.
185	023908124	SAN GABRIEL VALLEY WATER COMPANY	SP	--	5.0	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.
186	023908131	NORTH FONTANA INVESTMENT CO LLC	SP	--	5.3	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.
187	023908138	SOUTHERN CALIF GAS CO	SP	--	2.0	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.
188	023913139	--	SP	--	5.0	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.
189	023913138	--	SP	--	4.8	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.
190	023913136	--	SP	--	4.8	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.
191	023913119	--	SP	--	5.0	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.
192	023913120	--	SP	--	5.0	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.
193	023913106	--	SP	--	9.8	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.
194	023913149	--	SP	--	8.7	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	ARBORETUM S.P.
196	022802131	SC LANDINGS LLC	SP	--	14.8	N/A	--	--	0	Yes	*	--	--	Above Moderate	CALIFORNIA LANDINGS S.P.
199	110726230	SOUTHERN CALIFORNIA EDISON COMPANY	SP	--	9.7	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	CITRUS HEIGHTS NORTH S.P.
200	110726212	SOUTHERN CALIFORNIA EDISON COMPANY	R-PC	--	4.6	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	CITRUS HEIGHTS NORTH S.P.
201	110726237	AKY LLC	SP	--	9.0	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	CITRUS HEIGHTS NORTH S.P.
202	110726223	SOUTHERN CALIFORNIA EDISON COMPANY	SP	--	1.5	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	CITRUS HEIGHTS NORTH S.P.



Table B-10: Sites to Accommodate Moderate and Above Moderate Income RHNA

Unique ID	APN	Owner	Zone	Form Based Code Sub-Zone	Area (AC)	Size Criteria	5th Cycle	Expected Density	Existing Units	Vacant	Net Units (Total)	Net Affordable	Net Above Moderate and Moderate	Income Category	Specific Plan
203	110726229	SOUTHERN CALIFORNIA EDISON COMPANY	SP	--	10.0	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	CITRUS HEIGHTS NORTH S.P.
212	110726244	--	SP	--	5.5	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	CITRUS HEIGHTS NORTH S.P.
215	110748164	CITY OF FONTANA	SP	--	2.9	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	CITRUS HEIGHTS NORTH S.P.
216	110748147	PORCHO, ALFRED & CAROL FAMILY TR 6/23/17	SP	--	1.2	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	CITRUS HEIGHTS NORTH S.P.
218	110748148	JIMENEZ, RODRIGO EMMANUEL	SP	--	0.7	N/A	--	--	0	Yes	*	--	--	Moderate and Above Moderate	CITRUS HEIGHTS NORTH S.P.
220	023913121	--	SP	--	5.0	N/A	--	--	0	Yes	*	--	--	Above Moderate	SUMMIT AT ROSENA S.P.
221	023913118	ORTH FONTANA INVESTMENT CO LLC	SP	--	5.0	N/A	--	--	0	Yes	*	--	--	Above Moderate	SUMMIT AT ROSENA S.P.
222	023913150	--	SP	--	3.4	N/A	--	--	0	Yes	*	--	--	Above Moderate	SUMMIT AT ROSENA S.P.
224	023914123	--	SP	--	9.9	N/A	--	--	0	Yes	*	--	--	Above Moderate	SUMMIT AT ROSENA S.P.
225	023914126	SOUTHERN CALIFORNIA EDISON COMPANY	P-UC	--	9.5	N/A	--	--	0	Yes	*	--	--	Above Moderate	SUMMIT AT ROSENA S.P.
226	023914142	--	SP	--	1.3	N/A	--	--	0	Yes	*	--	--	Above Moderate	SUMMIT AT ROSENA S.P.
227	022607531	CITY OF FONTANA	SP	--	5.6	N/A	--	--	0	Yes	*	--	--	Moderate	VENTANA AT DUNCAN CANYON S.P.
228	110726205	LYTLE CREEK ROAD INVESTORS LLC	SP	--	5.8	N/A	--	--	0	Yes	*	--	--	Moderate	VENTANA AT DUNCAN CANYON S.P.
229	110726204	YUCAIPA HOLDING TRUST (1-7-00)	SP	--	4.4	N/A	--	--	0	Yes	*	--	--	Moderate	VENTANA AT DUNCAN CANYON S.P.
230	022607546	15930 LYTLE CREEK ROAD TR	SP	--	5.1	N/A	--	--	0	Yes	*	--	--	Moderate	VENTANA AT DUNCAN CANYON S.P.
231	024036164	SALDIVAR, JOSE	SP	--	0.9	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
232	024012121	15538 GALE AVE HACIENDA HEIGHTS CA 91745	SP	--	4.2	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.

Table B-10: Sites to Accommodate Moderate and Above Moderate Income RHNA

Unique ID	APN	Owner	Zone	Form Based Code Sub-Zone	Area (AC)	Size Criteria	5th Cycle	Expected Density	Existing Units	Vacant	Net Units (Total)	Net Affordable	Net Above Moderate and Moderate	Income Category	Specific Plan
233	024013214	ROSEMEAD PROPERTIES INC	SP	--	2.8	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
234	024031250	CENTENNIAL ESTATES INC	SP	--	1.0	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
235	024036141	FONTANA VILLAGE LLC	SP	--	1.9	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
236	024013211	SAN GABRIEL VALLEY WATER COMPANY	SP	--	1.0	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
237	024013217	LUBIN, LLOYD	SP	--	0.7	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
238	024013221	PEINADO, OSCAR SANTIAGO TORRES	SP	--	0.7	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
239	024013227	SAN GABRIEL VALLEY WATER COMPANY	SP	--	0.9	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
240	024013228	RAY FRANK	SP	--	1.1	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
241	024013229	ROJAS, DOMINGO	SP	--	0.5	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
242	024032161	CITY OF FONTANA	SP	--	2.3	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
243	024016136	AGUILAR, SALVADOR V ETAL	SP	--	0.8	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
244	024014101	REESE, ALPHONZA	SP	--	0.8	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
245	024014103	ROSEMEAD PROPERTIES INC	SP	--	0.9	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
246	024014104	ROSEMEAD PROPERTIES INC	SP	--	0.9	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
247	024014105	ROSEMEAD PROPERTIES INC	SP	--	1.8	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
248	024014130	SAN GABRIEL VALLEY WATER COMPANY	SP	--	1.1	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
249	024016129	MARTINEZ JOE O & ESTHER A 2003 REV	SP	--	1.2	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
250	024013207	LEE CHIN-LIN	SP	--	0.7	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
251	024014119	SAN GABRIEL VALLEY WATER COMPANY	SP	--	0.9	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.

Table B-10: Sites to Accommodate Moderate and Above Moderate Income RHNA

Unique ID	APN	Owner	Zone	Form Based Code Sub-Zone	Area (AC)	Size Criteria	5th Cycle	Expected Density	Existing Units	Vacant	Net Units (Total)	Net Affordable	Net Above Moderate and Moderate	Income Category	Specific Plan
252	024014120	SAN GABRIEL VALLEY WATER COMPANY	SP	--	0.9	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
253	024014108	SAN GABRIEL VALLEY WATER COMPANY	SP	--	0.9	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
254	024014107	ROSEMEAD PROPERTIES INC	SP	--	1.8	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
255	024014106	ROSEMEAD PROPERTIES INC	SP	--	1.8	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
256	024012123	SONG, S C LIV TR 3-13-07	SP	--	1.4	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
257	024012130	--	SP	--	6.1	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
258	024012122	LI, HUI MIN ETAL	SP	--	6.5	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
259	024012133	--	SP	--	0.8	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
260	024012131	--	SP	--	1.1	N/A	--	--	0	Yes	*	--	--	Above Moderate	WALNUT VILLAGE S.P.
261	110802205	--	SP	--	0.9	N/A	--	--	0	Yes	*	--	--	All Income Categories	WESTGATE S.P.
262	110802302	INTEX PROPERTIES INLAND EMPIRE CORP	SP	--	4.4	N/A	--	--	0	Yes	*	--	--	All Income Categories	WESTGATE S.P.
263	110802303	INTEX PROPERTIES INLAND EMPIRE CORP	SP	--	2.4	N/A	--	--	0	Yes	*	--	--	All Income Categories	WESTGATE S.P.
264	022611210	CHERRY HIGHLANDS PROPERTIES	SP	--	0.6	N/A	--	--	0	Yes	*	--	--	All Income Categories	WESTGATE S.P.
265	022611208	CHERRY HIGHLANDS PROPERTIES	SP	--	7.1	N/A	--	--	0	Yes	*	--	--	All Income Categories	WESTGATE S.P.
266	110801110	INTEX PROPERTIES INLAND EMPIRE CORP	SP	--	9.5	N/A	--	--	0	Yes	*	--	--	All Income Categories	WESTGATE S.P.
267	110802304	INTEX PROPERTIES INLAND EMPIRE CORP	SP	--	6.9	N/A	--	--	0	Yes	*	--	--	All Income Categories	WESTGATE S.P.
268	110802208	INTEX PROPERTIES INLAND EMPIRE CORP	SP	--	9.3	N/A	--	--	0	Yes	*	--	--	All Income Categories	WESTGATE S.P.
269	110802203	INTEX PROPERTIES INLAND EMPIRE CORP	SP	--	7.9	N/A	--	--	0	Yes	*	--	--	All Income Categories	WESTGATE S.P.

\*Note - parcels designated to accommodate entitled, unbuilt units in specific plan areas are not assigned individual projected units. This information is summarized in Section 3: Part 3. The City has included a program for recording future development and remaining capacity within Specific Plan Areas.

## D.Summary of RHNA Status and Sites Inventory

B-11: Summary of Sites Inventory					
	Extremely Low/Very Low Income	Low Income	Moderate Income*	Above Moderate Income	Total
<i>RHNA (2021-2029)</i>	<i>5,109</i>	<i>2,950</i>	<i>3,035</i>	<i>6,425</i>	<i>17,519</i>
Units Constructed during Projection Period					
<i>Units Constructed since 6/30/21</i>	<i>TBD</i>	<i>TBD</i>	<i>TBD</i>	<i>TBD</i>	<i>TBD</i>
Sites Inventory – Existing Zoning					
Existing Zoning	6,112	0	5,042	11,154	
Specific Plan Capacity	417	4,200	2,014	6,631	
Total Potential Capacity Based on Existing GP and Zoning	6,529	4,200	6,914	17,785	
Sites Inventory – Rezones and ADU Production					
Rezoned Site Capacity	3,816	0	0	3,816	
Projected ADU Construction	373	230	53	656	
Sites Inventory Total					
Total Units (All Categories)	10,718	4,430	7,109	22,257	
Number of Units Above/Below RHNA Allocation	2,659	1,395	684	--	
% Above/Below RHNA Allocation	33%	46%	11%	--	





# Appendix C

## COMMUNITY ENGAGEMENT SUMMARY

DRAFT – JUNE 2021





## Appendix C: Community Engagement Summary

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A discussion of citizen participation is provided below.

As part of the 6<sup>th</sup> Cycle Housing Element Update process, the City of Fontana has conducted extensive public outreach activities beginning in 2020. These recent outreach efforts included presentations, City Council and Planning Commission Study Sessions, Community Workshops, digital media, and noticed Public Hearings. Project materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website: <https://www.fontana.org/3314/2021-2029-Housing-Element-Update>.

Outreach for the 6<sup>th</sup> Cycle Housing Element to the Fontana community, includes the following actions:

- **City Council and Planning Commission Joint Study Session** – The City held a joint City Council and Planning Commission Study Session on July 18, 2020 to engage the Councilmembers and Commissioners on the Housing Element Update process, timeline, and State law requirements. The Council and Commission had the opportunity to ask questions and provide feedback on preliminary strategies.
- **Community Workshop #1** – The City conducted a community workshop on October 7, 2020 virtually and was advertised using both handouts and flyers as well as the City's website. The workshop is available for viewing on the City's webpage at: <https://www.fontana.org/3314/2021-2029-Housing-Element-Update>. At the workshop participants were provided with an overview of the planning process, the City's RHNA obligations, and were also engaged in an interactive exercise to focus on and identify the responses and creative solutions to the following:
  - What will the Housing Element include in relation to smaller starter homes which are not currently being built in the City
    - There are a lot of large lots in the City that can provide smaller homes that people can afford rather than larger homes, primarily for younger people trying to get into the housing market
  - There are "pocket neighborhoods" which would be a nice addition to Fontana in the areas where there are large properties
    - Families don't need big houses or big yards
  - In the Central part of Fontana there are a lot of commercially zoned lots, what is the plan for those lots? If so, are we looking to do more with commercial or are there plans to develop residential?
  - There is a large transient population in the downtown Fontana community, near the railroad tracks, what is the City doing in terms of affordable housing, low income housing, supportive housings?



- **Online Community Survey** – From October 6, 2020 to November 23, 2020 the City of Fontana launched an online community survey to gather additional feedback regarding the Housing Element Update. There was a total of 358 persons that participated in the survey. Participants were asked to consider potential policies and programs to include in the Housing Element.
- **Community Workshop #2)** – The City conducted a virtual second community workshop on Monday May 24, 2021. The workshop was advertised on the City’s website and on social media platforms. The workshop is available for viewing on the City’s webpage at: <https://www.fontana.org/3314/2021-2029-Housing-Element-Update>. Workshop participants were provided information about the Public Review Draft and participated in feedback activities. Spanish and English translations were available at the Workshop. Participants were able to ask questions and provide comments regarding the Public Review Draft Housing Element, a summary of the workshop is provided below.
- **City Council and Planning Commission Joint Study Session** – The City held a City Council Study Session on Tuesday, April 27, 2021. During the study session, the project team provided a presentation to the Fontana City Council with an overview of the Public Review Draft Housing Element and Housing Element update process to date. The project team provided an overview of the City’s sites analysis strategy and reviewed the City’s proposed RHNA accommodation strategy. Community members had the opportunity to give public comments, none were received.
- **Housing Element Update Website** – A website developed for public consumption, which can be accessed at <https://www.fontana.org/3314/2021-2029-Housing-Element-Update>. The website provides relevant information about the update process, key features of the housing element, project timeline and a calendar of events for outreach activities. The website also provided a link to the community survey tool as well as the contact information of city for residents and community members to send additional comments or request additional information.

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

This Appendix contains a summary of all public comments regarding the Housing Element received by the City at scheduled public meetings, and the Appendix has been provided to the City Council.





## C.1 Joint City Council and Planning Commission Study Sessions

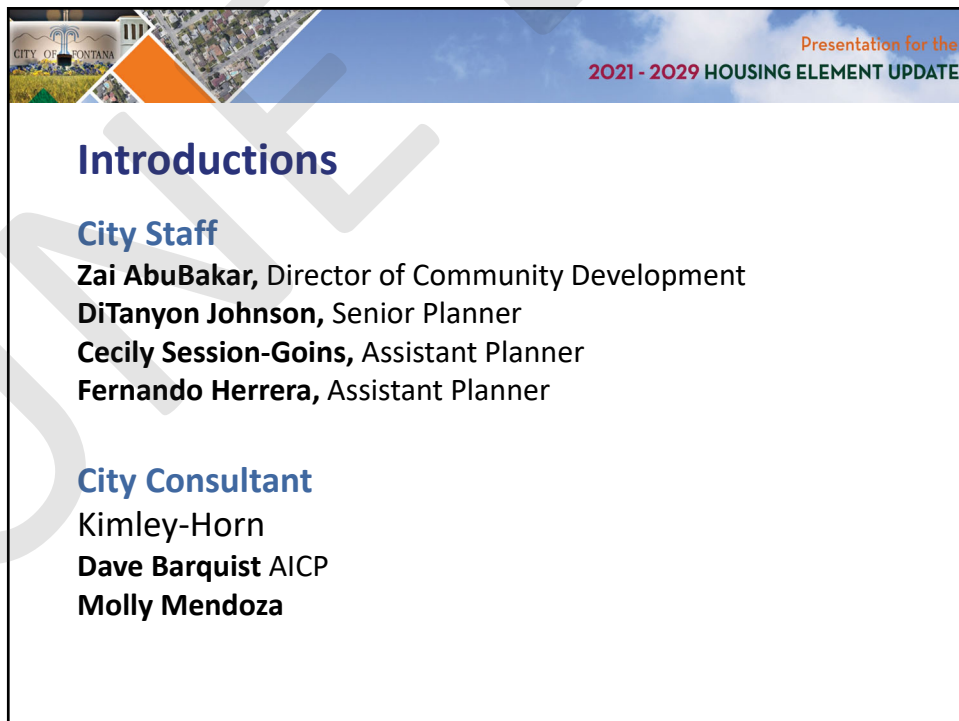
This section contains all study session materials for the July 18, 2020 and April 27, 2021 Joint City Council and Planning Commission Study Sessions, including the PowerPoint presented by the Housing Element Update team.

JUNVE DRAFT






1




2

Presentation for the  
2021 - 2029 HOUSING ELEMENT UPDATE


## Purpose of the Housing Element




**Required to be updated every 8 years by HCD (Dep. of Housing and Community Development)**



**Identifies housing needs in Fontana and establishes goals and policies**



**Part of the required General Plan Elements**



**A Housing Element does NOT require a City to build housing**


- Facilitate and create opportunities for housing

3

Presentation for the  
2021 - 2029 HOUSING ELEMENT UPDATE

## Housing Element Benefits

- Allows the community to be engage in the process and help assess the future housing growth needs
- Ensures the City complies with State housing laws
- Allows the City to become eligible for State grants and funding sources



4

Presentation for the  
**2021 - 2029 HOUSING ELEMENT UPDATE**

## New Cycle Housing Element Key Features

-  Population and housing profile of Fontana
-  Evaluation of housing constraints and resources
-  Evaluation of existing programs and policies
-  Analysis of sites appropriate for housing
-  Develop policies, programs and quantified objectives



5

Presentation for the  
**2021 - 2029 HOUSING ELEMENT UPDATE**

## What is Regional Housing Needs Assessment (RHNA)?

**Department of Housing and Community Development**

*The state determines and distributes the State's housing need to all the regional councils of government*

**Southern California Association of Governments**

*SCAG develops methodology to determine "fair share" distribution of the region's housing need to local jurisdictions*

**City of Fontana RHNA 2021-2029**

**17,476 units**

6

Presentation for the  
**2021 - 2029 HOUSING ELEMENT UPDATE**

## Existing Housing Element vs. New Housing Element- RHNA Allocations


Income Category	Existing Housing Element 2014-2021	New Housing Element 2021-2029	Unit Increase
Very Low	1,442 units	<b>5,095 units</b>	+3,653 units
Low	974 units	<b>2,943 units</b>	+1,969 units
Moderate	1,090 units	<b>3,029 units</b>	+1,939 units
Above Moderate	2,471 units	<b>6,410 units</b>	+3,939 units
<b>Total</b>	<b>5,977 units</b>	<b>17,476 units</b>	<b>+11,499 units</b>

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Presentation for the  
**2021 - 2029 HOUSING ELEMENT UPDATE**

## New Statutory Requirements

Extensive new state law requirements to Housing Elements



New Analysis and Policy Requirements:

- Site Selection
- Fair Housing
- Reduce Constraints
- Monitoring and Reporting

8



Presentation for the  
**2021 - 2029 HOUSING ELEMENT UPDATE**

## Reiterating State Laws and Challenges

(as presented to the PC/CC in December of 2019)

- **Adequate Sites Analysis**
  - Sites Requirements
  - No Net Loss
- **Community Engagement**
  - Balance statutory requirements w/ community needs
  - Nexus with policy
- **Policy Development/Implementation/Monitoring**
  - Affirmatively Furthering Fair Housing
  - Streamlining
  - Annual Reporting

(SB 35, AB 1397, SB 166)

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Presentation for the  
**2021 - 2029 HOUSING ELEMENT UPDATE**

## What to Expect

- Changes to land use policy to accommodate growth
- Increased density considerations
- Expect changes in residential character



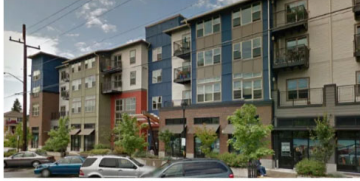

VIEW C - MAIN ENTRANCE ON NUEVO BLVD      VIEW A - LOOKING NORTHWEST ON ARROW BLVD  
©      ▲

Picture of approved high-density project approved by City Council at 53.7 du/ac. Located on the NWC of Arrow Blvd and Nuevo Avenue

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Presentation for the  
**2021 - 2029 HOUSING ELEMENT UPDATE**

## Changes in Residential Character




*NIA APARTMENTS AND TOWNHOUSES IN WHITE CENTER. (KING COUNTY)*

Above: 59 Dwelling units per Acre (Net)



*APARTMENTS OVER GROUND-LEVEL RETAIL IN SEATTLE'S FIRST HILL NEIGHBORHOOD. (GGLO / GOOGLE EARTH).*

Above: 162 Dwelling units per Acre (Net)



*STUDIO APARTMENTS OVER GROUND-LEVEL RETAIL IN SEATTLE'S ROOSEVELT NEIGHBORHOOD. (WEINSTEIN A+U)*

Above: 205 Dwelling units per Acre (Net)

Source: Visualizing Compatible Density, Bob Bengford 2017, The Urbanist (online)

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Presentation for the  
**2021 - 2029 HOUSING ELEMENT UPDATE**

## Housing Element Update Timeline

Housing Element Update Event	Date
1 <sup>st</sup> Planning Commission/City Council Workshop	July 28, 2020
1 <sup>st</sup> Community Workshop (Virtual)	Fall 2020
Community Survey Tool	Fall 2020
Final RHNA Allocations Determined	Fall 2020
Screencheck Draft	Fall/Winter 2020
2 <sup>nd</sup> Community Workshop (Virtual)	Spring 2021
2 <sup>nd</sup> Planning Commission/City Council Workshop	Spring 2021
HCD Submittal/Public Review Draft	Spring/Summer 2021
Public Hearings (PC and CC)	Fall 2021

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Presentation for the

**2021 - 2029**

# HOUSING ELEMENT UPDATE



**FONTANA**  
CALIFORNIA

April 27, 2021







# Introductions

## City Staff

**DiTanyon Johnson**, Senior Planner

**Cecily Session-Goins**, Assistant Planner

**Fernando Herrera**, Assistant Planner

## City Consultant

Kimley-Horn

**Dave Barquist**, AICP

**Molly Mendoza**





# Purpose of the Housing Element



**Required Chapter of the City's General Plan**



**Identifies existing and future housing needs for all economic segments of the community**



**Establishes goals, policies, programs to guide current and future housing growth**



**Requires review and certification by the Department of Housing and Community Development (HCD) for compliance with state laws**



# Regional Housing Needs Assessment (RHNA)





# Reiterating State Laws and Challenges

(as presented to the PC/CC in July 2020)

- Adequate Sites Analysis
  - Sites Requirements – Size, Vacancy, Permitted Density
  - No Net Loss
- Community Engagement
  - Balance statutory requirements w/ community needs
  - Nexus with policy
- Policy Development/Implementation/Monitoring
  - Affirmatively Furthering Fair Housing
  - Streamlining



# Housing Element Update Status

- Completed Sections of the Draft Housing Element for PC/CC review:
  - Introduction Section
  - Community Profile Section
  - Review of Past Performance
  - Housing Constraints and Resources
    - Fair Housing Analysis
  - Sites Analysis
  - Housing Plan and Policies







# Engagement - Virtual Workshop #1

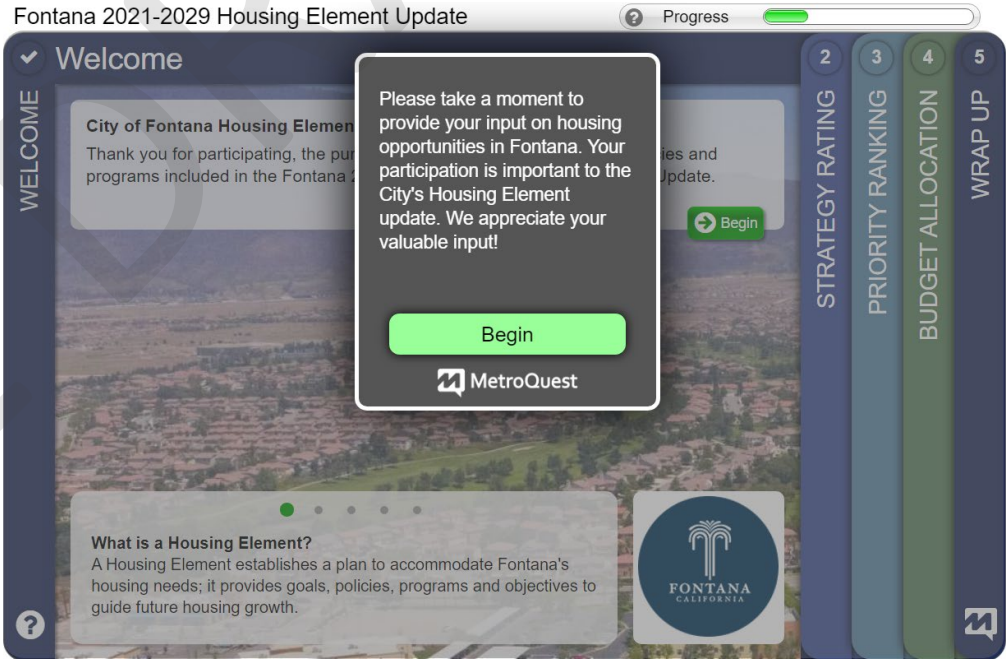
- Live Virtual Workshop using Zoom on **Wednesday October 7, 2020**
- Workshop recording available on the Housing Element Update Webpage
- Presentation:
  - Fontana Demographics
  - Housing Element Background and Process
  - RHNA Allocation for Fontana
  - Community Engagement, Q&A





# Engagement - Community Survey

- Community survey was used to gather community input on housing related topics from potential site areas to programs and policies.
- Survey was open from October 7, 2020 to November 23, 2020
- **358** community members participated in the survey.





# City of Fontana RHNA Allocation

Income Category	% of Median Family Income	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	\$37,650	5,109 units
Low Income	51 – 80% MFI	\$37,651	\$60,240	2,950 units
Moderate Income	81 – 120% MFI	\$61,241	\$90,360	3,035 units
Above Moderate Income	>120% MFI	\$90,361	>\$91,361	6,425 units
<b>Total:</b>				<b>17,519 units</b>



# Progress of Multi-Family and Single-Family Homes

Calendar Year	Number of homes issued	Number homes finalized
CY 2019	853	521
CY 2020	1,165	822
CY 2021 to date	334	453





# Accommodating the RHNA

- Housing Element potential sites:
  - Vacant sites
  - Underutilized parcels with redevelopment potential
  - Parking lots
  - Existing commercial properties with mixed-use potential
- Identified methodology includes
  - Utilizing the R-4, R-5 and FBC zones
  - Existing capacity in Specific Plan Areas
  - ADUs
- Remaining RHNA need
  - The City can accommodate allocated units for the moderate and above moderate allocation
  - Shortage of 1,530 units in the Low and Very Low-Income Categories



# Default Densities – Low and Very Low

- Fontana’s default density to meet the lower income need is 30 dwelling units per acre
- The City permits 30 dwelling units an acre in the following zones:
  - R4 – Multi Family Medium/High Density Residential
  - R5 – Multi Family High Density Residential
  - FBC – Form Based Code
- Proposed strategies
  - Utilize existing establish City zones for rezone to accommodate the Cities remaining need



# Rezone and Up-zone Strategy

- Rezone properties to accommodate the remaining 1,530 units RHNA needs in the Low and Very Low-Income categories
- Rezone appropriate sites to the R-4, R-5 and FBC-Transitional zones
- Analyzed on:
  - Access to transportation
  - Proximity to essential goods
  - Vacant/Nonvacant
  - Underutilized
- **51 total sites need rezone**
  - In the C1, C2, P-PF, R1, R3, R-PC, AND R-MU Zones
  - Property owner letters will be sent
  - Rezones accommodate an additional 3,816 units that will satisfy the 1,530 units and provide a recommended 33% buffer (Avoids No Net Loss)



# Remaining RHNA Need

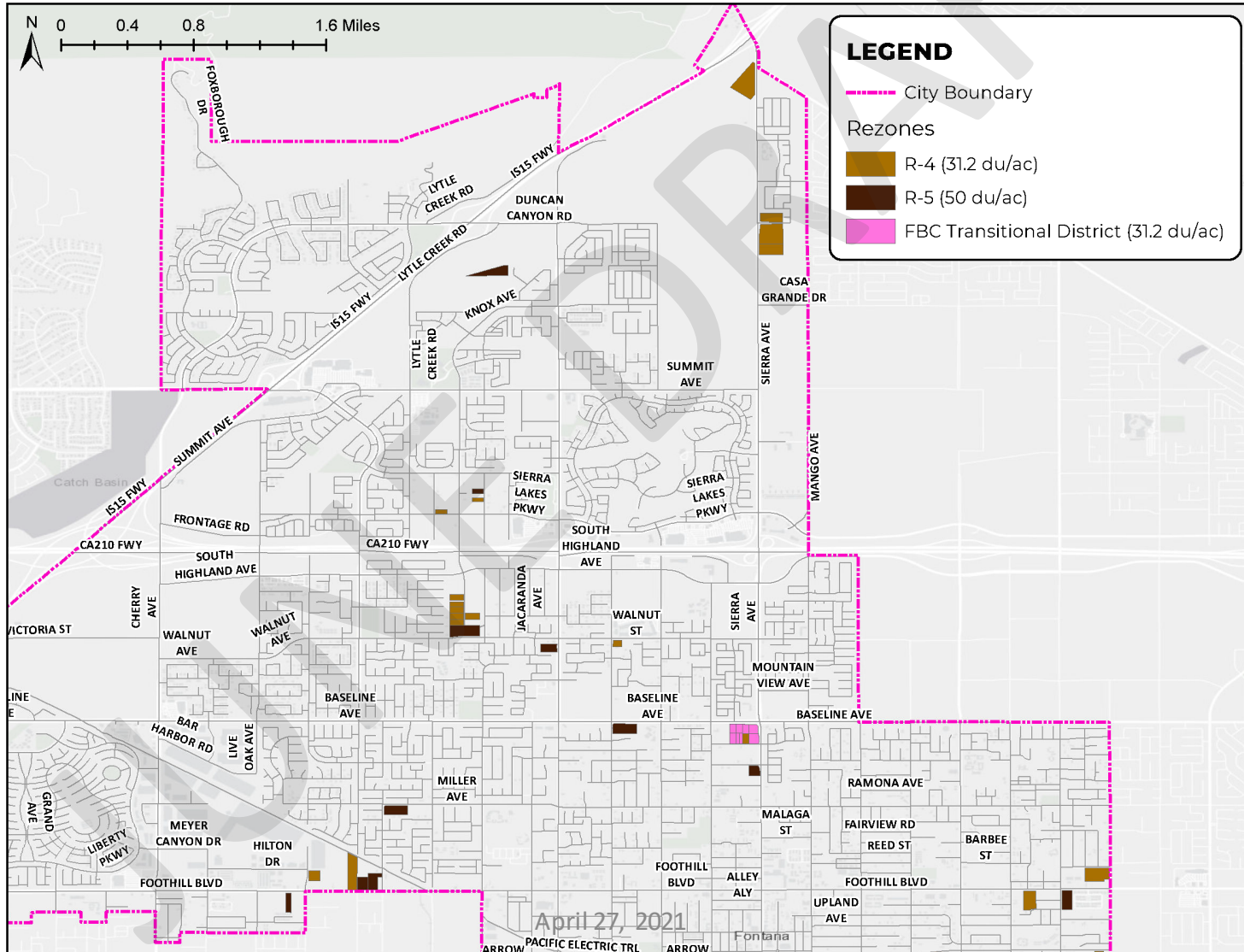
- Shortage of **1,530** units in the Very Low-Income and Category to be met with rezones

	Extremely Low/ Very Low Income	Low Income
<b>RHNA Allocation (2021-2029)</b>	5,109 units	2,950 units
<b><i>Total Low and Very Low</i></b>	<b>8,059 units</b>	
Existing GP and Zoning – which permit 30 du/acre - Capacity	6,529 units (81% of total allocation, short 1,530)	
Rezone to permit 30 du/acre - Capacity	3,816 units	
<b>Total Capacity – Existing Land Use and Rezone Combined</b>	<b>10,718 units</b>	
% Above RHNA Allocation	33%	



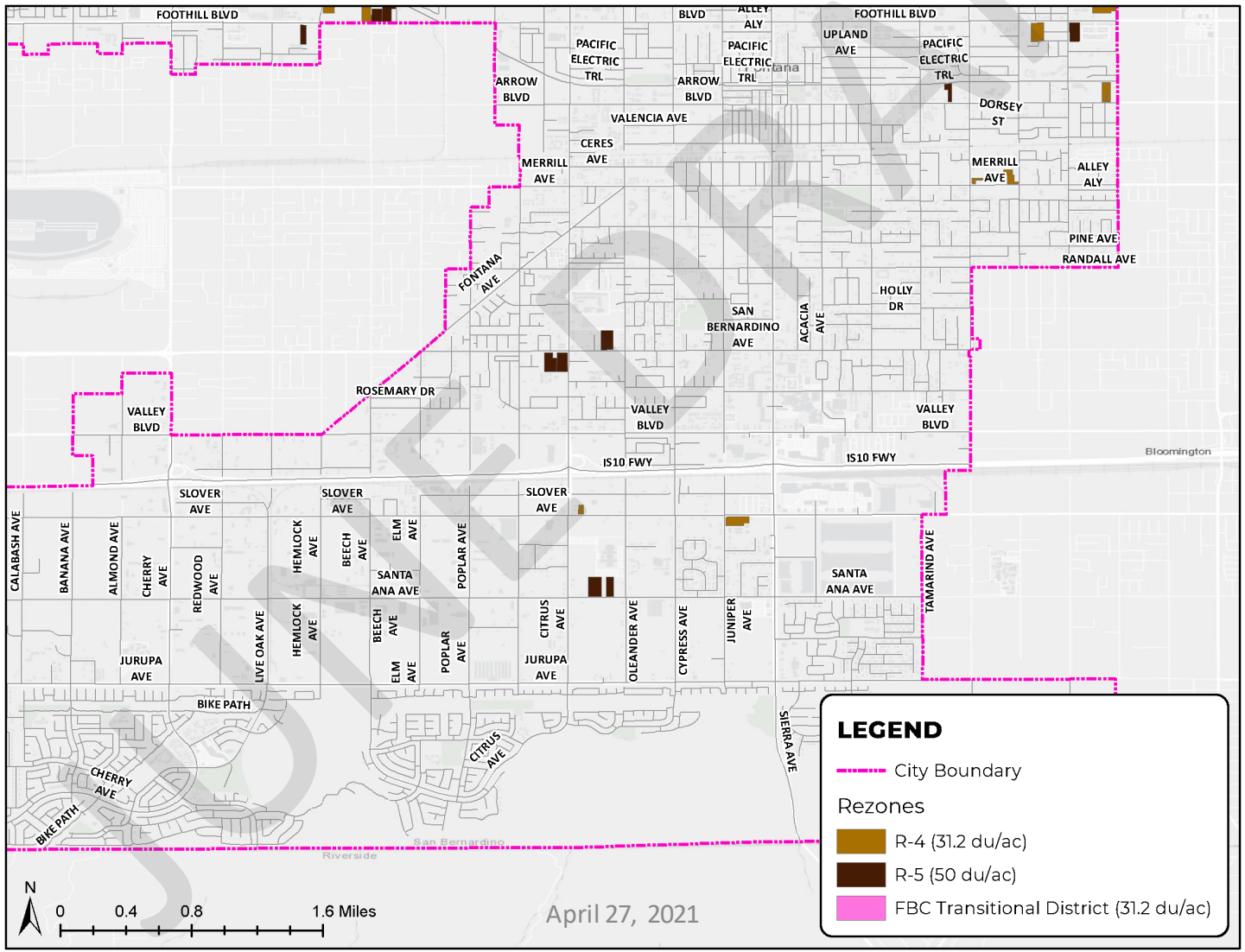


# Proposed Rezone Properties- North





# Proposed Rezone Properties- South





# Summary Table

## Adequacy of Sites Inventory - Assuming Expected Densities

	<b>Extremely Low/Very Low Income</b>	<b>Low Income</b>	<b>Moderate Income*</b>	<b>Above Moderate Income</b>	<b>Total</b>
RHNA (2021-2029)	5,109 units	2,950 units	3,035 units	6,425 units	17,519 units
<b>Total Capacity – All Strategies</b>	<b>10,718 units</b>		<b>4,430 units</b>	<b>7,109 units</b>	<b>22,257 units</b>
% Above RHNA Allocation	33%		46%	11%	--





# Commission Comments and Questions





## C.2 Community Workshop #1

This section contains all workshop materials and handouts, flyers, PowerPoint presentation, as well as all available public comments provided during the first workshop. Public comments were received in written and oral form. A video recording of the virtual workshop is available at: <https://www.fontana.org/3314/2021-2029-Housing-Element-Update>.

JUNE DRAFT



# CITY OF FONTANA

## 2021-2029 Housing Element Update Community Workshop

The City of Fontana is updating the 2021- 2029 Housing Element! The Housing Element creates the official housing policies for the City and your participation is essential.

Please plan to attend the upcoming Virtual Workshop to learn about the Housing Element, the update process, and to provide your ideas for housing in Fontana.

**WHEN:** Wednesday,  
October 7, 2020 at 6:30 PM

**WHERE:** Live Virtual, For access to the workshop, please visit:

[www.fontana.org/housingelement](http://www.fontana.org/housingelement)

Or, Call +1 805-456-4438

Conference ID: 331 671 40#

For questions, please contact  
DiTanyon Johnson, Senior Planner  
by phone at (909) 350-6678  
or by email at [Djohnson@fontana.org](mailto:Djohnson@fontana.org)







# CIUDAD DE FONTANA

## Taller Comunitario para la Actualización del Elemento de Vivienda 2021-2029

¡La Ciudad de Fontana está actualizando el Elemento de Vivienda 2021-2029! El Elemento de Vivienda crea las políticas oficiales de vivienda para la Ciudad y su participación es esencial.

Por favor planee asistir al próximo Taller Virtual para aprender sobre el Elemento de Vivienda, el proceso de actualización y brindar sus ideas para la vivienda en Fontana.

**CUÁNDO:** Miércoles 7 de Octubre 2020

A las 6:30 pm

**DÓNDE:** En vivo virtualmente,  
para acceder al taller, visite:

[www.fontana.org/housingelement](http://www.fontana.org/housingelement)

O llame al + 1 805-456-4438

Número de identificación de la  
conferencia: 331 671 40#

Para mayor información favor de comunicarse con  
Fernando Herrera, Assistant Planner  
por teléfono al (909) 350-7608  
o por correo electrónico a [fherrera@fontana.org](mailto:fherrera@fontana.org)





## Community Workshop #1

On Wednesday October 7, 2020, from 6-7 PM, the City of Fontana held a virtual public community workshop for the 2021-2029 6<sup>th</sup> Cycle Housing Element Update. The purpose of the meeting was to provide information on the Housing Element update process and to gather input from the public, which will shape the goals, policies, and programs in the Housing Element. The workshop included a PowerPoint presentation providing information regarding the following topics:

- An overview of the community's housing demographics;
- An overview of the Housing Element;
- Why Housing Elements are updated;
- Information on the Regional Housing Needs Assessment and process;
- Overview of the City of Fontana's RHNA allocation by income category;
- Review of the update schedule and Process; and,
- Overview of additional opportunities for community engagement.

## Summary of Questions and Comments

Following the presentation, the City allowed time for open questions from the public regarding the Housing Element. Questions and comments from the attendees include the following:

- What will the Housing Element include in relation to smaller starter homes which are not currently being built in the City
  - There are a lot of large lots in the City that can provide smaller homes that people can afford rather than larger homes, primarily for younger people trying to get into the housing market
  - There are "pocket neighborhoods" which would be a nice addition to Fontana in the areas where there are large properties
  - Families don't need big houses or big yards
- In the Central part of Fontana there are a lot of commercially zoned lots, what is the plan for those lots? If so, are we looking to do more with commercial or are there plans to develop residential?
- There is a large transient population in the downtown Fontana community, near the railroad tracks, what is the City doing in terms of affordable housing, low income housing, supportive housings?

A video of the full presentation and PowerPoint, including public comments, are available on the City's Housing Element Update webpage here, <https://www.fontana.org/3314/2021-2029-Housing-Element-Update>.





## Community Survey

Additionally, the City launched an online community survey on Wednesday, October 7, 2020. During the workshop, information regarding access to the survey and instructions for taking the survey were provided. The survey supplied a forum for residents' input on the following topics:

- Affordable Housing
- Community Assistance
- Fair Housing
- Development Processes
- Housing Opportunity Areas
- Barriers or Constraints to Housing
- Additional comments regarding the Housing Element

The survey was available through the following direct link, [FontanaHousingSurvey.metroquest.com](https://FontanaHousingSurvey.metroquest.com) as well as on the City's Housing Element Update webpage. The City promoted the survey at the workshop and through social media, email and community announcements. The survey was live for resident access from October 6, 2020 to November 23, 2020.

# Community Workshop #1

## City of Fontana

2021-2029 Housing Element Update

Time: 6:30 PM

Date: Wednesday, October 7, 2020

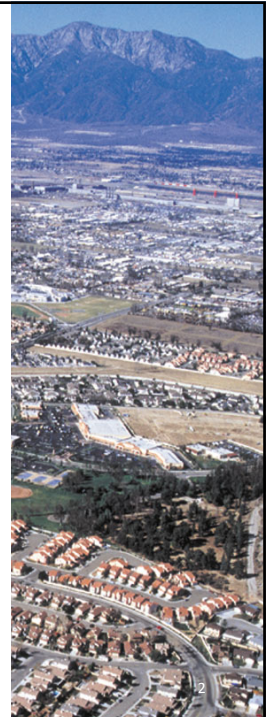
Location: Virtual



1

## Overview of Fontana

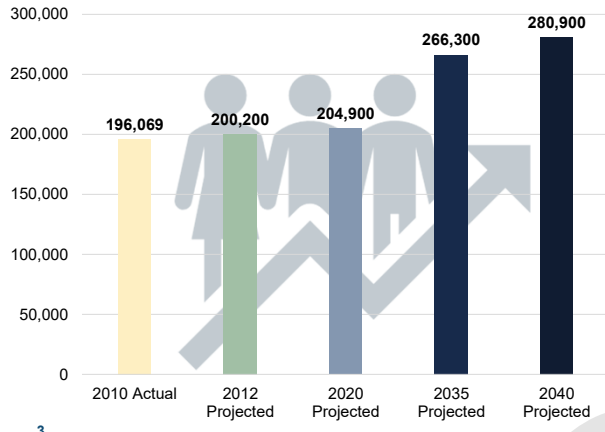
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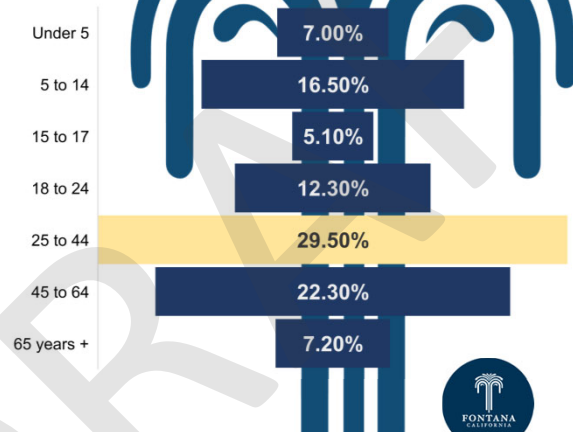
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# The Community of Fontana

Population in Fontana



Age Distribution in Fontana

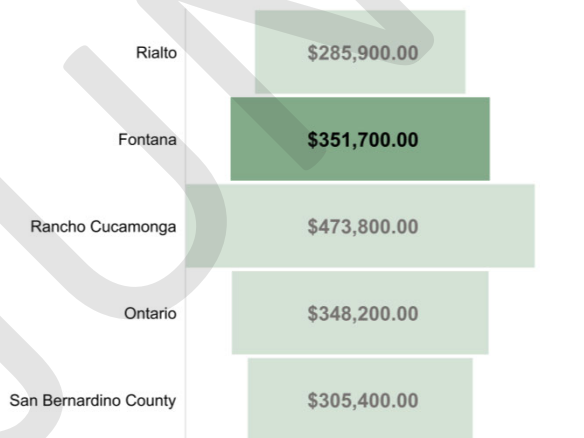


Source: SCAG Regional Growth Forecasts, American Community Survey, 2018

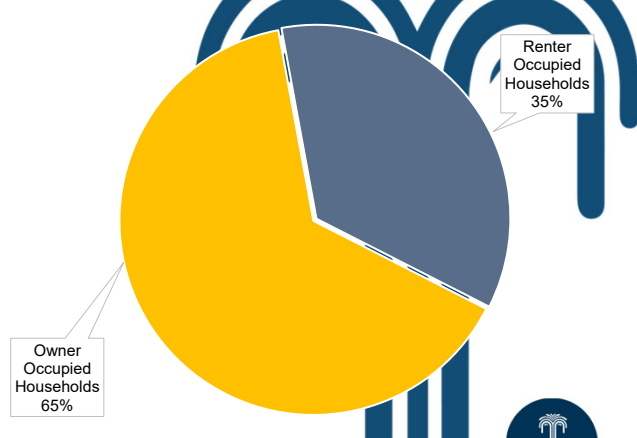
3

# Housing in Fontana

Median Home Value



Household Tenure in Fontana



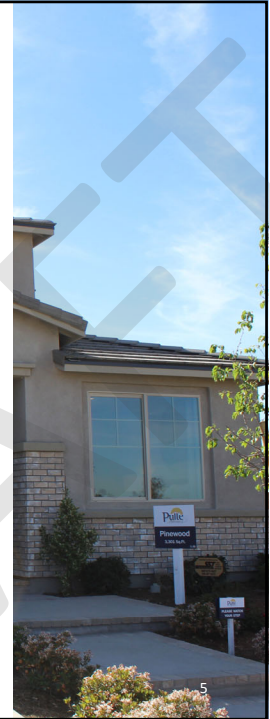
Source: American Community Survey, 2018

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# Overview of the Housing Element

5



5

## What is a Housing Element?

- Assess the condition of the City's housing and housing needs of residents
- Identifies future housing growth need by income category
- Sets Citywide goals, policies, programs, and objectives to guide future housing growth

### Fontana General Plan

Housing

Conservation and Open Space

Community Mobility

Noise and Safety

Sustainability and Resilience

Land Use and Zoning

6



6



## Why are Housing Elements Updated?

- Demonstrates Fontana's ability to meet the future housing growth needs
- Ensures the City complies with State housing laws
- Allows the City to become eligible for State grants and funding sources
- Allows the community to further engage in the planning process

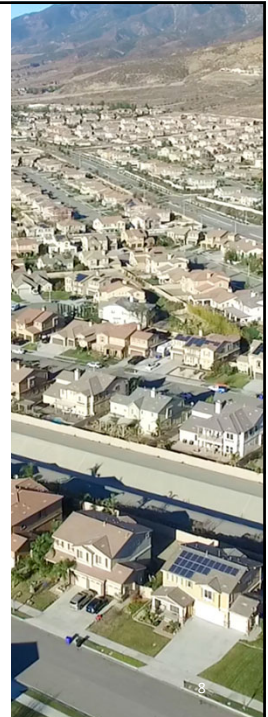
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7

## Regional Housing Needs Assessment (RHNA)

8



8

## What is RHNA?

- Regional Housing Needs Assessment (RHNA)
- Quantifies the need for housing within each City/County in California
- Based on future growth in population, employment and households



9

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2021-2029 Housing Element Update – Community Workshop

## RHNA Allocation: 6<sup>th</sup> Cycle (2021 – 2029)

Income Category	% of Median Family Income	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	\$37,650	5,096 units
Low Income	51 – 80% MFI	\$37,651	\$60,240	2,943 units
Moderate Income	81 – 120% MFI	\$61,241	\$90,360	3,029 units
Above Moderate Income	>120% MFI	\$90,361	>\$91,361	6,409 units
<b>Total:</b>				<b>17,477 units</b>

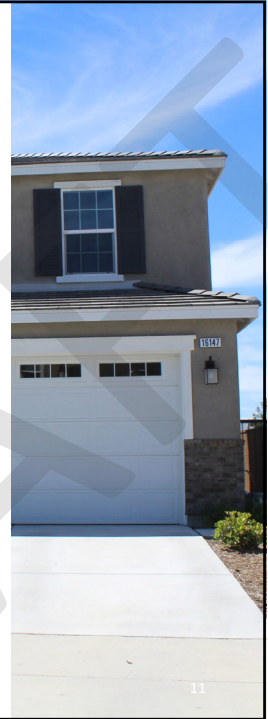
\*Income range is based on the 2020 HUD Median Family Income (MFI) for San Bernardino County of \$75,300.

10



10

# Update Process and Outreach



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## What is Included in the Update Process?

- Community Workshops
- Online Community Survey
- Update of the City's demographic conditions
- Review of adequate sites to meet RHNA
- Planning Commission and City Council Hearings

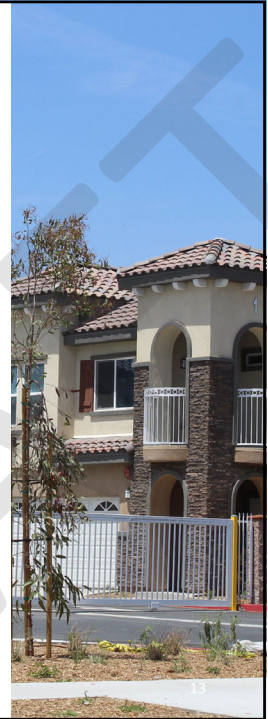
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# Next Steps

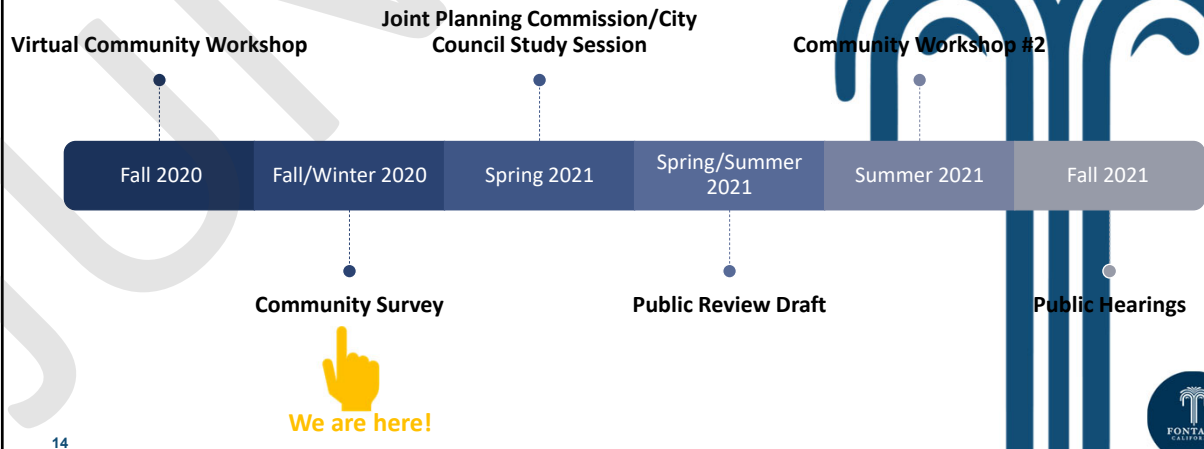
13



13

## 2021-2029 Housing Element Update – Community Workshop

# Tentative Housing Element Update Schedule



14

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# We Want Your Input!

Provide your input and comments by taking a quick survey!

Go to:

[www.Fontana.org/HousingElement](http://www.Fontana.org/HousingElement)

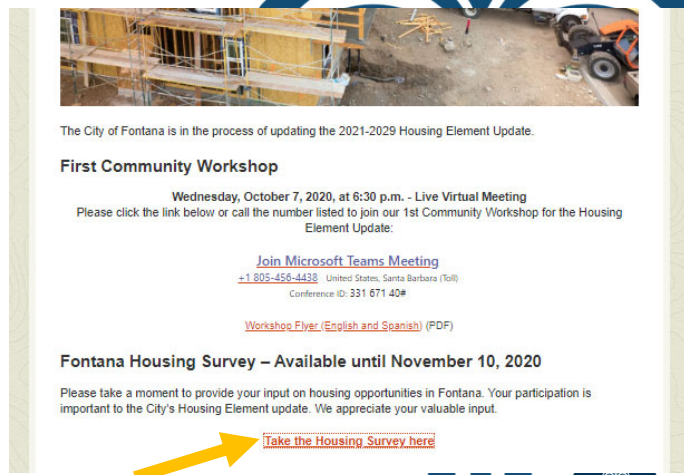


# We Want Your Input!

Click the link titled

[Take the Housing Survey](#)

to begin.



## How to Use the Survey

1. Click “Begin” to start the survey
2. Carefully read the instructions on each slide
3. Respond to the provided prompts with your ideas and input

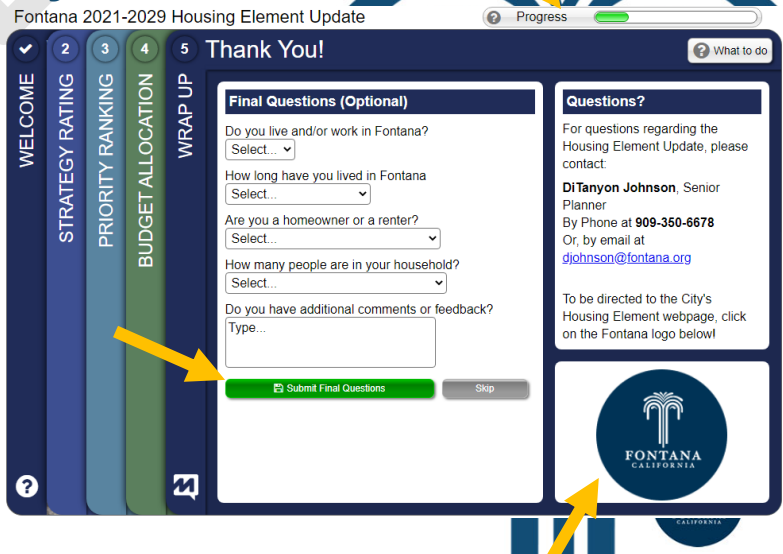


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## How to Use the Survey

4. Watch your progress on the top right in the “Progress Bar”
5. Complete slide five and click “Submit Final Questions” to complete the survey and submit all responses
6. Click the Fontana Logo (bottom right) for additional resources



18

18

**Thank you!**

*Questions?*

Please Contact

**DiTanyon Johnson**, Senior Planner

by phone at **(909) 350-6678**

Or by email at **[djohnson@fontana.org](mailto:djohnson@fontana.org)**





## C.3 Community Workshop #2

This section contains all workshop materials and handouts, flyers, as well as all available public comments provided during the second workshop. Public comments were received in written and oral form. A video recording of the virtual workshop is available at: <https://www.fontana.org/3314/2021-2029-Housing-Element-Update>.

JUNE DRAFT





# CIUDAD DE FONTANA

## Taller Comunitario de la Actualización del Elemento de Vivienda 2021-2029

¡La ciudad de Fontana está actualizando el Elemento de Vivienda 2021-2029 y un documento borrador está disponible para su revisión! Para más información acerca de la actualización del Elemento de Vivienda visite:

[www.fontana.org/housingelement](http://www.fontana.org/housingelement)

¡Por favor haga planes para asistir a nuestro segundo Taller Virtual para aprender acerca del Borrador del Elemento de Vivienda, para hablar sobre las políticas del borrador y para que proporcione sus comentarios!

**FECHA Y HORA:** Lunes 24 de Mayo del 2021 a las 6:00 PM

**LUGAR:** Virtual en Vivo. Para obtener acceso al taller, por favor haga clic en el enlace a continuación:

<https://bit.ly/3h8frpg>

Código de acceso: 465712

O llame al +1 408 638 0968

Número de identificación: 861 0928 3064

Si tiene preguntas, comuníquese con:

**Fernando Herrera Planificador**



(909) 350-7608



Fherrera@fontana.org







# CITY OF FONTANA

## 2021-2029 Housing Element Update Community Workshop

The City of Fontana is updating the 2021- 2029 Housing Element and a draft document is available for your review! For more information about the Housing Element update process and to review the draft document, visit: [www.fontana.org/housingelement](http://www.fontana.org/housingelement)

Please plan to attend our second Virtual Workshop to learn about the Draft Housing Element, discuss draft policies and provide your input!

**WHEN:** Monday, May 24, 2021 at 6:00 PM

**WHERE:** Live Virtual, for access to the workshop, please click the link below:

<https://bit.ly/3h8frpg>

Passcode: 465712

Or Call: +1 408 638 0968


ID: 861 0928 3064

For questions, contact:

**Cecily Session-Goins,**  
Assistant Planner

**DiTanyon Johnson,**  
Senior Planner

 (909) 350-6723

 (909) 350-6678

 CSGoins@fontana.org

 Djohnson@fontana.org





# Taller Comunitario #2

## Ciudad de Fontana

Actualización del Elemento de  
Vivienda 2021-2029

Hora: 6:00 PM

Fecha: Lunes 24 de mayo de 2020

Lugar: Virtual



# Agenda

- Sala de Reunión en Español
- Descripción General del Elemento de Vivienda
- Condición del Proyecto y Alcance
- Adaptación del RHNA
- Preguntas y Respuestas de la Comunidad
- ¡Necesitamos su opinión!



# Descripción General del Elemento de Vivienda

---



# ¿Qué es un Elemento de Vivienda?

- Evalúa la condición de la vivienda de la ciudad y las necesidades de vivienda de los residentes.
- Identifica la necesidad de crecimiento futuro de la vivienda por categoría de ingresos
- Establece metas, políticas, programas y objetivos para toda la ciudad para guiar el crecimiento futuro de la vivienda

## Plan General de Fontana

### Vivienda

Conservación y Espacio Abierto

Movilidad en la Comunidad

Ruido y Seguridad

Sostenibilidad y Resiliencia

Uso del Terreno y Zonificación

# ¿Por qué se Actualizan los Elementos de Vivienda?

- Establece planes y políticas para el crecimiento futuro de viviendas en la ciudad
- Garantiza que la ciudad cumpla con las leyes estatales de vivienda
- Permite que la ciudad sea elegible para subvenciones estatales y fuentes de financiación
- Permite a la comunidad participar más en el proceso de planificación






## Distribución del RHNA: 6° Ciclo (2021 – 2029)

Categoría de Ingresos	% del Ingreso Familiar Medio	Escala de Ingresos*		Distribución del RHNA (Unidades de Vivienda)
		Min.	Max.	
Ingresos Muy Bajos	0 - 50% MFI	--	\$37,650	5,109 unidades
Ingresos Bajos	51 – 80% MFI	\$37,651	\$60,240	2,950 unidades
Ingresos Moderados	81 – 120% MFI	\$61,241	\$90,360	3,035 unidades
Ingresos Superiores a Los Moderados	>120% MFI	\$90,361	>\$91,361	6,425 unidades
<b>Total:</b>				<b>17,519 unidades</b>

\*La escala de ingresos se basa en el Ingreso Familiar Medio (MFI) de 2021 del HUD (Departamento de Vivienda y Desarrollo Urbano) para el condado de San Bernardino de \$75,300.







# Condición del Proyecto y Alcance

---



# Taller Comunitario #1

- La ciudad llevó a cabo el primer Taller Comunitario el 7 de octubre de 2020
- Revisión de una presentación:
  - Antecedentes del Elemento de Vivienda
  - Descripción General del RHNA
  - Cronograma del Proyecto
  - Preguntas y Respuestas de la Comunidad
- La grabación del taller está disponible en el sitio web de la ciudad:

[Fontana.org/3314/2021-2029-Housing-Element-Update](https://fontana.org/3314/2021-2029-Housing-Element-Update)

## Community Workshop

Come join us at the next Housing Element Update Community Workshop :  
*When:* Monday, May 24, 2021 at 6:00 p.m.  
*Where:* Live Virtual, for access to the Workshop, please click on the link listed below:  
<https://bit.ly/3h8frpg>  
Passcode: 465712

[Community Workshop Flyer](#) (PDF)

For more information you can contact Assistant Planner Cecily Session-Goins at (909) 350-7623 or via [email](#).

## Documents:

[6th Cycle Housing Element Update - Draft April 2021](#) (PDF)



## What is a Housing Element?

The Housing Element is a state-mandated and city-initiated policy document included in the City of Fontana General Plan. The Housing Element identifies policies and programs to meet existing and projected future housing needs for all economic segments in the City of Fontana. The 2021-2029 Housing Element identifies specific actions to be taken over the planning period to address local housing needs.

## Key Features of the Housing Element:

- Population and housing profile of Fontana



# Encuesta Comunitaria

- La Ciudad lanzó una encuesta en línea para recopilar comentarios y opiniones de la comunidad
- La Encuesta estuvo en vivo del 7 de octubre al 23 de noviembre
- Un total de 358 miembros de la comunidad proporcionaron sus comentarios



# Sesiones de Estudio con los Encargados de Tomar Decisiones en la Ciudad

- La ciudad se presentó ante el Concejo Municipal y la Comisión de Planificación en una sesión de estudio conjunta el 27 de abril.
- Los encargados de tomar decisiones en la ciudad proporcionaron sus comentarios y preguntas sobre:
  - Oportunidades de Vivienda
  - La población de Fontana sin vivienda
  - El cumplimiento con los objetivos de la ciudad, y
  - La creación de un documento que refleje las necesidades de la comunidad
- La grabación de la reunión está disponible en el sitio web de la ciudad.





# Condición del Documento

- La Ciudad publicó el Borrador de la Revisión Pública del Elemento de Vivienda el 19 de mayo.
- El Borrador de Revisión Pública incluye:
  - Introducción
  - El perfil demográfico de la comunidad
  - Un Análisis de las limitaciones de la vivienda
  - Un Análisis de los recursos habitacionales
  - Un plan de vivienda para 2021-2029
  - La revisión de programas y políticas actuales
  - Una descripción general de la participación comunitaria



# Borrador de la Revisión Pública

# ¿En Dónde y Cómo Hacer la Revisión?

- El Documento Borrador está disponible en el sitio web de la ciudad:  
[Fontana.org/3314/2021-2029-Housing-Element-Update](https://fontana.org/3314/2021-2029-Housing-Element-Update)
- ¡Lo invitamos a descargarlo, revisarlo y enviarnos sus comentarios y preguntas!
- Haga clic en el enlace titulado “Borrador de revisión pública”

Anexión  
Solicitudes y tarifas

Casa › Gobierno › Departamentos › Desarrollo comunitario › Planificación › Actualización del elemento de vivienda 2021-2029

## Borrador de revisión pública:

- [Índice](#) (PDF)
- [Sección 1 - Introducción](#) (PDF)
- [Sección 2 - Perfil de la comunidad](#) (PDF)
- [Sección 3 - Restricciones de vivienda, recursos y promoción afirmativa de la vivienda justa](#) (PDF)
- [Sección 4 - Plan de vivienda](#) (PDF)
- [Apéndice A - Revisión de Desempeño pasado](#) (PDF)
- [Apéndice B - Análisis de sitios adecuados](#) (PDF)
- [Apéndice C - Resumen de participación comunitaria](#) (PDF)
- [Apéndice D - Glosario de términos de vivienda](#) (PDF)

Para proporcionar sus comentarios y sugerencias sobre el borrador del documento mencionado anteriormente, haga clic [aquí](#).

Plan de transporte activo (ATP)  
Plan de mitigación de peligros locales (LHMP)  
Junta Asesora de Desarrollo (DAB)

Actualización del Elemento de vivienda 2021-2029

La Ciudad de Fontana está en proceso de actualizar la Actualización del Elemento de Vivienda 2021-2029.

**FAQ:**

- [Preguntas más frecuentes \(en inglés folleto\)](#) (PDF)
- [Preguntas Frecuentes \(Volante en Español\)](#) (PDF)

**Taller comunitario:**

Únase a nosotros en el próximo Taller Comunitario de Actualización del Elemento de Vivienda:  
Cuándo: Lunes 24 de mayo de 2021 a las 6:00 pm  
Dónde: Live Virtual, para acceder al Taller, haga clic en el enlace que se indica a continuación:  
<https://bit.ly/3h8fn0g>  
Código de acceso: 415712

[Folleto de taller comunitario - Inglés](#) (PDF)  
[Volante de Taller Comunitario](#) (PDF)

Para obtener más información, puede comunicarse con:  
Senior Planner, Danyon Johnson al (909) 350-6678 o por [correo electrónico](#)  
Assistant Planner, Cecily Session-Goins al (909) 350-7623 o por [correo electrónico](#)  
Asistente de planificación, Fernando Herrera al (909) 350-7608 o por [correo electrónico](#) (Para información en Español)

**Borrador de revisión pública:**

- [Índice](#) (PDF)
- [Sección 1 - Introducción](#) (PDF)

# Perfil Demográfico de la Comunidad

## Sección 2: Perfil de la Comunidad

- El Perfil de la Comunidad analiza:
  - La Demografía y tendencias de la Población
  - Grupos con Necesidades Especiales
    - Personas Mayores
    - Estudiantes
    - Personas con Discapacidades
    - Sin Vivienda
    - Hogares Monoparentales (solamente padre o madre)
    - Granjeros
  - Ingresos y Economía del Hogar
  - Inventario de Unidades de Vivienda





# Limitaciones de Vivienda Identificadas

## Sección 3: Limitaciones de Vivienda y Análisis de Vivienda Justa

- El Análisis de las Limitaciones de Vivienda consideran:
  - Barreras para la vivienda no gubernamentals
  - Barreras para la vivienda gubernamentales
  - Barreras para la Vivienda Justa
    - Acceso a financiación
    - Acceso a recursos esenciales
    - Transporte y Movilidad
    - Problemas de discriminación y vivienda justa



# Recursos Identificados para la Vivienda

## Sección 3: Recursos para la Vivienda

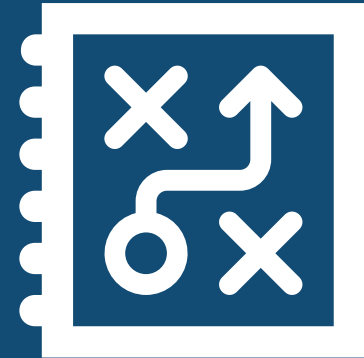
- El análisis de Recursos para la Vivienda analiza lo siguiente:
  - Viviendas asequibles existentes en Fontana
  - Recursos de financiación para la vivienda
  - Oportunidades de programas para la vivienda
  - Áreas de oportunidad para viviendas
  - Terrenos para albergar nuevas viviendas



# Plan de Viviendas de Fontana

## Sección 4: Plan de Vivienda

- El Plan de Vivienda toma en consideración los comentarios de la comunidad y todos los componentes del documento preliminar
- Establece metas y políticas que incluyen.
  - Programas y metas de vivienda justa
  - Oportunidad de vivienda para todos los niveles de ingreso
  - Acceso a vivienda asequible
  - Servicios de vivienda de apoyo de transición
  - Vivienda para grupos con necesidades especiales



# ¿Cuál es Metas y Políticas del Elemento de Vivienda?

- Las metas y las políticas son guías generales que determinan un curso de acción
- El Elemento de Vivienda proporciona herramientas de guía para promover el desarrollo y la accesibilidad de la vivienda para todos los niveles de ingreso
- Las políticas se coordinan entre la vivienda, la infraestructura y la planificación a largo plazo





# ¿Cuál es la Función de los Programas del Elemento de Vivienda?

## Incluyen:

- Los resultados y el análisis de las necesidades de vivienda locales de la jurisdicción
- Terrenos disponibles y recursos financieros
- La mitigación de las limitaciones identificadas

## Refleja:

- Acciones específicas
- Plazo y financiación para la implementación
- Las agencias o funcionarios responsables de la implementación
- Identificación de fuentes de financiamiento

# Requisitos del Programa declarados por HCD

- El progreso se reporta anualmente al estado a través APR's (Reporte de Progreso Anual)
- Es evaluado en el Elemento de Vivienda en la Sección de Revisión del Desempeño Anterior



# Plan de Políticas para el Borrador del Elemento de Vivienda

- **Objetivo de Vivienda #1: Viviendas adecuadas para satisfacer las necesidades de Fontana.**
  - **Política 1.1:** Establecer una serie de oportunidades de vivienda en alquiler y en venta dentro de la ciudad.
  - **Política 1.2:** Mantener un inventario adecuado de terrenos para adaptar la distribución de Necesidades de Vivienda Regionales de la ciudad para los años 2021 a 2029.
  - **Política 1.3:** Promover el desarrollo y el acceso a viviendas asequibles para todos los niveles de ingreso en Fontana.
  - **Política 1.4:** Mantener una coordinación y discusión abierta con las partes involucradas, los residentes y las partes interesadas con respecto a las oportunidades de vivienda en la ciudad.
- **Objetivo de Vivienda #2: Un alto estándar de calidad en el inventario existente de viviendas asequibles.**
  - **Política 2.1:** Conservar el inventario existente de viviendas y preservar las oportunidades de vivienda para los residentes de Fontana.
  - **Política 2.2:** Fomentar y promover el diseño sostenible y de uso eficiente de energía en unidades residenciales.
  - **Política 2.3:** Establecer un diseño correcto para una vida de alta calidad y de responsabilidad ambiental para los residentes de Fontana.

# Plan de Políticas para el Borrador del Elemento de Vivienda

- **Objetivo de Vivienda #3: Desarrollo de viviendas que no se vea afectado por restricciones gubernamentales.**
  - **Política 3.1:** Fomentar los incentivos y el desarrollo de viviendas asequibles para todos los niveles de ingreso en Fontana.
  - **Política 3.2:** Facilitar el desarrollo de viviendas de calidad que sean asequibles para todos los niveles de ingreso y para todos los residentes de Fontana a través de estándares de desarrollo flexibles.
  - **Política 3.3:** Buscar soluciones innovadoras para reducir las limitaciones gubernamentales y así facilitar la provisión de viviendas, específicamente viviendas asequibles.
- **Objetivo de Vivienda #4: Promover de forma afirmativa la vivienda justa en Fontana.**
  - **Política 4.1:** Mejorar las oportunidades de viviendas asequibles para todos los segmentos de la población en Fontana.
  - **Política 4.2:** Hacer cumplir las leyes de vivienda justa que prohíben la discriminación en la construcción, financiación, venta o alquiler de viviendas por motivos de raza, etnia, ascendencia, nacionalidad, religión, sexo, discapacidad, edad, estado civil, estado familiar, origen de ingresos, orientación sexual o cualquier otro factor arbitrario.
  - **Política 4.3:** Asociarse con organizaciones locales para aumentar y promover el alcance y la educación acerca de la vivienda justa en Fontana.
  - **Política 4.4:** Asociarse con el condado de San Bernardino para aumentar la información y promover los servicios de apoyo.



An aerial photograph of a city, likely San Diego, showing a dense residential area with many houses, a baseball field, and a large stadium in the foreground. The city extends to the mountains in the background under a clear blue sky. A large, semi-transparent watermark reading 'JUNEDRAFT' is overlaid diagonally across the image.

# Preguntas y Respuestas de la Comunidad

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## ¿Preguntas?

- ¿Sus comentarios u opiniones iniciales ?

¡Reservamos algo de tiempo esta noche para contestar sus preguntas más importantes acerca del **Borrador de Revisión Pública del Elemento de Vivienda!**



# Próximos Pasos

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# Programa Tentativo para la Actualización del Elemento de Vivienda





# ¡Queremos su Opinión!

¡Proporcione su opinion y sus comentarios acerca del Borrador Público del Elemento de Vivienda!

Vaya a:  
[www.Fontana.org/HousingElement](http://www.Fontana.org/HousingElement)

Busque el enlace para descargar el “Borrador de Revisión Pública del Elemento de Vivienda”

Haga clic en el enlace a continuación para enviar sus comentarios en línea.

Únase a nosotros en el próximo taller comunitario de actualización del Elemento de Vivienda.

*Cuándo:* Lunes 24 de mayo de 2021 a las 6:00 pm

*Dónde:* Live Virtual, para acceder al Taller, haga clic en el enlace que se indica a continuación:

<https://bit.ly/3h8frpg>

Código de acceso: 465712

[Folleto del taller comunitario - Inglés](#) (PDF)

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Assistant Planner Cecily Session-Goins at (909) 350-7623 o por [correo electrónico](#)

Asistente de planificación Fernando Herrera al (909) 350-7608 o por [correo electrónico](#) (Para información en Español)

## Borrador de revisión pública:

[Índice](#) (PDF)

[Sección 1 - Introducción](#) (PDF)

[Sección 2 - Perfil de la comunidad](#) (PDF)

[Sección 3 - Restricciones de vivienda, recursos y promoción afirmativa de la vivienda justa](#) (PDF)

[Sección 4 - Plan de vivienda](#) (PDF)

[Apéndice A - Revisión de Desempeño pasado](#) (PDF)

[Apéndice B - Análisis de sitios adecuados](#) (PDF)

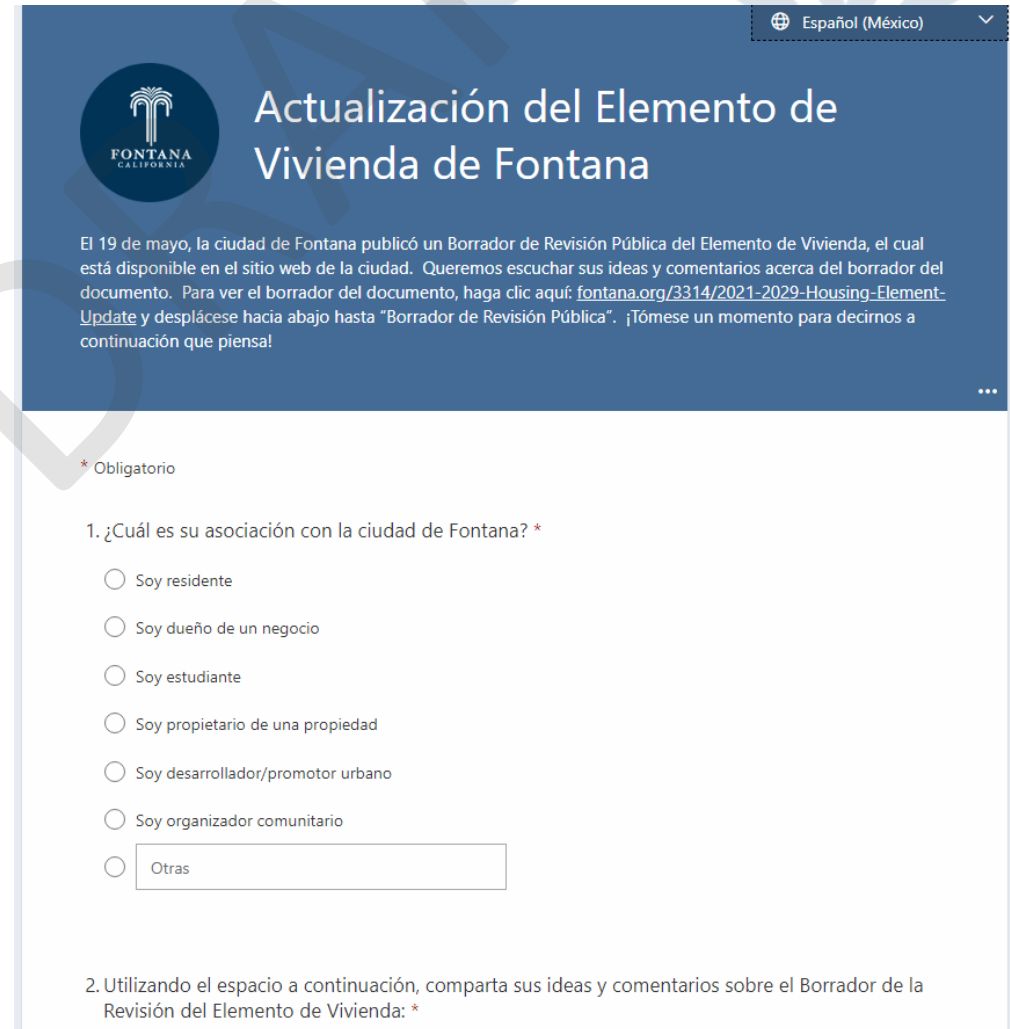
[Apéndice C - Resumen de participación comunitaria](#) (PDF)

[Apéndice D - Glosario de términos de vivienda](#) (PDF)

Para proporcionar sus comentarios y sugerencias sobre el borrador del documento mencionado anteriormente, haga clic [aquí](#).

# ¡Proporcione sus Comentarios!

- El enlace lo llevará directamente a un formulario en línea.
- Aquí puede darnos sus comentarios e ideas acerca del Borrador del Elemento de Vivienda.
- Haga clic en “**Enviar**” cuando haya terminado.
- ¡Por favor tómese tiempo para compartir sus ideas!



The screenshot shows a web form titled "Actualización del Elemento de Vivienda de Fontana". At the top right, there is a language selector set to "Español (México)". The Fontana California logo is on the left. The main text reads: "El 19 de mayo, la ciudad de Fontana publicó un Borrador de Revisión Pública del Elemento de Vivienda, el cual está disponible en el sitio web de la ciudad. Queremos escuchar sus ideas y comentarios acerca del borrador del documento. Para ver el borrador del documento, haga clic aquí: [fontana.org/3314/2021-2029-Housing-Element-Update](https://fontana.org/3314/2021-2029-Housing-Element-Update) y desplácese hacia abajo hasta "Borrador de Revisión Pública". ¡Tómese un momento para decirnos a continuación que piensa!" Below this is a section for questions, starting with a mandatory question: "1. ¿Cuál es su asociación con la ciudad de Fontana? \*". It lists several radio button options: "Soy residente", "Soy dueño de un negocio", "Soy estudiante", "Soy propietario de una propiedad", "Soy desarrollador/promotor urbano", "Soy organizador comunitario", and "Otras" with an adjacent text input field. Question 2 is partially visible: "2. Utilizando el espacio a continuación, comparta sus ideas y comentarios sobre el Borrador de la Revisión del Elemento de Vivienda: \*".

# ¡Gracias!

Questions? Please Contact :

**DiTanyon Johnson,**  
Planificador Superior

 **(909) 350-6678**

 **Djohnson@fontana.org**

**Cecily Session-Goins,**  
Planificadora Asistente

 **(909) 350-3064**

 **Csgoins@fontana.org**

**Fernando Herrera,**  
Planificador Asistente

 **(909) 350-7608**

 **Fherrera@fontana.org**



# Community Workshop #2

## City of Fontana

2021-2029 Housing Element Update

Time: 6:00 PM

Date: Monday, May 24, 2020

Location: Virtual





# Agenda

- Spanish Breakout Room
  - Overview of the Housing Element
  - Project Status and Outreach
  - Public Review Draft
  - Community Q&A
  - We Need Your Input!
- Sala de Reunión en Español
  - Descripción General del Elemento de Vivienda
  - Condición del Proyecto y Alcance
  - Adaptación del RHNA
  - Preguntas y Respuestas de la Comunidad
  - ¡Necesitamos su opinión!



**Sala de Reunión  
en Español**

---

**Spanish  
Breakout Room**



# Spanish Breakout Room

Breakout Rooms - In Progress

▼ Espanol

Join

Broadcast Message to All

Close All Rooms

3

3

Molly Mendoza

Join Audio

Stop Video

Security

Participants 1

Polls

Chat

Share Screen

Record

Closed Caption

Breakout Rooms

Reactions

End

4

4

# Spanish Breakout Room

3

Join a breakout room

3

Molly Mendoza



Join Audio



Stop Video



Security



Participants



Polls



Chat



Share Screen



Record



Closed Caption



Breakout Rooms



Reactions

End



# Overview of the Housing Element

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# What is a Housing Element?

- Assesses the condition of the City's housing and housing needs of residents
- Identifies future housing growth need by income category
- Sets Citywide goals, policies, programs, and objectives to guide future housing growth

## Fontana General Plan

Housing

Conservation and Open Space

Community Mobility

Noise and Safety

Sustainability and Resilience

Land Use and Zoning

# Why are Housing Elements Updated?

- Sets plans and policies for future housing growth in the City.
- Ensures the City complies with State housing laws
- Allows the City to become eligible for State grants and funding sources
- Allows the community to further engage in the planning process





# RHNA Allocation: 6<sup>th</sup> Cycle (2021 – 2029)

Income Category	% of Median Family Income	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	\$37,650	5,109 units
Low Income	51 – 80% MFI	\$37,651	\$60,240	2,950 units
Moderate Income	81 – 120% MFI	\$61,241	\$90,360	3,035 units
Above Moderate Income	>120% MFI	\$90,361	>\$91,361	6,425 units
<b>Total:</b>				<b>17,519 units</b>

\*Income range is based on the 2020 HUD Median Family Income (MFI) for San Bernardino County of \$75,300.







# Project Status and Outreach

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# Community Workshop #1

- The City hosted the first Community Workshop on October 7, 2020.
- A presentation reviewed:
  - Housing Element Background
  - Overview of the RHNA
  - Project Timeline
  - Community Q&A
- The recorded workshop is available on the City’s website at:

[Fontana.org/3314/2021-2029-Housing-Element-Update](https://fontana.org/3314/2021-2029-Housing-Element-Update)

## Community Workshop

Come join us at the next Housing Element Update Community Workshop :  
*When:* Monday, May 24, 2021 at 6:00 p.m.  
*Where:* Live Virtual, for access to the Workshop, please click on the link listed below:  
<https://bit.ly/3h8frpg>  
Passcode: 465712

[Community Workshop Flyer](#) (PDF)

For more information you can contact Assistant Planner Cecily Session-Goins at (909) 350-7623 or via [email](#).

## Documents:

[6th Cycle Housing Element Update - Draft April 2021](#) (PDF)



## What is a Housing Element?

The Housing Element is a state-mandated and city-initiated policy document included in the City of Fontana General Plan. The Housing Element identifies policies and programs to meet existing and projected future housing needs for all economic segments in the City of Fontana. The 2021-2029 Housing Element identifies specific actions to be taken over the planning period to address local housing needs.

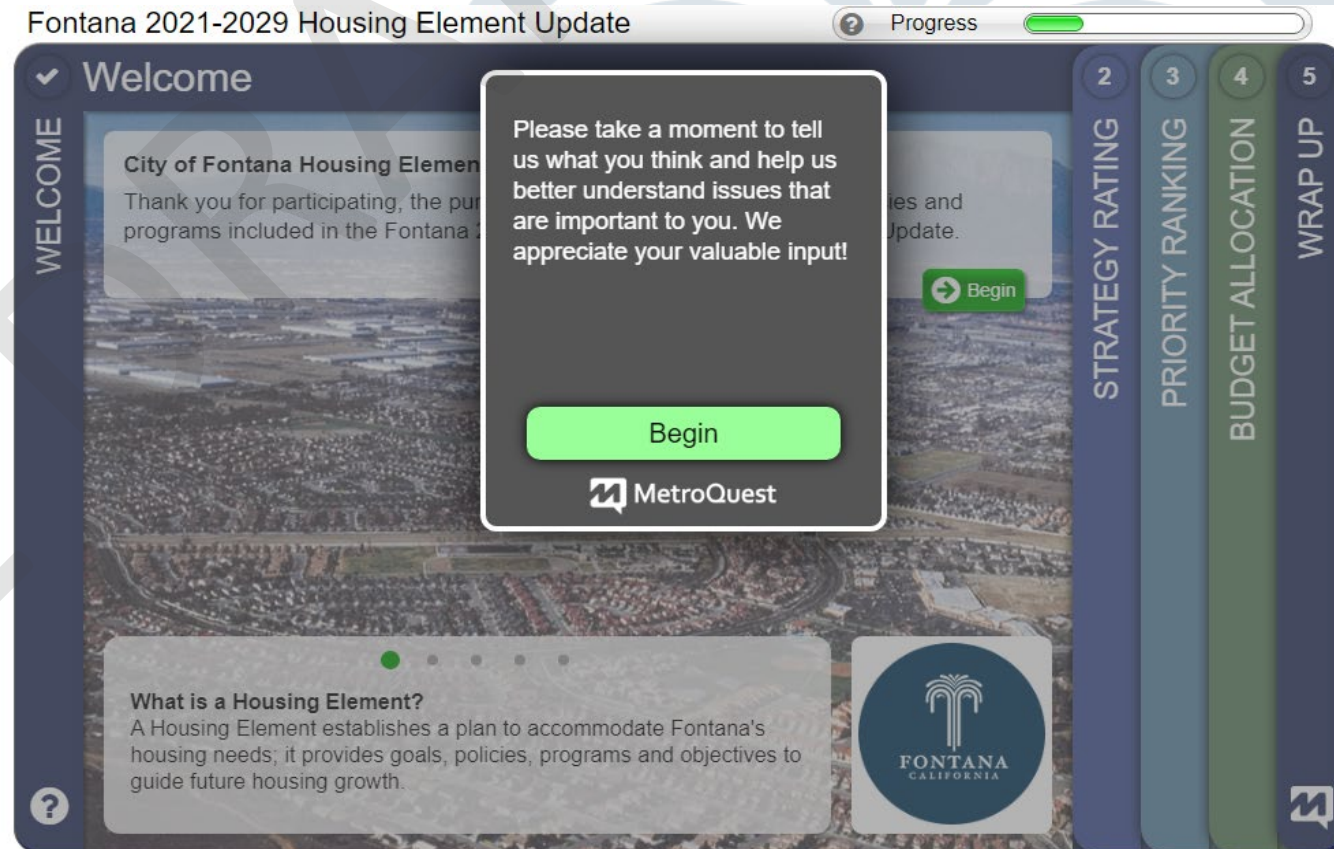
## Key Features of the Housing Element:

- Population and housing profile of Fontana



# Community Survey

- The City launched an online survey to gather community feedback and input.
- The Survey was live from October 7 to November 23th.
- A total of 358 community members provided their feedback.



# Study Sessions with City Decision Makers

- The City presented to the City Council and Planning Commission at a joint study session on April 27<sup>th</sup>.
- City Decisions makers provided feedback and asked questions regarding:
  - Housing Opportunities
  - Fontana’s unhoused population
  - Meeting the City’s goals, and
  - Creating a document that reflects community needs.
- The meeting recording is available on the City’s website.





# Document Status

- The City released the Public Review Draft of the Housing Element on **May 19<sup>th</sup>**.
- The Public Review Draft includes:
  - Introduction
  - Community Demographic Profile
  - Analysis of Housing Constraints
  - Analysis of Housing Resources
  - A Housing Plan for 2021-2029
  - Review of current programs and policies
  - Overview of Community Engagement

# Public Review Draft

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# Where and How to Review?

- The Draft Document is available on the City’s website at: [www.Fontana.org/HousingElement](http://www.Fontana.org/HousingElement)
- We invite you to download it, review and send us your feedback and questions!
- Click on the Link titled “**Public Review Draft**”

The screenshot shows the City of Fontana website page for the 2021-2029 Housing Element Update. The page has a green navigation menu on the left with links for Annexation, Applications and Fees, Document Library, and Environmental Documents. The main content area is titled "2021-2029 Housing Element Update" and features a list of documents for public review. A yellow box highlights the "Public Review Draft" section, which includes links to the Table of Contents, Section 1 through 4, and Appendixes A through D. Below this list, a link is provided for submitting comments and feedback. To the right of the text is a photograph of a construction site. Further down the page, there is a section for "Community Workshop" with details on when and where to attend, and a link to a frequently asked questions page. At the bottom, there is a "Public Review Draft" section with links to the Table of Contents and Section 1.

Annexation  
Applications and Fees  
Document Library  
Environmental Documents

Home » Government » Departments » Community Development » Planning » 2021-2029 Housing Element Update

## 2021-2029 Housing Element Update

**Public Review Draft:**

- [Table of Contents](#) (PDF)
- [Section 1 – Introduction](#) (PDF)
- [Section 2 – Community Profile](#) (PDF)
- [Section 3 – Housing Constraints, Resources, and Affirmatively Furthering Fair Housing](#) (PDF)
- [Section 4 – Housing Plan](#) (PDF)
- [Appendix A – Review of Past Performance](#) (PDF)
- [Appendix B – Adequate Sites Analysis](#) (PDF)
- [Appendix C – Community Engagement Summary](#) (PDF)
- [Appendix D – Glossary of Housing Terms](#) (PDF)

To provide your comments and feedback on the draft document listed above, click [here](#)

Development Advisory Board (DAB)

The City of Fontana is in the process of updating the 2021-2029 Housing Element Update.

**FAQ's:**

[Frequently Asked Questions \(English Flyer\)](#) (PDF) [Frequently Asked Questions \(Flyer in Spanish\)](#) (PDF)

**Community Workshop:**

Come join us at the next Housing Element Update Community Workshop:

**When:** Monday, May 24, 2021 / 6:00 p.m.  
**Where:** Live, virtual, for access to the Workshop, please click on the link listed below:  
<https://bit.ly/3g5fzpg>  
Passcode: 467712

[Community Workshop Flyer - English](#) (PDF)  
[Volante de Taller Comunitario](#) (PDF)

For more information you can contact:  
Senior Planner Dita Lyon Johnson at (909) 350-6678 or via [email](#)  
Assistant Planner Cecilia Session-Goins at (909) 350-7623 or via [email](#)  
Assistant Planner Fernando Herrera at (909) 350-7608 or via [email](#) (Para informacion en Español)

**Public Review Draft:**

[Table of Contents](#) (PDF)  
[Section 1 – Introduction](#) (PDF)

# Community Demographic Profile

## Section 2: Community Profile

- The Community Profile analyzes:
  - Populations Demographics and trends
  - Special Needs Groups
    - Seniors
    - Students
    - Persons with Disabilities
    - Unhoused
    - Single Parent Households
    - Farmworkers
  - Household income and Economics
  - Housing Unit Stock

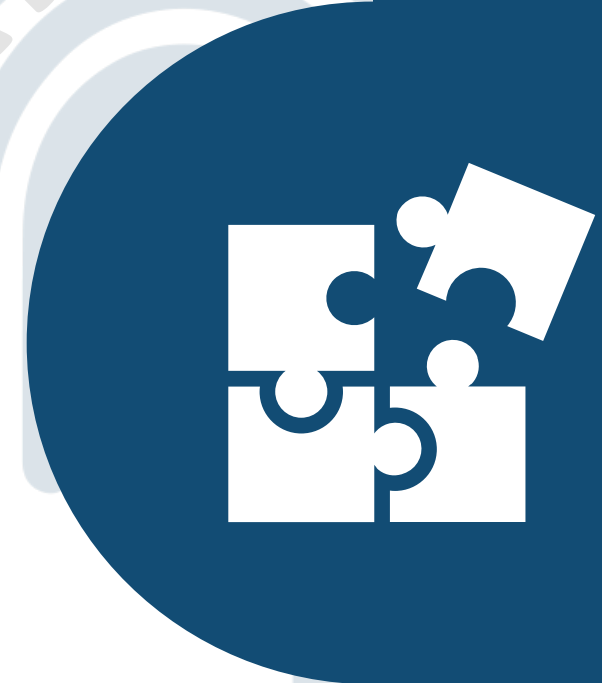




# Identified Housing Constraints

## Section 3: Housing Constraints and Fair Housing Analysis

- The Housing Constraints analysis considers:
  - Non-governmental housing barriers
  - Governmental housing barriers
  - Barriers to Fair Housing
    - Access to funding
    - Access to essential resources
    - Transportation and Mobility
    - Discrimination and Fair Housing issues



# Identified Housing Resources

## Section 3: Housing Resources

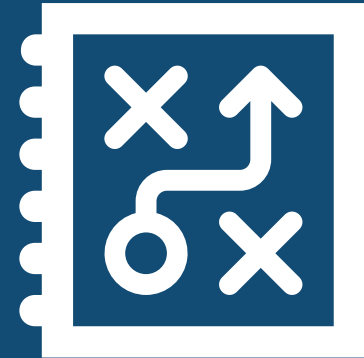
- The Housing Resources analysis consider the follow:
  - Existing affordable housing in Fontana
  - Housing funding resources
  - Housing program opportunities
  - Opportunity areas for housing
  - Land to accommodate new housing



# Fontana Housing Plan

## Section 4: Housing Plan

- The Housing Plan takes into consideration Community feedback and all components of the draft document.
- It establishes goals and policies including:
  - Fair Housing programs and goals
  - Housing opportunity for all incomes
  - Affordable housing access
  - Transitional supportive housing services
  - Housing for Special needs groups



# What are Housing Element Goals and Policies?

- Goals and policies are broad guidelines that determine a course of action
- The Housing Element provides policy tools to promote the development and accessibility of housing at all income levels
- Policies coordinates between housing, infrastructure, and long-term planning





# What do Housing Element Programs do?

## Reflect:

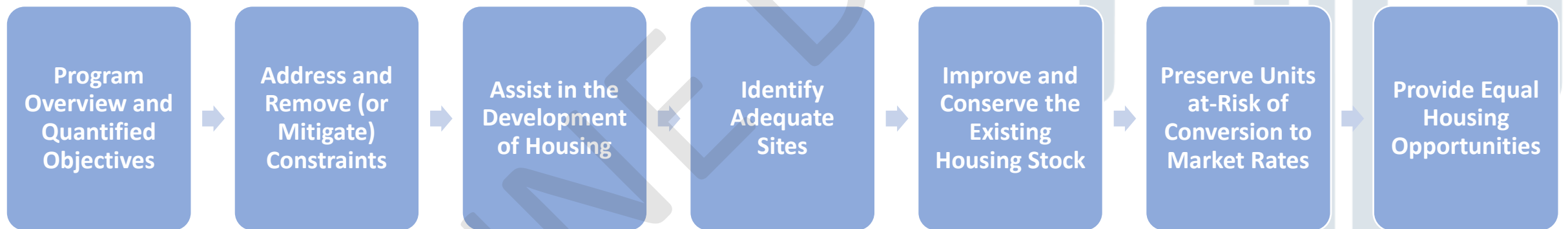
- The results and analysis of the jurisdiction's local housing needs
- Available land and financial resources
- The mitigation of identified constraints

## Include:

- Specific actions
- Timeframe and funding for implementation
- The agencies or officials responsible for implementation
- Identification of funding sources

# HCD-Stated Program Requirements

- Progress is reported annually to the State through APRs
- Evaluated in the Housing Element in the Review of Past Performance Section



# Draft Housing Element Policy Plan

- **Housing Goal #1: Adequate housing to meet the needs of all residents in Fontana.**
  - **Policy 1.1:** Establish a range of rental and for sale housing opportunities in the city.
  - **Policy 1.2:** Maintain an adequate land inventory to accommodate the City's Regional Housing Needs allocation for the years 2021 to 2029.
  - **Policy 1.3:** Promote the development and access to housing affordable to all income levels in Fontana.
  - **Policy 1.4:** Maintain open discussion and coordination with stakeholders, residents and interested parties regarding housing opportunity in the City.
- **Housing Goal #2: A high standard of quality in existing affordable housing stock.**
  - **Policy 2.1:** Conserve the existing housing stock and preserve housing opportunities for Fontana's residents.
  - **Policy 2.2:** Encourage and promote sustainable, energy efficient design in existing and future residential units and.
  - **Policy 2.3:** Establish high-quality, environmentally responsible, well designed living environments for Fontana's residents.

# Draft Housing Element Policy Plan

- **Housing Goal #3: Housing development that is not affected by governmental constraints.**
  - **Policy 3.1:** Encourage incentivizing, development of housing affordable to all income levels in Fontana.
  - **Policy 3.2:** Facilitate the development of quality housing that is affordable to all income levels and residents of Fontana through flexible development standards.
  - **Policy 3.3:** Look for innovative solutions to reduce governmental constraints to facilitate the provision of housing, specifically affordable housing.
- **Housing Goal #4: Affirmatively further fair housing in Fontana.**
  - **Policy 4.1:** Enhance opportunities for affordable housing for all segments of Fontana’s population.
  - **Policy 4.2:** Enforce fair housing laws prohibiting discrimination in the building, financing, selling, or renting of housing on the basis of race, ethnicity, ancestry, national origin, religion, sex, disability, age, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.
  - **Policy 4.3:** Partner with local organizations, to increase and promote fair housing outreach and education in Fontana.
  - **Policy 4.4:** Partner with the County of San Bernardino to increase information of and promote support services.





# Community Q&A

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## Questions?

- Feedback or initial thoughts?
- Are there topics or issues you would like to further explore or discuss?

We saved some time this evening to answer your most pressing questions about the **Fontana Public Review Draft Housing Element!**



# Next Steps

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# Tentative Housing Element Update Schedule





# We Want Your Input!

Provide your input and comments on the Public Draft of the Housing Element!

Go to:  
[www.Fontana.org/HousingElement](http://www.Fontana.org/HousingElement)

Look for the “Public Review Draft” links for download.

Click on the link below to provide your feedback online.

Coronavirus Updates & Resources  
More Information

Come join us at the next Housing Element Update Community Workshop.  
*When:* Monday, May 24, 2021 at 6:00 p.m.  
*Where:* Live Virtual, for access to the Workshop, please click on the link listed below:  
<https://bit.ly/3h8frpg>  
 Passcode: 465712

[Community Workshop Flyer - English](#) (PDF)  
[Volante de Taller Comunitario](#) (PDF)

For more information you can contact:  
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 Assistant Planner Cecily Session-Goins at (909) 350-7623 or via [email](#)  
 Assistant Planner Fernando Herrera at (909) 350-7608 or via [email](#) (Para informacion en Español)

**Public Review Draft:**

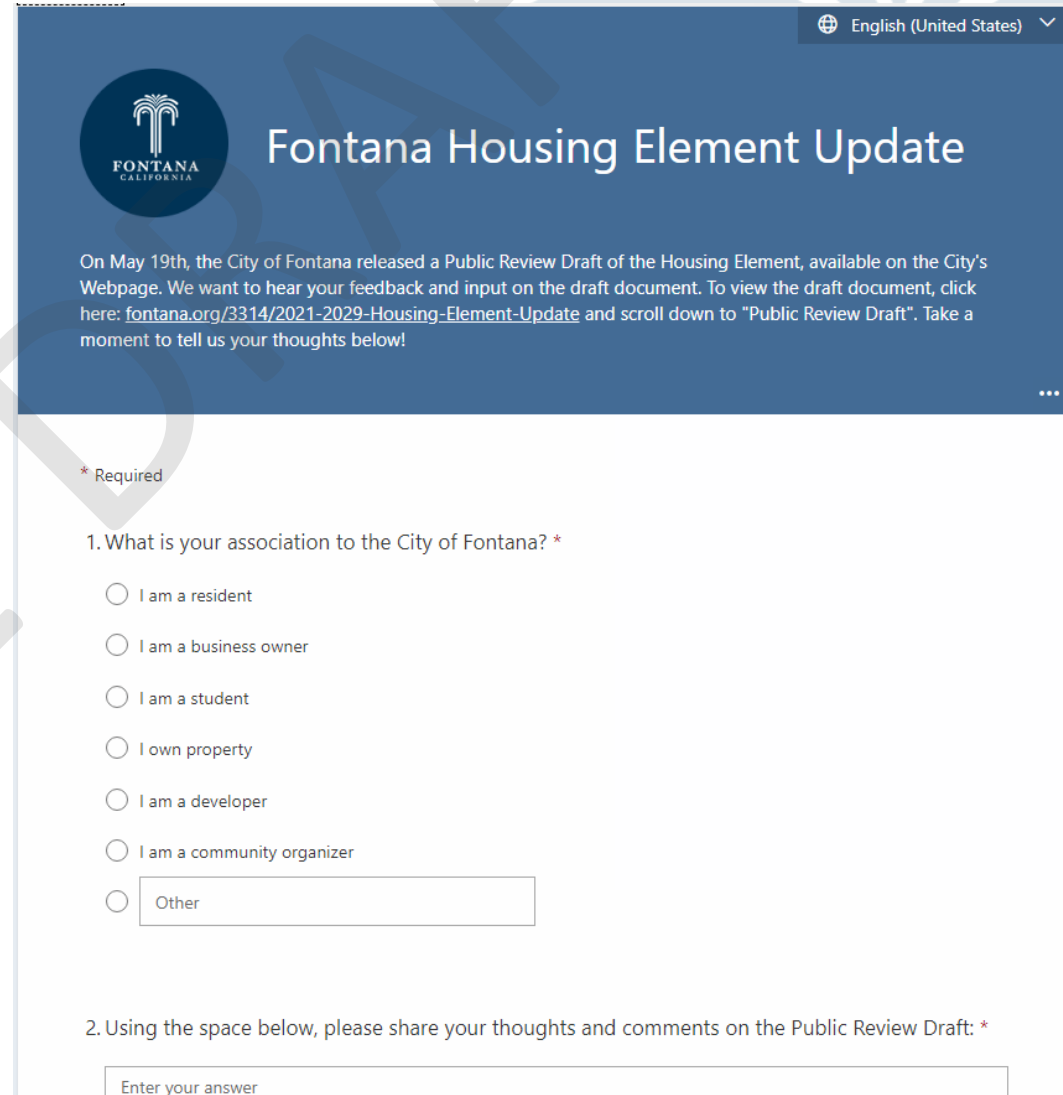
- [Table of Contents](#) (PDF)
- [Section 1 – Introduction](#) (PDF)
- [Section 2 – Community Profile](#) (PDF)
- [Section 3 – Housing Constraints, Resources, and Affirmatively Furthering Fair Housing](#) (PDF)
- [Section 4 – Housing Plan](#) (PDF)
- [Appendix A – Review of Past Performance](#) (PDF)
- [Appendix B – Adequate Sites Analysis](#) (PDF)
- [Appendix C – Community Engagement Summary](#) (PDF)
- [Appendix D – Glossary of Housing Terms](#) (PDF)

To provide your comments and feedback on the draft document listed above, click [here](#)



# Provide your feedback!

- The link will take you directly to an online form.
- Here you can tell us your comments and ideas about the Draft Housing Element.
- Click “**Submit**” when you are finished.
- Please take some time to share your thoughts!



The screenshot shows a web browser window with the title "Fontana Housing Element Update". The page header includes the Fontana California logo and the text "Fontana Housing Element Update". Below the header, there is a paragraph of text: "On May 19th, the City of Fontana released a Public Review Draft of the Housing Element, available on the City's Webpage. We want to hear your feedback and input on the draft document. To view the draft document, click here: [fontana.org/3314/2021-2029-Housing-Element-Update](https://fontana.org/3314/2021-2029-Housing-Element-Update) and scroll down to "Public Review Draft". Take a moment to tell us your thoughts below!". The form contains two questions, both marked as required. Question 1 asks for the respondent's association to the City of Fontana, with radio button options for "I am a resident", "I am a business owner", "I am a student", "I own property", "I am a developer", "I am a community organizer", and "Other" (with a text input field). Question 2 asks for thoughts and comments on the Public Review Draft, with a text input field labeled "Enter your answer".

# Thank you!

Questions? Please Contact:

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## C.4 Community Survey

This section contains an outline of the community survey and a summary of the survey results. The online community survey received 358 responses from the public.

JUNE DRAFT



## COMMUNITY SURVEY

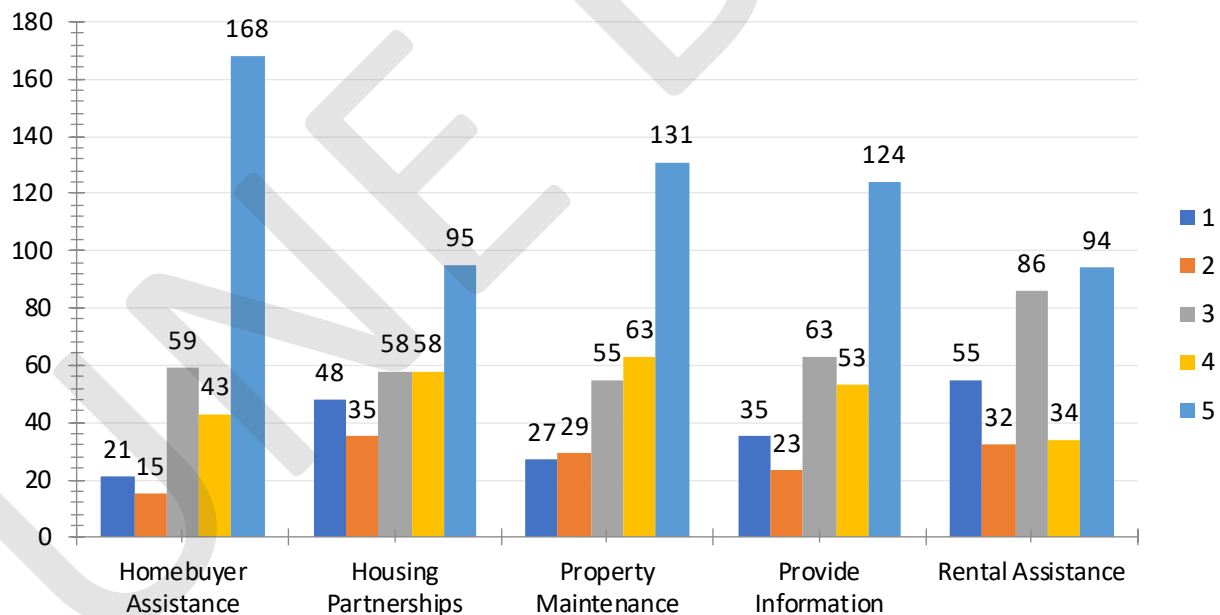
The City launched an online community survey available to the public between October 6, 2020, and November 23, 2020. The survey gathered feedback and interest on potential policies and programs to include in the Housing Element. The survey also collected the community’s preferences for housing types and opportunities in the City, as well as potential barriers to housing access and constraints to the development of housing. A total of 358 persons participated in the survey, below is a summary of the survey’s results.

### Slide 1: Housing Program Opportunities

The survey provided a variety of housing program opportunities categorized into the following four groups: Affordable Housing programs, Community Assistance programs, Fair Housing programs, and Streamlining Development Processes. Participants ranked the potential programs/policies for interest and implementation on a scale from 1 to 5, with 1 signifying least interest and 5 signifying highest interest.

**Community Assistance Programs** – Figure 1 displays data results for participant interest in programs and policies to increase and encourage a variety of housing affordable to all incomes. Based on the data, participants were most interested in funding for homebuyer assistance programs. Opportunities for funding for property maintenance and additional/increased access to housing information were also identified with high interest by participants. Participants identified less interest in housing partnerships and rental assistance programs.

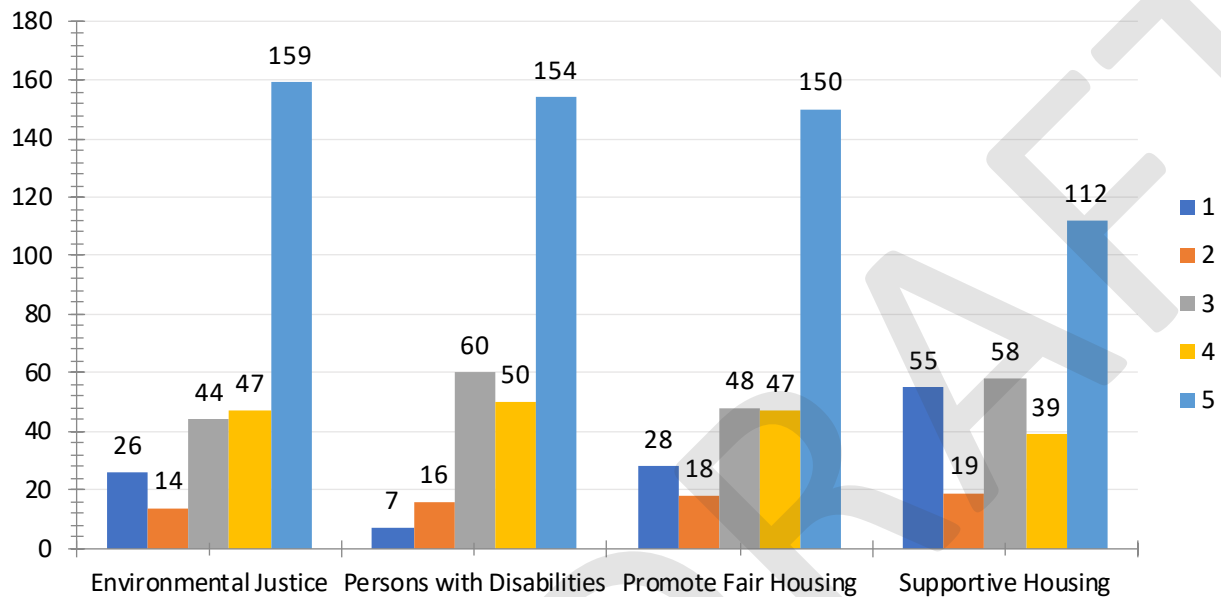
**Figure 1: Community Assistance**



**Fair Housing Programs** – Figure 2 displays survey results for participant interest in Fair Housing Programs. Fair housing is the access to housing for all persons in Fontana, regardless of age, disability, race, religion, familial status, or gender. The data shows that participants were highly interested in all of the proposed programs. Participants showed the most interest in environmental justice programs, followed by programs to increase housing accessible to persons with disabilities, and programs and policies to

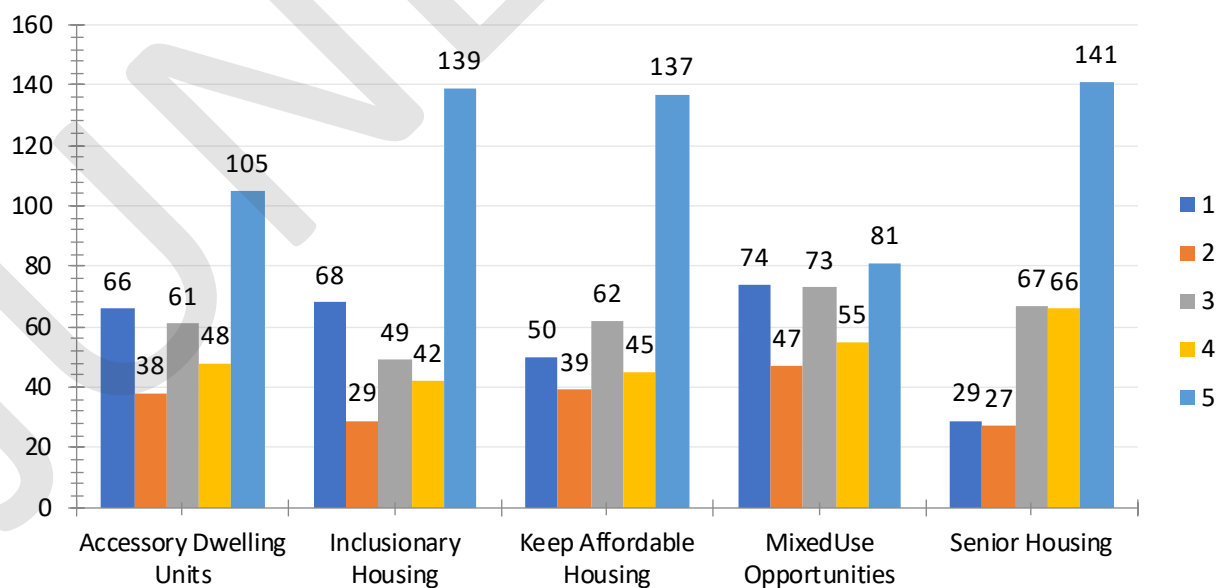
promote fair housing. There also high interest in programs to provide supportive and emergency housing in the City of Fontana.

**Figure 2: Fair Housing**



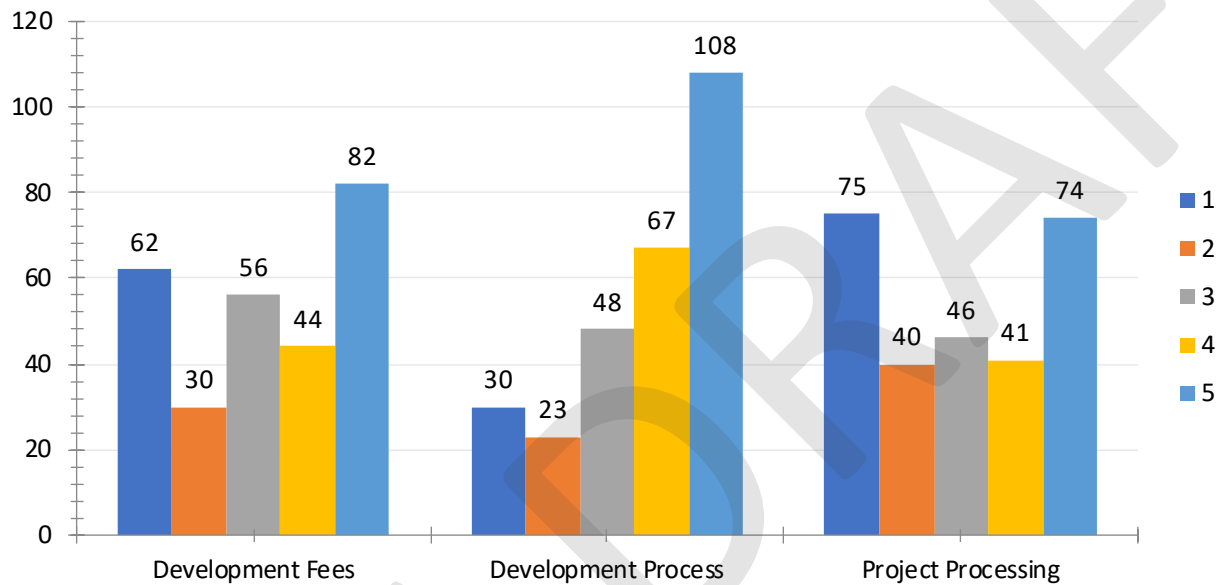
**Affordable Housing Programs – Figure 3** displays the data results for participant interest in affordable housing programs. Based on the data, participants showed a high interest in a variety of programs to increase affordable housing in Fontana. Of the listed program opportunities, participants were most interested in increasing senior housing, opportunities for inclusionary housing, and programs that maintained the City’s existing affordable housing. Programs for accessory dwelling units also received high ratings. Mixed use opportunity programs had the lowest level of interest amongst respondents.

**Figure 3: Affordable Housing Program Opportunities**



**Streamlining Processes** – Figure 4 displays survey results for programs and policies to streamline housing development processes. According to the data, respondents were most interested increasing the speed and efficiency of the overall development process. Participants also showed a high interest decreasing development fees to encourage the development of housing. Participants had a near equal split in interest for project processing streamlining – half being highly interested, and half showing little interest in changes to existing programs and policies.

**Figure 4: Streamlining Processes**



**Slide 2: Potential Housing Locations**

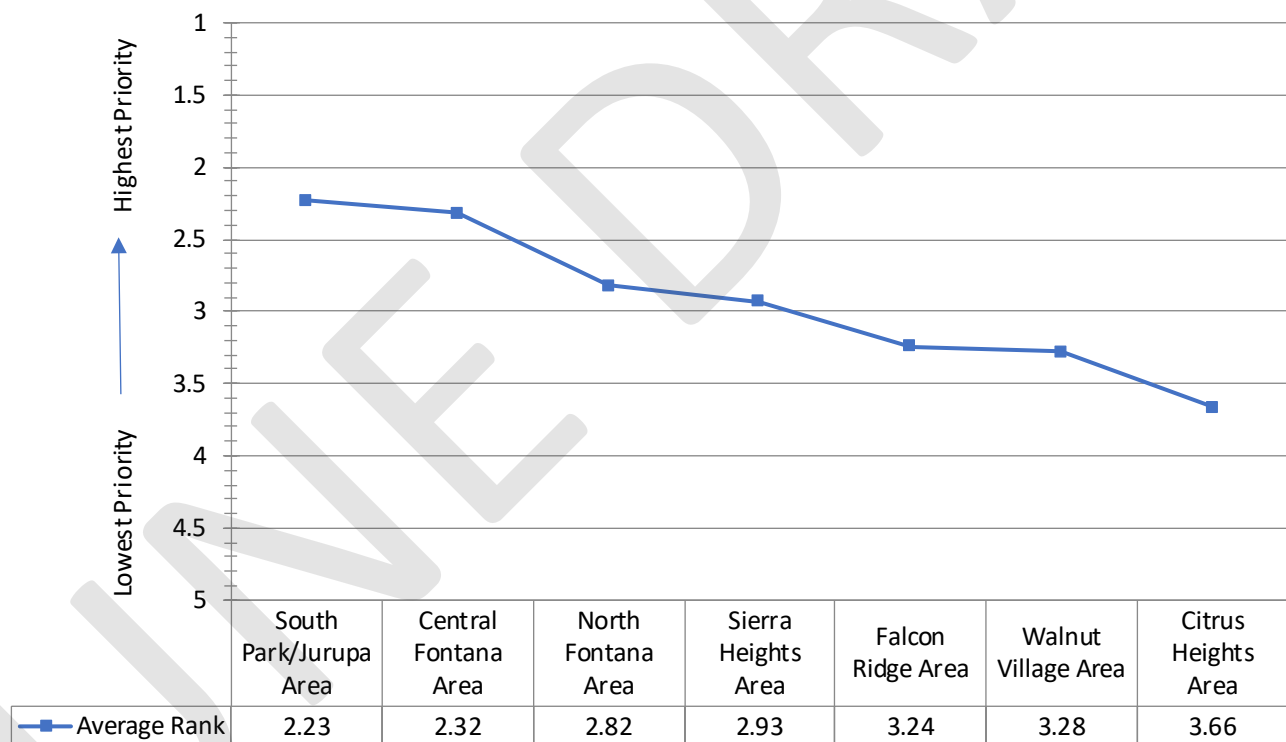
The survey provided a list of areas for housing opportunities in Fontana. Participants ranked each based on where they would most like to see housing in the City. Participants placed their highest priority area as number one at the top of the list, their second priority as number two, and so on. The potential areas included the following:

- **South Park/Jurupa:** Located at the southeastern tip of the City, Southpark and Jurupa Hills is currently vacant land. The Valley Trails Specific Plan provides the framework for industrial development and covers most of this area but there are some areas that are comprised of large lots that are undeveloped.
- **Central Fontana:** Central Fontana is characterized as a mix of single-family homes, small multi-family developments, schools, and vacant lots. This area is primarily situated along Fontana Avenue as it intersects with Merrill Avenue.
- **North Fontana:** The North Fontana neighborhood is characterized as a single-family home situated on large lots and multiple lots that are still vacant. This area is mostly low-density. This area is bounded by the 210 Freeway to the south and Curtis Avenue to the north.
- **Sierra Heights:** The Sierra Heights is in the northern most area of the City. The area is characterized by vast expanses of undeveloped land north of the Arboretum development and west of the Sierra Crest development. This area is bounded by Interstate 15 to the west and Sierra Avenue to the east.

- **Falcon Ridge:** This area is vacant and abuts the Citrus Heights (Shady Trails) development to the north and west. The area is in close proximity to existing master communities and is relatively flat. The area is also bounded by the Southern California Edison (SCE) easement to the north.
- **Walnut Village:** Walnut Village and Rancho Fontana is a centrally located area in the City. The area is situated in proximity to the intersection of Baseline Avenue and Sierra Avenue. The area is predominantly characterized by single family homes on large lots and vacant parcels.
- **Citrus Heights:** This area consists of multiple large parcels that are vacant and are relatively flat. It's generally located near the intersection of Citrus Avenue and Summit Avenue. This area is surrounded by existing master planned communities.

**Figure 5** displays the data for participant prioritization of potential housing opportunities in Fontana. The data shows that the South Park/Jurupa area and Central Fontana area received the most interest as future potential housing locations. The North Fontana and Sierra Heights areas received an average level of interest. Participants were least interested in future housing developments in the Citrus Heights, Walnut Village, and Falcon Ridge areas.

**Figure 5: Priority Ranking of Housing Areas**



**Slide 3: Priority Programs to Remove Constraints to Housing**

Participants were asked to identify barriers or constraints to the development of and access to housing within the City of Fontana. The following constraints were provided:

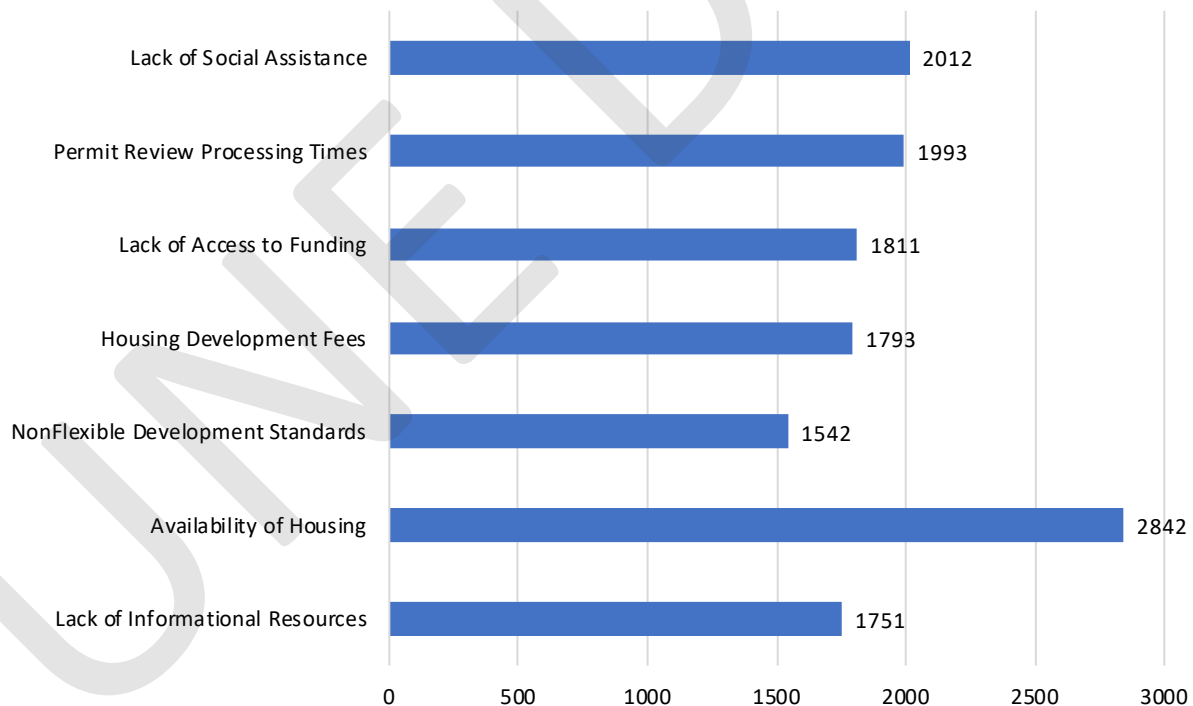
- **Lack of Informational Resources:** Is it difficult to find informational resources on affordable housing within the City?
- **Availability of Housing:** Is it difficult to identify and get access to affordable housing?



- **Non-Flexible Development Standards:** Could the City's design standards be an constraint to the development of housing?
- **Housing Development Fees:** Do you believe lowering housing development fees can encourage an increased production of housing?
- **Lack of Access to Funding:** Could more resources and access to housing support and funding increase access to home ownership or renting?
- **Permit Review Processing Times:** Do you believe the current development process could be expedited to encourage the development of housing?
- **Lack of Social Assistance:** Is access to social assistance a barrier to permanent housing for persons who are homeless, veterans, seniors, and persons with disabilities, in Fontana?

Participants were provided stars to allocate among the listed barriers; to prioritize the barriers they would most like the City to focus on removing participants increased the allocation of stars. **Figure 6** displays the results of participant's priorities for removing barriers to housing. The data shows the availability of housing poses greatest constraint to participants and is therefore marked as their most important priority need. Participants equally identified a lack of social assistance and slowed permit review processing time as primary constraints they would like the City to focus on removing. A lack of access to funding and housing development fees were also identified as constraints to address amongst the participants.

**Figure 6: Priority Ranking of Constraints to Housing**

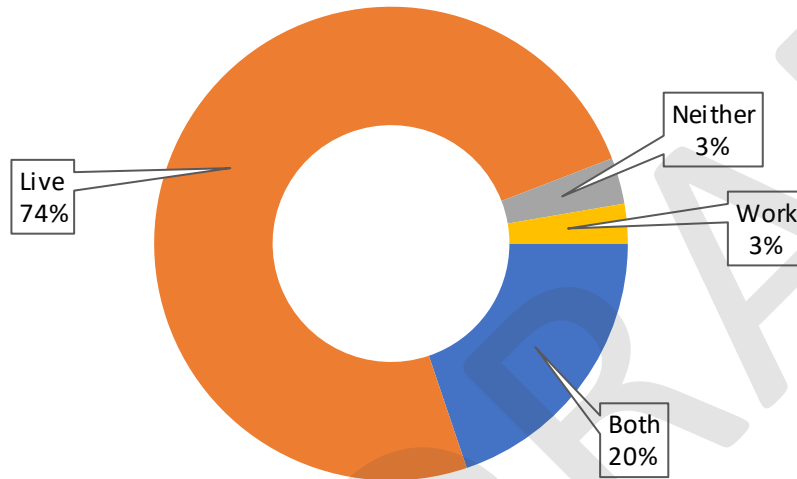


#### Slide 5: Participant Demographics

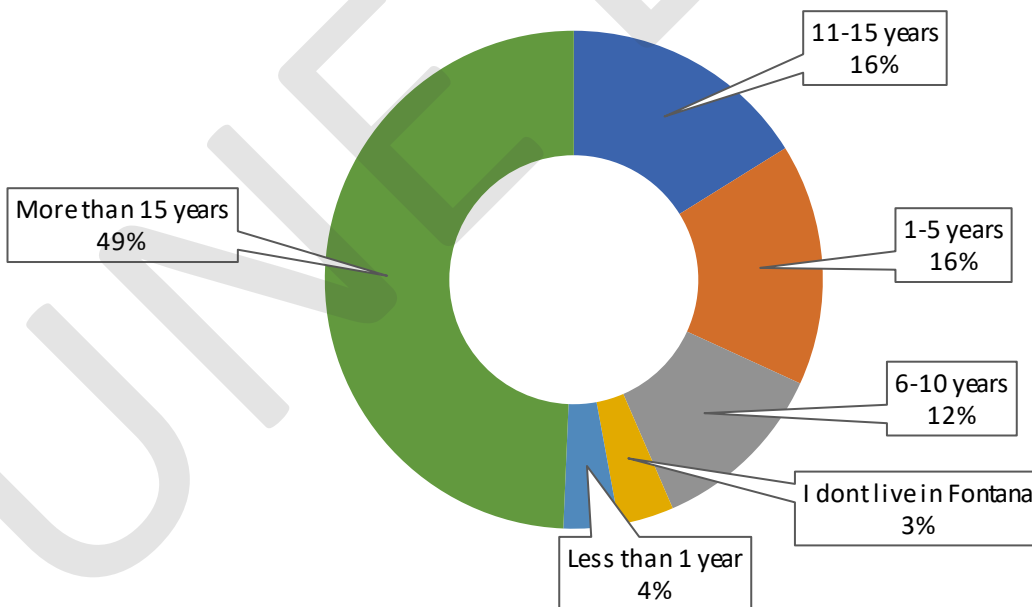
The final slide included demographic questions to provide a deeper understanding of participants' background. The questions collected information about current residence and affiliation to the City, number of years lived in Fontana, housing tenure, and number of persons per households. **Figure 7** shows

that of the 358 total survey responses, 74 percent live in Fontana, three percent work in the City, and 20 percent live and work in the City. Additionally, three percent of respondents do not live or work in Fontana.

**Figure 7: Affiliation to the City**



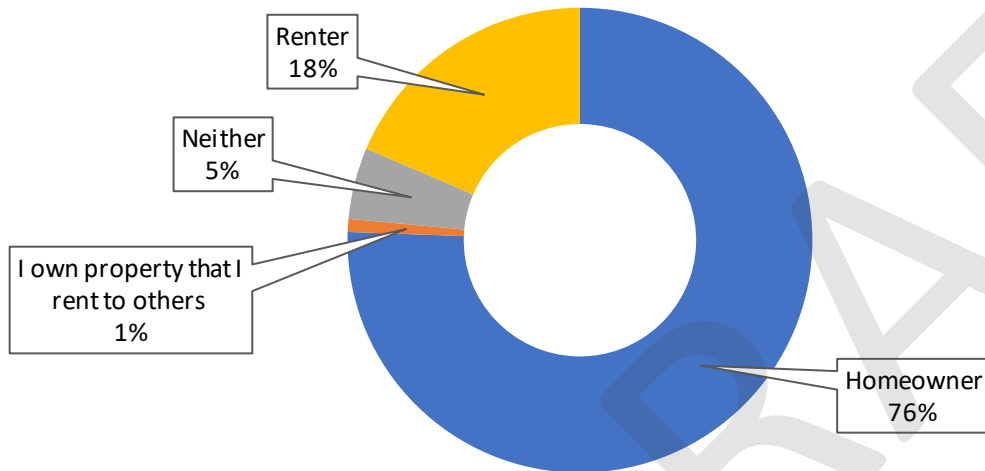
**Figure 8: Number of Years Living in Fontana**



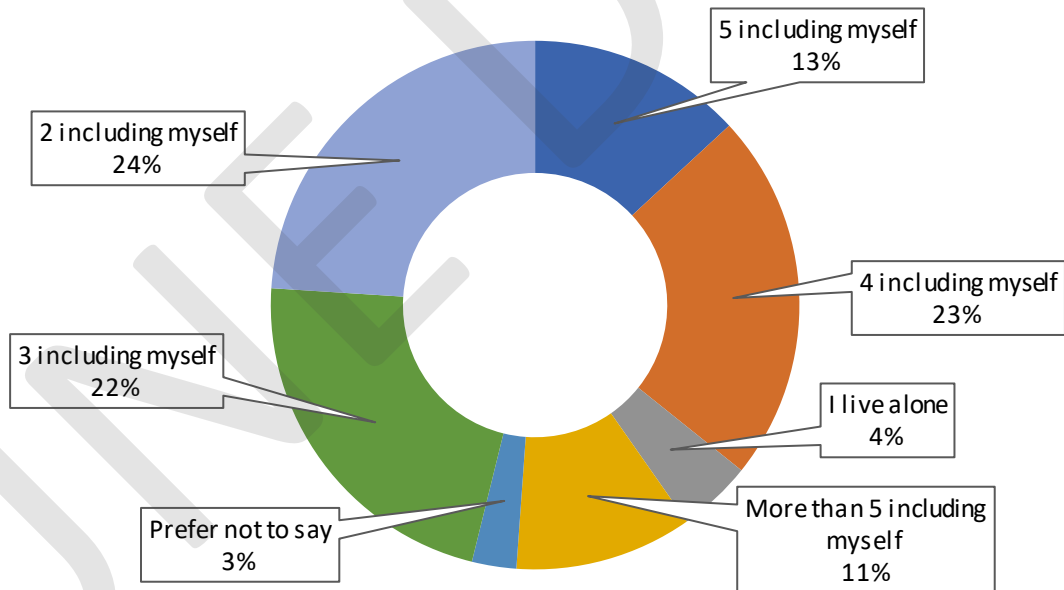
At 49 percent, participants who have lived in the City for over 15 years made up the largest group of participants (**Figure 8**). Persons who have lived in the City 1 to 5 years represented 16 percent of survey participants, and persons who have lived in the City 11 to 15 years also represented an additional 16 percent. Four percent of participants have lived in Fontana for less than a year.

Figure 9 shows the large majority of survey respondents were homeowners (76 percent), and 19 percent were renters. Five percent reported “neither” and one percent of participants own property in Fontana which they rent out to others.

**Figure 9: Type of Tenure**



**Figure 10: Number of Persons Per Household**



Lastly, 24 percent of participants live in a 2-person household and 23 percent live in a 4-person household, as shown in **Figure 10**. A total of 22 percent reported living in a 3-person household, and 24 percent live in a household of 5 or more persons. People who live alone represented 5 percent of respondents. Three percent preferred not to answer.



## C.5 Public Comments

This section contains all available public comments provided during the Public Review Draft open comment period and any additional comments received by the City relating to the Housing Element update process. Personal information such as emails and addresses have been redacted for privacy reasons.

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# Appendix D

## GLOSSARY OF HOUSING TERMS

DRAFT – JUNE 2021



## Appendix D: Glossary of Housing Terms

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**Above-Moderate-Income Household.** A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of housing and Urban Development (HUD) for the Section 8 housing program.

**Affirmatively Furthering Fair Housing (AFFH):** Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

**Apartment.** An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

**Assisted Housing.** Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Sections 221 (d) (3) (below-market interest rate program), Federal Sections 101 (rent supplement assistance), CDBG, FmHA Sections 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

**Below-Market-Rate (BMR).** Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." (2) The financing of housing at less than prevailing interest rates.

**Build-Out.** That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

**Community Development Block Grant (CDBG).** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitled communities and administered by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This

grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

**Condominium.** A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

**Covenants, Conditions, and Restrictions (CC&Rs).** A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

**Deed.** A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

**Density Bonus.** The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

**Density, Residential.** The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

**Developable Land.** Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

**Down Payment.** Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

**Duplex.** A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

**Dwelling Unit (DU).** A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

**Elderly Housing.** Typically, one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

**Emergency Shelter.** A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")

**Extremely Low-Income Household.** A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.



**Fair Market Rent.** The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Program.

**Family.** (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [Governor's Office of Planning and Research, General Plan Guidelines].

**General Plan.** A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

**Goal.** A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

**Green Building.** Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

**Historic Preservation.** The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

**Historic Property.** A historic property is a structure or site that has significant historic, architectural, or cultural value.

**Household.** All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")

**Housing and Community Development Department (HCD).** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and moderate-income households.

**Housing Element.** One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

**Housing Payment.** For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

**Housing Ratio.** The ratio of the monthly housing payment to total gross monthly income; also called Payment-to-Income Ratio or Front-End Ratio.



**Housing Unit.** The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

**Housing and Urban Development, U.S. Department of (HUD).** A cabinet-level department of the federal government that administers housing and community development programs.

**Implementing Policies.** The City's statements of its commitments to consistent actions.

**Implementation.** Actions, procedures, programs, or techniques that carry out policies.

**Infill Development.** The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

**Jobs-Housing Balance.** A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

**Land Use Classification.** A system for classifying and designating the appropriate use of properties.

**Live-Work Units.** Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

**Low-Income Household.** A household with an annual income usually no greater than 51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Low-income Housing Tax Credits.** Tax reductions provided by the federal and State governments for investors in housing for low-income households.

**Manufactured Housing.** Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See "Mobile home" and "Modular Unit.")

**Mixed-Use.** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

**Moderate-Income Household.** A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility

limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Monthly Housing Expense.** Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

**Multiple Family Building.** A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

**Ordinance.** A law or regulation set forth and adopted by a governmental authority, usually a city or county.

**Overcrowded Housing Unit.** A housing unit in which the members of the household, or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

**Parcel.** A lot or tract of land.

**Planning Area.** The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

**Policy.** A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

**Poverty Level.** As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

**Program.** An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

**Redevelop.** To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

**Regional.** Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

**Regional Housing Needs Assessment.** A quantification by the local council of governments of existing and projected housing need, by household income group, for all localities within a region.

**Rehabilitation.** The repair, preservation, and/or improvement of substandard housing.

**Residential.** Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

**Residential Care Facility.** A facility that provides 24-hour care and supervision to its residents.

**Residential, Multiple Family.** Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

**Residential, Single-Family.** A single dwelling unit on a building site.

**Retrofit.** To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

**Rezoning.** An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Second Unit.** A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit.

**Section 8 Rental Assistance Program.** A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30% of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

**Shared Living Facility.** The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

**Single-Family Dwelling, Attached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

**Single-Family Dwelling, Detached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

**Single Room Occupancy (SRO).** A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

**Subsidize.** To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

**Substandard Housing.** Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

**Supportive Housing.** Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and 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 people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

**Target Areas.** Specifically, designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very-Low and Low-income households.

**Tax Increment.** Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of very low- and low-income housing. Anaheim currently allocates 30 percent of its tax increment to increase and improve the community's supply of very low- and low-income housing.

**Tenure.** A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is owner-occupied only if the owner or co-owner lives in it. All other occupied units are classified as renter-occupied including units rented for cash rent and those occupied without payment of cash rent.

**Townhouse.** A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

**Transitional Housing.** Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

**Undevelopable.** Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City.



## Acronyms Used

**ACS:** American Community Survey  
**BMPs:** Best Management Practices  
**CALTRANS:** California Department of Transportation  
**CEQA:** California Environmental Quality Act  
**CHAS:** Comprehensive Housing Affordability Strategy  
**CIP:** Capital Improvement Program  
**DDS:** Department of Developmental Services  
**DIF:** Development Impact Fee  
**DU/AC:** Dwelling Units Per Acre  
**EDD:** California Employment Development Department  
**FAR:** Floor Area Ratio  
**FEMA:** Federal Emergency Management Agency  
**HAMFI:** HUD Area Median Family Income  
**HCD:** Department of Housing and Community Development  
**HOA:** Homeowners Association  
**HUD:** Department of Housing and Urban Development  
**LAFCO:** Local Agency Formation Commission  
**MFI:** Median Family Income  
**NPDES:** National Pollutant Discharge Elimination System  
**RTFH:** Regional Task Force on the Homeless  
**RTP:** Regional Transportation Plan  
**SCAG:** Southern California Association of Governments  
**SPA:** Sectional Planning Area  
**STF:** Summary Tape File (U.S. Census)  
**TOD:** Transit-Oriented Development  
**TDM:** Transportation Demand Management  
**TSM:** Transportation Systems Management  
**WCP:** Water Conservation Plan