



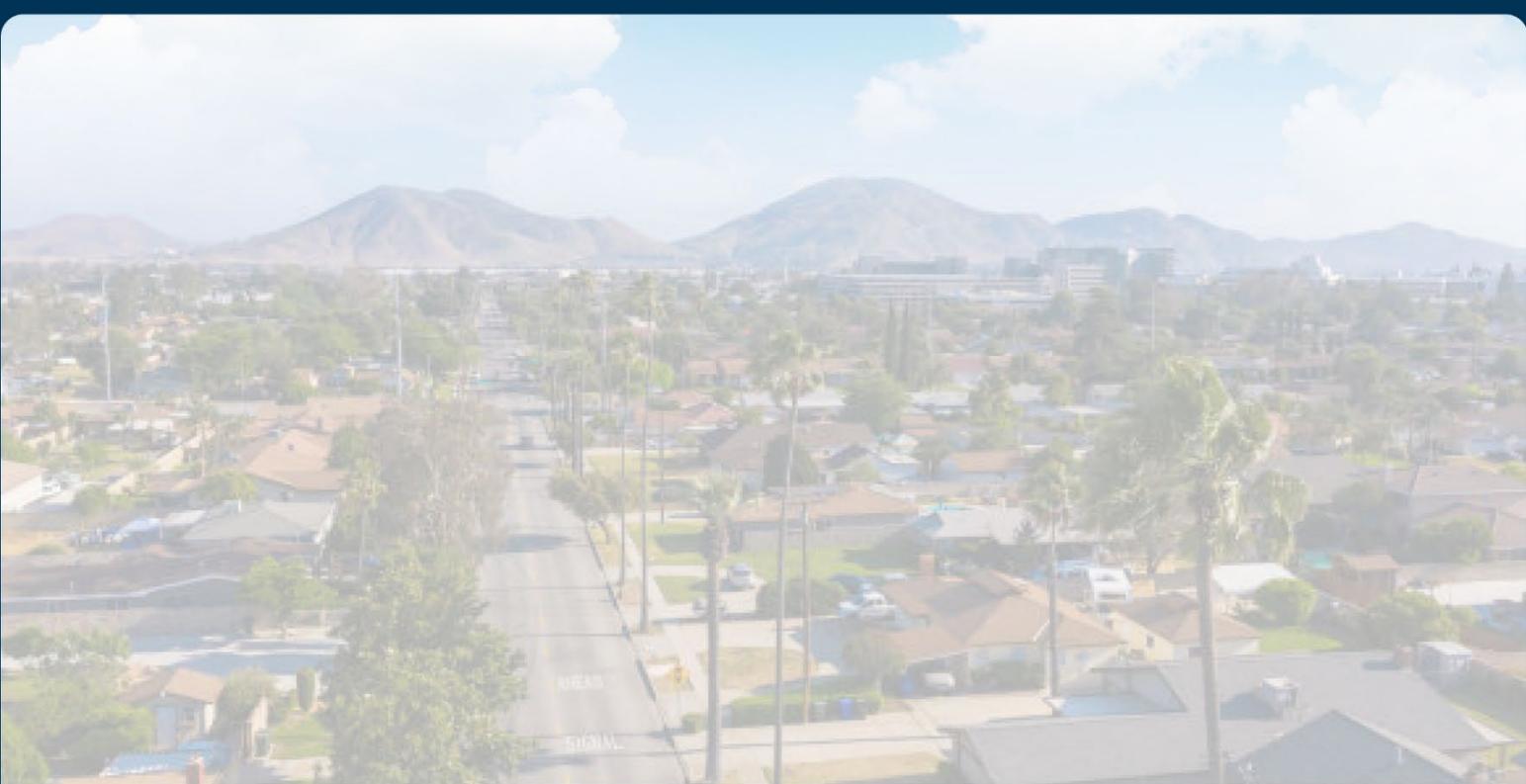
FONTANA

6th Cycle Housing Element Update

(2021-2029)



*Adopted February 8, 2022
Resolution No. 2022-011*



Section 1

INTRODUCTION





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 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 ensure 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 655880 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
<i>Source: State of California, Department of Housing and Community Development.</i>		

Fontana’s current Housing Element was adopted in January 2014 for the 5th cycle for the 2014 - 2021 planning period, the 6th 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 5th 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

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 6th 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.
- Outreach materials were distributed via social media (Facebook and Instagram) and available on the City's webpage and at the Planning Counter upon request.

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 6th 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;

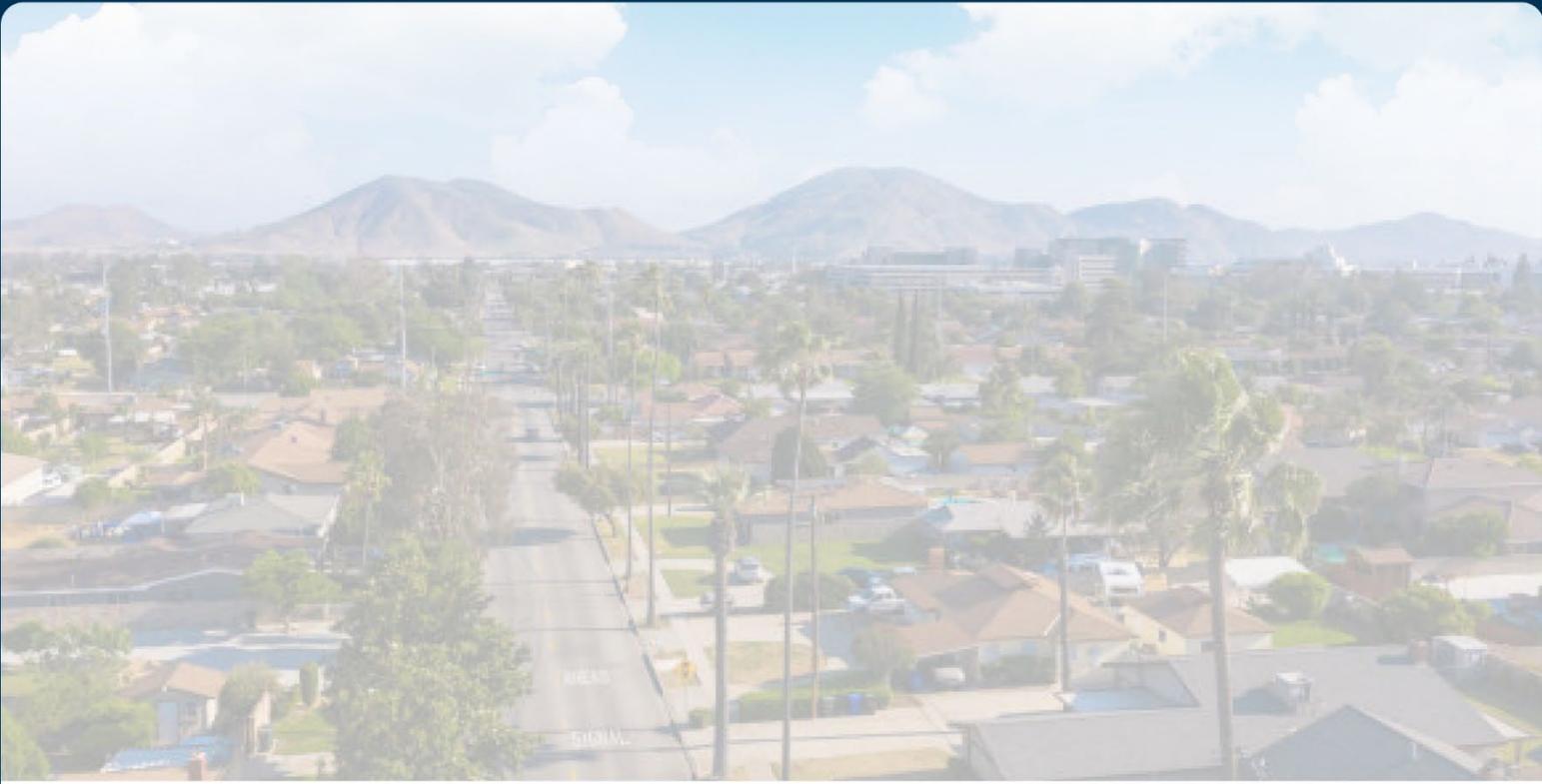
Chapter 2: Community Profile contains an analysis of the City's population, household and employment base, and the characteristics of the housing stock;

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: Housing 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 5th Cycle Housing Element Programs
- **Appendix B** – Adequate Sites Analysis
- **Appendix C** – Community Engagement Summary
- **Appendix D** – Glossary of Housing Terms



Section 2

COMMUNITY PROFILE



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%
Fontana	196,069	200,200	204,900	266,300	280,900	4.5%	37.1%
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%

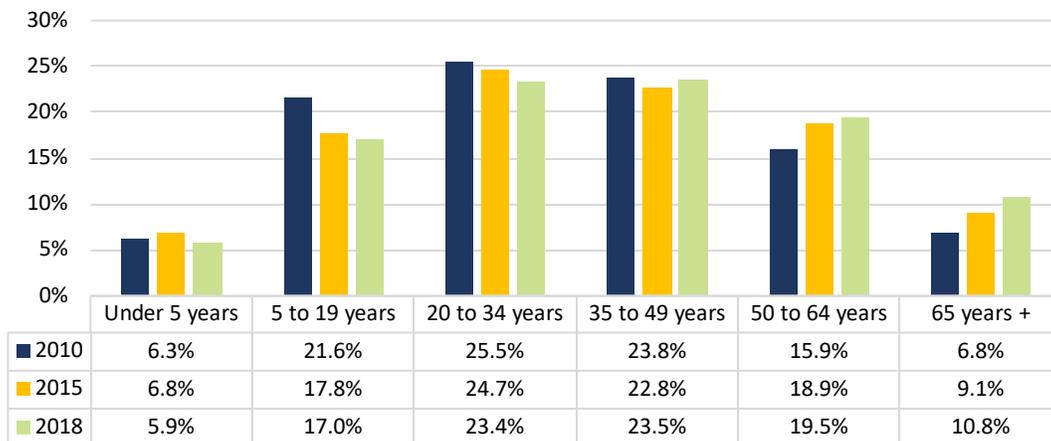
Represents an estimate from the SCAG 2016-2040 Regional Growth Forecast.
Sources: Bureau of the Census (2010) and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.

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, Table S0101, 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%
Fontana	7.0%	16.5%	5.1%	12.3%	29.5%	22.3%	7.2%
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, Table S0101, 5-Year Estimates, 2018

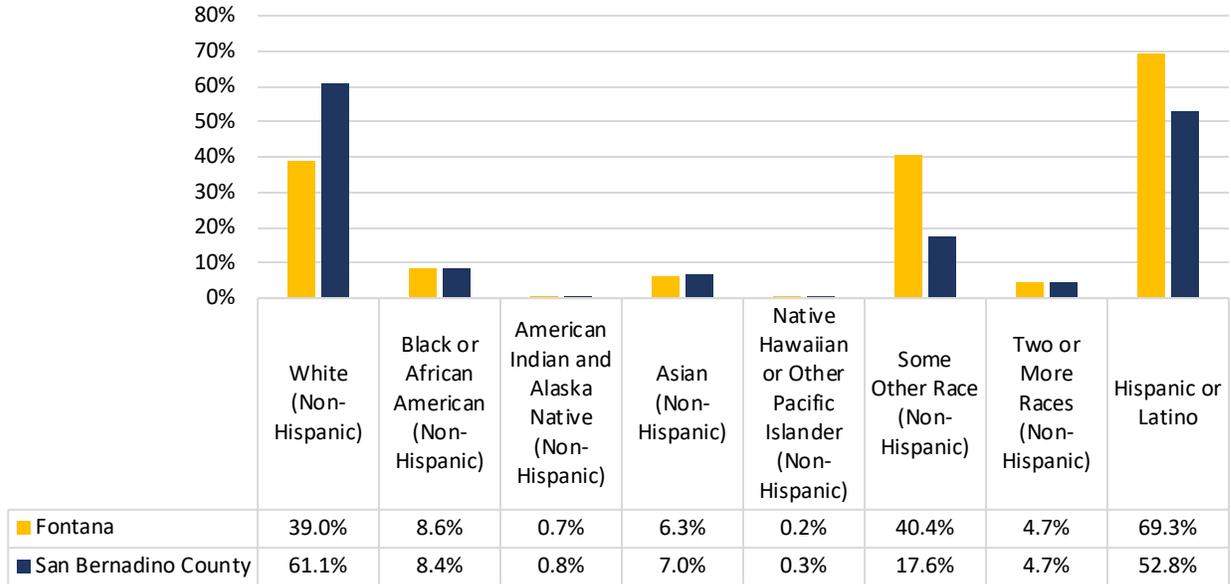
3. Race/Ethnicity Characteristics

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 Fontana, 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, Table DP05, 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 Figure 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%

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)
San Bernardino County	61.1%	8.4%	0.8%	7.0%	0.3%	17.6%	4.7%	52.8%

Source: American Community Survey, Table DP05, 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 nearly 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, Table DP05, 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
Fontana	47,000	55,400	68,900	70,800	17.9%	27.8%	23,800
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.

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%
Total	82,024	100%	96,001	100%	17%

Source: American Community Survey, Table DP03, 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.¹ 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%
Fontana	7.4%
Rancho Cucamonga	6.1%
Ontario	7.4%
San Bernardino County	8.8%
*Population 16 years and over	
<i>Source: American Community Survey, Table DP03, 5-Year Estimates, 2018.</i>	

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.

¹ 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

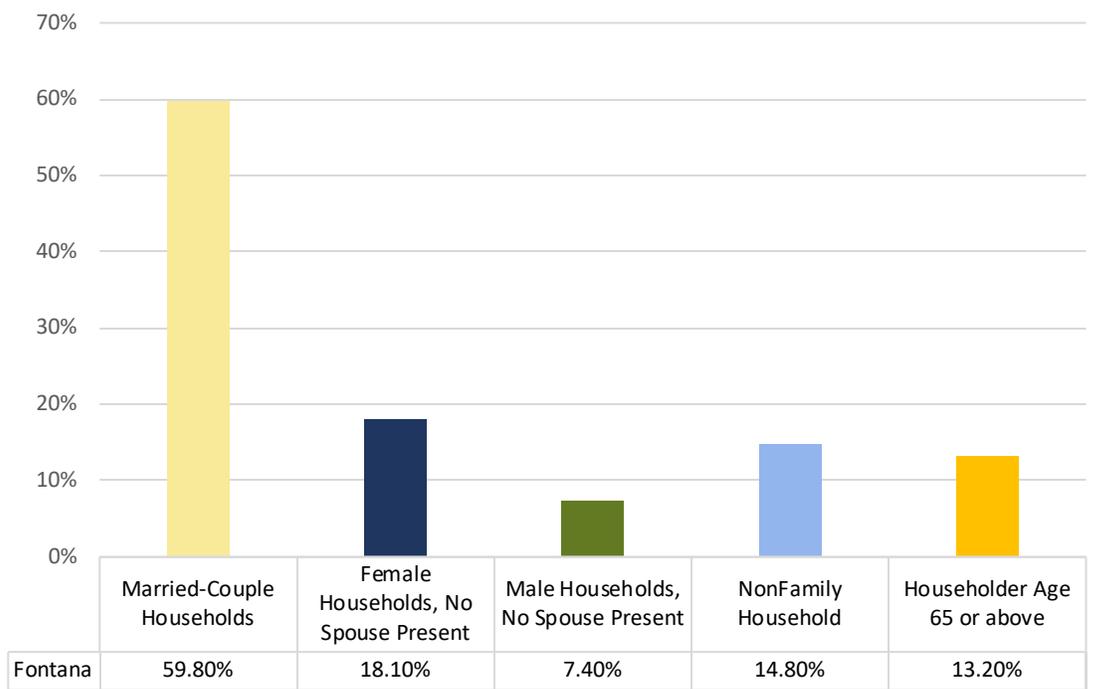
Fontana contains 53,510 total households, representing about 8.5 percent of the total San Bernardino County households. As shown in **Table 2-9**, married-couple family households make up just under 60 percent of total households in Fontana. In comparison to surrounding cities, Fontana’s has more married-couple households than the county by 8 percent and 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.

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
Fontana	31,996	59.8%	9,664	18.1%	7,911	14.8%	53,510
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, Table DP02, 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, Table DP02, 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 2-10**, 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%
Total Households	46,708	100%	49,975	100%	53,510	100%

Source: American Community Survey, Table DP02, 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
Fontana	3.89
Rancho Cucamonga	3.09
Ontario	3.48
San Bernardino County	3.30

Source: American Community Survey, Table B25010, 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.² 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%
Total	51,945	100%

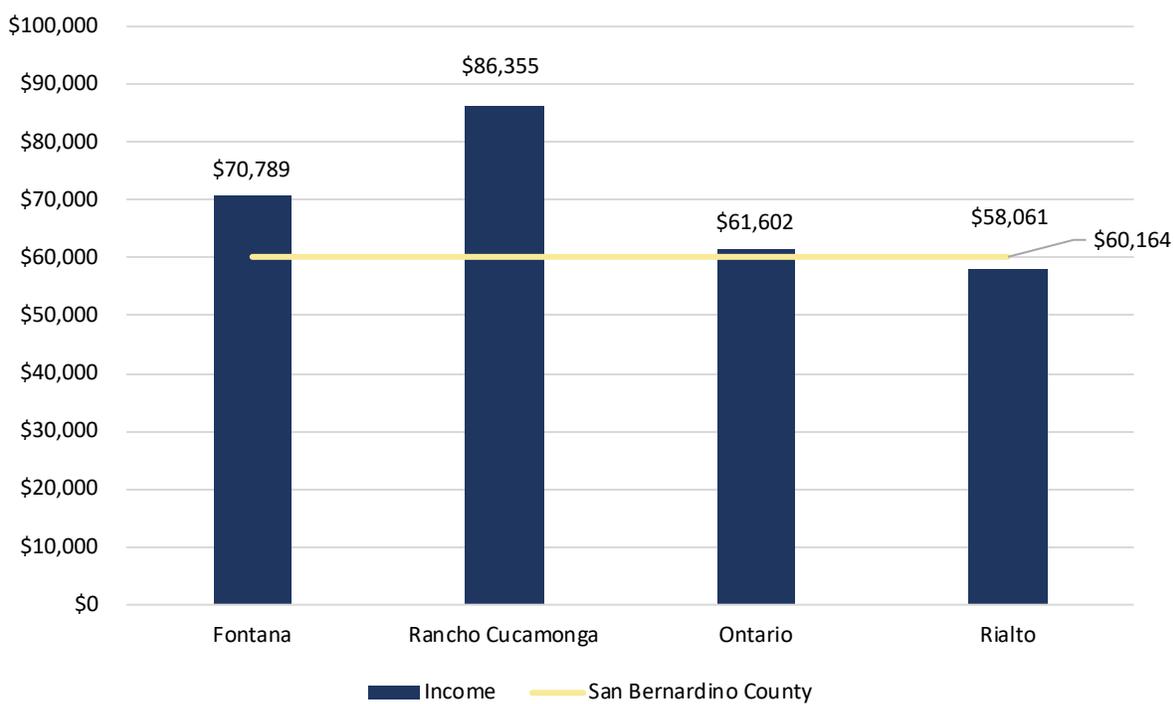
Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

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 household 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.

² 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, Table DP03, 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 2-4, 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.

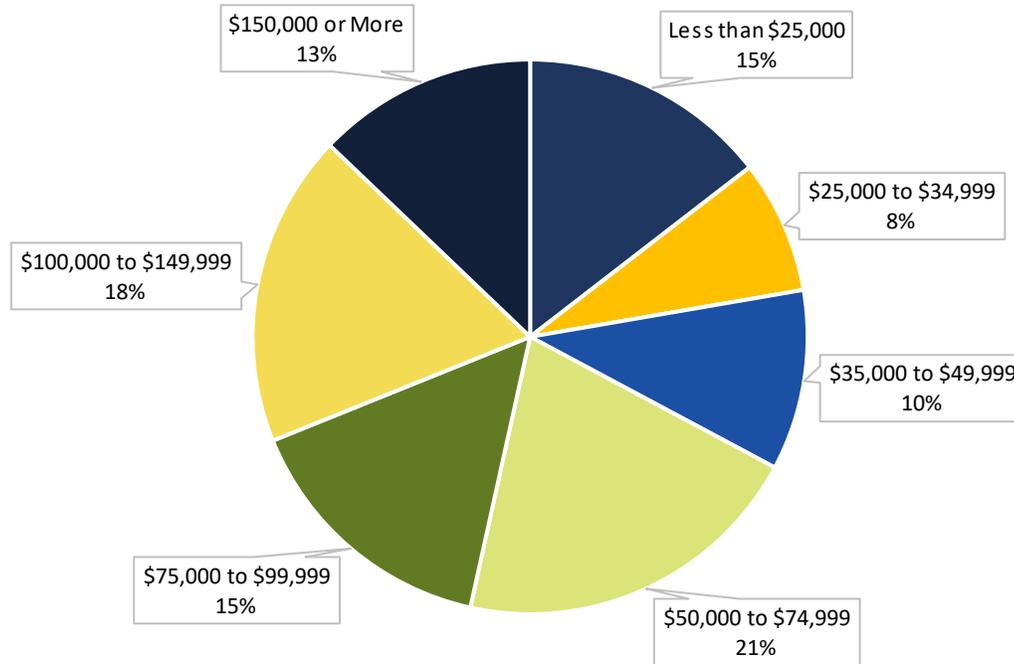
Jurisdiction	Median Income	Percent Above/Below Regional Median
Rialto	\$58,061	-3.5%
Fontana	\$70,789	17.7%
Rancho Cucamonga	\$86,355	43.5%
Ontario	\$61,602	2.4%
San Bernardino County	\$60,164	--

Source: American Community Survey, Table DP03, 5-Year Estimates, 2018.

Figure 2-5 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 2-5: Fontana Income Breakdown by Category



Source: American Community Survey, Table DP03, 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
Housing Problem Overview*						
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%
Total	33,460	64.4%	18,485	35.6%	51,945	100.0%
Severe Housing Problem Overview**						
Household has at least 1 of 4 Severe Housing Problems	7,315	14.1%	7,900	15.2%	15,215	29.3%
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%
Total	33,460	64.4%	18,485	35.6%	51,945	100.0%
Note: “% of total HH” = Percent of total Households in the City of Fontana						

Table 2-14: Housing Assistance Needs of Lower Income Households						
	Owner	% of total HH	Renter	% of total HH	Total	% of total HH
<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>Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.</p>						

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%
Total	4,884	9.1%	1,701	3.2%	6,585	12.3%

Source: American Community Survey, Table B25014, 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%
Fontana	2,822	42.3%	3,763	57.1%
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, Table B25014, 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.

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

Source: American Community Survey, Table B25014, 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.

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%
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%

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 >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%
Total	11,845	35.4%	4,855	14.5%	10,090	54.6%	5,025	27.2%

* 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.

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	16,750 persons	--	8.0%
Persons with Developmental Disabilities ¹	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 ²	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.

Table 2-20: Persons Age 65 and Over		
Jurisdiction	Population Count	Percent
Rialto	9,193	8.9%
Fontana	15,256	7.3%
Rancho Cucamonga	19,414	11.1%
Ontario	15,207	8.8%
San Bernardino County	233,343	10.9%
<i>Source: American Community Survey, Table S0101, 5-Year Estimates, 2018.</i>		

Table 2-21 illustrates the tenure of senior households in the City of Fontana. The majority of senior households are owner-occupied with 73.5 percent of all senior households.

Table 2-21: Senior Households by Tenure		
Tenure	Senior Households	Percent of Total Senior Households
Owner Occupied	5,954	73.5%
Renter Occupied	2,148	26.5%
Total	8,102	100.0%
<i>Source: American Community Survey, Table B25007, 5-Year Estimates, 2019.</i>		

Federal housing data defines the household type as ‘elderly family’ if it consists of two persons with either or both age 62 or over. **Table 2-22** summarizes the income and tenure of elderly family households in Fontana. Of elderly family households in Fontana, 21.6 percent earn less than 30 percent of the surrounding area income, 38 percent earn less than 50 percent of the surrounding area.

Table 2-22: Elderly Households by Income and Tenure				
Income category, relative to surrounding area	Owner	Renter	Total	Percent of Total Elderly Households
Extremely Low (30% HAMFI or less)	510	880	1,390	21.6%
Very Low (30% to 50% HAMFI)	570	485	1,055	16.4%
Low (50% to 80% HAMFI)	1,015	225	1,240	19.2%
Moderate (80% to 100% HAMFI)	495	65	560	8.7%
Above Moderate (100% HAMFI or more)	1,790	415	2,205	34.2%
Total	4,380	2,070	6,450	100.0%
<i>Source: HUD CHAS, 2012-2016, (Reported by the Southern California Association of Governments Per-Certified Local Housing Data for 2021).</i>				

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).

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 2-23**). 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 2-23: 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	4,094	24.4%	2%
Population with a Vision Difficulty	432	1,719	1,507	3,658	21.8%	1.8%
Population with a Cognitive Difficulty	1,441	3,574	1,865	6,880	41.1%	3.3%
Population with an Ambulatory Difficulty	283	3,684	4,305	8,272	49.4%	4%
Population with a Self-care Difficulty	438	1,315	1,683	3,436	20.5%	1.6%
Population with an independent Living Difficulty	--	2,987	3,093	6,080	36.3%	2.9%
Total	2,161	8,495	6,094	16,750*	100%	8%

*This number may double count as some persons report having one or more disabilities.
Source: American Community Survey, Table S1810, 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.

2. 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 2-24 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%
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%
Total	10,325	64.1%	5,786	35.9%	16,111	100%

Source: American Community Survey, Table B25009, 5-Year Estimates, 2018.
HH = Households

3. 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 2-25**. 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 2-25: 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 ¹	Count	Percent ¹	Count	Percent ¹		
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%

1. Percent of Single Parent Households
 Source: American Community Survey, Table DP02, 5-Year Estimates, 2018.
 HH = Households

4. 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 San Bernardino, there were a total of 2,246 hired farm workers in 2017. A total of 1,579 are considered permanent, working 150 days or more and a total of 667 farmworkers were considered seasonal, working only 150 days or less. Additionally, the County of San Bernardino reported 106 total migrant farmworkers, 71 of which worked on farms with full time hired labor and 3 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.

5. 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 2-26 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.

Table 2-26: Housing Problems for All Households (by Income Category)						
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%
>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%
Total	13,560	41.5%	18,995	58.2%	95	0.3%
Income Category	Renter					
	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%

Table 2-26: Housing Problems for All Households (by Income Category)

Total	12,085	64.6%	6,405	34.2%	215	1.1%
Total Households (Owner and Renter)	25,585	49.3%	26,175	50.4%	195	0.4%

* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

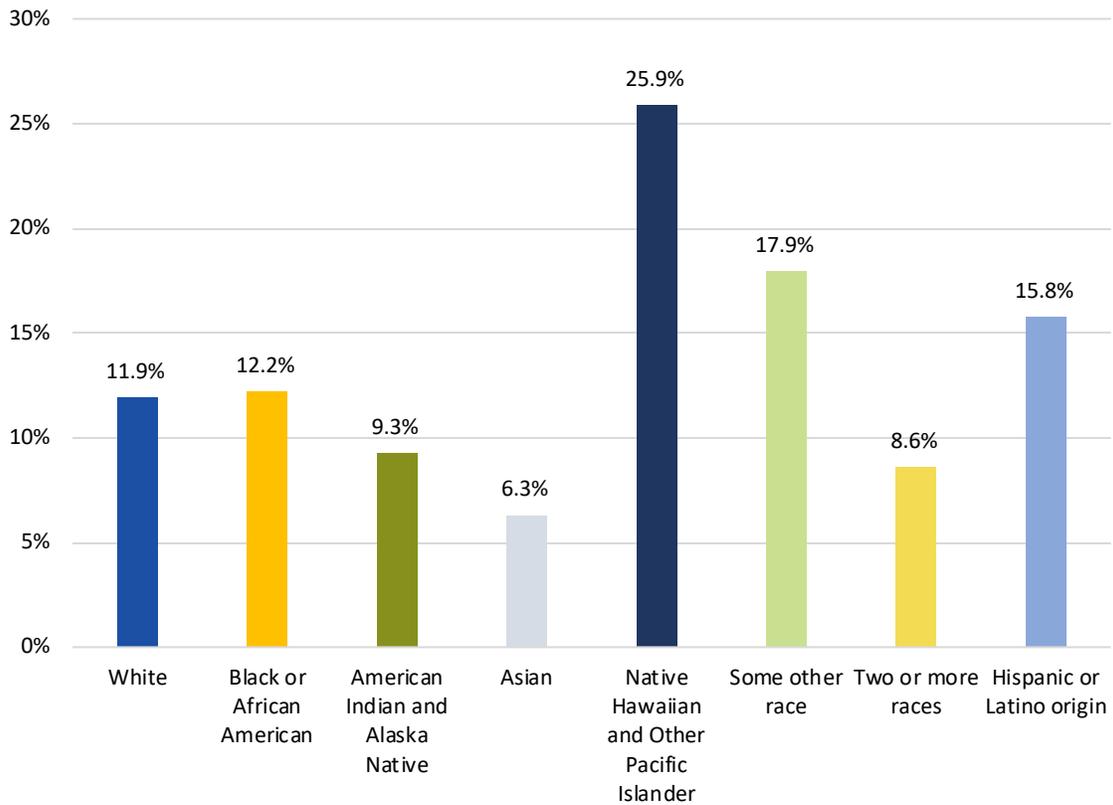
** The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.

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

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 2-6** and their contrast with **Figure 2-2** 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, Table S1701, 5-Year Estimates, 2018.

6. 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 2-27** and **Table 2-28**. 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.

Table 2-27: Homelessness in Fontana and Surrounding Cities

Jurisdiction	2017	2018	Count Change	2019	2020	Count Change
Rialto	91	71	-20	133	115	-18
Fontana	78	72	-6	94	116	22
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 2-28: Homelessness in Fontana and Surrounding Cities

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

Source: San Bernardino County Point in Time/homeless Count

7. 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).³ 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.

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 2-29 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

³ California Community Colleges, Chancellor’s Office, Basic Needs Survey report, 2018.

has consistently remained at the top in the number of housing units it has and of the housing units added between survey periods.

Table 2-29: 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%
Fontana	49,967	52,095	55,561	4.3%	6.7%
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, Table DP04, 5-Year Estimates, 2010, 2015, and 2018.

2. Housing Type

Table 2-30 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 2-30: 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%
San Bernardino County	445,867	70.7%	25,178	4%	125,372	19.9%	34,216	5.4%

Source: American Community Survey, Table S2504, 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 2-31** 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 2-31: 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 Table B25032, 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 2-32** 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.

Table 2-32: Average Household Size by Tenure

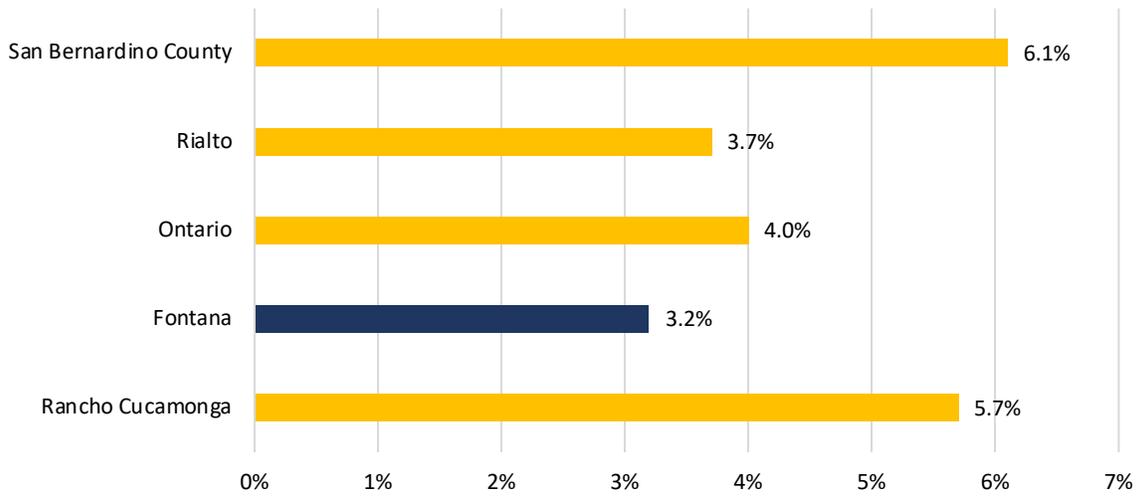
Jurisdiction	Owner Occupied Households ¹	Average Owner Household Size	Renter Occupied Households ¹	Average Renter Household Size
Rialto	63.6%	3.98	36.4%	3.88
Fontana	64.6%	3.95	35.4%	3.79
Rancho Cucamonga	61.5%	3.17	38.5%	2.95
Ontario	53.0%	3.55	47.0%	3.41
San Bernardino County	59.3%	3.3	40.7%	3.29

1. Percent of total households
Source: American Community Survey, Table B25010, 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 2-33 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%

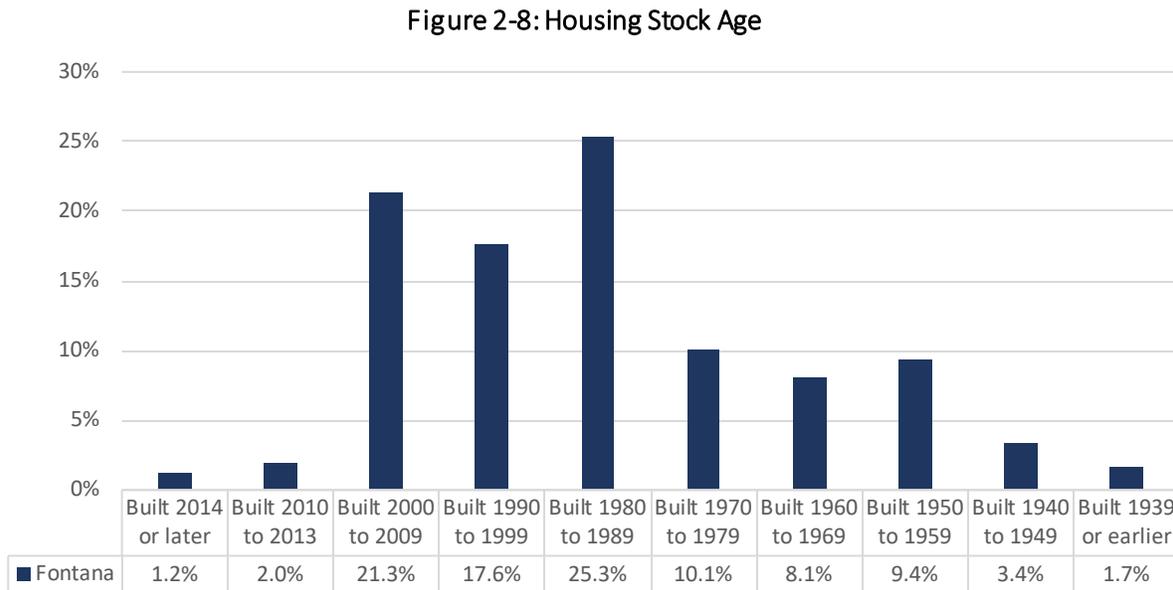
Type of Housing	Estimate	Percent of Vacant
For seasonal, recreational or occasional use	86	4.2%
Other vacant	655	31.9%
Total	2,051	100%

Source: American Community Survey, Table B25004, 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.

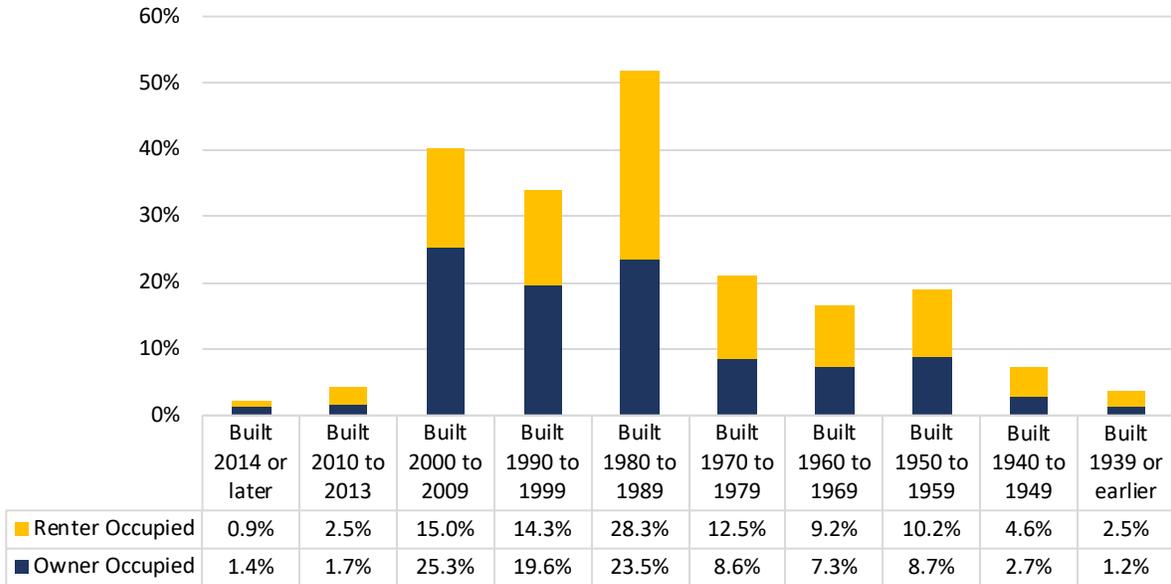


Source: American Community Survey, Table B25034, 5-Year Estimates, 2018.

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).

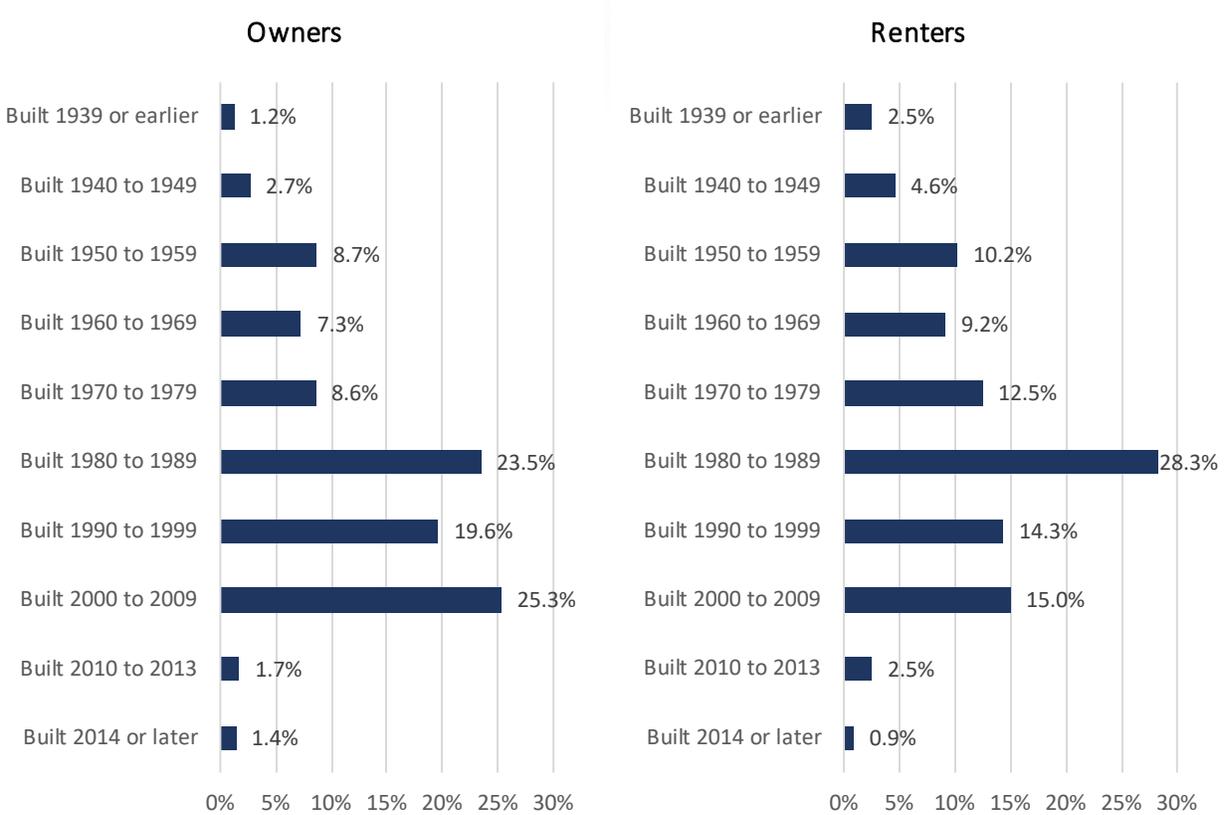
Figure 2-9: Tenure by Year Structure Built



Source: American Community Survey, Table B25036, 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, Table B25036, 5-Year Estimates, 2018.

Table 2-34 illustrates the estimated number of housing units in need of rehabilitation by income category within the City. The City identified a total of 210 housing units in need of rehabilitation, 90 of which are households earning less than 50 percent of the median family income.

Table 2-34: Units in Need of Rehabilitation	
Income Category	Housing Units
Extremely Low* (30% HAMFI or less)	50
Very Low (30% to 50% HAMFI)	40
Low (50% to 80% HAMFI)	85
Moderate (80% to 100% HAMFI)	25
Above Moderate (100% HAMFI or more)	10
Total**	210
<i>*a subset of very low-income</i>	
<i>**Very low-income includes extremely low-income</i>	
<i>Source: City of Fontana, Estimates based off of Code Enforcement data and General Plan Update 2015-2035, 2018.</i>	

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 2-35 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
Fontana	\$351,700
Rancho Cucamonga	\$473,800
Ontario	\$348,200
San Bernardino County	\$305,400

Source: American Community Survey, Table DP04, 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 2-36**). 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%
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 2-37** and **Table 2-38**.

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 2-35**) and market rental rates (**Table 2-36**) 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 2-35**), 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 2-36**).

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 2-37: Affordable Housing Costs

Annual Income	Mortgage	Utilities ¹	Tax and Insurance	Total Affordable Monthly Housing Cost	Affordable Purchase Price	
Extremely Low-income (30% of HAMI)						
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
Very Low-Income (50% of HAMI)						
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
Low-income (80% HAMI)						
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
Moderate Income (120% HAMI)						
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 2-38: Affordable Monthly Housing Cost for Renters				
Annual Income		Rent	Utilities ¹	Total Affordable Monthly Housing Cost
Extremely Low-income (30% of HAMI)				
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
Very Low-income (50% of HAMI)				
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
Low-income (80% HAMI)				
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
Moderate Income (120% HAMI)				
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



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)
LESS THAN 50% OF MSA/MD MEDIAN				
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
50-79% OF MSA/MD MEDIAN				
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
80-99% OF MSA/MD MEDIAN				
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
100-119% OF MSA/MD MEDIAN				
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
120% OR MORE OF MSA/MD MEDIAN				
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
<i>Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.</i>				



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.

Market constraints can also include timing between project approval and requests for building permits. Generally, this may be due to developer's inability to secure financing for construction or the time needed to secure building contractors. In Fontana, the average time between project approval and request for building permit is typically three to six months dependent on the developer/applicant ability to address the conditions of approval, secure contractors, and other factors out of the control of the City. The City's Building and Safety Department offers expedited plan checks which shortens the timeline by a few weeks. Most building plans are processed through plan check within six months following entitlement.

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.

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.

Activity Center Overlay

According to the City’s General Plan Land 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 5th 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.

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.

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
<i>Source: California Government Code Section 65915 - 65918</i>	

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



Table 3-4: Density Bonus for Low-Income Households	
Percentage Low-Income Units	Percentage Density Bonus
<i>Source: California Government Code Section 65915 - 65918</i>	

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
<i>Source: California Government Code Section 65915 - 65918</i>	

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. All information regarding the City's zoning and development standards are available to the public on the Fontana City website as pursuant to Gov. Code §65940.1 (a)(1)(B). These standards and regulations are intended to create, preserve, and enhance residential neighborhoods suites 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 underlined 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.

Typically, the City of Fontana does not receive requests to develop housing at densities less than permitted in each of the specified zones above and more frequently receives requests to increase densities through formal zone changes.

In addition to the identified primary residential use zones, the City has established a Form Based Code (FBC) district in order to 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 adjust 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 ⁽³⁾	60 ft.	35 ft.	45%	5
R-2 ⁽¹⁾	5,000 ⁽⁴⁾	50 ft.	35 ft.	50%	7.6
R-2 ⁽²⁾	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. ⁽⁵⁾	55 ft.	70%	24.1 – 39
R-5	2 acres	200 ft. ⁽⁵⁾	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



Zone	Minimum Dimensions		Maximum Construction Standards		
	Lot Size (SF)	Lot Width (at front setback)	Height (max)	Lot Coverage	Density (DU per Gross Acre)
Station Area	NA	150 ft.*	40 ft.*	NA	15-39
Downtown Gateway	NA	400 ft.*	70 ft.*	NA	15-39
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 or 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 ⁽¹⁾	5	5 ⁽¹⁾	5 ⁽²⁾
Side, Interior Single-Story	15	5	5	N/A	5 ⁽²⁾
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
Front Setback, Building to Public Right-of-Way (streets)		
Major or Primary	5	5

Table 3-9: Multi-Family Setbacks (Feet)		
	R-4	R-5
Secondary or Collector	5	5
Local	0	0
Corner Lot, Side Building Setback to Property Line		
Major or Primary	5	5
Secondary or Collector	5	5
Local	5	5
Corner Lot, Side Parking Setbacks to Property Line		
Major or Primary	10	10
Secondary or Collector	10	10
Local	10	10
Side Setback (Interior), Building Setback to Adjacent Zoning District		
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 it 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:

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 ⁽¹⁾
Accessory Dwelling Units		See Zoning and Development Code Section 30-467
Multiple-Family Apartments, Condos, or Townhouse ⁽²⁾	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 ⁽³⁾
	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
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 ⁽¹⁾	p ⁽¹⁾	p ⁽¹⁾	p ⁽¹⁾	p ⁽²⁾	p ⁽²⁾	p ⁽²⁾	-	-	-	-
Single-Family Attached	-	-	P	P	p ⁽²⁾	p ⁽²⁾	-	-	-	-	-
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 ⁽²⁾	p ⁽²⁾	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 ⁽³⁾
Transitional Housing	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	p ⁽³⁾
Supportive Housing	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	p ⁽³⁾
Single Room Occupancy	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	p ⁽³⁾

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
Farmworker Housing	-	-	-	-	-	-	-	-	-	-	-
Low Barrier Housing	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-

Notes:
P – Permitted
C – Conditional Use Permit
M – Minor Use Permit
NR – Not referenced; Requires programs specified in Section 4.
(-) – Not permitted
(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.
(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.
(3) Permitted as part of the Emergency Shelter Overlay District.

Source: Fontana Zoning and Development Code Table

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. A program is included in **Section 4: Housing Plan** to amend the City's zoning and development code to allow ADUs in all residential and mixed-use zones.

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. Group homes of 7 or more persons are conditionally approved in some residential zones while not allowed in others. This creates a constraint on housing and the City has developed a program in **Section 4: Housing Plan** to address the constraint.

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 which eliminates the requirement for a conditional use permit or other discretionary permit. The City's industrial zone covers 7,430 acres or 22.2 percent of the City's total area. The typical parcel size throughout the emergency shelter overlay zone is approximately 20,000 square feet. In any of the various M-1 industrial zones throughout the city there is on average access to about two bus stops, four major streets, and one freeway. Additionally, the M-1 industrial zones throughout the City have access to various personal, convince, and medical services.

Available Acreage for Potential Development

The City has identified 32.1 acres that are available for potential reuse or development in the emergency overlay zone. These 32.1 acres are located in the southwest portion of the City, 11.4 acres of which are on Ceres Avenue and 20.7 acres of which are at the corner of Cherry Avenue and Valley Boulevard.

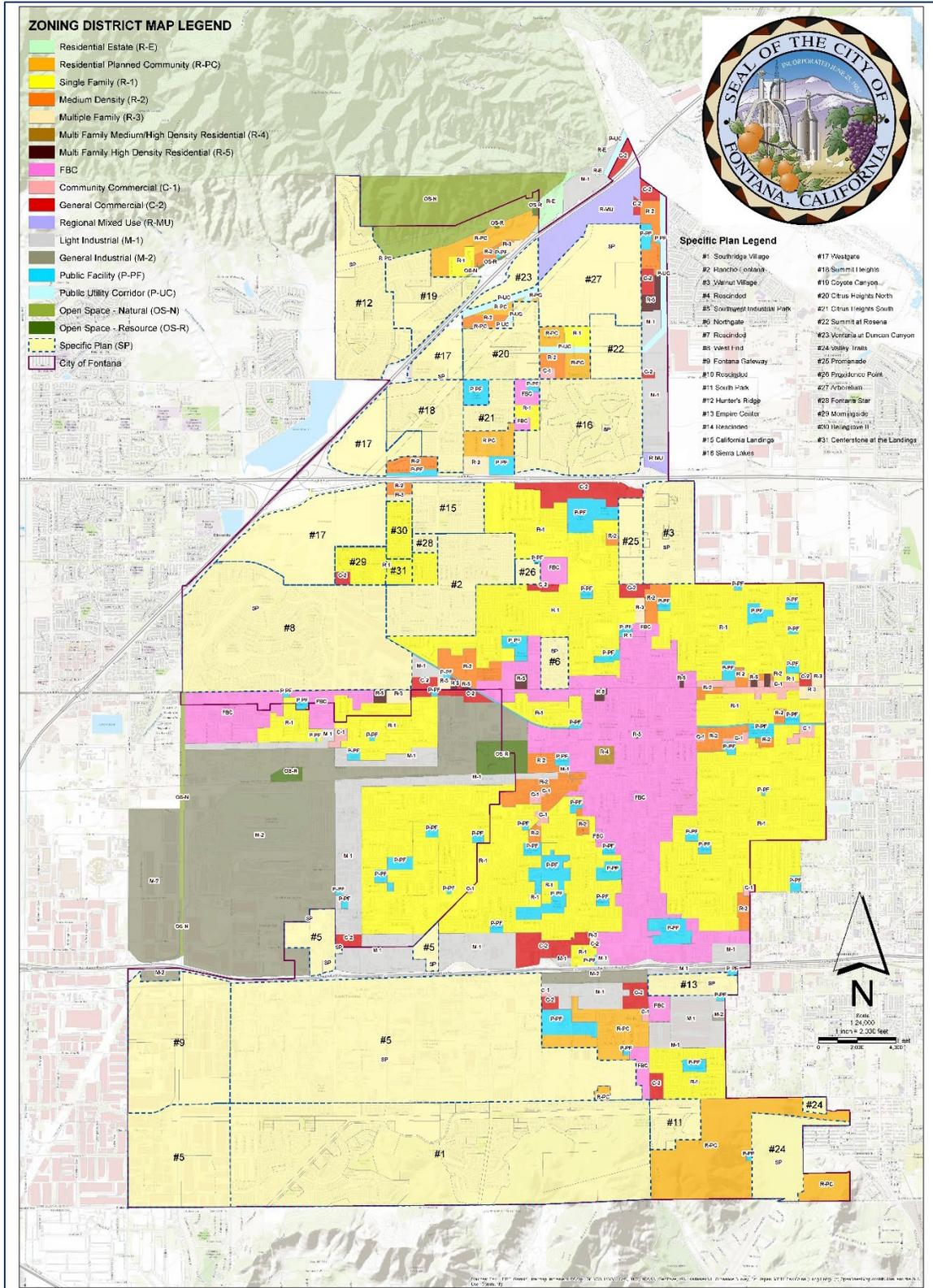
At the cross section of Ceres Avenue and Citrus Avenue there are multiple existing single-family dwelling units as well as a commercial center that the City identified as suitable for use and or reuse as emergency shelters or transitional housing. Ceres Avenue is used as a main route throughout the City and there are two bus stops about a block south of the identified cross section. Additionally, there are multiple personal and convenience services in the surrounding area.

At the cross section of Cherry Avenue and Valley Boulevard there are industrial facilities that the City has identified to be suitable for reuse as emergency shelters. The identified cross section is approximately 2 miles from the nearest bus stop, adjacent to Interstate 10, and both Cherry Avenue and Valley Boulevard are used as main routes throughout the City. Additionally, there are several medical and convenience services in the surrounding area.

Health Index for Emergency Shelters

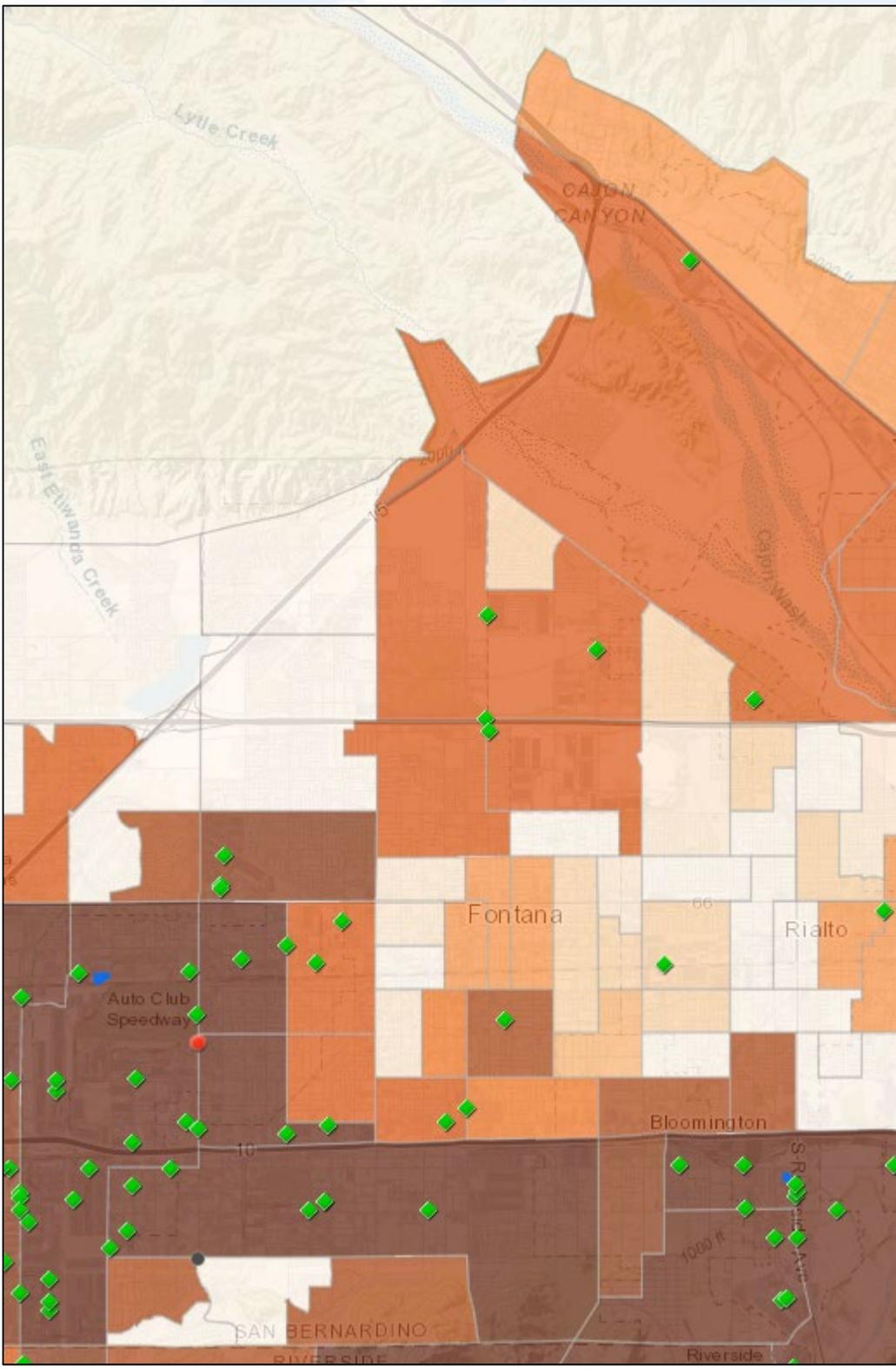
Based on the California Office of Environmental Health Hazards Assessment, there are approximately 11 hazardous waste contributors near the M-1 zones in the southwest portion of the City, three are near the M-1 zones in the southeast portions of the City and is none near the M-1 zones in the northeast portions of the City as shown in **Figure 3-2**.

Figure 3-1: Map of Light Industrial (M-1) Zones in Fontana



Source: City of Fontana, Zoning code Map.

Figure 3-2: Map of Hazardous Waste Contributors



Source: OEHHA, Hazardous Waste Results.

Transitional Housing

The California Health and Safety Code defines transitional housing as buildings configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no more than six months. Transitional housing is permitted as part of the Emergency Shelter Overlay in the M-1 Industrial zones which eliminates the requirement for a conditional use permit or other discretionary permit. A program is included in **Section 4: Housing Plan** to ensure the City's zoning and development code allow transitional housing to be considered a residential use of property, subject only to restrictions that apply to other residences of the same type (single-family or multi-family) in the same zone.

Supportive Housing

Supportive housing is defined as housing with no limit on length of stay that is occupied by a target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the house, improving their health status, and maximizing their ability to live and, when possible, work in the community. Supportive housing is permitted as part of the Emergency Shelter Overlay in the M-1 Industrial zones which eliminates the requirements for a conditional use permit or other discretionary permit. However, the City's current zoning is not compliant with AB 139. A program is included in **Section 4: Housing Plan** to ensure the City's zoning and development code allow supportive housing to be considered a residential use of property, subject only to restrictions that apply to other residences of the same type (single-family or multi-family) in the same zone as well as to allow supportive housing by-right in all zones where multifamily and mixed uses are permitted.

Single Room Occupancy

A single room occupancy unit is typically a multiple tenant building that houses one or two people in individual rooms or a to the single room dwelling itself. Single room occupancy units are permitted as part of the Emergency Shelter Overlay in the M-1 Industrial zones which eliminates the requirement for a conditional use permit or other discretionary permit. A program is included in **Section 4: Housing Plan** to ensure the City's development standards encourage and facilitate new single room occupancy construction.

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. Housing Policy Action 1M: Farmworker and Employee Housing Act Compliance 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 accommodates 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.

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. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

Purpose and Intent

The intent of the Reasonable Accommodations Policy and Procedure regulations is to provide flexibility in the application of the Zoning and Development Code for individuals with a disability when flexibility is necessary to eliminate barriers to housing opportunities. This Article will facilitate compliance with federal and state fair housing laws and promote housing opportunities for Fontana residents.

The purpose of the Article is to establish a procedure to make it easier for persons with disabilities seeking fair access to housing to make requests for reasonable accommodation as established in the Fontana's Zoning and Development Code, rules, policies, practices, and procedures pursuant to the Fair Housing Act and California Fair Employment and Housing Act.

Applicability



Any individual with a disability, his or her representative, or a provider of housing for individuals with disabilities may seek relief from any land use, zoning or building standard, regulation, policy, or procedure found in Chapter 5 of the Fontana Municipal Code (Buildings and Building Regulations) and Chapter 30 of the Fontana Municipal Code (Zoning and Development Code) to ensure equal access to housing and to facilitate the development of housing for individuals with disabilities by requesting a reasonable accommodation in the manner prescribed in Section 30-356.

The reasonable accommodation rules apply to proposals to modify existing structures and uses as well as new development, as necessary to reasonably accommodate a person(s)'s disability. Proposals to modify structures, especially single-family homes, should respect existing development patterns to the extent reasonably possible.

Application Requirements

Requests for reasonable accommodation, with the appropriate application information, fee, and other required information, are filed with the Planning Department.

A general description of the nature of the person(s) with a disability's medical, physical, and/or mental limitations that relate to the accommodation request. The applicant shall not be required to disclose any medical diagnoses or provide written medical documentation of the disability.

To the extent allowed by law, the City shall treat requests for a disability-related reasonable accommodation as confidential information of the City. In particular, the City shall, to the extent allowed by law, maintain the confidentiality of any medical information and/or medical documentation provided by applicant. The City shall provide written notice to the applicant, and any person designated by the applicant to represent the applicant in the application proceedings, of any request received by the City for disclosure of the applicant's medical information.

Approval Process and Decision

The application review is done Administratively by the Planning Director. The director may approve, conditionally approve, or deny an application for a reasonable accommodation for an existing use or a proposed new use. The director shall issue a written determination within thirty (30) calendar days of the date of receipt of a completed application. The director may:

- a) Grant the accommodation request in full,
- b) Grant the request subject to specified nondiscriminatory conditions of approval that are consistent with the requested reasonable accommodation, or
- c) Deny the request.

If the project for which the request for a reasonable accommodation is made also requires a separate discretionary permit or approval, then the director may condition that the reasonable accommodation valid only upon approval of the separate discretionary permit or other zoning approval.

Findings

To approve a request for reasonable accommodation, the director must make both of the following findings:



- a) The applicant has demonstrated that the housing, which is the subject of the request for reasonable accommodation, will be occupied by a person with a disability.
- b) The applicant has demonstrated that the request for reasonable accommodation is necessary to make specific housing available to one or more person(s) with a disability.

If the director can make the findings outlined above, then the director shall approve the reasonable accommodation request unless the director can make one or more of the following findings:

- a) The City has demonstrated that the requested reasonable accommodation will, under the specific facts of the case, impose an undue financial or administrative burden on the City.
- b) The City has demonstrative that the requested accommodation will, under the specific facts of the case, require a fundamental alteration of a land use, zoning or building standard, regulation, policy, or procedure of the City.
- c) The City has demonstrative that the requested reasonable accommodation will, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.

If the director denies the request based on one or more of the findings set forth in paragraph (1) above, then at the applicant's request, the director shall engage in an interactive process with the applicant to explore whether an alternative accommodation could provide the person(s) with a disability access to the housing without creating an undue burden, fundamental alteration, or direct threat.

The director may offer the applicant an alternate reasonable accommodation that provides an equivalent level of access to the person(s) with a disability but will not result in an encroachment into required setbacks, permitted exceedance of height limits, lot coverage or floor area ratio requirements specified for the applicable zoning district. When exploring alternate accommodations, the director should defer to the applicant to decide what accommodation will best meet the needs of the person(s) with a disability.

Appeal to Findings

Any applicant who is dissatisfied by the decision made by the director on an application for a reasonable accommodation may appeal the director's decision to the Deputy City Manager. The appeal shall be filed via written notice detailing the grounds for appeal and shall specify whether the applicant would like a meeting with the Deputy City Manager before the Deputy City Manager decides the appeal. If an applicant or applicant's representative needs assistance submitting an appeal, the department shall provide assistance to ensure that the process is accessible to the applicant or representative.

A request for an appeal must be submitted to the director within sixty (60) days of the mailing of the director's decision.

Upon the receipt of an appeal, the director will promptly forward the appeal to the Deputy City Manager. If the applicant did request a meeting with the Deputy City Manager, then the Deputy City Manager shall schedule the meeting to occur not later than sixty (60) days from the date of receipt of the appeal. This time period may be extended based on the applicant's availability.

The Deputy City Manager shall decide the appeal within thirty (30) days of either:

- 1. The date the City received the appeal if the applicant did not request a meeting; or
- 2. The date of the applicant's meeting with the Deputy City Manager.

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. All information regarding the City’s development fees is available to the public on the Fontana City website as pursuant to Gov. Code §65940.1 (a)(1)(B). 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	
	Environmental Impact Report	Consultant Deposit	\$2,000 + 20% Admin
		Staff Deposit	\$2,000 + 20% Admin
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	
Preliminary Review		\$1,700	



Table 3-12: Planning Processing Fees		
Application Type		Fee
Environmental SWQMP Review	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
	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)

Table 3-13: Development Fees	
Fee Type	Fee
Building and Safety	
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



Table 3-12: Planning Processing Fees			
Application Type		Fee	
	\$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		
Planning			
	Single-Family	Multi-Family 0-2 Bedrooms	Multi-Family 3 or More Bedrooms
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
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		
Engineering			
	Single-Family	Multi-Family 0-2 Bedrooms	Multi-Family 3 or More Bedrooms
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		



Table 3-12: Planning Processing Fees	
Application Type	Fee
Fontana Unified School District	
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.

For single-family residential development on vacant land, examples of typical on-site improvements might include stormwater detention facilities (required by the Clean Water Act), roads, sidewalks, perimeter walls, fire hydrants, emergency access drives, and recreational trails. Multifamily developments may also include common open space and recreation areas, as well as lockable storage areas.

Typical off-site improvements for both single-family and multi-family developments might include: new curbs, gutters, and sidewalks, recreational trail facilities, road improvements and traffic control needed to serve the development, street trees, and landscaping. Utilities may need to be updated or installed to serve the development, including water mains, sewer mains, stormwater pollution prevention measures, and undergrounding of electric utilities.

Infill residential projects may be required to install any of the improvements listed above, depending on site-specific circumstances and neighborhood needs.

Specific improvement Design Guidelines can be found in **Article III-Design Standards** in the Fontana Municipal Code and common standards include:

- The subdivider shall improve or agree to improve all streets, highways, alleys or ways in such manner and with such improvements as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the final map.
- All streets, whether public or private, within projects consisting of single-family detached dwelling units shall have a minimum pavement width of 36 feet as measured curb to curb.
Streets shall be required to intersect one another at an angle as near to a right angle as is practicable in each specified case, and no intersection of streets at an angle of less than 30 degrees shall be approved unless necessitated by topographical conditions.

Specific design standards for streets can be found in **Section 400 – Street Design** in the City of Fontana Standard Design Guidelines. **Table 3-14** displays the typical design of a mid-block half with street section for a local street.

Roadway Designation	Right-of-Way	Width	Parkway	Sidewalk	6" Curb	8" Curb	Minimum AC
Local	64'	20'	12'	5'	-0.03'	0.14'	4"

Source: Section 400 - Street Design, City of Fontana Standard Design Guidelines, City of Fontana, revised 2018.

Table 3-15 displays the street design requirements for local and collector streets.

	Local Street	Collector Street
Traffic Index ¹	5.5	6.5
Right-of-Way (ft.)	64	68
Curb to Curb Width (ft.)	40	44
Median Curb to Parkway Curb Width (ft.)	NA	NA

Table 3-15: Street Design Requirements			
		Local Street	Collector Street
Preferred	Horizontal	375 ²	825
Centerline Radius (ft.)			
Minimum Design Speed (MPH)		30	40
<ol style="list-style-type: none"> 1. The design engineer shall obtain approval from the City engineer for the proposed traffic index, prior to the design submittal for street structural section. 2. Or as approved by the City engineer (R=200' minimum). 			
Source: Section 400 - Street Design, City of Fontana Standard Design Guidelines, City of Fontana, revised 2018.			

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. The City has not adopted any local amendments to the Building Code and will continue to enforce the California Building Standards.

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 3-16** below identifies the appropriate review process for each planning permit application, as well as the appeal body.

The typical timeline for permit review processing and approval for single-family and multifamily developments is six to 20 weeks. For single- and multi-family developments of one to four units includes the following processes:

1. Submittal of application, drawings, and fees for permit plan check.
2. Plan check completed by all applicable departments and agencies. Timeline and number of reviews can vary.
3. Permit issued once all comments are satisfied.

For multi-family developments of five or more units includes the following processes:

1. Submittal of a Pre-Application Meeting application.
2. Submittal of formal entitlements.
3. Public Hearing with the Planning Commission.
4. Submittal of application, drawings, and fees for permit plan check.
5. Plan check completed by all applicable departments and agencies. Timeline and number of reviews can vary.
6. Permit issued once all comments are satisfied.

The Planning Commission shall approve any application for single-family or multifamily development projects subject to the following findings:

1. The proposal is consistent with the general plan, Zoning and Development Code, and any applicable specific plan.
2. The proposal meets or exceeds the criteria that will result in an appropriate, safe and desirable development promoting the public health, safety, and welfare of the community.
3. The proposal, in its design and appearance, is aesthetically and architecturally pleasing resulting in a safe, well-designed facility while enhancing the character of the surrounding neighborhood.
4. The site improvements are appropriate and will result in a safe, well-designed facility.

The number of units included in a single- or multi-family development may affect the length of processing time. Developments with one to four units may be processed closer to the six-week timeline estimate and developments with five or more units may be processed closer to the 20-week timeline estimate.

The City's permit review and processing timeline of about six to 20 weeks, approximately 2 to 5 months, is consistent with the processing timeline of nearby cities such as Rialto, Rancho Cucamonga, and Ontario which



all range from about 2 to 7 months depending on the size and specifics of the residential project. Therefore, the City of Fontana’s processing timeline does not pose as a constraint to the development of housing in its surrounding market. Additionally, the City has committed to Housing Policy Actions 3A and 3C which aim to expedite the permit processing timeline as well as monitor development fees in order to ensure that they are not considered an undue constraint on residential development in the City.

Project Type	Estimated Timeline	Review Body					Appeal Body	
		DAB	DCD	PR	PC	CC	PC	CC
Administrative Site Plan	6 months	X	X				X	
Area Plan	8 months	X			XA	X		
Certificate of Appropriateness	2 months					X		
Conditional Use Permit	6 months	X			X			X
Density Bonus	7 months	X			XA	X		
Design Review	7 months	X			X			X
Director’s Determination	3 weeks		X				X	
Development Agreement	7 months				XA	X		
General Plan Amendments	7 months	X			XA	X		
Home Occupation Permit	3 weeks		X				X	
Lot Line Adjustment	1 month		X				X	
Minor Use Permit	4 months	X	X				X	
Parcel Map, Tentative	6 months	X	X				X	
Parcel Map, Final	4 months		X				X	
Park Review	5 months	X		XB	X			X
Specific Plan, Amendment	7 months	X			XA	X		
Temporary Use	1 month		X		X			
Tract Map, Tentative	7 months	X			X	X		
Tract Map, Final	4 months					X		
Variance	6 months	X			X	X		
Variance, Administrative	1 month	X	X				X	
Time Extension, Parcel Map	2 months		X				X	
Time Extension, Tract Map	4 months				X			X
Time Extension, Projects	1 week	X	X				X	
Development Code and Zoning District Map, Amendment	7 months	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



Table 3-16: Planning Application Review Process								
Project Type	Estimated Timeline	Review Body					Appeal Body	
		DAB	DCD	PR	PC	CC	PC	CC
B – Indicated that the reviewing body is to provide a recommendation to the Planning Commission								
<i>Source: City of Fontana Zoning and Development Code</i>								

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.

The Planning Commission shall hold at least one public hearing upon the proposal referred to in the application for amendment. If the Planning Commission finds that the proposal substantially promotes the goals of the City's general plan, the Planning Commission shall recommend the change to the City Council. The Planning Commission shall transmit its report in writing to the City Council within 90 days following the public hearing. The report shall set forth the reasons of the Planning Commission recommendations and the consistency of the proposed change to the general plan.

The City Council shall hold at least one public hearing upon the proposal referred to the Council by the Planning Commission or by appeal. The City Council may approve, modify or reject any part of the recommendation of the Planning Commission. The determination of the City Council shall be final and conclusive, except that whenever the City Council shall consider a change not previously considered by the Planning Commission, the Council may refer such change to the Planning Commission for its recommendation.

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.

The Director of Community Development or designee shall make the following findings before granting approval of an administrative plan review application:

1. The proposal is consistent with the general plan, Zoning and Development Code, and any applicable specific plan or area plan.
2. The proposal meets or exceeds the criteria contained in this chapter and will result in an appropriate, safe, and desirable development promoting the public health, safety, and welfare of the community.
3. The proposal, in its design and appearance, is aesthetically and architecturally pleasing resulting in a safe, well-designed facility while enhancing the character of the surrounding neighborhood.

4. The site improvements are appropriate and will result in a safe, well-designed facility.

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.

The Planning Commission shall approve any design review application subject to the following findings:

1. The proposal is consistent with the general plan, Zoning and Development Code, and any applicable specific plan.
2. The proposal meets or exceeds the criteria that will result in an appropriate, safe and desirable development promoting the public health, safety, and welfare of the community.
3. The proposal, in its design and appearance, is aesthetically and architecturally pleasing resulting in a safe, well-designed facility while enhancing the character of the surrounding neighborhood.
4. The site improvements are appropriate and will result in a safe, well-designed facility.

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.

In giving approval to a conditional use permit application, the Planning Commission shall make the following findings:

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

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.

An administrative variance may be granted upon conditions which will ensure the protection of the public safety, health, and welfare. To grant an administrative variance, the Director of Community Development shall make the following findings:

1. That because of circumstances applicable to the property including size, shape, topography, location or surroundings, the strict application of this chapter will deprive the property of privileges enjoyed by other property in the vicinity and under identical zoning classification;
2. That the granting of such an administrative variance will be subject to conditions assuring that the variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the property is located; and
3. That the administrative variance does not authorize a use or activity which is not a specifically allowed use in the zoning district in which the property is located.

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 50 percent affordability. All projects, which propose at least 50 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, including:

- A multifamily housing development (at least two residential units) in an urbanized area;
- Located where 75% of the perimeter of the site is developed;
- Zoned or designated by the general plan for residential or mixed use residential;
- In a location where the locality's share of regional housing needs have not been satisfied by building permits previously issued;
- One that includes affordable housing in accordance with SB 35 requirements;
- Consistent with the local government's objective zoning and design review standards; and
- Willing to pay construction workers the state-determined "prevailing wage."



A project does not qualify for SB 35 streamline processing if:

- A coastal zone, conservation lands, or habitat for protected species;
- Prime farmland or farmland of statewide importance;
- Wetlands or lands under conservation easement;
- A very high fire hazard severity zone;
- Hazardous waste site;
- Earthquake fault zone;
- Flood plain or floodway;
- A site with existing multi-family housing that has been occupied by tenants in the last ten years or is subject to rent control; or
- A site with existing affordable housing.¹

Currently, the City of Fontana does not have a streamlined SB 35 approval process. A program is included in **Section 4: Housing Plan** to ensure the City is compliant with State Law by developing and adopting a streamlined SB 34 approval procedure.

Cumulative Impacts

The City's permit review and processing timeline of about six to 20 weeks, approximately 2 to 5 months, is consistent with the processing timeline of nearby cities such as Rialto, Rancho Cucamonga, and Ontario which all range from about 2 to 7 months depending on the size and specifics of the residential project. The City's findings for approval of single-family, multi-family, and other common applications are consistent with those required by jurisdictions in the region. The City's standard conditions of approval for Conditional Use Permits may indirectly impose a constraint due to the potential interpretation of the language as being subjective in nature, as a result the City hy

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

¹ JD Supra Knowledge Center, "How California's SB 35 Can Be Used to Streamline Real Estate Development Projects", Accessed September 30, 2021.



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 3-17** 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

his division also supports full-time paramedics assigned to the Sheriffs 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

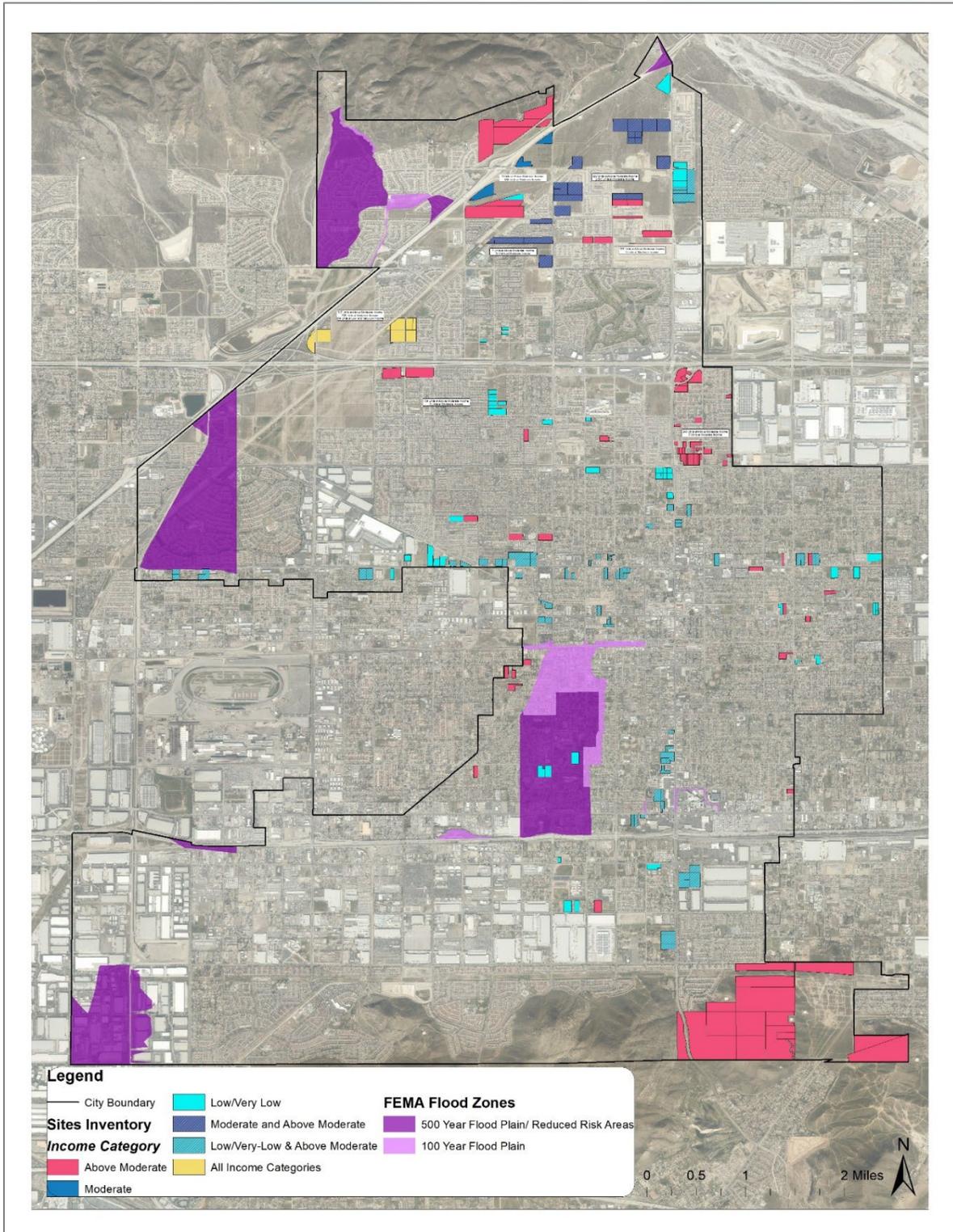
In the Fontana Safety Element, the State Mining and Geology Board define an active fault as one which has "had surface displacement within Holocene time (about the last 11,000 years)". Currently the three faults that dominate the seismic hazard for the City of Fontana are the San Andreas, San Jacinto,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

Figure 3-3 illustrates the FEMA flood zones that are within the City of Fontana in relation to the sites selected for future housing. The majority of the sites are not in any of the two FEMA flood zones. However, there are three parcels identified as low/very low-income housing sites that are in a 500-year flood plain/reduced risk areas. Due to the nature of 500-year flood plains they are considered reduced risk areas. Additionally, all housing sites are serviced by the City's emergency services.

Figure 3-3: FEMA Flood Zones and Identified Sites Map



Source: FEMA, Flood Zones SCAG, published by Southern California Association of Governments, 2019, accessed September 2021.

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:

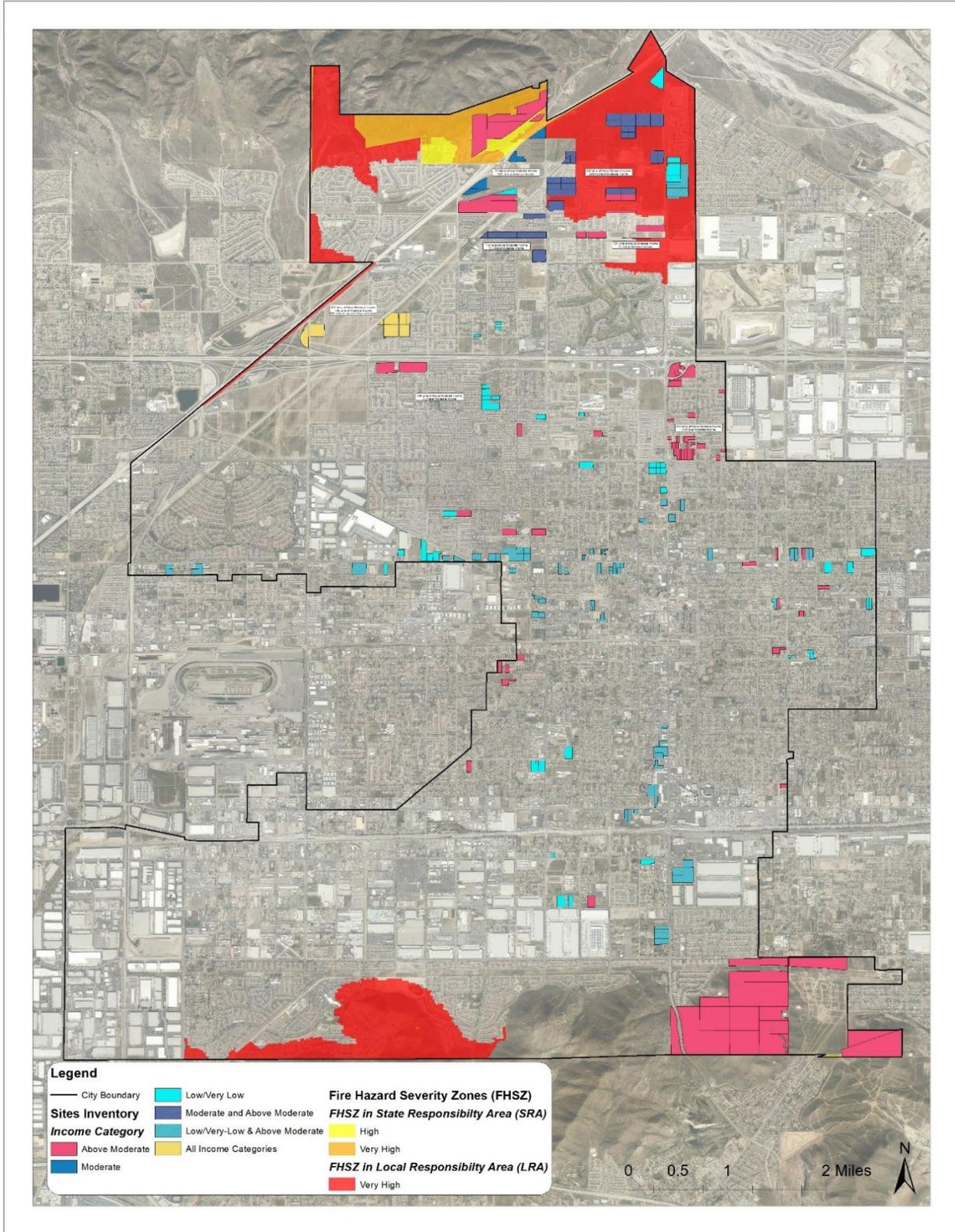
- street and building signage, water supply, water infrastructure, sprinkler requirements, building requirements (sprinklers, smoke detectors, roofing, etc.), access roads, and vegetation management, among others.

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.

Figure 3-4 maps the fire hazard severity zones identified within the City of Fontana in relation to the sites selected for future housing. Based on the map the majority of the housing sites are not considered to be in any fire hazard severity zones. However, in the most northern portion of the City there are 31 sites within the very high fire severity hazard zone of the local responsibility area. The majority of those sites are a part of either the Arboretum Specific Plan or the Summit at Rosena Specific Plan which are both already permitted to be built and will be sold at market rate. The remaining nine sites are to be low/very low-income housing or low/very income and above moderate-income housing. Of the nine sites, eight of them have existing units in which past development approval will allow for future development. As for the state responsibility area there are an additional five sites, all with existing units, selected to be above moderate-income housing in high and very high fire severity hazard zones. All sites with existing units have past development approval which will allow for future development. As these sites and the surrounding area are developed the risk of wildfire and fire severity will decrease. Furthermore, all of the sites are serviced by the City's fire protection district supported by the San Bernardino County Fire Department.

Figure 3-4: Fire Hazard Severity Zones and Identified Sites Map



Source: FHSZ in SRA, Cal Fire, August 2018 and FHSZ in LRA, Cal Fire, August 2018.

5. Summary of Constraints

The City has reviewed all sites for the above environmental concerns and considerations as well as development regulation and land use restrictions. Additionally, each site has been reviewed for access to infrastructure, water, utilities and additional development constraints. Where the analysis showed increased barriers to development related to environmental concerns, infrastructure concerns or existing conditions and development concerns (such as slope and grading, hazardous surrounding uses, restrictive development standards, etc.) the sites were removed. The result is a list and analysis of sites which are most ripe for development or redevelopment for housing, a complete analysis of the sites is provided in **Appendix B**.

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 and Local Reporting



As a part of the development of the 2020-24 AI², 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, an Analysis of Impediments was prepared.

The 2020-2024 AI recognized several unresolved impediments as well as analyzed past performance with respect to the resolution of these impediments to fair housing choice that were identified in prior AIs. Unresolved impediments include:

- | | |
|--|--|
| • Lending Discrimination (2007 Impediment No. 3) | • Discrimination Against Persons with Disabilities (2007 Impediment No. 5) |
| • Lack of Awareness of Fair Housing Laws (2007 Impediment No.6) | • Transit Access (2010 Impediment No. 7) |
| • Reasonable Accommodation (2010 Impediment No. 8) | • Multi-Family Civil Rights Compliance (2010 Impediment No. 9) |
| • North Fontana Affordable Multi-Family Development (2010 Impediment No. 10) | • Transitional and Supportive Housing (2015 Impediment No. 1) |

All unresolved impediments identified have action plans and policy detailed in the report. Additionally, the statuses of each impediment and recommendations are included. There were no new impediments identified in the 2020 AI.

2021-2029 Housing Element Update Outreach

In order to ensure the Housing Element reflects and meets the needs of the Fontana community, public input was sought throughout the update process. Due to the COVID-19 pandemic, which occurred throughout the entirety of the Housing Element update, all outreach efforts were shifted to virtual formats. As a part of the 2021-2029 Housing Element Update, Fontana engaged the community to gather initial input and feedback on the Housing Element Public Review Draft, candidate sites, and policy programs. The City held the following events to engage the community and stakeholders, all events were advertised in Spanish and English verbally and in text format:

- Two Virtual Community Workshops – the City conducted two workshops; both were held virtually due to the COVID-19 pandemic. To ensure that all community members were informed and had access to the workshops, flyers were provided in both English and Spanish. Additionally, information regarding the workshops and how to access the workshops was posted on the City’s webpage. Additionally, Spanish translation was available for both workshops.

² City of Fontana, 2020-2024 Analysis of Impediments to Fair Housing, available at <https://www.fontana.org/DocumentCenter/View/35889/2020-2024-Analysis-of-Impediments-Final?bidId=>

- Two Public Study Sessions with City Council and Planning Commission – In order to keep Fontana decisions makers up to date with the progress of the Housing Element update, the City held two study sessions with the Planning Commission and City Council. The City provided information regarding the status of the Housing Element, community input received and next steps through a presentation at each Study Sessions. The Study Sessions were open and available to the public virtually.
- An Online Community Survey – In addition to community workshops, the City developed a robust online community survey to better understand key issues and concerns identified in workshops. The survey gathered information regarding resident access to existing city services, fair housing concerns, primary challenges to accessing housing and prioritization of program investments.

In addition, the City created a Housing Element Update webpage on the City’s website to provide background on the Housing Element Update process, information on upcoming events, and contact information for submitting public comments and questions. Community outreach details and public comments are provided in **Appendix C: Community Engagement Summary** of this Housing Element. The 2021-2029 Housing Element Update reflects the community’s input throughout the process and key findings from the process are outline below:

- **Affordability:**
 - The community noted a general lack of housing and affordable housing in the City.
- **Resources and Housing Stock:**
 - The community noted a key interest in maintaining and preserving the existing affordable housing stock.
 - Resources for large households and multifamily housing should be available
 - The community identified a general lack of available information about resources and programs.
 - Increase density where appropriate, new housing should also be supported by services and such as fire/police and infrastructure such as water, sewer, etc.
- **Environmental Justice and Fair Housing:**
 - Environmental justice is a key concern among residents.
 - The community noted concerns about increasing warehouses and industrial uses in the City.
 - Housing for persons with disabilities and for persons looking for permanent housing should be a priority.
 - Fair housing outreach and education should be readily available to the community

During the Housing Element update, all comments were considered, and goals and policies were developed utilizing the feedback received during public outreach. A summary of how each topic was incorporated is as follows:



- **Affordability:** The primary goal of the Housing Element is to increase housing availability, specifically for lower income households. The City has created Housing Policy Actions 1B, 1C, 1E, 1J, 1L and 1N to increase zoning for higher density housing to be permitted, utilize ADUs as a viable opportunity for affordable housing, and adjust the City’s zoning and development code to reduce government mental constraints to the development of housing. The City has also identified programs 3A and 3B to reduce barriers to housing development.
- **Resources and Housing Stock:** The City has identified Housing Policy Actions 1K, 1L, 2A, and 2C to monitor ADU progress and allow unpermitted ADUs to obtain permits, monitor affordable units that are at risk of converting to market rate and implement a housing revitalization program easily and readily. The programs intended to preserve and maintain the City’s existing housing stock in combination with programs to increase housing. Additionally, the City developed a targeted and thoughtful rezone program which identifies parcels for increased density in resource rich areas throughout the City. The City has also identified Housing Policy Action 4I and 4L to provide and disperse resources and information throughout the community.
- **Environmental Justice and Fair Housing:** In 2021 the City completed an update to the Reasonable Accommodations procedures to facilitate and streamline procedures to support housing for persons with disabilities. Additionally, the City has identified Housing Policy Actions 1N to amend the zoning and development code to reduce barriers for transitional and supportive housing, low barrier navigation centers, and group homes. Additionally, the City has identified Housing Policy Actions 2E, 4K and 4L to increase community access to information, community engagement and increase stakeholder engagement to further fair housing education.

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.

Previously Identified 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 following³:

- **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.

³ City of Fontana, 2020-2024 Analysis of Impediments.



- **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 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 needs.

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 3-18** 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 of 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. It should be noted that these communities make up approximately 0.2 percent and 0.7 percent of the population in Fontana. In the past, lending discrimination against Hispanic and African American residents had been identified as an impediment. These groups tended to experience lower loan approval rates than other groups when purchasing or refinancing a home within Fontana. Hispanic and African American residents make up 69.3 percent and 8.6 percent of the population in the City respectively. According to Table 3-18, both Hispanic and African American residents experience lower rates of approval for loans compared to White residents. On average, there is a 2.9 percent approval difference between Hispanic and White residents over all categories. African American residents experience a much higher average difference of approval rates at about 8.3 percent when compared to White residents. Overall, lending discrimination is still an impediment to housing in Fontana, especially for African American residents in the City.

Table 3-18: Disposition of Loan Applications by Race/Ethnicity— Riverside San Bernardino Ontario MSA				
Applications by Race/Ethnicity	Approved (%)	Denied (%)	Other (%)	Total
LESS THAN 50% OF MSA/MD MEDIAN				
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
50-79% OF MSA/MD MEDIAN				
American Indian and Alaska Native	40.9%	36.4%	17.6%	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	51.6%	25.1%	28.2%	11,797
80-99% OF MSA/MD MEDIAN				
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
100-119% OF MSA/MD MEDIAN				
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

Table 3-18: Disposition of Loan Applications by Race/Ethnicity– Riverside San Bernardino Ontario MSA

Applications by Race/Ethnicity	Approved (%)	Denied (%)	Other (%)	Total
120% OR MORE OF MSA/MD MEDIAN				
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.cfb.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 3-19** 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 3-19: 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
Total	2	2	1	0	0	0	5

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 responds to discrimination inquiries and complaints in an expedient manner, relying on over 30 years of experience in the industry. Determining whether a client is inquiring regarding a fair housing discrimination problem or a non-discrimination landlord/tenant or other problem can be difficult. Often what may appear at first to be a simple landlord/tenant dispute turns out to be a situation where a landlord has violated one or more fair housing laws. While many of the cases IFHMB are presented with no longer involve a discriminatory policy, such as “No Hispanics need apply,” many cases involve a discriminatory application of a facially neutral policy, such as different eviction timelines for minorities. I

FHMB investigates allegations of discrimination based on a person’s status as a member of one of the State or Federal protected categories, which include: Race, Color, Religion, National Origin, Sex, Familial Status, Disability, Marital Status, Sexual Orientation, Ancestry, Age, Source of Income, and Arbitrary Characteristics. Race, Color, Religion, National Origin, Sex, Familial Status, and Disability are the categories protected by the federal Fair Housing Act. The State of California provides protection from discrimination based on all seven of the federal protected categories and has added Marital Status, Sexual Orientation, Ancestry, Age, Source of Income and Arbitrary Characteristics as additional protected classes under state law. Once a fair housing complaint is received, IFHMB educates the complainant of their rights and responsibilities under the state and federal fair housing laws. Further investigation may then be conducted depending on the nature of the complaint and the suitability of the complaint to investigation.

IFHMB uses government-regulated testing methodologies to enforce, support, and conduct fair housing investigations. A housing discrimination complaint can be investigated through testing, the gathering of witness statements, and through research surveys. Based on the details provided by the complainant, IFHMB will either investigate the complaint or advise the complainant of their other options, which include: conciliation, filing a complaint with the Department of Housing and Urban Development (HUD) or with California’s Department of Fair Employment and Housing (DFEH), hiring a private attorney, or possibly, a referral to such an attorney, or filing a complaint with the Department of Justice (DOJ).

IFHMB provides 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

Fair housing services are offered by IFHMB via phone, email, or in-person at the IFHMB office in Ontario. IFHMB provides language services to people whose primary language is not English as well as reasonable accommodation services to person with disabilities to ensure that fair housing assistance is accessible to all.

Between 2017 and 2018, IFHMB received 55 discrimination inquiries affecting 156 City residents. Disability-related discrimination was cited in 35 out of 55 cases representing 64 percent of all complaints. Race-related discrimination was the second most common basis for alleged discrimination in Fontana representing 16 percent of all complaints. Additionally, HUD maintains data of all housing discrimination complaints filed by jurisdiction. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. From August 1, 2014 through August 31, 2019, 198 formal fair housing complaints in San Bernardino County were filed with HUD. About 9 percent (18 cases) were filed by Fontana residents. The basis of many of these cases are focused on disability, representing the majority of alleged incidents of discrimination. The IFHMB took the primary responsibility of investigating and seeking resolutions to these complaints. No cases were disclosed by IFHMB that were filed in a court of competent jurisdiction by the IFHMB to enforce fair housing laws. IFHMB was successful in conciliating or otherwise addressing the fair housing cases that were investigated on behalf of Fontana residents.

The Office of Fair Housing and Employment (OFHE) is the federal agency responsible for investigating housing discrimination complaints filed with HUD. HUD annually compiles data on housing discrimination complaints from OFHE and Federal Housing Assistance Programs (FHAP) which are state and local government agencies that enforce fair housing laws. The annual report identifies the types of complaints, any fair housing impediments, OFHE's progress in addressing the complaints, and HUD's efforts to promote equal housing choice. The most recent OFHE report, FHEO Annual Report FY 2017 found a similar percentage of complaints were made based on disability across the nation as was reported in the City of Fontana. 59.4 percent of all discrimination complaints made to HUD during the last fiscal year were based on the protected category of disability.

To ensure the continued addressing prevention and mitigating factors to contribute to furthering fair housing, Policy Action 4K in the Housing Element policy program details specific actions the city will be taking to address fair housing complaints, in particular to persons with disability.

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.⁴ Alternatively, when white residents leave neighborhoods that become more diverse, those neighborhoods can become segregated.² 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 makes 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. Comparatively, in 2010 the total White population in Fontana was 57.5 percent, however just 15.9 percent identified as White, Non-Hispanic. According to the City's Analysis of Impediments, a HUD letter of findings dated April 6, 2007 asserts that North Fontana is populated predominately by non-Hispanic Whites, causing "de facto segregation" in the area. A 2007 analysis of the racial/ethnic attributes of the residents of North Fontana was conducted and it has been determined that as a result of changes to market conditions since HUD's evaluation, the area of Fontana north of the 210 Freeway is no longer a majority White area.⁵

Figure 3-5 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.

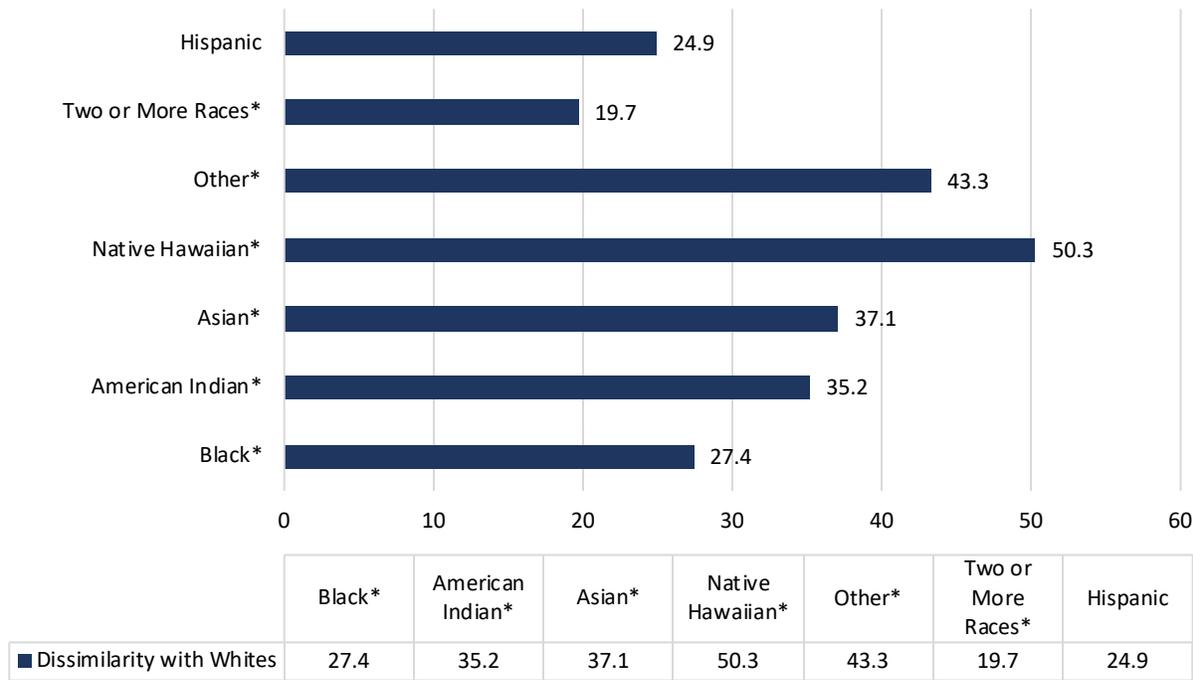
The race and ethnic groups with the highest scores in 2020 were Native Hawaiian (50.3) and Other (43.3). These scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominately White census tract in order to achieve a more integrated 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. While the dissimilarity index is high for this group, communities with a population of less than 1,000 people often seen a high index even if the group's members are evenly distributed throughout the area.

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.

Figure 3-5: Dissimilarity Index with White Population, Fontana

⁴ Allen, James P. and Turner, Eugene. "Changing Faces, Changing Places: Mapping Southern California". California State University, Northridge, (2002).

⁵ City of Fontana, Analysis of Impediments to Fair Housing Choice, 2020-2024.



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 R/ECAP 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.⁶ 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 identify and establish themselves in

⁶ 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>

new places. Overall, it is important to study and identify these areas in order to understand patterns of segregation and poverty in a City.

The City of Fontana was incorporated in June of 1952. The City was about 17,000 acres in what is now central and south Fontana. Since incorporation, the City has annexed various communities, specific plans and regions into what is now about 53 square miles (including its sphere of influence areas). The majority of the undeveloped land in the City is in the northern portion. This is also where the most recent housing development has occurred over the last five to ten years. The increased new development in the northern region of the City, combined with the age of the development in the central and southern region may contribute to existing disparities in access to opportunity in the R/ECAP area. **Figure 3-6** below displays the R/ECAP analysis of the Fontana area. The figure shows census tract 28.04 is designated as a racially or ethnically concentrated area of poverty in Fontana. Approximately 39 percent of residents in this tract have incomes that classify them as at or below poverty level. The median household income in this tract is \$36,925, which is well below Fontana’s overall median income of \$79,789. Additionally, 85.5 percent of the tract’s residents identify as Hispanic. **Table 3-20** below provides the household demographics and housing problems of the census tract.

Table 3-20: R/ECAP Analysis of Census Tract 28.04				
Household Characteristics	2010		2019	
	Owner	Renter	Owner	Renter
Household Demographics				
Total Households	1,247		1,491	
By Tenure	11.7%	88.3%	13.1%	86.9%
Median Household Income	\$50,577	\$28,385	\$53,816	\$34,879
Families Below Poverty Level	0.9%	30.5%	2.5%	27.0%
Female Householder, No Spouse Present	0%	16.7%	0%	15.1%
Average Household Size	4.38	4.02	5.71	3.57
Housing Problems				
Lacking Complete Plumbing Facilities	0%	0%	0%	0%
Lacking Complete Kitchen Facilities	0%	0%	0%	0.5%
Households Paying 30% or More of Household Income	6.9%	66.7%	4.9%	45.6%
1.51 to 2 Occupants per Room	0%	12.7%	0.8%	7.3%
2.01 or More Occupants per Room	0%	0%	0%	0.6%
<i>Source: Amercian Community Survey, 5-Year Estimates, 2010 and 2019.</i>				

Census tract 28.04 has a mixture of zoning that includes Medium-Density Residential (R-2), Multiple-family High Density Residential (R-5), Light Industrial (M-1), Public Facility (P-PF), and Form Based Code (FBC). As there are a variety of zones within Census tract 28.04, there are also a variety of uses. Notably, Oleander Elementary School located at 8650 Oleander Avenue, is approximately 400 feet to the west of the Fontana Household Hazardous Waste Facility. While the Fontana Household Hazardous Waste Facility is not listed



as a Hazardous Waste Generator, the census tract is within the 75th percentile of toxic release exposure compared to all other tracts in the State.⁷ Additionally, the tract is characterized as one of three High Segregation & Poverty areas within the City. The other two census tracts classified as such are 30.00 and 31.02, which are adjacent to census tract 28.04.⁸

Other land uses in the census tract include residential homes. The majority of homes in the City are typically single-family, detached houses. Census tract 28.04 has a mixture of housing densities ranging from low density, single-family homes to high density apartments and mixed-use development in the area.

It can be observed that Census Tract 28.04 has very limited local services and amenities and is somewhat isolated from newer retail and job opportunities. Tract 28.04 has historically larger sized estate sized lots and many of these larger lots are not fully maintained. There is a number of deferred maintenance issues in the area that influence neighborhood quality and property values. The location provides for limited access to retail and services and a general lack of publicly accessible open space. The area does not possess new considerations for multimodal opportunities, such as dedicated bike facilities and enhance pedestrian safety infrastructure. The R/ECAP area has limited access and permeability from the north due to the location of an active railroad right of way. This limits transportation options, accessibility and creates additional safety considerations. There is very limited open space for public uses, with the exception of a few site specific amenities at the Ceres Way Apartments and other apartment complexes where these amenities are restricted for use by tenants only. There is limited access to community amenities and services in close proximity to the R/ECAP area.

Much of the lands in this area have been slow to transitioned to newer uses and are somewhat isolated and not connected to new development, amenities and job opportunities. This can be attributed to the lack of infrastructure, amenities and services (sidewalks, curbs, retail, etc.). The Tract is generally isolated from economic potential, compared to newer development throughout the City due to its geography. Once redevelopment occurs in the area, these conditions will be addressed more effectively. Unique to this area is the predominance of rental tenancy (87%) in an area with a higher majority of low density, single family parcels.

Much of the new development in comparable areas consists of new subdivisions, through Specific Plans and other updated land use policy, of large lot, that transitioned single family development at very low densities. This historical development pattern was commonplace in Fontana prior to its incorporation. When areas began to redevelop, much of the land use planning included considerations for the integration of infrastructure, amenities, open space, commercial uses, mobility, etc.. The R/ECAP area in Tract 28.04

⁷ CalEnviroScreen 4.0. Toxic Releases from Facilities. Available at https://experience.arcgis.com/experience/ed5953d89038431dbf4f22ab9abfe40d/page/Indicators/?data_id=widget_317_output_0%3A0%2CdataSource_30-17c38256c16-layer-1%3A3797%2CdataSource_32-17c3cf1189e-layer-1%3A3797%2CdataSource_41-17c4bf84f3f-layer-2%3A3797&views=Toxic-Releases-from-Facilities. Accessed on April 14, 2022.

⁸ California Tax Credit Allocation Committee (TCAC) and CA Department of Housing Community Development (HCD). 2021. Opportunity Areas. Available at <https://www.arcgis.com/home/item.html?id=dbcff5ab11084198a00cc1436dde1418>.

is essentially the remaining lands of this historical development pattern. Because the large lot, low density historical parcelization pattern, large portion of vacant land are not available to transition in a significant way. The transition of land use in this area occurs on a parcel by parcel basis, and therefore experiences a somewhat slower pace of change to other areas of the City where conditions are more favorable for transition.

For comparison, **Table 3-21** provides the same analysis of household demographics and housing problems for a high resource and high income census tract. Census tract 23.04 has a much larger, high-income population than census tract 28.04, and it is mostly made up of owner-occupied households. Census tract 23.04 reports lower percentages of families below the poverty level. While overcrowding and incomplete kitchen and plumbing facilities are less in this census tract, owner-occupied households report much greater rates of overpayment. Renter-occupied households in Census tract 23.04 are much less likely to overpay for housing compared to renter-occupied households in Census tract 28.04.

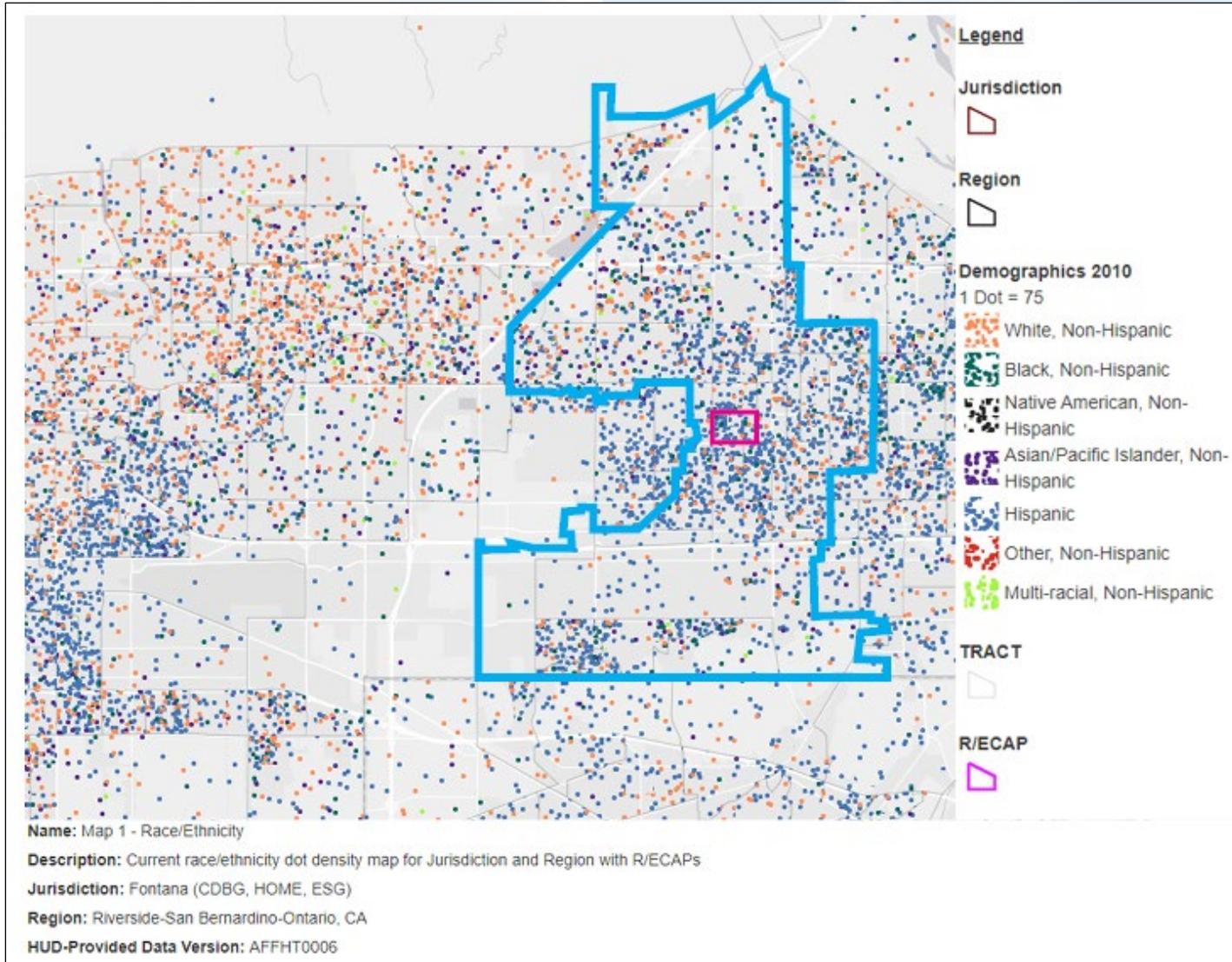
Table 3-21: R/ECAP Analysis of Census Tract 23.04				
Household Characteristics	2010		2019	
	Owner	Renter	Owner	Renter
Household Demographics				
Total Households	4,390		5,471	
By Tenure	89.0%	11.0%	82.8%	17.2%
Median Household Income	\$106,182	\$74,107	\$108,696	\$89,434
Families Below Poverty Level	3.2%	1.4%	1.6%	2.0%
Female Householder, No Spouse Present	0.5%	0.8%	0.5%	0.0%
Average Household Size	4.18	4.24	3.99	3.93
Housing Problems				
Lacking Complete Plumbing Facilities	0%	0%	0%	0%
Lacking Complete Kitchen Facilities	0%	0%	0%	0%
Households Paying 30% or More of Household Income	47.9%	5.8%	32.4%	5.8%
1.51 to 2 Occupants per Room	0%	0.3%	0%	0%
2.01 or More Occupants per Room	0.3%	0%	0%	0%
<i>Source: Amercian Community Survey, 5-Year Estimates, 2010 and 2019.</i>				

While the City has not specifically targeted Tract 28.04 R/ECAP in the prior 5th Cycle Housing Element or historically with specific policies, the City issued 893 housing choice vouchers throughout the community to assist lower income renters. Through Policy Action 4K. The City will provide for accommodation of up to 151 affordable housing units in R/ECAP areas in approximately 8 separate locations to reduce overconcentration. To assist these R/ECAP areas, the City will provide for at least 2 workshops in identified R/ECAP areas to ensure local issues are addressed. The City will also work with developers on an annual and project by project basis to support affordable housing options. The City has also identified low-/very low-income and market rate housing sites to provide opportunity for additional housing for a variety of



income levels, as part of the Sites Analysis, which are located within the R/ECAP area at the center of Fontana identified in **Figure 3-6**. Affordable housing in this area may decrease housing cost burdens and create opportunities near commercial amenities and employment centers.

Figure 3-6: Low Poverty Index with Race/Ethnicity and R/ECAPs, Fontana



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

Racially Concentrated Areas of Affluence (RCAA)

Racially or Ethnically Concentrated Areas of Affluence have long been analyzed and reviewed as a contributing factor to segregation. However, patterns of segregation in the United States show that of all racial groups, the White population is the most severely insulated (separated from other racial groups).⁹ Research also identifies segregation of affluence to be greater than the segregation of poverty. Racial and economic segregation can have significant effects on respective communities, including but not limited to, socioeconomic disparities, educational experiences and benefits, exposure to environmental conditions and crime, and access to public goods and services.

Data used in the analysis of Racially Concentrated Areas of Affluence (RCAA) is from the 2012-2016 American Community Survey and measured at the census tract level. The definition for an RCAA is a census tract in which 80 percent or more of the population is White and has a median income of at least \$125,000. The nationwide RCAA analysis identifies the following:

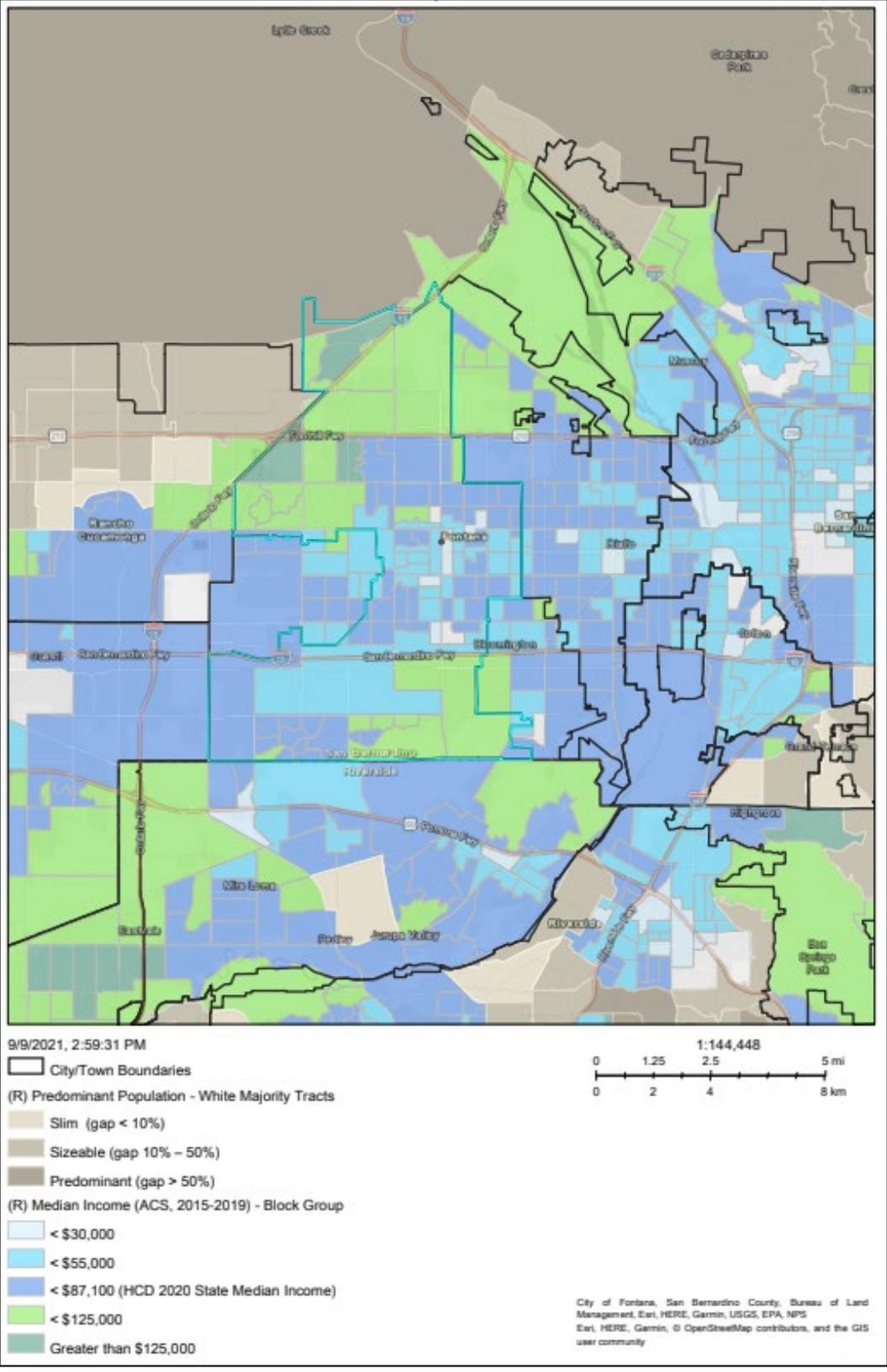
- RCAA tracts have more than twice the median household income of the average tract in their metro area.
- Poverty rates in RCAAs are significantly lower and are, on average about 20 percent of a typical tract.
- RCAA tracts are more income homogenous than R/ECAPs.
- The average RCAA is about 57 percent affluent, whereas the average R/ECAP had a poverty rate of 48 percent.
- The typical RCAA tract has a rate of affluence 3.2 times that of a typical tract, whereas R/ECAPs on average had a poverty rate 3.2 times that of a typical tract.

Overall, RCCAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices. Postwar patterns of suburbanization in many metropolitan areas were characterized by White communities erecting barriers to affordable housing and engaging in racially exclusionary practices.¹⁰ **Figure 3-7** shows only the northern most census tract (92.02) in Fontana reports a White population over 50 percent. However, this area only has one residential neighborhood with the rest being vacant hillside land. Therefore, while it is identified as being a mostly White population, it is not a large population and representative of the rest of the City. Additionally, the median income of this census tract is \$77,639, which is well below \$125,000 median income. There are three census tracts reporting a median income of over \$125,000 annually, however as demonstrated, none overlap with a predominant White population, and therefore, are not considered concentrated areas of affluence.

9 Racially Concentrated Areas of Affluence: A Preliminary Investigation. University of Minnesota. Edwards Goets, Damiano, Williams. 2019.

10 Ibid.

Figure 3-7: Affluent Census Tracts by Predominate White Population and Median Income



Source: California Department of Housing and Community Development – AFFH Data Viewer

Disparities in Access to Opportunity

Regional Opportunity Index (ROI)

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 3-8** and **3-9** 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



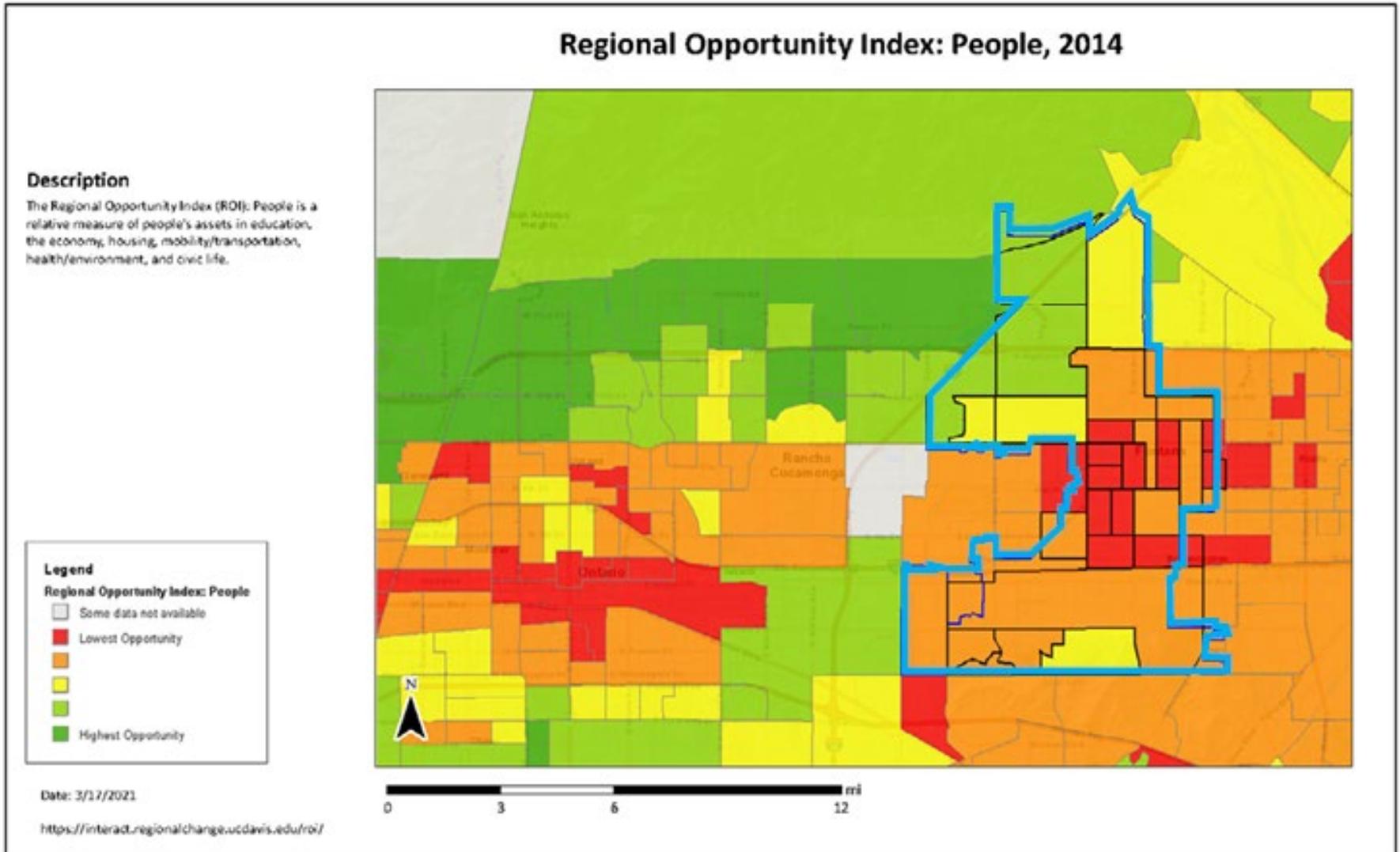
majority of the census tracts within the City are areas of low and medium opportunity, there are a few census tracts characterized by high opportunity. **Figure 3-8** displays the data for opportunity indices for persons, or by population in census tracts in the City of Fontana. The figure identifies 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 3-9** 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.

Between both figures, it is clear that opportunity is generally lowest in the areas of the City that are between West Foothill Boulevard and the San Bernardino Freeway. These areas are characterized by residential/industrial uses,¹¹ lower median incomes than areas to the north and south (see Figure 3-6), and higher Hispanic predominance in their populations¹². 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.

¹¹ City of Fontana, 2021, Zoning Map, <https://www.fontana.org/DocumentCenter/View/30623/Zoning-District-Map-3-2-21?bidId=>

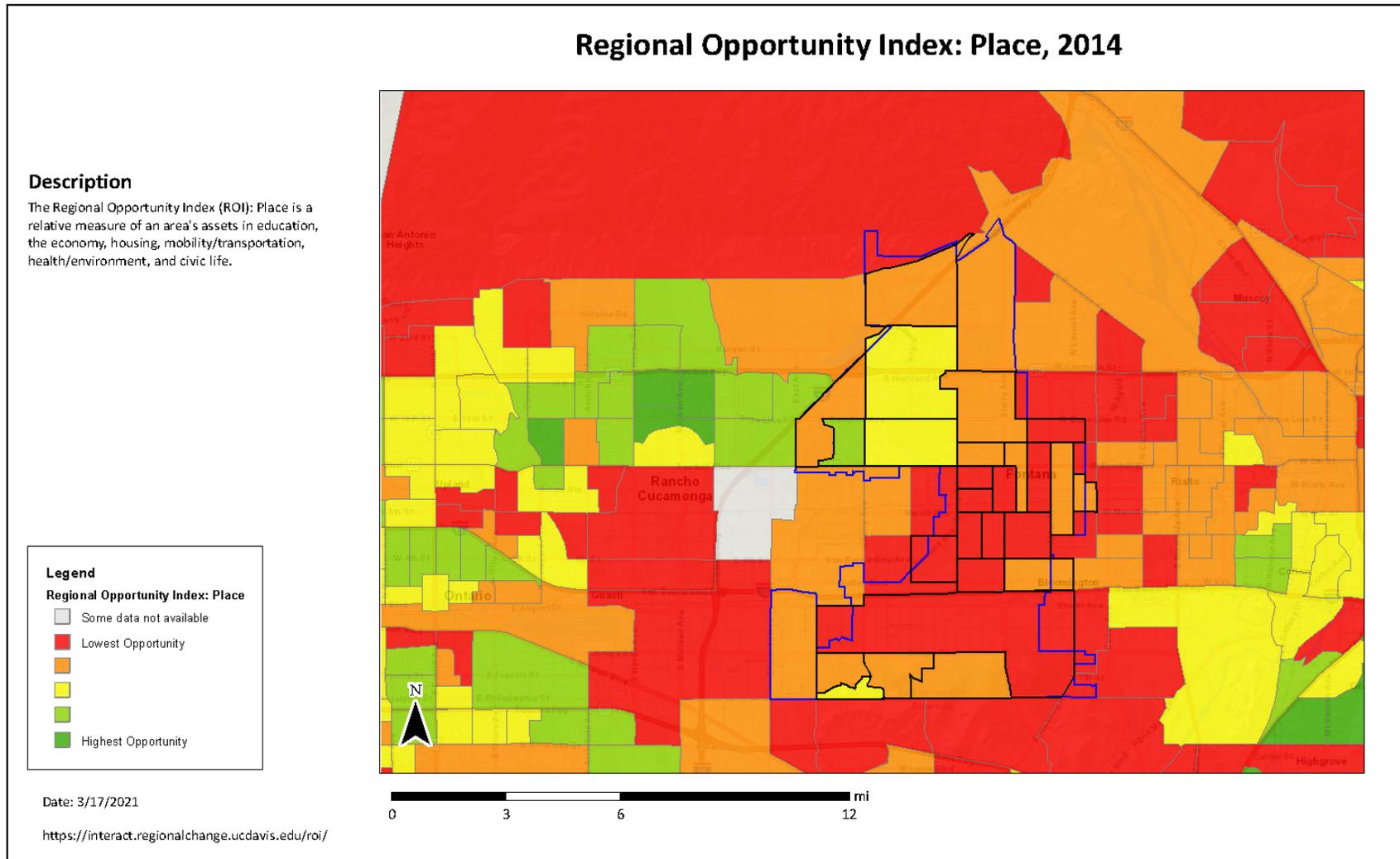
¹² HCD Data Viewer, Predominant Population- Hispanic Majority Tracts

Figure 3-8: Regional Opportunity Index: People, 2014



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

Figure 3-9: Regional Opportunity Index: Place, 2014



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

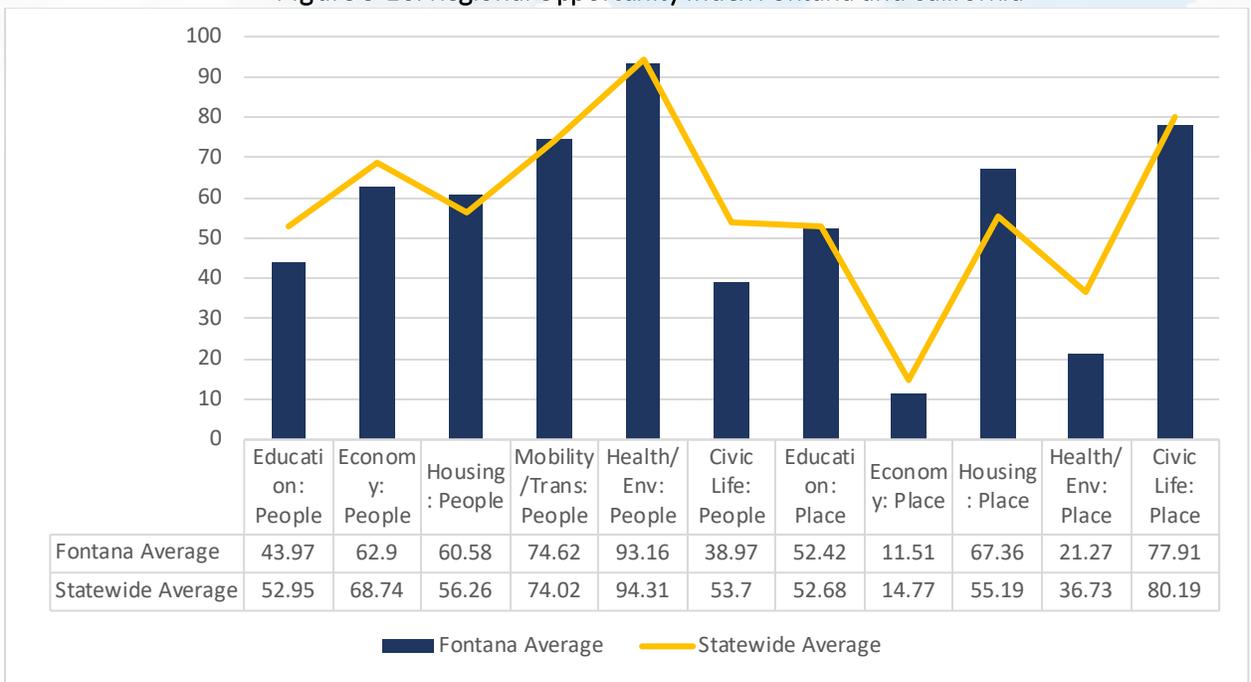


Additionally, **Table 3-22** and **Figure 3-10** below display the data for Regional Opportunity Index in Fontana overall compared to the State of California. The data shows the following key findings:

- The City has lower rates of college educated adults, UC/CSU Eligibility, and English proficiency than the State. However, the City has greater teacher experience and high school graduation rates than the State.
- While Fontana residents have lower employment rates and median income than the State as whole, job growth is greater in the City and job quality is the same. Fontana residents have a lower rate of bank accessibility.
- Residents in Fontana have greater rates of home ownership and less housing cost burden than the State. The City of Fontana, however, provides lower rates of housing adequacy and affordability.
- The City overall has better mobility ratings than the State. More Fontana residents have access to vehicles, commute less to work, and have greater access to internet.
- Access to health care and supermarkets is lower in Fontana, but prenatal care and air quality are better than for the State.
- Voting rates in Fontana are about half that of the State, but there are less English speakers and US Citizens in the City than the State.
- The City of Fontana scores about 10 points below the State in the Civic Life (people) category indicating that neighborhood stability is low and residents are more likely to change living quarters more often than average.
- In summary, Fontana is a low opportunity area with lower rates of resident achievement, but its economy and employment opportunities are growing, and residents are active in the local housing market. Poor overall health and environmental conditions/access to supermarkets and health care are problems for Fontana residents. The City should focus on increasing access to affordable housing options near amenities and educational institutions, as well as aim to improve access to healthy foods and services.



Figure 3-10: Regional Opportunity Index Fontana and California



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

ROI Indicator		Fontana	California
Education	People		
	College Educated Adults	22%	38%
	Math Proficiency	66%	70%
	English Proficiency	61%	65%
	Elementary Truancy	27%	24%
	Place		
	High School Graduation Rate	85%	83%
	UC/CSU Eligibility	29%	41%
	Teacher Experience	43%	36%
	High School Discipline Rate	7%	6%
Economic	People		
	Employment Rate	86%	89%
	Minimum Basic Income	59%	64%
	Place		
	Job Availability	520.19	701.75
	Job Quality	40%	40%
	Job Growth	5%	3%
Bank Accessibility	0.11%	0.24%	
Housing	People		
	Home Ownership	65%	55%
	Housing Cost Burden	49%	52%
	Place		
	Housing Adequacy	87%	91%
Housing Affordability	49%	52%	
N	People		



Table 3-22: Opportunity Indicators, Fontana and California			
ROI Indicator		Fontana	California
	Vehicle Availability	91%	86%
	Commute Time	55%	60%
	Internet Access	4.62	4
Health/Environmental	Place		
	Infant Health	95%	95%
	Birth to Teens	10%	7%
	Years of Life Lost	28.04	29.84
	Place		
	Air Quality	13.42	10.01
	Prenatal Care	85%	83%
	Access to Supermarket	40%	53%
	Health Care Availability	0.38	1.76
	Civic Life	People	
Voting Rates		17%	31%
English Speakers		84%	88%
Place			
US Citizenship		78%	83%
	Neighborhood Stability	86%	85%

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



As Fontana is considered a low opportunity region, the City is committed to implementing policies and programs to encourage new opportunities and access to existing and future residents. **Section 4: Housing Plan** identifies the strategies the City will explore in order to provide opportunity and housing for persons within the Fontana/San Bernardino region.

California Tax Credit Allocation Committee (TCAC) Opportunity Area Maps

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.

The availability of opportunities generally increases from the central portions of the City outward. When comparing the City’s zoning map¹³ to the availability of opportunities, there is a pattern of higher opportunity associated with areas that are zoned as residential and lower opportunity in areas associated with land zoned as industrial or commercial. The majority of residential land uses that exist in the northern portions of Fontana have the highest opportunity scores in the City ranging from moderate to highest resource. However, residential areas near industrial uses experience the lowest access to opportunities in the City. For example, census tract 28.04 is the City’s only R/ECAP. This tract is located in the center of the City and is characterized by a mixture of residential, commercial and industrial zoning. Heavy industrial uses exist directly to the south and west of the tract. Additionally, the only three tracts characterized as “High Segregation & Poverty” in **Figure 3-11**, all exist in the central portion of the City and are near industrial uses on at least one side of each tract. All three census tracts characterized as “High Segregation & Poverty” score above the 80th percentile in pollutant exposure.¹⁴ Overall, most of Fontana and the surrounding regions are classified as low and moderate resource with the exception to the northern area of the City that has the highest resources.

Opportunity Indicators – Education

¹³ City of Fontana, 2021, Zoning Map, Available at <https://www.fontana.org/DocumentCenter/View/30623/Zoning-District-Map-3-2-21?bidId=>

¹⁴ CalEnviroScreen 4.0, 2021, Census Tract, Available at <https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

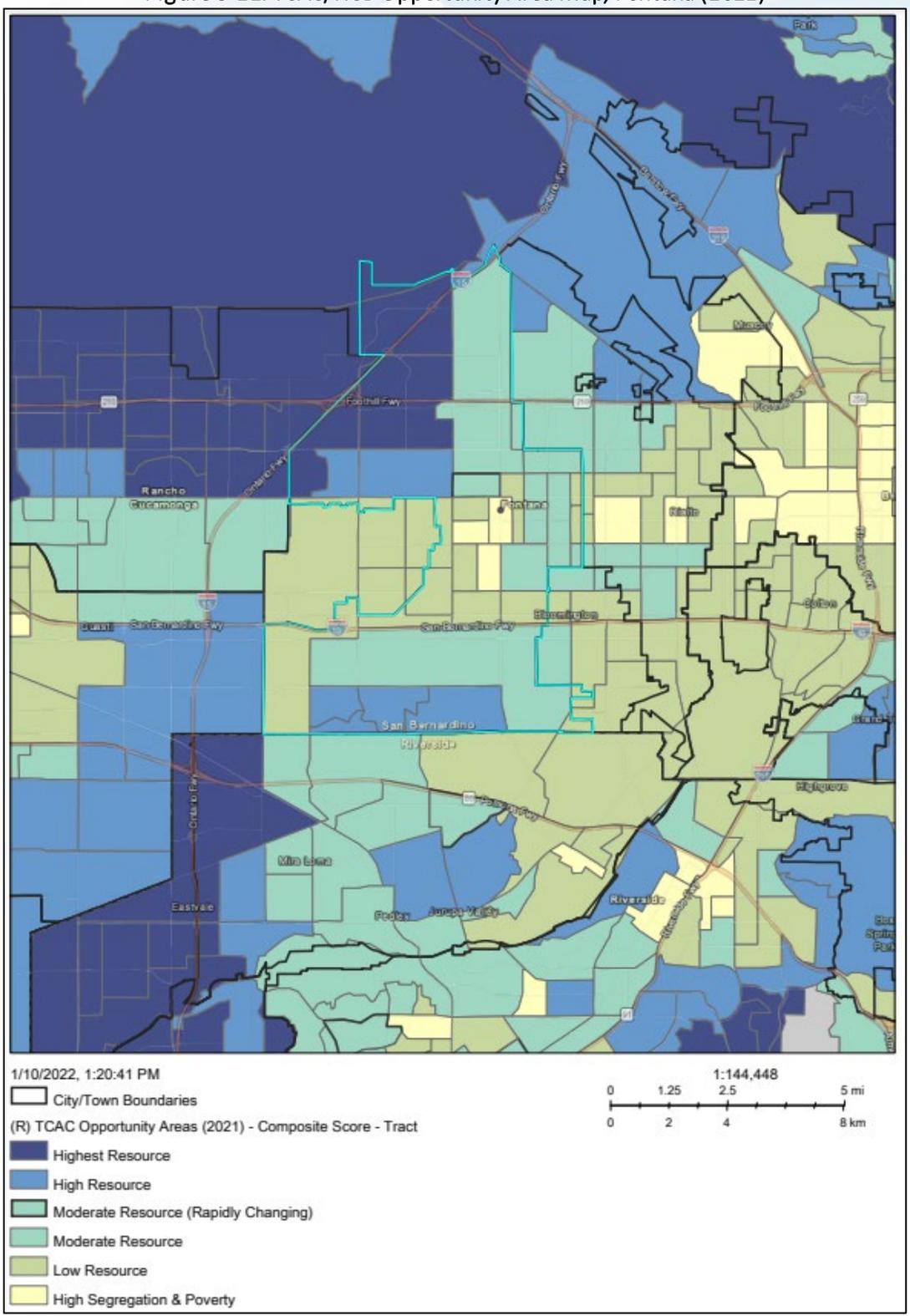


The TCAC/HCD Opportunity Area Maps include education data, as illustrated in **Figure 3-12**. This data represents opportunity levels based on the following four factors:

- Math proficiency – Percentage of 4th graders who meet or exceed math proficiency standards.
- Reading proficiency – Percentage of 4th graders who meet or exceed literacy standards.
- High school graduation rates – Percentage of high school cohort that graduated on time.
- Student poverty rate – Percentage of students not receiving free or reduced-price lunch.

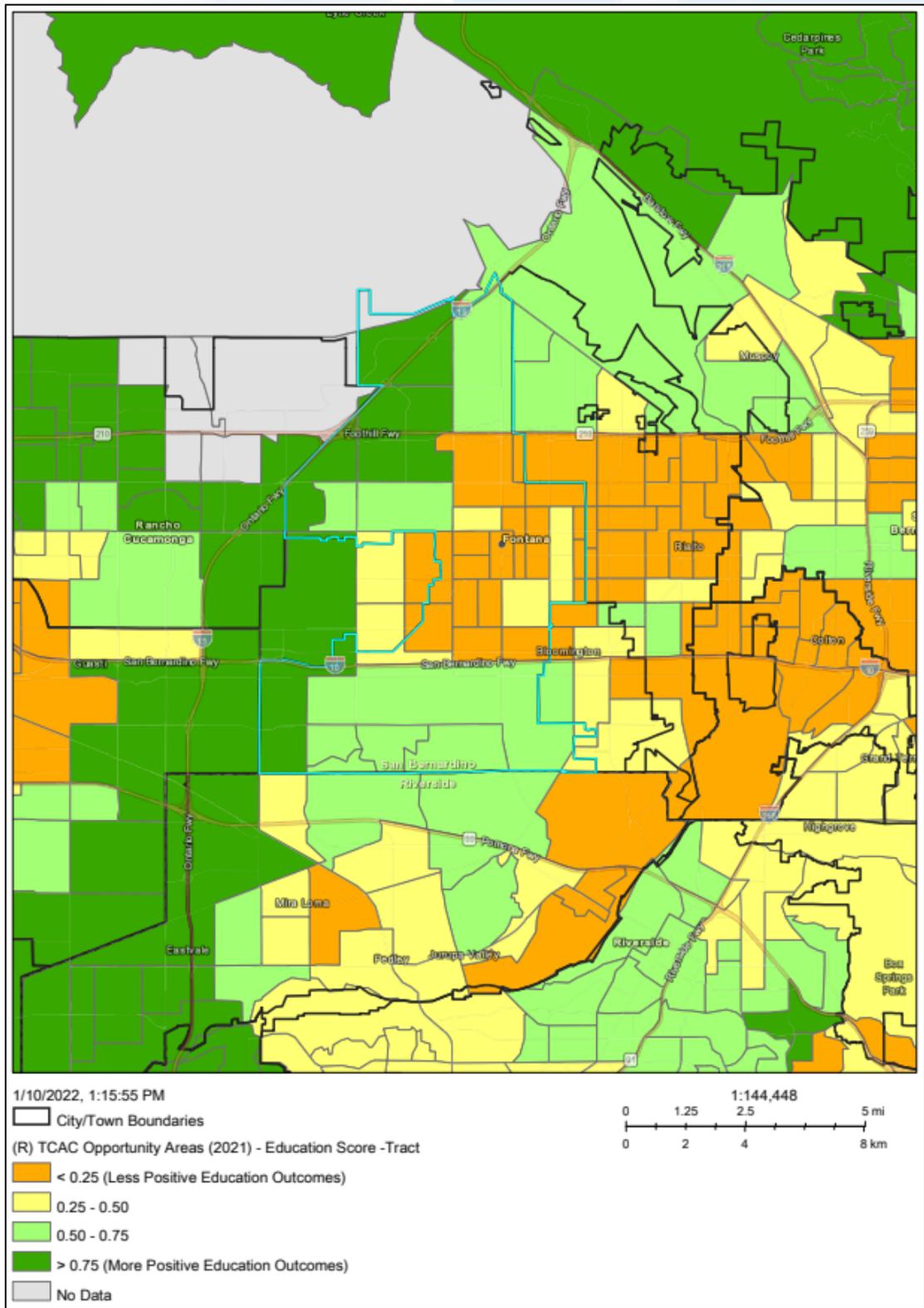
As **Figure 3-12** shows, the City has a variety of education outcome scores. The region in the center of the City reports the lowest education outcome scores with pockets of low to moderate scores. Higher scores are found in the northern and southern regions of the City. Higher education outcome scores overlap with the high opportunity areas shown in **Figure 3-11**.

Figure 3-11: TCAC/HCD Opportunity Area Map, Fontana (2021)



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-12: TCAC/HCD Opportunity Area Map – Education Score



Source: California Department of Housing and Community Development – AFFH Data Viewer



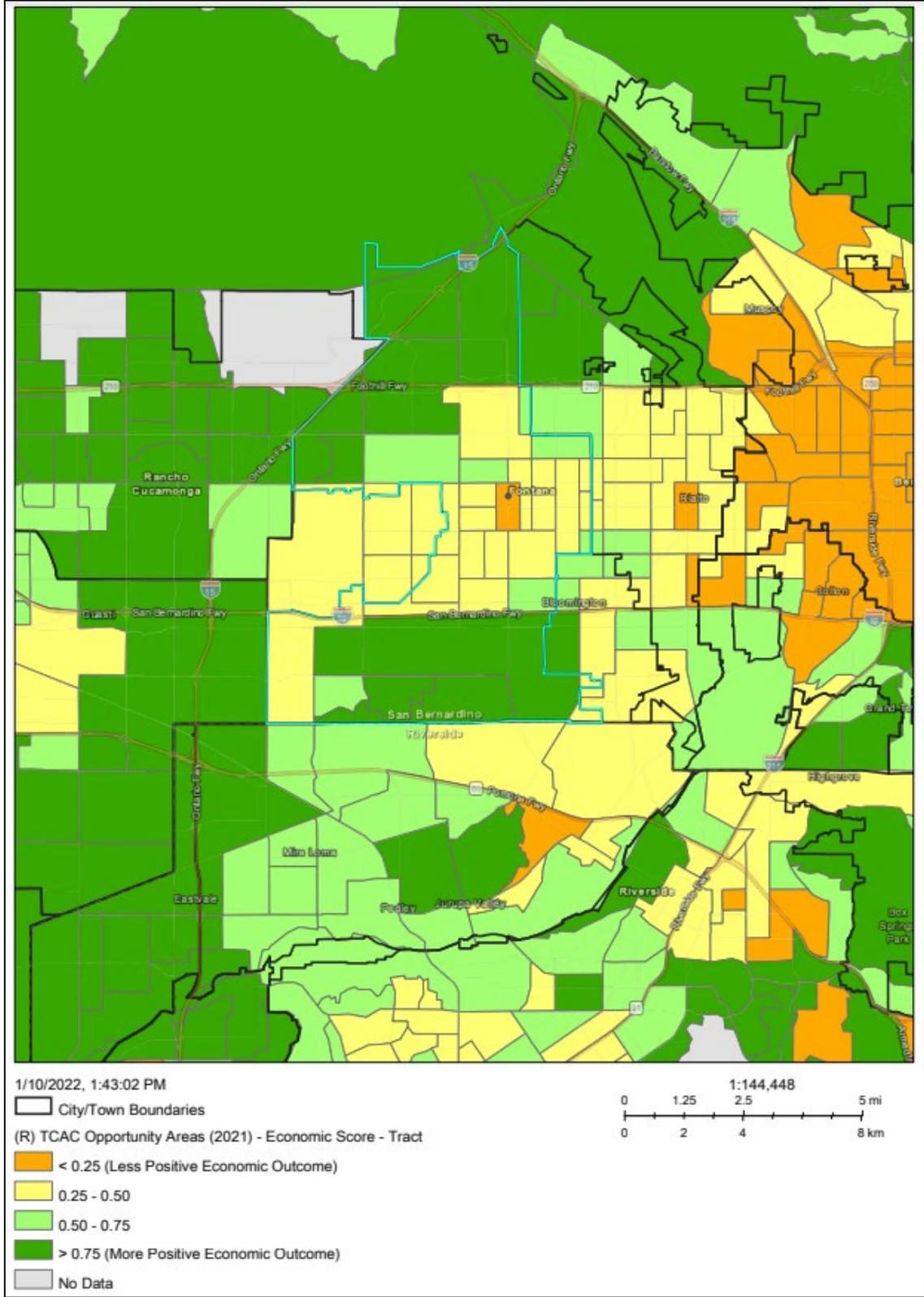
Opportunity Indicators – Economic

The TCAC/HCD Opportunity Area Maps include economic data, as illustrated in **Figure 3-13**. This data represents opportunity levels based on the following five factors:

- Poverty – Percent of population with income above 200% of federal poverty line.
- Adult Education – Percent of adults with a bachelor's degree or above.
- Employment – Percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces.
- Job Proximity – Number of jobs filled by workers with less than a BA that fall within a given radius (determined by the typical commute distance of low-wage workers in each region) of each census tract population-weighted centroid.
- Median Home Value - Value of owner-occupied units.

As **Figure 3-13** shows, the City is mostly made up of census tracts with moderate to high economic scores. The areas with the highest economic scores are located in the northern and southern regions of the City, and similar to **Figure 3-12**, the lower economic scores are located at the center of the City. Only one census tract is reported having the lowest economic opportunity score. As the figure shows, the City is located between an overall high scoring City to the west and a low scoring City to the east. Opportunities may exist in neighboring communities for residents of Fontana, as may opportunities within the City and neighboring communities with lower scores.

Figure 3-13: TCAC/HCD Opportunity Area Map – Economic Score



Source: California Department of Housing and Community Development – AFFH Data Viewer



Opportunity Indicators

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 3-23** 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 3-23 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 3-23: 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
Total Population							
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
Population below federal poverty line							
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; LAJ; LEHD; NATA</i>							

Access to Transit

Access to transportation, specifically public transit provides households with affordable and environmentally friendly commuting options. It can also increase accessibility to essential retail such as grocers and markets as well as recreational activities and safe transit options for young adults and children.

AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided, Fontana scored a 5.5 AllTransit performance score, illustrating moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. Additionally, AllTransit identified the following transit related statistics for Fontana:

- 76.3 percent of all jobs in Fontana are located within half a mile of transit
- There are 34,171 customer households within a 30-minute transit commute of local businesses



- 0.92 percent of workers in Fontana walk to work
- 0.10 percent of workers in Fontana bike to work
- 0 percent of low-income households live near transit

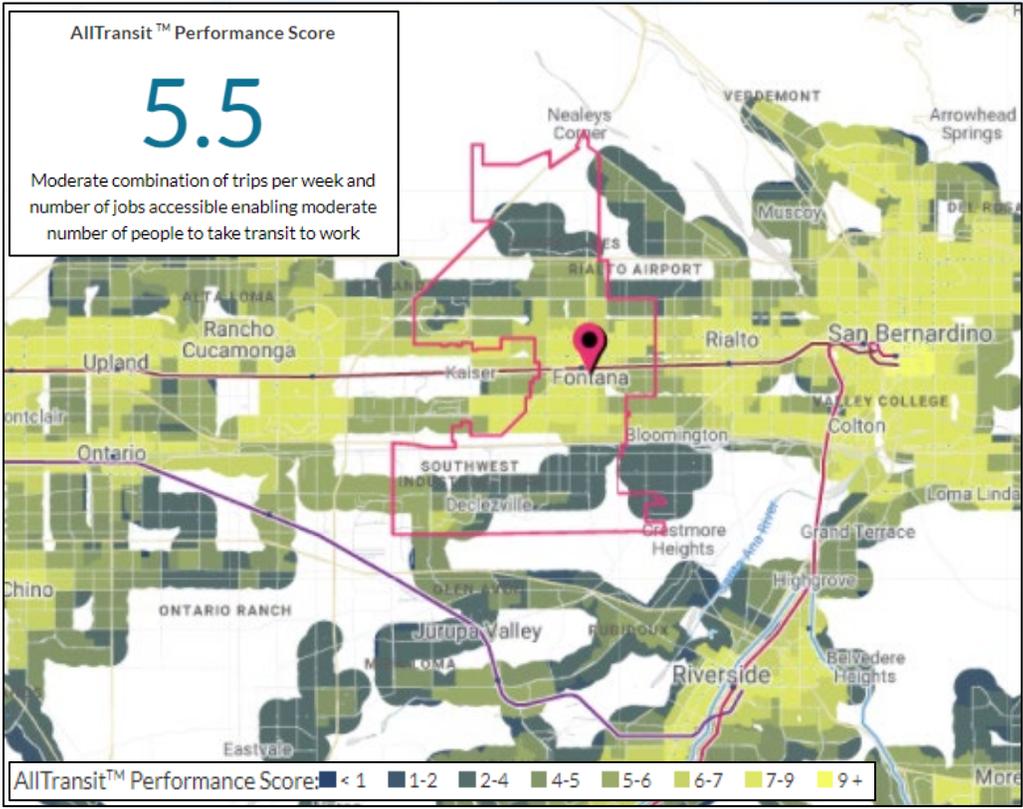
On average, households in Fontana have the following:

- 1,592 transit trips per week within half a mile
- 4 transit routes within half a mile
- 46,136 jobs accessible in 30-minute transit trips
- 1.99 percent of all commuters use transit

By comparison, the City of Rialto scored a 6.0, the City of Rancho Cucamonga scored a 5.1, the City of Ontario scored a 5.0, and the City of San Bernardino scored a 6.7. Access to transportation can increase both economic and environmental/health opportunities. As the map below shows, these areas score well with connectivity compared to most of the other areas of the City. Additionally, **Figure 3-15** shows the proximity to jobs around the City. Towards the City's center is an area with a low proximity score (identified in red); however, this area is shown in **Figure 3-14** as having a high scoring transit performance score. The high transit score is important to provide transportation services to residents in the low jobs proximity area so as to access additional employment opportunities.

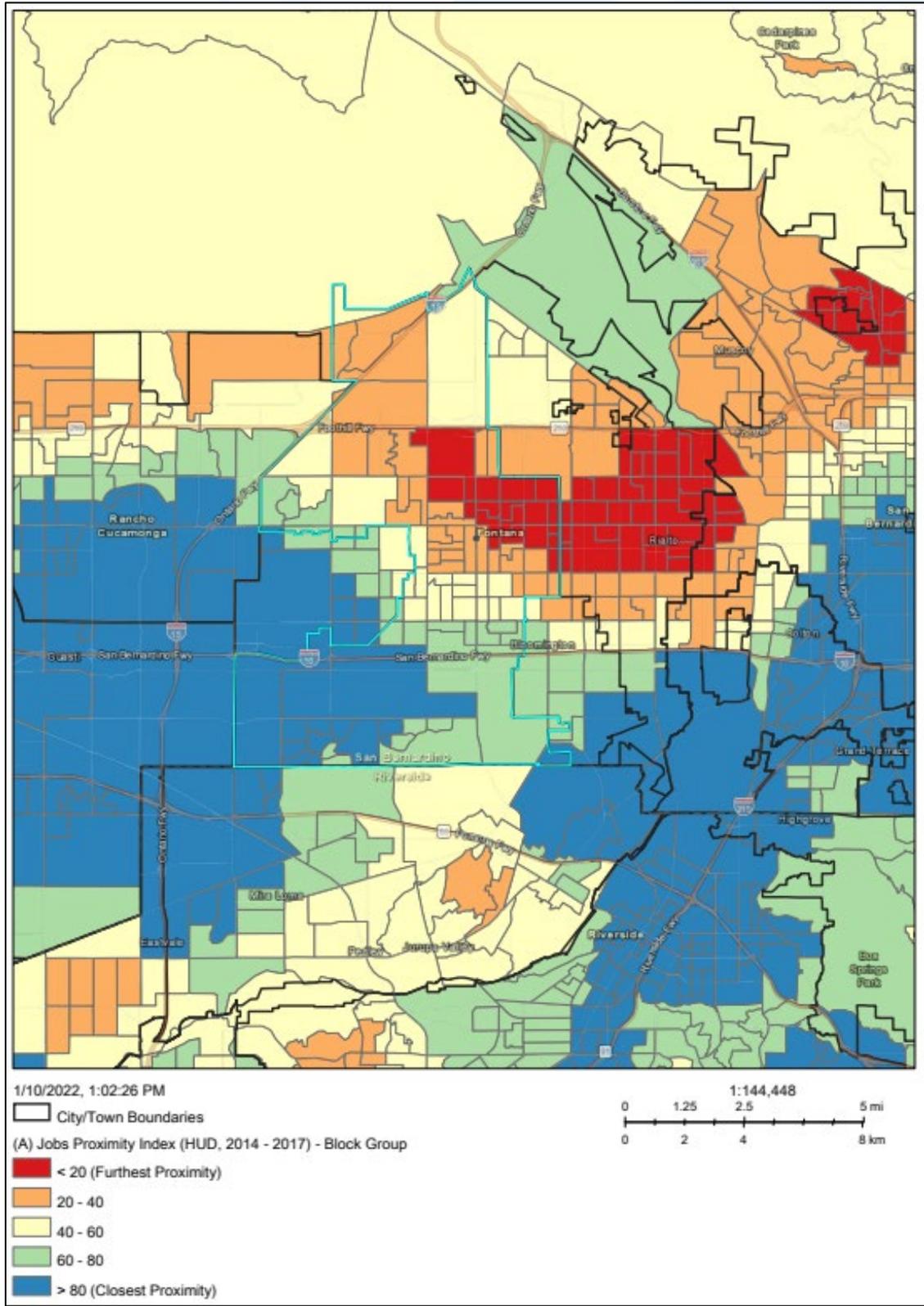
The City has identified parcels as part of the Sites Analysis which fall in high AllTransit performance scoring areas.

Figure 3-14: City of Fontana AllTransit Map



Source: 2019 AllTransit Data (Center for Neighborhood Technology)

Figure 3-15: Proximity to Jobs - Fontana



Source: California Department of Housing and Community Development – AFFH Data Viewer

Environmental Justice



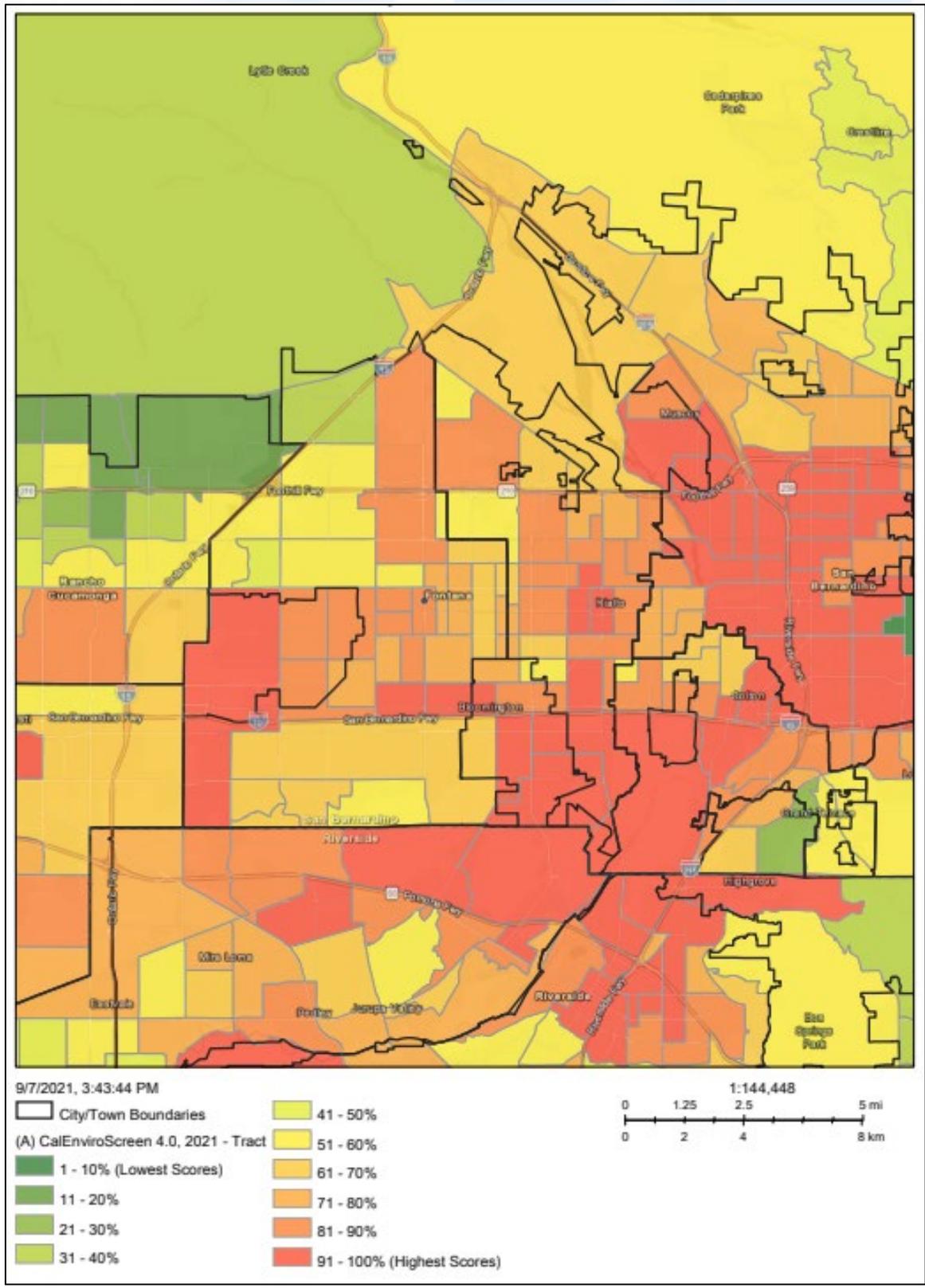
The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of potential pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants.

The CalEnviroScreen 4.0 Model is made up of a suite of 20 statewide indicators of potential pollution burden and population characteristics associated with increased vulnerability to potential pollution's health effects. The model uses the following analysis and calculation to identify areas of health risk:

- Uses a weighted scoring system to derive average potential pollution burden and population characteristics scores for each census tract.
- Calculates a final CalEnviroScreen score for a given census tract relative to the other tracts in the state by multiplying the potential pollution burden and population characteristics components together.
- The score measures the relative potential pollution burdens and vulnerabilities in one census tract compared to others; the score is not a measure of health risk.

Figure 3-16 below displays mapped results for the CalEnviroScreen in and around Fontana. The map shows that the majority of the City has moderate to high levels of potential pollution burdens; therefore, showing moderate to high exposure to harmful pollutants, specifically for residents in low-income census tracts between West Foothill Boulevard and the San Bernardino Highway. Poor environmental quality often disproportionately affects low-income residents or areas with higher percentages of low-income households. **Appendix B** identifies the sites to accommodate the RHNA allocation. The sites are located within areas identified with potential pollution burdens; however, providing housing options near essential resources and economic opportunity/jobs can decrease overall vehicle miles travelled (VMT) and can possibly lessen potential pollution burdens. Additionally, the City may work with developers to implement and increase the use of environmentally friendly materials and strategies.

Figure 3-16: CalEnviroScreen 4.0 Scores



Source: 2021 Draft CalEnviroScreen 4.0 Data (California Office of Environmental Health Hazard Assessment)



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 3-24** through **3-31** 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**.

Race and Ethnicity

Table 3-24 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 State and the County have a population under 55 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.

Table 3-24: Population by Race			
Race/Ethnicity	City of Fontana	County of San Bernardino	California
White (Non-Hispanic)	39.0%	61.1%	60.1%
Black or African American (Non-Hispanic)	8.6%	8.4%	5.8%
American Indian and Alaska Native (Non-Hispanic)	0.7%	0.8%	0.8%
Asian (Non-Hispanic)	6.3%	7.0%	14.3%
Native Hawaiian and Other Pacific Islander (Non-Hispanic)	0.2%	0.3%	0.4%
Some other race (Non-Hispanic)	40.4%	17.6%	13.8%
Two or more races (Non-Hispanic)	4.7%	4.7%	4.8%
Hispanic or Latino origin (of any race)	69.3%	52.8%	38.9%

Source: American Community Survey, Table DP05, 5-year estimates, 2018.

Disability

Table 3-25 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.

Table 3-25: Population by Disability Type, Compared by Geography

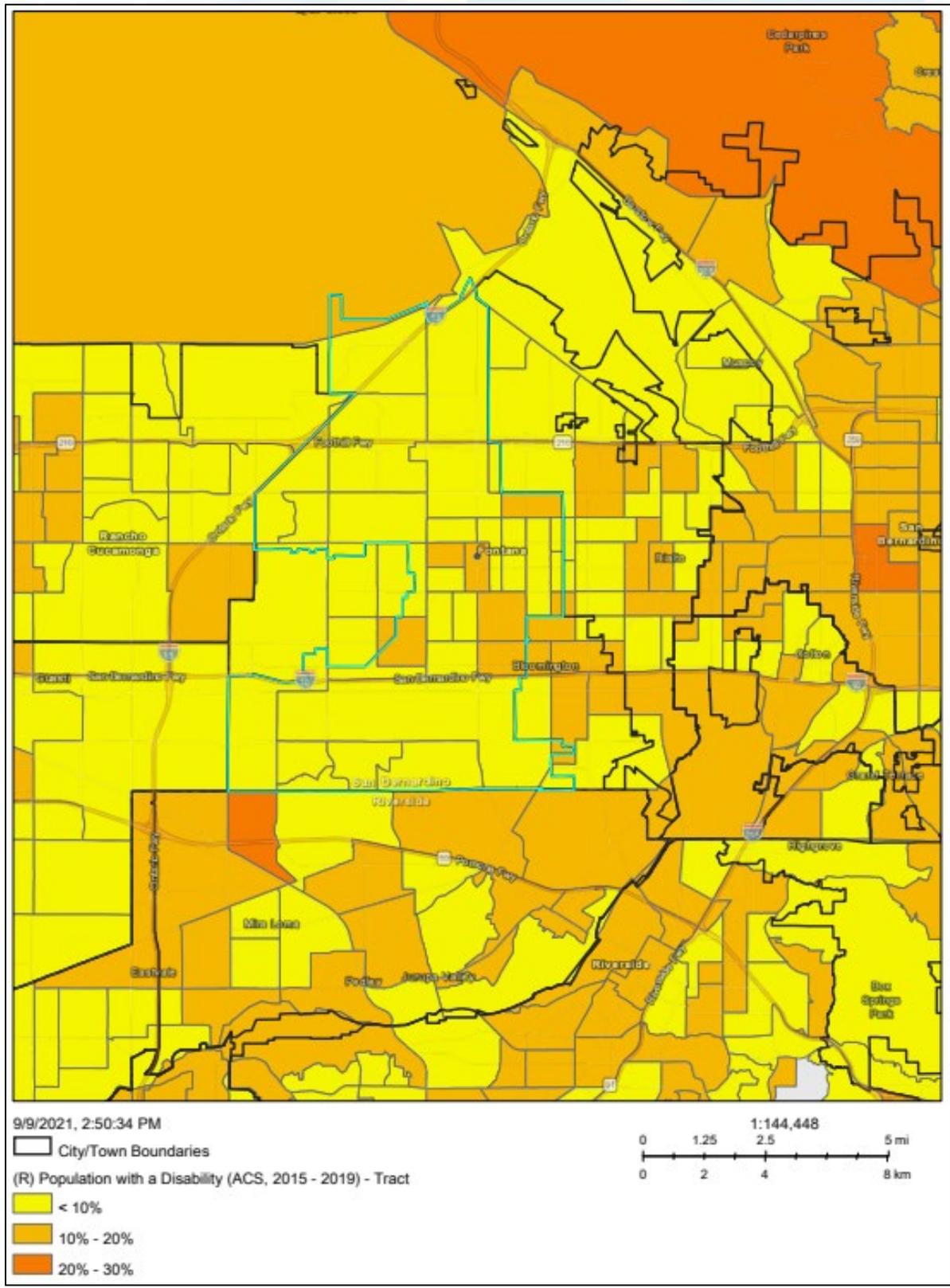
Disability	City of Fontana	County of San Bernardino	California
Total with a Disability	8%	10.9%	10.6%
Hearing Difficulty	2.0%	2.8%	3.0%
Vision Difficulty	1.8%	2.1%	2.0%
Cognitive Difficulty	3.5%	4.6%	4.3%
Ambulatory Difficulty	4.3%	6.4%	5.9%
Self-care Difficulty	1.8%	2.7%	2.6%
Independent Living	4.1%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

Source: American Community Survey, Table S1810, 5-Year Estimates, 2018.

Figure 3-17 below identifies the occurrence of disabilities throughout the City, according to 2018 ACS data. As the figure illustrates, the City of Fontana only has a few census tracts which report up to 20 percent of the population as having a disability. Overall, most of the City’s census tracts report 10 percent or less having a disability.

A number of proposed housing sites are located within the census tracts reporting a disabled population between 10 and 20 percent. While the percentages are relatively low and similar to neighboring communities, the location of the potential future housing sites in these census tracts may provide opportunities for affordable housing in conjunction with or near services.

Figure 3-17: Fontana Population with a Disability



Source: California Department of Housing and Community Development – AFFH Data Viewer

Familial Status

Tables 3-26 displays household type 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.

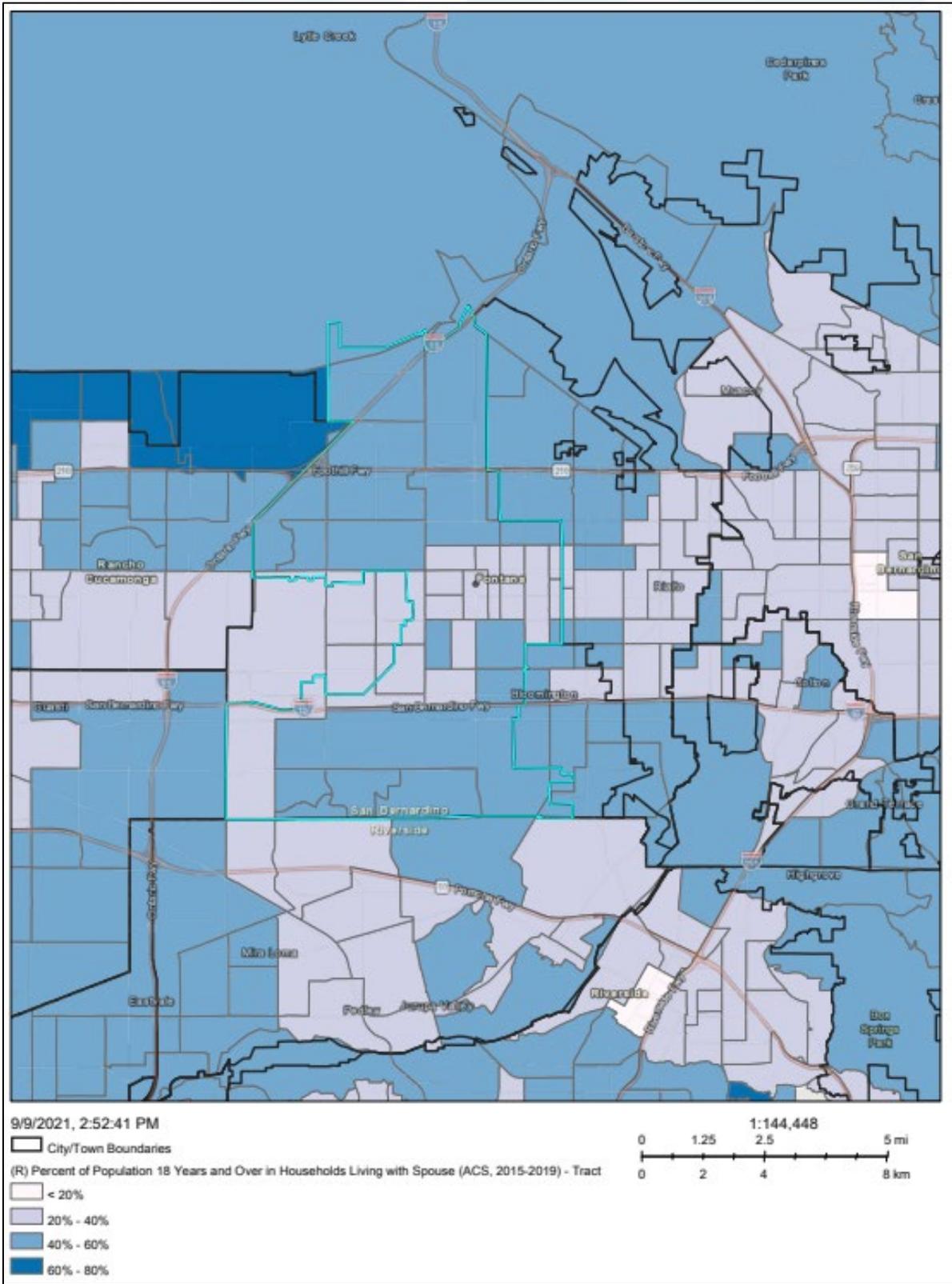
Table 3-26: Population by Familial Status, Compared by Geography			
Familial Status	City of Fontana	County of San Bernardino	California
Family Households	85.2%	76.3%	68.8%
Married-Couple Family Households	59.8%	51.9%	49.7%
With Children	32.2%	23.7%	21.7%
Female Householder with Children	8.7%	8.8%	6.3%
Non-Family Households	14.8%	23.7%	31.2%
Total Households	53,510	630,633	12,965,435

Source: American Community Survey, Table DP02, 5-Year Estimates, 2018

Figure 3-18 below shows most of the City is made up of 40 to 60 percent married-couple households, specifically in the northern and southern regions of Fontana. The center of Fontana has the lowest percentages of married-couple households at 20 to 40 percent. **Figure 3-19** shows the percent of children living in married-couple family households by census tract. The highest percentages (60 to 80 percent) of children living in married-couple family households are found in the northern and southern regions of the City; in accordance with higher percentages of married-couple households. As **Figure 3-18** illustrates, the center of Fontana has the lowest percentages of married-couple households, which also aligns with the lower percentage of children living in married-couple households as shown in **Figure 3-19**. Additionally, Fontana has a number of census tracts with 20 to 40 percent children living in female-headed households with no spouse present. As **Figure 3-20** shows, these areas are more prevalent towards the center of the City where the percentage of married-couple households are lower. The rest of the City has lower percentages of children living in female-headed households with no spouse (20 percent or less).

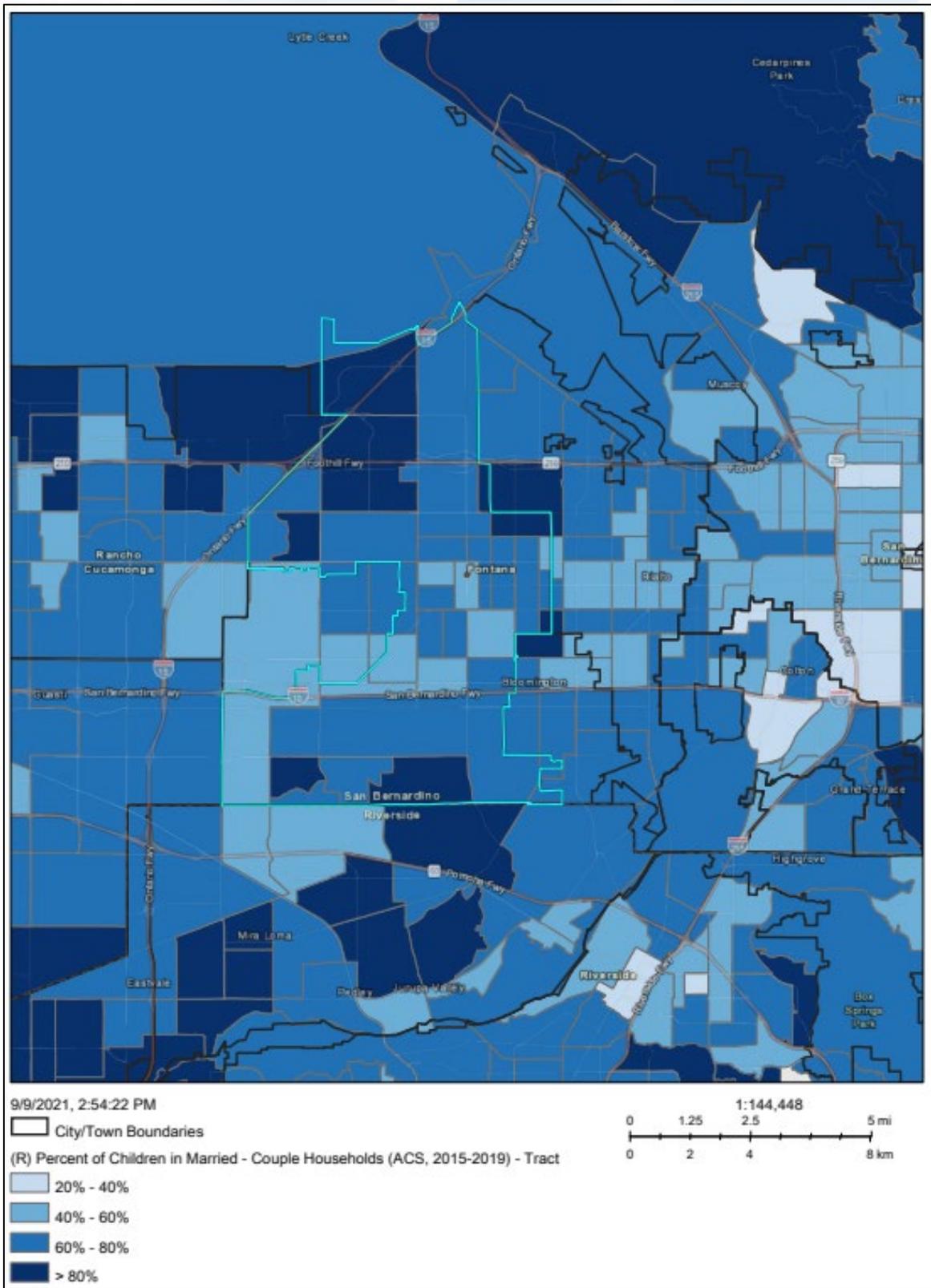
Figure 3-21 shows all of Fontana is made up of census tracts with less than 20 percent of persons over the age of 18 living alone. This is similar in neighboring communities.

Figure 3-18: Fontana Married-Couple Households



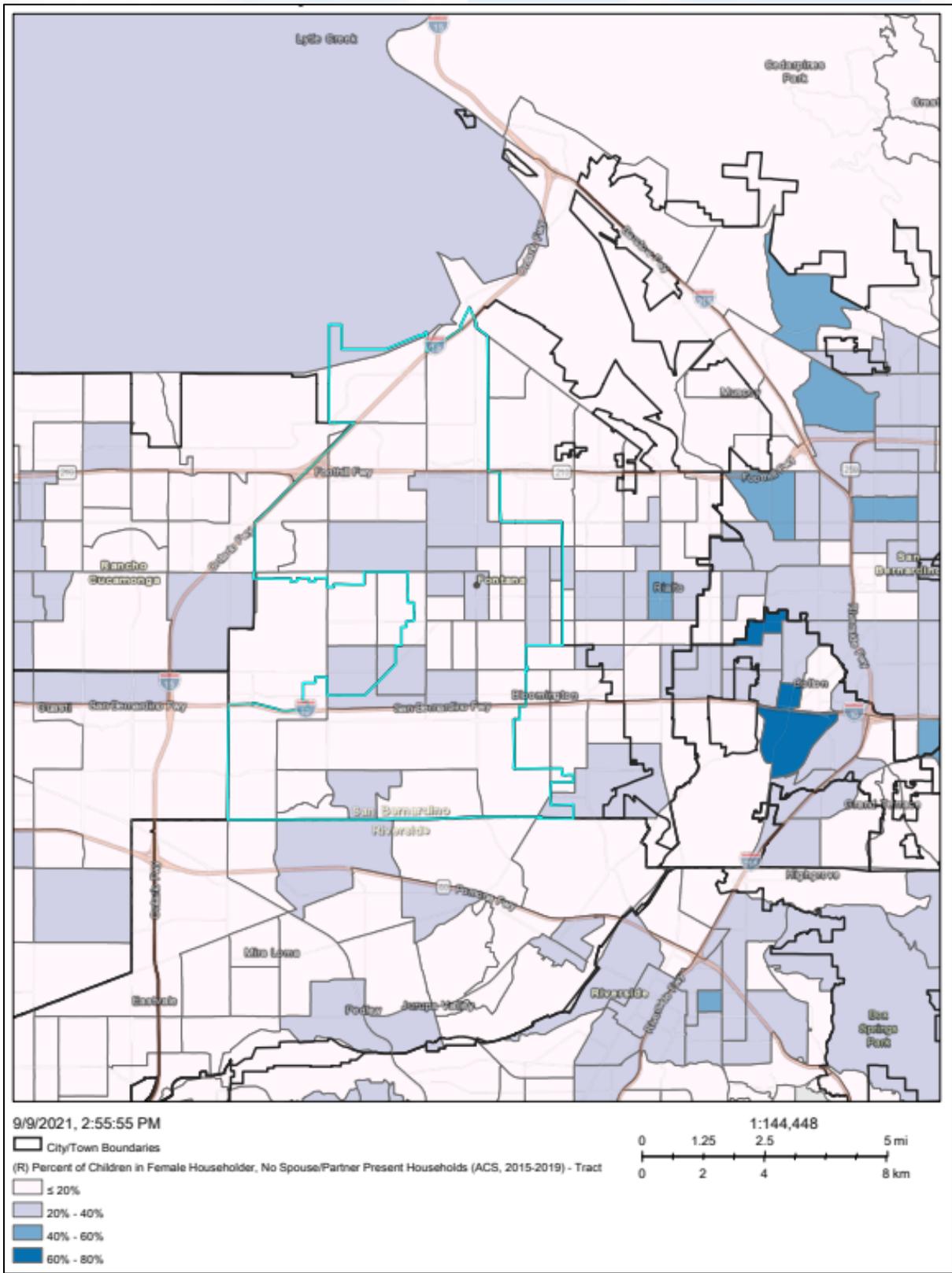
Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-19: Children in Married-Couple Households



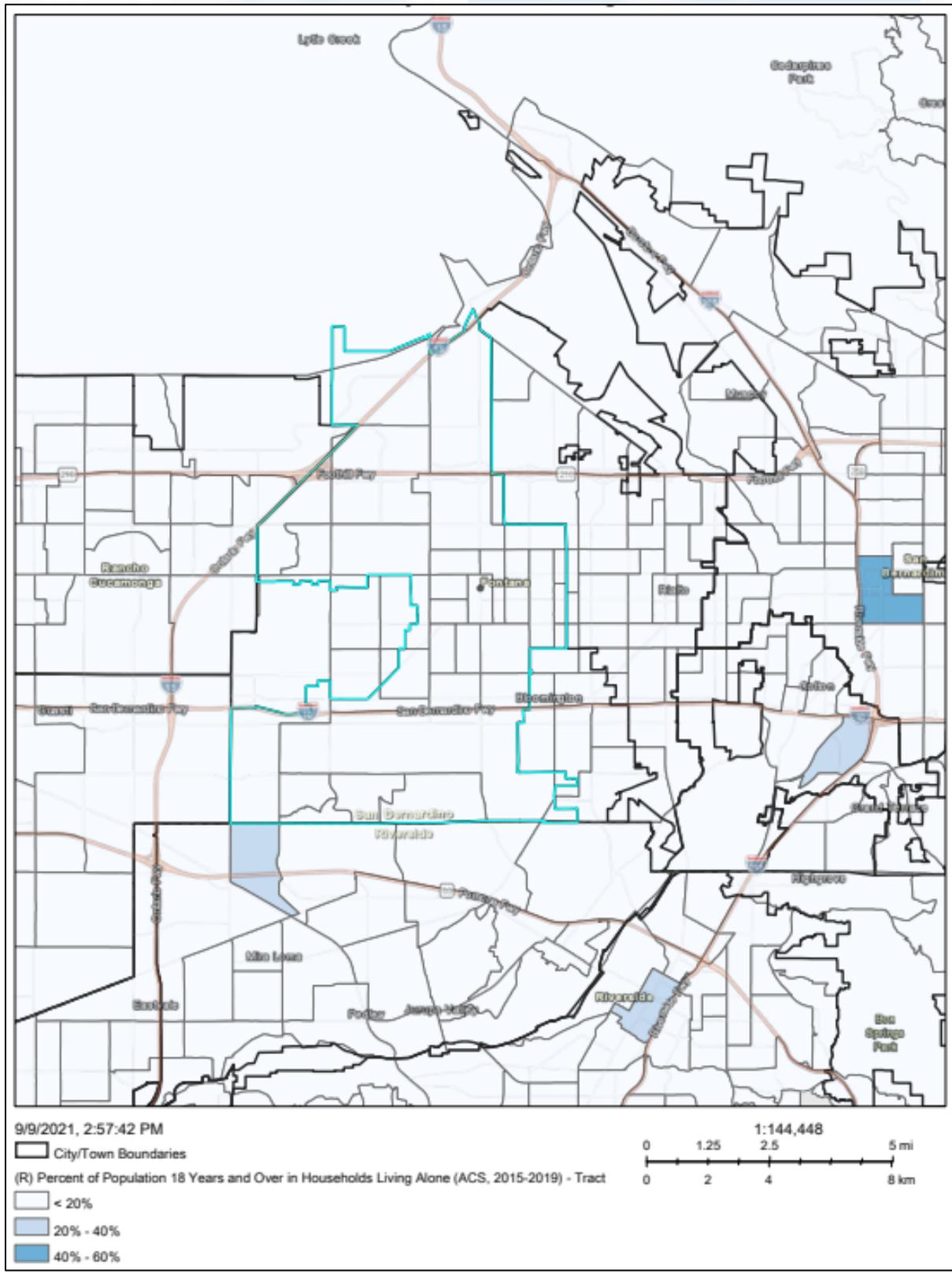
Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-20: Children in Female Households with no Spouse Present



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-21: Households Living Alone



Source: California Department of Housing and Community Development – AFFH Data Viewer



Income

Table 3-27 displays income data for the State, County, and City between 2013 and 2018. The City had a higher median household income (MHI) than the County and State in 2013 and in 2018 the City had a higher MHI than the County but a lower MHI than the State. As **Table 3-27** shows that Fontana had a larger percentage of households making between \$100,000 and \$149,999 consistently overtime. In addition, Fontana had smaller percentages of households making less than \$50,000 compared to the State and County.

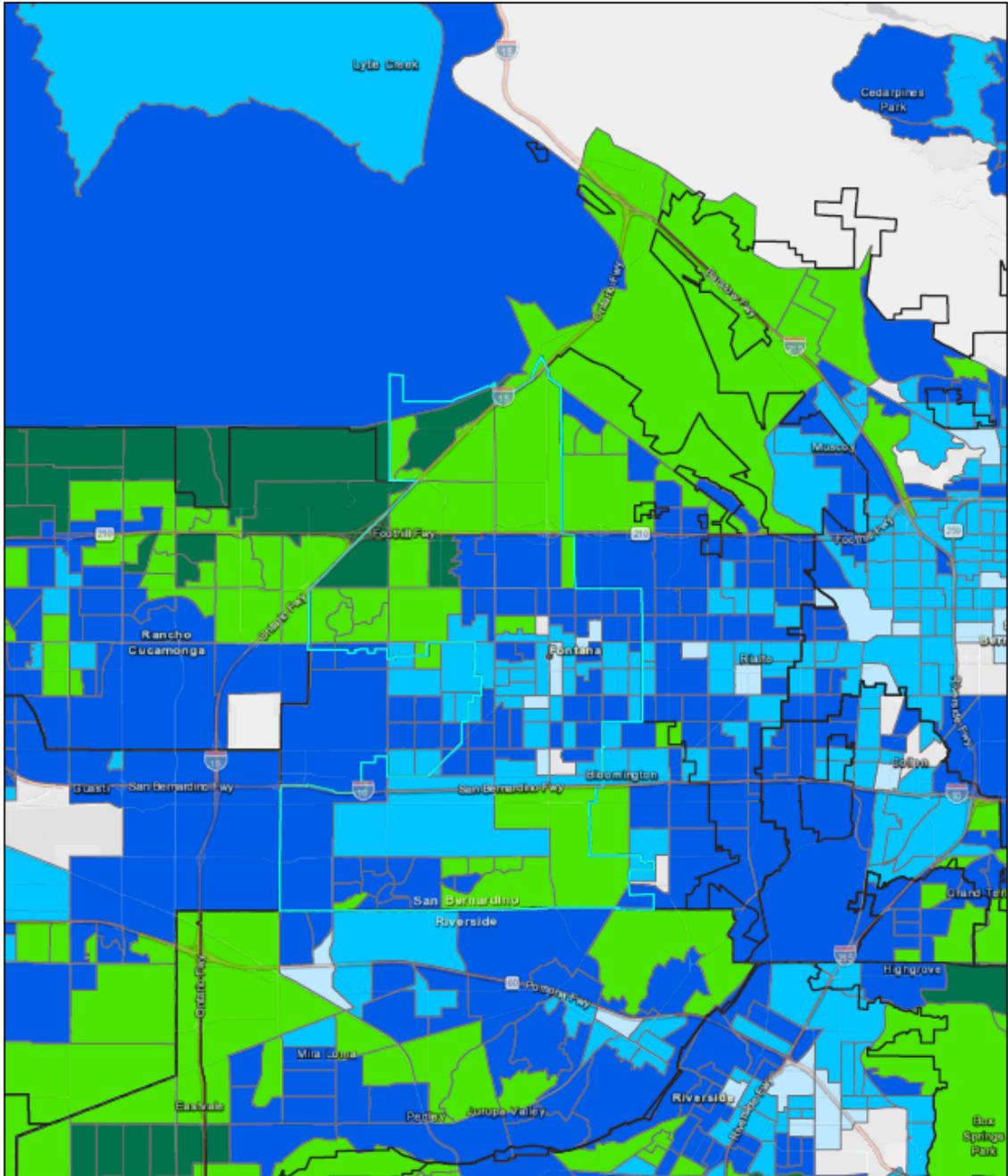
Households Income	City of Fontana		County of San Bernardino		California	
	2013	2018	2013	2018	2013	2018
Less than \$10,000	4.0%	3.4%	6.6%	5.4%	5.7%	5.1%
\$10,000-\$14,999	4.0%	4.0%	5.3%	5.0%	5.2%	4.4%
\$15,000-\$24,999	7.9%	7.1%	10.5%	9.4%	9.6%	8.0%
\$25,000-\$34,999	9.5%	7.8%	9.9%	9.3%	9.1%	7.9%
\$35,000-\$49,999	13.3%	10.5%	14.0%	12.6%	12.3%	10.9%
\$50,000-\$74,999	18.8%	20.6%	18.9%	18.6%	16.9%	15.9%
\$75,000-\$99,999	17.4%	15.4%	12.9%	13.2%	12.4%	12.3%
\$100,000-\$149,999	16.5%	18.3%	13.7%	15.2%	14.9%	16.2%
\$150,000-\$199,999	5.7%	7.6%	4.9%	6.4%	6.8%	8.3%
\$200,000 or More	2.9%	5.3%	3.2%	4.8%	7.2%	11.0%
Median Income	\$ 64,354	\$ 70,789	\$ 54,090	\$ 60,164	\$ 61,094	\$ 71,228

Source: American Community Survey, Table DP03, 5-Year Estimates, 2013, 2018.

In 2019, the median household income for Fontana was \$72,918, whereas the County median income was \$63,362.¹⁵ Approximately 14% of households are extremely low-income (30% AMI). The citywide distribution of median household income is shown in **Figure 3-22** and the distribution of low- to moderate-income households (those with an Area Median Income of 80% of less) is shown in **Figure 3-23**. **Figure 3-24** shows the spatial distribution of the percentage households within Fontana living below the poverty line. As a whole Fontana has fewer low-income households when compared to the County, within the City, households with particularly low incomes are generally concentrated in the central portion of the City between West Foothill Boulevard and San Bernardino Highway. Regionally, incomes tend to be lower in eastern portion of the County.

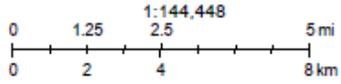
¹⁵ American Community Survey, Table DP03, 5-Year Estimates, 2019.

Figure 3-22: Median Income (ACS 2015-2019)



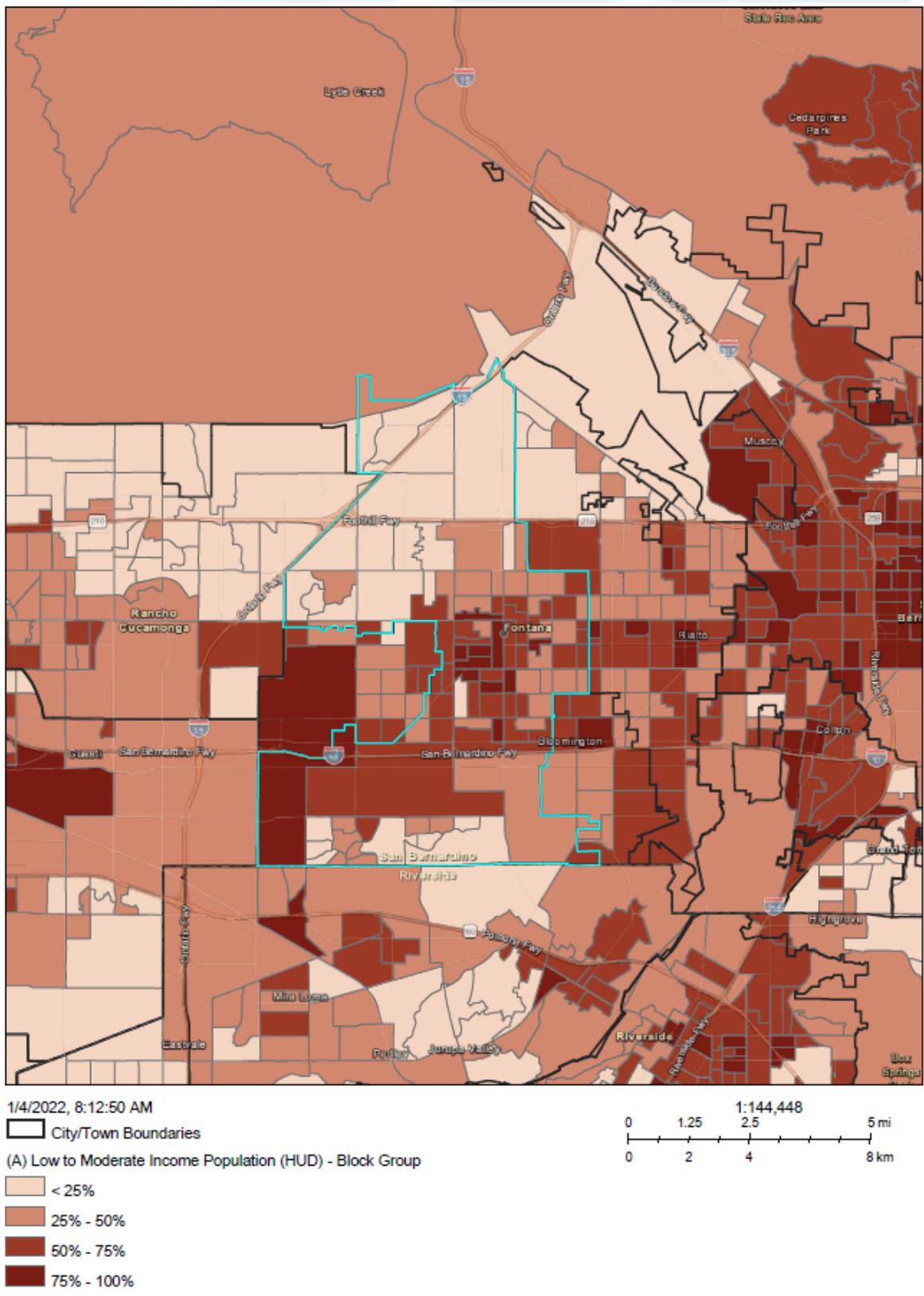
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- City/Town Boundaries
- (R) Median Income (ACS, 2015-2019) - Block Group
- < \$30,000
- < \$55,000
- < \$87,100 (HCD 2020 State Median Income)
- < \$125,000
- Greater than \$125,000



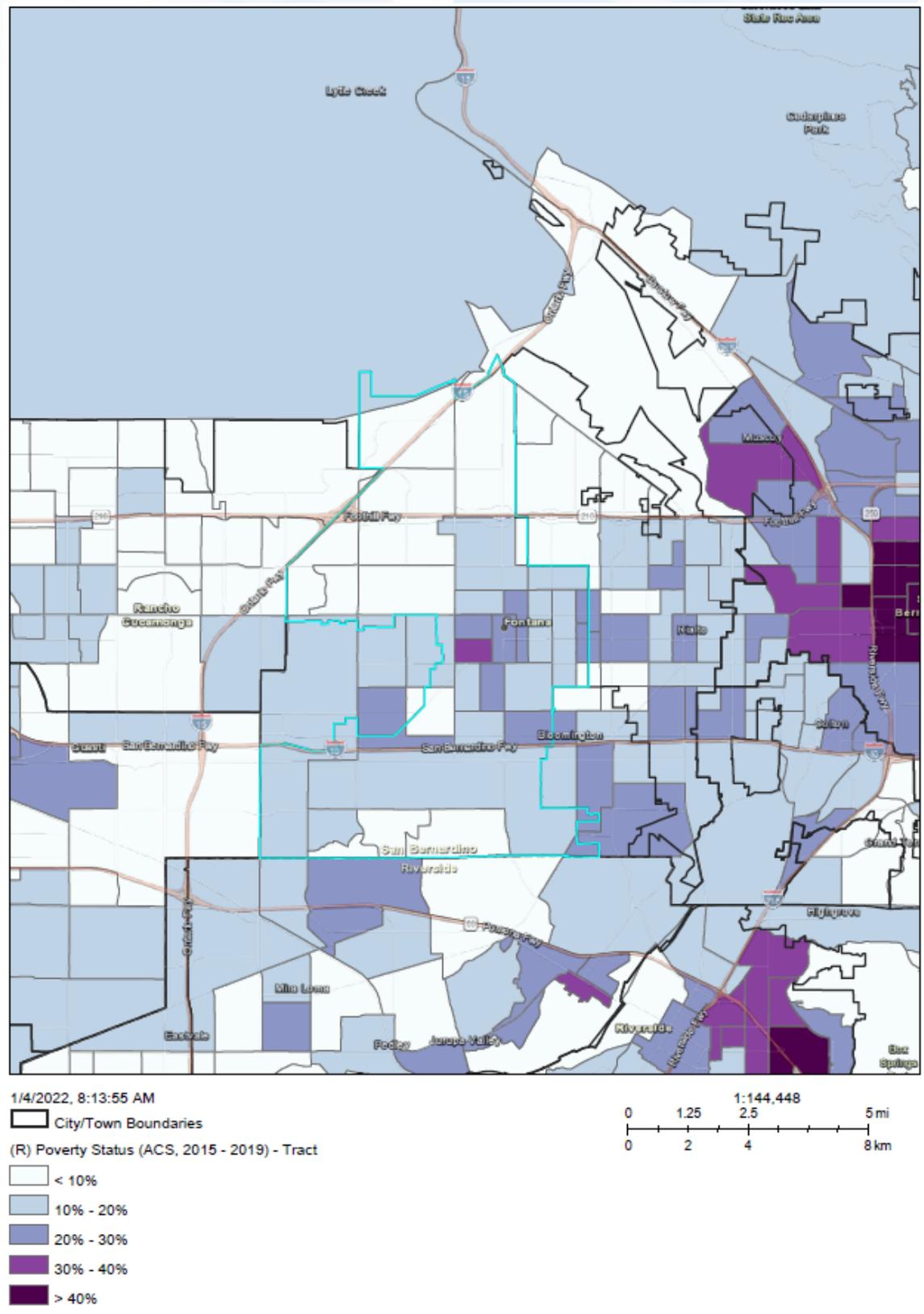
Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-23: Low to Moderate Income Population (HUD)



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-24: Poverty Status (ACS 2015-2019)



Source: California Department of Housing and Community Development – AFFH Data Viewer



Tenure

Table 3-28 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 3-28** shows that the City has a higher rate of homeownership compared to the County and State.

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, Table S2502, 5-Year Estimates, 2018.

Cost Burden

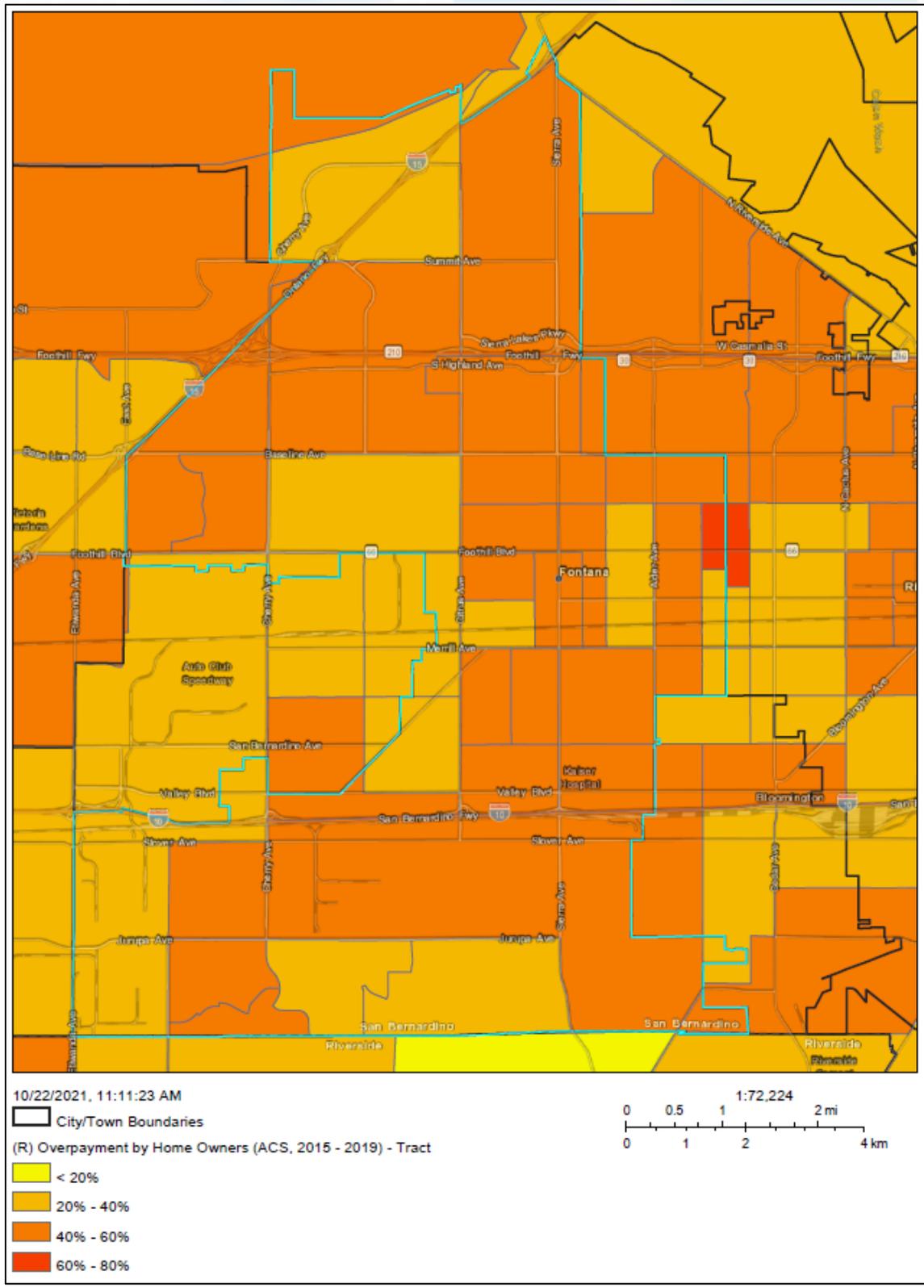
Table 3-29 displays data for households experiencing overpayment or cost burden in the State, County and City. Housing Cost burden has a number of consequences for a household, mainly displacement from their existing living situation creating limited access essential goods and often employment by potentially 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.

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.

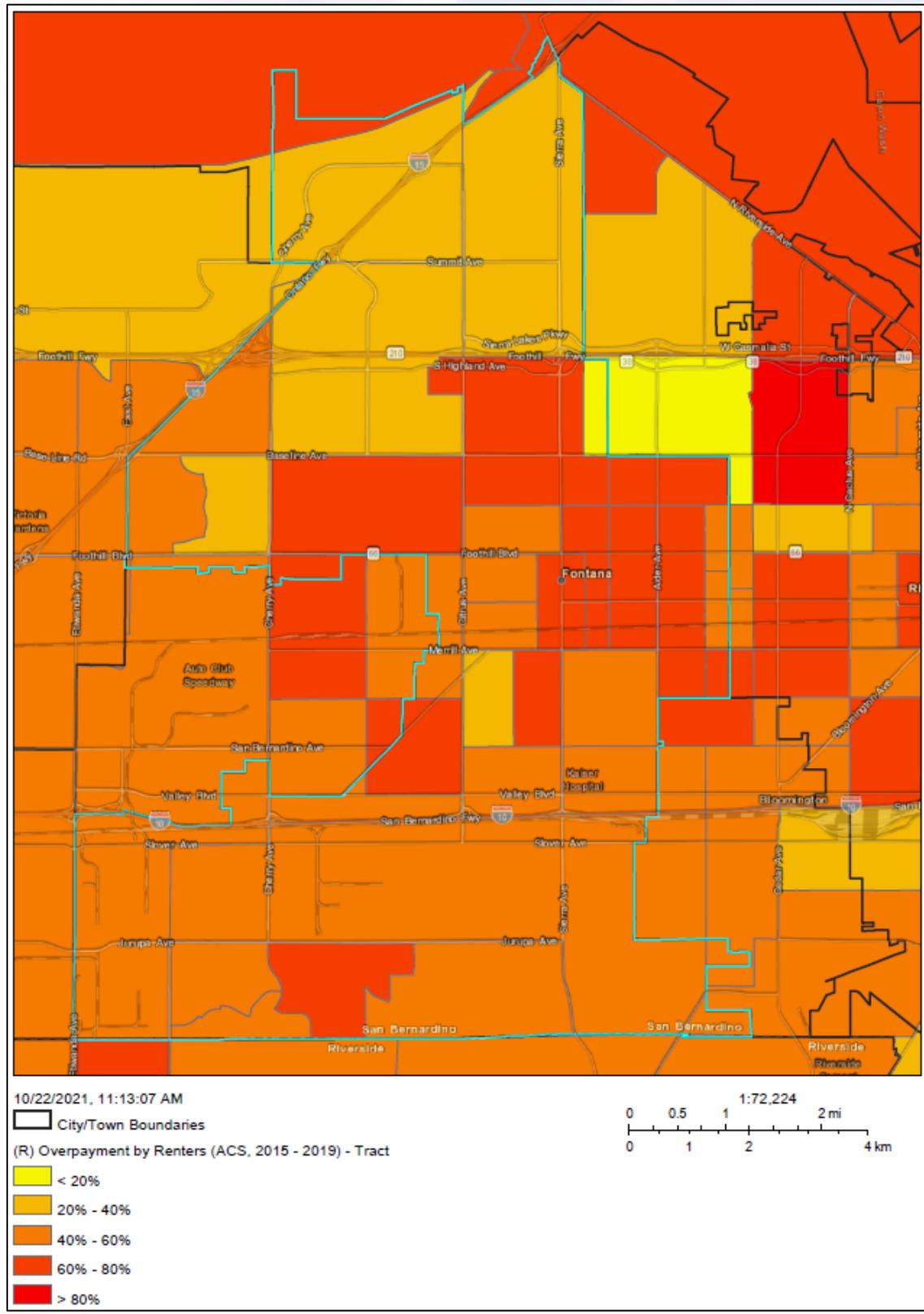
Figure 3-25 and **Figure 3-26** show that the City is heavily impacted by cost burdens. Most of the City has between 40 to 60 percent homeowners overpaying for housing; one census tract to the east of the City has between 60 and 80 percent of homeowners overpaying for housing. **Figure 3-26** shows that renters are disproportionately impacted by cost burdens compared to homeowners. Many census tracts towards the City’s center have over 80 percent of renters overpaying for housing.

Figure 3-25: Overpayment by Homeowners



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-26: Overpayment by Renters



Source: California Department of Housing and Community Development – AFFH Data Viewer



Overcrowding

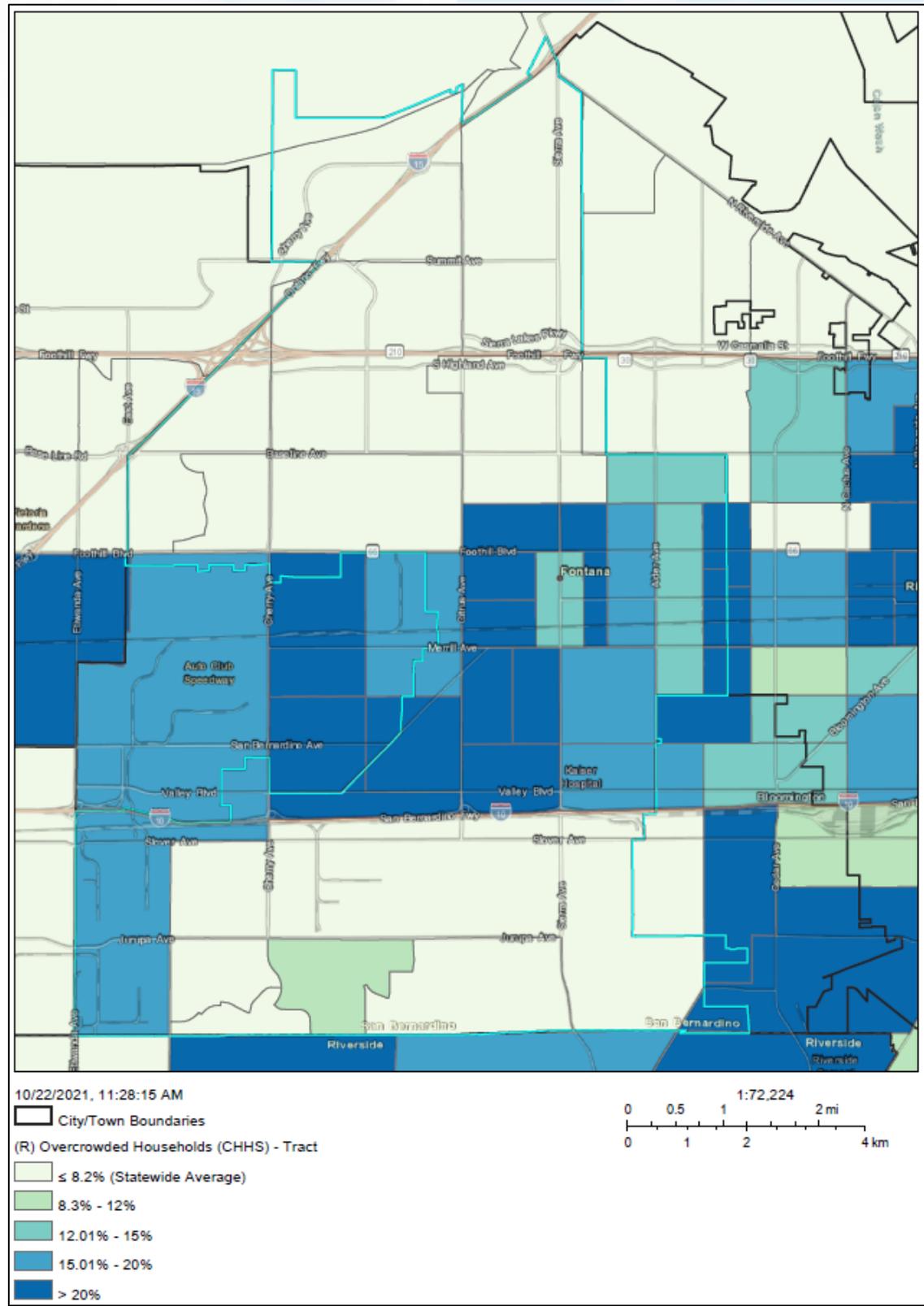
Table 3-30 displays data for overcrowding in the State, County and City. Overcrowding is defined as between 1.01 and 1.5 persons per room in a household, and severe overcrowding is defined as more than 1.51 persons per room. Overcrowding often occurs when nonfamily members combine incomes to live in 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 3-30: Households by Overcrowding, Compared by Geography			
Overcrowding and Tenure	City of Fontana	County of San Bernardino	California
	2018	2018	2018
Owner Households			
Overcrowded	4.29%	2.51%	1.62%
Severely Overcrowded	0.98%	0.75%	0.56%
Renter Households			
Overcrowded	4.83%	4.07%	3.71%
Severely Overcrowded	2.20%	1.63%	2.33%

Source: American Community Survey, Table B25014, 5-Year Estimates, 2018.

Figure 3-27 shows overcrowding occurs at higher rates towards the City’s center. The southern and northern region of the City has 8.2 percent or less overcrowding, while a number of census tracts in the central region have over 20 percent overcrowded households.

Figure 3-27: Overcrowded Households



Source: California Department of Housing and Community Development – AFFH Data Viewer

Housing Stock in Fontana

Table 3-31 and **3-32** display comparative housing stock data for the State, County and City. **Table 3-31** 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.

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, Table B25024, 5-Year Estimates, 2018.

Table 3-32 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.

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, Table B25034, 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.

Displacement

The Urban Displacement Project developed a neighborhood change database to map neighborhood transformations and identify areas vulnerable to gentrification and displacement. This data was developed to assist local decision makers and stakeholders better plan for existing communities and provide additional resources to areas in need or at-risk of displacement and gentrification. The displacement typologies and the criteria used to identify each category are listed below with the census tracts identified in each:

Modified Types and Criteria	Fontana Census Tracts		
Low-Income/Susceptible to Displacement <ul style="list-style-type: none"> • Low or mixed low-income tract in 2018. 	34.04	28.03	31.02
	34.05	28.04	33.01
	34.03	30.00	33.02
Ongoing Displacement of Low-Income Households <ul style="list-style-type: none"> • Low or mixed low-income tract in 2018. • Absolute loss of low-income households, 2000-2018. 	--		
At Risk of Gentrification <ul style="list-style-type: none"> • Low or mixed low-income tract in 2018. 	--		

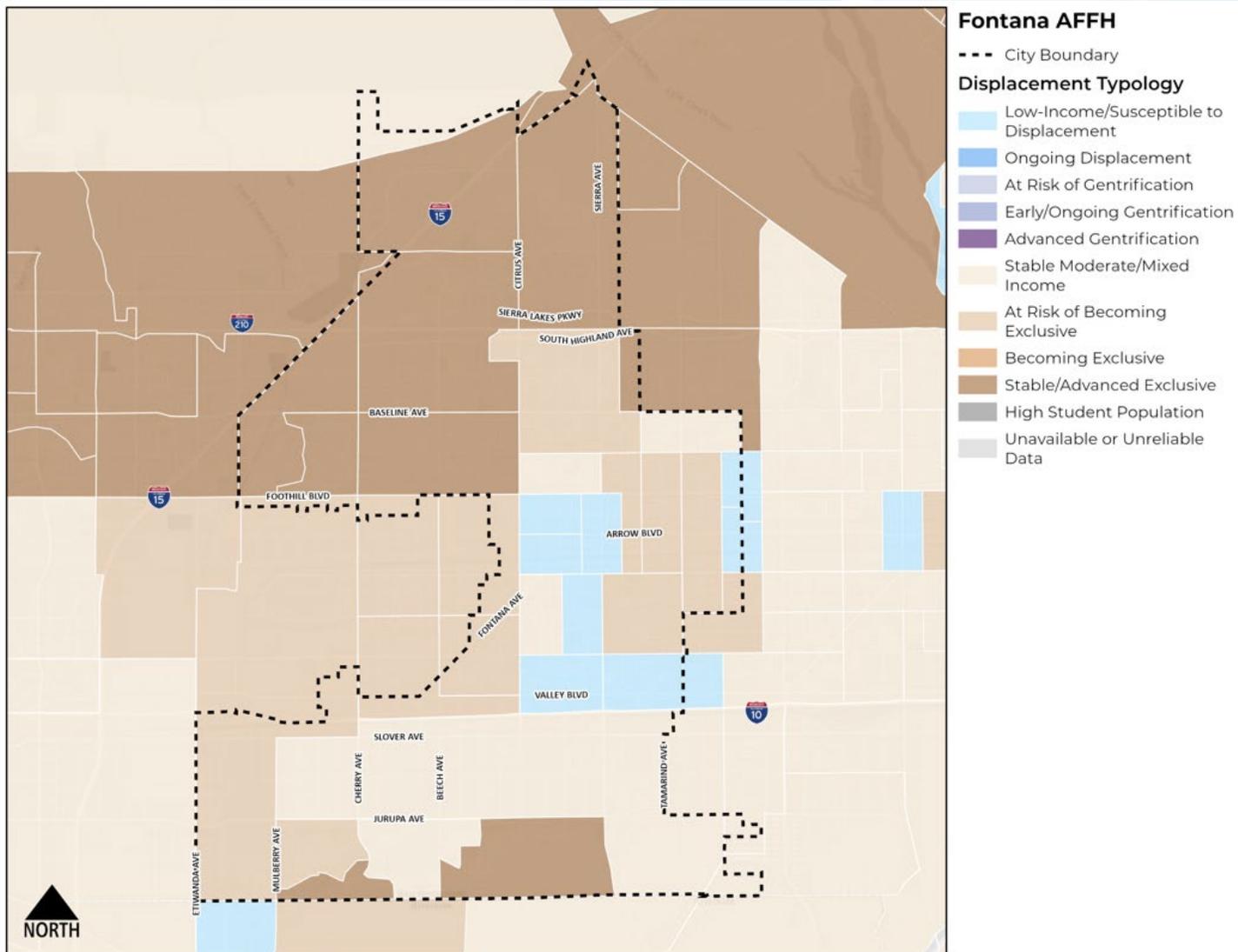


Table 3-33: Displacement Typology Criteria and Fontana Census Tracts			
Modified Types and Criteria	Fontana Census Tracts		
<ul style="list-style-type: none"> Housing affordable to low or mixed low-income households in 2018. Didn't gentrify 1990-2000 OR 2000-2018. Marginal change in housing costs OR Zillow home or rental value increases in the 90th percentile between 2012-2018. Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the 2018 rent gap is greater than the regional median rent gap. 			
Early/Ongoing Gentrification <ul style="list-style-type: none"> Low or mixed low-income tract in 2018. Housing affordable to moderate or mixed moderate-income households in 2018. Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2-12-2018. Gentrified in 1990-2000 or 2000-2018. 	--		
Advanced Gentrification <ul style="list-style-type: none"> Moderate, mixed moderate, mixed high, or high-income tract in 2018. Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018. Marginal change, increase, or rapid increase in housing costs. Gentrified in 1990-2000 or 2000-2018. 	--		
Stable Moderate/Mixed Income <ul style="list-style-type: none"> Moderate, mixed moderate, mixed high, or high-income tract in 2018. 	23.07 28.01 31.01	26.01 26.06 92.02	
At Risk of Becoming Exclusive <ul style="list-style-type: none"> Moderate, mixed moderate, mixed high, or high-income tract in 2018. Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018. Marginal change or increase in housing costs. 	32.00 34.01 29.02 29.01	23.01 24.02 25.02	25.01 22.04 26.02
Becoming Exclusive <ul style="list-style-type: none"> Moderate, mixed moderate, mixed high, or high-income tract in 2018. Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018. Rapid increase in housing costs. Absolute loss of low-income households, 2000-2018. Declining low-income in-migration rate, 2012-2018. Median income higher in 2018 than in 2000. 	--		
Stable/Advanced Exclusive <ul style="list-style-type: none"> High-income tract in 2000 and 2018 Affordable to high or mixed high-income households in 2018. Marginal change, increase, or rapid increase in housing costs. 	20.10 20.22 27.06 27.04	23.06 23.04 20.37 20.38	23.05 26.07 26.04
High Student Population	--		

Source: Urban Displacement Project, University of California Berkeley (2021).

Figure 3-28 shows that the central portion of the City surrounding Downtown Fontana is categorized as susceptible to displacement and at-risk of becoming exclusive. The northern portion of the City is predominately categorized as stable/advanced exclusive as the majority of that area is zoned for specific plans. The majority of the southern portion of the City is currently categorized as stable moderate/mixed income with a few at-risk of becoming exclusive and stable/advanced exclusive areas.

Figure 3-28: Gentrification and Displacement in Fontana



Sources: Urban Displacement Project, University of California Berkeley (2021).



Inventory of Assisted Affordable Housing and At-Risk Units

Table 3-34 and **3-35** below identifies the assisted and affordable housing units within the City of Fontana and identifies the end date of each covenant. There are 1,898 assisted housing units in Fontana, of which 634 at-risk of converting to market-rate between 2021 and 2031. These multi-family and single-family units are identified in the right-most column of **Table 3-34** and **3-35**. The City has provided policy programs in **Section 4** that address the preservation of the units listed in the table.



Project Name	Address	Program	Project Type	Number of Units by Unit Type				Expiration Year	Units At-Risk
				1 BR	2 BR	3 BR	4 Br		
Paseo Verde Apartments (Phase 1)	10050 Juniper Ave.	LMIHF	Multi-Family	0	32	14	0	2065	0
Paseo Verde Apartments (Phase 2)	10050 Juniper Ave.	LMIHF	Multi-Family	0	32	14	0	2067	0
Paseo Verde Apartments (Phase 3)	10050 Juniper Ave.	LMIHF & FHA	Multi-Family	0	32	14	0	2069	0
16000 Dorsey Ave.	16000 Dorsey Ave.	N/A	Multi-Family	0	4	0	0	2022	4
16010 Dorsey Ave.	16010 Dorsey Ave.	FHA	Multi-Family	0	4	0	0	2022	4
16040 Dorsey Ave.	16040 Dorsey Ave.	N/A	Multi-Family	0	4	0	0	2022	4
16055 Dorsey Ave.	16055 Dorsey Ave.	N/A	Multi-Family	0	4	0	0	2022	4
16080 Dorsey Ave.	16080 Dorsey Ave.	N/A	Multi-Family	0	4	0	0	2022	4
16085 Dorsey Ave.	16085 Dorsey Ave.	N/A	Multi-Family	0	4	0	0	2022	4
16090 Dorsey Ave.	16090 Dorsey Ave.	N/A	Multi-Family	0	4	0	0	2022	4
Whittram Court Apts.	16120 Whittram Ct.	LMIHF & FHA	Multi-Family	0	4	0	0	N/A	0
Whittram Court Apts.	16130 Whittram Ct.	LMIHF & FHA	Multi-Family	0	4	0	0	N/A	0
Whittram Court Apts.	16150 Whittram Ct.	LMIHF	Multi-Family	0	4	0	0	N/A	0
Whittram Court Apts.	16160 Whittram Ct.	LMIHF & FHA & HOME	Multi-Family	0	4	0	0	N/A	0
Whittram Court Apts.	16170 Whittram Ct.	LMIHF & FHA & HOME	Multi-Family	0	4	0	0	N/A	0
Whittram Court Apts.	16180 Whittram Ct.	N/A	Multi-Family	0	4	0	0	N/A	0
Whittram Court Apts.	16190 Whittram Ct.	N/A	Multi-Family	0	4	0	0	N/A	0
Whittram Court Apts.	16200 Whittram Ct.	LMIHF & HOME	Multi-Family	0	4	0	0	N/A	0
Whittram Court Apts.	16210 Whittram Ct.	LMIHF & HOME	Multi-Family	0	4	0	0	N/A	0
Aventerra I	8555 Citrus Ave.	N/A	Multi-Family	16	130	20	0	2024	166

Table 3-34: Affordable Units in Fontana – Multi-Family Housing Units

Project Name	Address	Program	Project Type	Number of Units by Unit Type				Expiration Year	Units At-Risk
				1 BR	2 BR	3 BR	4 Br		
Aventerra II	16225 Arrow Blvd.	N/A	Multi-Family	0	90	16	0	2024	106
Ceres Apartments	16254 Ceres Ave.	LMIHF & HOME	Multi-Family	11	32	0	0	2060	0
Ceres Court	16254 Ceres Ave.	LMIHF	Multi-Family	0	4	16	0	2023	20
Ceres Way	16424 Ceres Way.	LMIHF & HOME	Multi-Family	0	12	48	0	2066	0
Valencia Woods	16311 Valencia Ave.	LMIHF	Multi-Family	10	50	0	0	2060	0
Randall Shelter	16805 Randall Ave.	LMIHF	Multi-Family	0	3	1	0	N/A	0
Gardens at Sierra	16838 Ceres Ave.	LMIHF & FHA	Senior	75	18	0	0	2060	0
Sierra Fountains Apartments	16839 Ramona Ave.	LMIHF & HOME & Housing Trust	Multi-Family	6	27	27	0	2079	0
Reed St. Apartments	16930 Reed St.	LMIHF & HOME	Multi-Family	2	2	0	0	N/A	0
Reed St. Apartments	16940 Reed St.	FHA	Multi-Family	2	2	0	0	2025	4
Reed St. Apartments	16947 Reed St.	LMIHF & HOME	Multi-Family	2	2	0	0	N/A	0
Reed St. Apartments	16955 Reed St.	LMIHF & HOME	Multi-Family	2	2	0	0	N/A	0
Reed St. Apartments	16965 Reed St.	LMIHF & HOME	Multi-Family	2	2	0	0	N/A	0
Reed St. Apartments	16966 Reed St.	LMIHF & HOME	Multi-Family	2	2	0	0	N/A	0
Reed St. Apartments	16976 Reed St.	LMIHF & HOME	Multi-Family	2	2	0	0	N/A	0
Fountains at Sierra	16946 Ceres Ave.	LMIHF & HOME	Senior	75	18	0	0	2062	0
Shelter for the Homeless	16975 Reed St.	HOME	Homeless Shelter	0	3	0	0	2026	3
Plaza at Sierra Senior Apt.	16999 Orange Way	LMIHF	Senior	72	18	0	0	2065	0
Toscana Apartments	7806 Sierra Ave.	LMIHF	Multi-Family	0	34	19	0	2069	0
Siena Apartments	7807 Juniper	LMIHF & HOME	Mental Health	14	24	17	0	2071	0
Hillcrest (Fountain Crest)	8015 Citrus Ave.	FHA & HOME	Multi-Family	0	52	0	0	2056	0
Laurel Woods Apartments	8347 Laurel Ave.	LMIHF & HOME	Multi-Family	20	32	16	0	2022	68
Nuevo Ave Senior Apts.	8361 Nuevo Ave.	LMIHF	Senior	8	0	0	0	N/A	0
Citrus Breeze	8550 Citrus Ave.	N/A	Multi-Family	20	31	1	0	2061	0

Table 3-34: Affordable Units in Fontana – Multi-Family Housing Units

Project Name	Address	Program	Project Type	Number of Units by Unit Type				Expiration Year	Units At-Risk
				1 BR	2 BR	3 BR	4 Br		
Citrus Garden Apartments	8600 Citrus Ave.	Bonds	Multi-Family	148	52	0	0	2031	200
Village at Sierra Senior Apts.	8684 Sierra Ave.	LMIHF & FHA	Senior	108	0	0	0	2058	0
Olive St. Shelter	8996 Olive St.	LMIHF & FHA & ESG	Shelter	2	7	0	0	N/A	0
Date Street	9205 Date St.	LMIHF & HOME	Multi-Family	0	21	0	0	2027	21
Rosena Fountains	9451 Olive St.	LMIHF	Multi-Family	0	47	022	0	2072	0
John Piazza Senior Apts.	9971 Juniper Ave.	LMIHF	Senior	60	0	0	0	2065	0
Minerva Manor	9972 Juniper Ave.	LMIHF	Senior	69	18	0	0	2072	0
TOTAL				728	897	247	0	--	616

Table 3-35: Affordable Units in Fontana – Single-Family Housing Units

Project Name	Address	Program	Project Type	Number of Units by Unit Type				Expiration Year	Units At-Risk
				1 BR	2 BR	3 BR	4 Br		
11356 Gardenia Way	11356 Gardenia Way.	NSP & CDBG	Single-Family	0	0	1	0	2035	0
14572 Nevada Ct.	14572 Nevada Ct.	NSP & CDBG	Single-Family	0	0	1	0	2045	0
15736 Scott Dr.	15736 Scott Dr.	NSP & CDBG	Single-Family	0	0	0	1	2031	1
16148 Orange Ct.	16148 Orange Ct.	NSP & CDBG	Single-Family	0	0	1	0	2025	1
16168 Orange Ct.	16168 Orange Ct.	NSP & CDBG	Single-Family	0	0	1	0	2025	1
16430 Breezy St.	16430 Breezy St.	NSP & CDBG	Single-Family	0	0	1	0	2032	0
17064 Prospect Ave.	17064 Prospect Ave.	NSP & CDBG	Single-Family	0	0	0	1	2033	0
17120 Pine Ave.	17120 Pine Ave.	NSP & CDBG	Single-Family	0	0	1	0	2046	0
17320 Randall Ave.	17320 Randall Ave.	NSP & CDBG	Single-Family	0	0	1	0	2028	1
17695 Merrill Ave.	17695 Merrill Ave.	NSP & CDBG	Single-Family	0	0	1	0	2046	0
17745 Shamrock Ave.	17745 Shamrock Ave.	NSP & CDBG	Single-Family	0	0	1	0	2026	1
6633 Earhart Ave.	6633 Earhart Ave.	NSP & CDBG	Single-Family	0	0	0	1	2028	1
6634 Sonoma Ave.	6634 Sonoma Ave.	NSP & CDBG	Single-Family	0	0	1	0	2033	0



Table 3-35: Affordable Units in Fontana – Single-Family Housing Units

Project Name	Address	Program	Project Type	Number of Units by Unit Type				Expiration Year	Units At-Risk
				1 BR	2 BR	3 BR	4 Br		
6951 Lisa Dr.	6951 Lisa Dr.	NSP & CDBG	Single-Family	0	0	0	1	2032	0
7340 Palm Ln.	7340 Palm Ln.	NSP & CDBG	Single-Family	0	0	0	1	2029	1
7471 Tucson Ln.	7471 Tucson Ln.	NSP & CDBG	Single-Family	0	0	0	1	2026	1
7605 Tokay Ave.	7605 Tokay Ave.	NSP & CDBG	Single-Family	0	0	1	0	2028	1
8404 Frankfort Ave.	8404 Frankfort Ave.	NSP & CDBG	Single-Family	0	0	1	0	2025	1
8534 Kaiser Ave.	8534 Kaiser Ave.	NSP & CDBG	Single-Family	0	0	1	0	2025	1
8840 Nuevo Ave.	8840 Nuevo Ave.	NSP & CDBG	Single-Family	0	0	1	0	2025	1
8989 Evergreen Ave.	8989 Evergreen Ave.	NSP & CDBG	Single-Family	0	0	1	0	2046	0
9110 Olive St.	9110 Olive St.	NSP & CDBG	Single-Family	0	0	1	0	2046	0
9342 Mango Ave.	9342 Mango Ave.	NSP & CDBG	Single-Family	0	0	1	0	2028	1
9388 Palmetto Ave.	9388 Palmetto Ave.	NSP & CDBG	Single-Family	0	0	1	0	2028	1
9398 Emerald Ave.	9398 Emerald Ave.	NSP & CDBG	Single-Family	0	0	1	0	2046	1
9532 Emerald Ave.	9532 Emerald Ave.	NSP & CDBG	Single-Family	0	0	1	0	2028	1
9666 Juniper Ave.	9666 Juniper Ave.	NSP & CDBG	Single-Family	0	0	1	0	2028	1
9688 Blanchard Ave.	9688 Blanchard Ave.	NSP & CDBG	Single-Family	0	0	1	0	2028	1
TOTAL				0	0	22	6	--	18



Cost of Preservation of Units

While there are many options to preserving units including providing financial incentives to project owners to extend lower income use restrictions, purchasing affordable housing units by a non-profit or public agency, or providing local subsidies to offset the difference between the affordable and market rate units, the strategy considered below is to provide local rental subsidy to residents. The rent subsidy would provide financial assistance to residents if their affordable units converted to market rate. To determine the subsidy needed, Fair Market Rents were compared to market rate rents.

Unit Size	Monthly Rents		Number of Units At-Risk	Difference	Monthly Subsidy	Annual Subsidy
	Fair Market Rents ¹	Market Rate ²				
Multi-Family Housing Units						
Efficiency	\$1,062	N/A	0	N/A	--	--
1-Bedroom	\$1,202	\$1,539	186	\$337	\$62,682	\$752,184
2-Bedroom	\$1,509	\$1,786	362	\$277	\$100,274	\$1,203,288
3-Bedroom	\$2,065	\$1,928	68	-\$137	-\$9,316	-\$111,792
4-Bedroom	\$2,542	N/A	0	N/A	--	--
Total Multi-Family Subsidy						\$1,843,680
Single-Family Housing Units						
Efficiency	\$1,062	N/A	0	N/A	--	--
1-Bedroom	\$1,202	N/A	0	N/A	--	--
2-Bedroom	\$1,509	N/A	0	N/A	--	--
3-Bedroom	\$2,065	\$2,574	14	\$509	\$7,126	\$85,512
4-Bedroom	\$2,542	\$3,033	4	\$491	\$1,964	\$23,568
Total Single-Family Subsidy						\$109,080
TOTAL SUBSIDY						\$1,952,760
<i>Source:</i>						
1. HUD FY 2022 Fair Market Rent Documentation System – Riverside-San Bernardino-Ontario, CA MSA FMRs						
2. Kimley-Horn and Associate Analysis – based on apartments and homes listed for rent on September 29, 2021.						

Cost of Replacement Analysis

The City of Fontana can also consider the cost of replacing the units with new construction. Construction cost estimates include all hard and soft costs associated with construction in addition to per unit land costs. Square footage estimates are based on estimated size of units to be replaced. Land costs have been determined on a per unit basis.

Size of Unit	Cost Per Square Foot ¹	Average Square Foot/Unit ²	Replacement Cost/Unit ³	Number of Units	Total Replacement Cost
Multi-Family Housing Units					
Efficiency	\$118	N/A	--	0	--
1-Bedroom	\$118	627	\$73,986	186	\$13,761,396
2-Bedroom	\$118	854	\$100,772	362	\$36,479,464
3-Bedroom	\$118	989	\$116,702	68	\$7,935,736
4-Bedroom	\$118	N/A	--	0	--



Table 3-37: Replacement Cost by Unit Type					
Size of Unit	Cost Per Square Foot ¹	Average Square Foot/Unit ²	Replacement Cost/Unit ³	Number of Units	Total Replacement Cost
Total Multi-Family Replacement Cost					\$58,176,596
Single-Family Housing Units					
Efficiency	\$118	N/A	--	0	--
1-Bedroom	\$118	N/A	--	0	--
2-Bedroom	\$118	N/A	--	0	--
3-Bedroom	\$118	1,485	\$175,230	14	\$2,453,220
4-Bedroom	\$118	2,058	\$242,844	4	\$971,376
Total Single-Family Replacement Cost					\$3,424,596
TOTAL REPLACEMENT COST					\$61,601,192
<i>Source:</i>					
1. International Code Council – August 2020 Report.					
2. Kimley-Horn and Associate Analysis – based on apartments and homes listed for rent on September 29, 2021.					
3. Includes financing and land acquisition costs of \$30,000 per unit.					

Resources to Preserve At-Risk Units

A variety of programs exist to help cities acquire, replace, or subsidize at-risk affordable housing units. The following summarizes financial resources available:

- **Community Development Block Grant (CDBG)** – CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment and economic opportunity for principally low- and moderate-income persons. Eligible activities include administration, fair housing, energy conservation and renewable energy sources, assistance for economic development, public facilities and improvements and public services.
- **HOME Investment Partnership** – Local jurisdiction can receive funds by formula from the Department of Housing and Urban Development (HUD) to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include housing acquisition, rehabilitation, and development, homebuyer assistance, and rental assistance.
- **Section 8 Rental Assistance Program** – The Section 8 Rental Assistance Program provides rental assistance payments to owners of private, market rate units on behalf of very low-income tenants, senior citizens, disabled and/or handicapped persons, and other individuals for securing affordable housing.
- **Section 202/811 Program** – Non-profit and consumer cooperatives can receive no-interest capital advances from HUD under the Section 202 program for the construction of very low-income rental housing with the availability of supportive services for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. The capital advance funding can also provide project rental assistance for the properties developed using the funds. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.



- **California Housing Finance Agency (CalHFA) Multifamily Programs**– CalHFA’s Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation of new construction of rental housing that includes affordable rents for low- and moderate-income families and individuals. One of the programs is the Preservation Loan program which provides acquisition/rehabilitation and permanent loan financing designed to preserve or increase the affordability status of existing multifamily housing projects.
- **Low-Income Housing Tax Credit (LIHTC)** – This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to those with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.
- **California Community Reinvestment Corporation (CCRC)**– The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.

Qualified Entities to Preserve

The following organizations have the experience and capacity to potentially assist in preserving at-risk units:

- Century Housing
- Coachella Valley Housing Coalition
- Coalition for Economic Survival
- Community Partnership Development Corporation
- Foundation for Quality Housing Opportunities Inc.
- Housing Corporation of America
- Jamboree Housing Corporation
- Neighborhood Housing Services of the Inland Empire (NHSIE)
- Nexus for Affordable Housing, Inc.
- American Family Housing
- Southern California Housing Development Corporation

Quantified Objectives

Housing Element law requires that cities establish the maximum number of units that can be preserved over the planning period. The City’s objective it to preserve the 634 affordable housing units “at-risk” of converting to market rate through policy programs provided in **Section 4: Housing Plan**.

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

Previously Identified Contributing Factors to Fair Housing

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.

Current Local Contributing Factors

The analysis within this Affirmatively Furthering Fair Housing (AFFH) section yielded the following fair housing issues results in Fontana:

- 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

lower average health index, indicating increased potential for pollution and lower environmental quality across all racial/ethnic groups in the City. The opportunity indices also identify lower average affordable transportation options to both the Asian or Pacific Islander (Non-Hispanic) and Native American (Non-Hispanic).

- The City provides moderate transit trip opportunity, additionally, about 76% of all city jobs are within ½ mile of transit but just under 2 percent of the working population uses public transit as a primary source of transportation.
- There are 634 current units with affordable covenants at risk of converting to market rate before the year 2031 in the City.
- The CalEnviro Screen mapping tool (2018) identified most of the City as moderate to high scoring, indicating high pollution levels, some of which overlap with identified R/ECAPs in the City.

Other Local Contributing Factors

There are a number of other factors that contribute to and cause these fair housing issues listed above. The following lists a number of contributing factors unique to the City of Fontana as known through the City's local observations

- **Fair Housing Outreach and Enforcement** – The City of Fontana partners with the Inland Fair Housing and Mediation Board (IFHMB) to assist individuals with fair housing-related issues, as well as provide informational resources and education for the community. However, there is a general systemic lack of awareness of fair housing laws. The City is aware of the need to provide additional resources and information on fair housing, as well as target areas with higher rates of complaints and low resources.
- **Public Investment in Specific Neighborhoods** – The City of Fontana is considered a low resource region, as illustrated in **Figure 3-9**. The majority of the City is measured at the lowest opportunity levels, with few moderate to high opportunity census tracts in the northern region of the City. The TCAC/HCD Opportunity Area Maps (**Figure 3-11**) also reports tracts with high segregation and poverty surrounded by others with low resources at the center of the City. When compared to the AllTransit performance mapping in **Figure 3-14**, the City has poor access to transit in the southern and northern regions of the City. A lack of transportation options throughout the City may restrict residents from accessing resources and opportunities not within their immediate neighborhoods. Furthermore, when compared to the CalEnviroScreen in **Figure 3-16**, the center of the City with the lowest levels of resources may also experience potential pollution burdens. The City must focus on investing in central neighborhoods to provide those most potentially impacted by pollution and poor mobility with additional resources. Staff from the City's Code Enforcement and Planning Department has noted the need to improve investment in the southern and northern areas of the City to improve access to opportunity. Additionally, community recent community participation has suggested that public investment in local neighborhoods in the south, north and central areas of the City will contribute to the alleviation of conditions that affect neighborhood degradation.
- **Availability of Affordable Housing** – Section 2.C.3 of this Housing Element provides details on household income throughout Fontana. **Table 2-12** states there are a total of 10,330 households in Fontana which earn 50 percent or below the HUD Area Median Income (HAMI) and 7,905 households which earn

between 51 and 80 percent of the HAMI. These are considered extremely low-/very low-income households and low-income households. In comparison, the City currently has 1,898 affordable units with covenants protecting the affordability. The policies and programs established in **Section 4: Housing Plan** allow for the addition of 5,109 units affordable to very low-income households and 2,950 units affordable to low-income households to meet the RHNA allocation. In addition to allowing for the development of additional affordable housing units for current lower income residents, the City must provide additional resources and outreach to organizations and residents regarding aid available for those in need. Through out the planning process for the Housing Element update, community concerns and advocacy group concerns have repeatedly indicated the lack of affordable housing options as a major constraint in Fontana. This includes both rental and ownership opportunities. Additionally, family-sized housing units are important to serve the needs of lower income families in Fontana. While affordable housing opportunities exist, there is additional concern about the total available units to meeting existing and projected demand, opportunities for homeownership for lower income residents and family-sized housing have been repeatedly identified as priority concerns.

- **Access to Proficient Education** – Section 3.B.3 of this Housing Element analysis various opportunity measurements of the City and of residents. The UC Davis Center for Regional Change and Rabobank identifies low educational achievements for Fontana residents. **Table 3-22** shows English and math proficiency levels lower in Fontana than for the State, as well as low percentages of college educated adults and UC/CSU eligibility. **Table 3-23** also provides school proficiency indexes by race and ethnicity; all racial and ethnic groups scored less than 50 out of 100 total points, with the total population scoring from low 20s to mid-40s. Each racial and ethnic group scored about 10 points less when identified as living below the federal poverty line – resulting in scores ranging from 16 to 36. Lastly, **Figure 3-9** illustrates most of the City is categorized as the lowest opportunity measurement based on assets in education, the economy, housing, mobility/transportation, health/environment, and civic life. These scores and measurements point towards low opportunities and poor access to proficient education for children and young adults in the City. With the recent pandemic, access to education has become a greater challenged that can be exacerbated by other conditions. The Fontana Unified School District has a new program this school year called ACCESS (Actively, Creating, Connections, Ensuring, Student Success) program. ACCESS is meant to meet the needs of students seeking to remain in an online learning environment but needing a higher level of teacher support. It is an Independent Study program that offers live, synchronous instruction in a digital classroom. Students in the ACCESS program will mirror a traditional school day and are expected to be actively engaged online during the program hours five days a week.

All students in grades K-12 are eligible for the ACCESS program, including English Learners and Students with Disabilities. Necessary accommodations will be discussed upon enrollment. Regarding our Students with Disabilities, an Individual Education Program (IEP) meeting will be held to review the student’s provision of a Free Appropriate Public Education (FAPE) prior to enrolling to determine the appropriate placement options.

The City of Fontana’s Mayor’s Education Coalition in a partnership of stakeholders from education, business, and community leaders to create pathway initiatives to inspire and engage students. The City understands that access to education is critical for the improvement of opportunity and will contribute directly to overall community development and improvement.

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 3-29 through **Figure 3-35** below identify the sites to accommodate future housing, as identified in the adequate sites analysis, overlaid on demographic, resource and displacement data¹⁶:

- **Figure 3-29:** Proposed Housing Units in Fontana, Hispanic Population
- **Figure 3-30:** Proposed Housing Units in Fontana, Non-White Population
- **Figure 3-31:** Proposed Housing Units in Fontana, Low- and Moderate-Income Block Groups
- **Figure 3-32:** Proposed Housing Units in Fontana, R/ECAP Areas
- **Figure 3-33:** Proposed Housing Units in Fontana, RCAA
- **Figure 3-34:** Proposed Housing Units in Fontana, TCAC Opportunity Areas
- **Figure 3-35:** Proposed Housing Units in Fontana, Gentrification and Displacement

Overall, the City's sites analysis focuses on increased housing opportunity within the center portion of the City. Due to the timeline of incorporation and annexation of different regions on the City, the central region of Fontana contains generally older development and uses. However, the central portion provides the best access to transportation, job centers and the most opportunity for redevelopment due to increased allowable density and aging existing uses.

The central region is guided primarily by the Form Based Code districts. The FBC zones permit a mix of uses, including commercial retail, business, single-family and multi-family housing. The Sites strategy utilized FBC zones which permitted housing at an appropriate density to accommodate affordable housing in the future (a full analysis of these zones is available in Appendix B). The strategy focuses on public investment in the some of the older regions of the City to increase both residential and economic opportunity. The strategy also considers a fair housing approach, and therefore has distributed sites in the northern and southern regions of the City where newer development is occurring.

Additionally, each site identified to accommodate low and very low-income housing was analyzed based on viability for redevelopment, sites were evaluated based on, parcel acreage, availability of land for residential development, existing use and accessible and transit proximity. The City utilized locally available

¹⁶ Pipeline Projects and Specific Plans that have been recently subdivided are represented as one site in Figure 3-26 through 3-32 and within the analysis.

SCAG data¹⁷ to identify the following key indicators which show that the sites included for low and very low-income units are the most appropriate:

- 31 percent of the sites are within areas identified as High and Highest Resource by the TCAC
- 38 percent of the sites are within areas identified as moderate resource
- On average, there are 7 healthcare facilities within a one-mile drive from each site
- On average, there are about 1.3 grocery stores or markets within a one-mile drive from each site
- On average, there are about 4.7 open space designated areas within a one-mile drive from each site
- About 40 percent of the sites are in a High-Quality Transit area, meaning the 40 percent of sites are within one half-mile of a well-served transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours
- Additionally, about 54 percent of the sites are within a job center.

¹⁷ Southern California Association of Governments, Housing Elements/Annual Land Use – Online Map, 2019. Accessed online: January 11, 2022.



The information below analyzes the City's 2021-2029 sites strategy related to fair housing data considerations.

Integration and Segregation Patterns and Trends

Figure 3-29 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 3-29 shows the following findings:

- 192 proposed sites to accommodate the RHNA allocation (totaling 13,707 potential units, or 56 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic less than 58 percent. Of which, 4,395 are affordable to lower income households, which is 47 percent of all lower income units.
- 213 proposed sites to accommodate the RHNA allocation (totaling 8,994 potential units, or 37 percent 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 which, 4,076 are affordable to lower income households, which is 43 percent of all lower income units.
- 38 proposed sites to accommodate the RHNA allocation (totaling 1,141 potential units, or 5 percent 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. Of which, 770 are affordable to lower income households, which is approximately 8 percent of all lower income units.
- 3 proposed sites to accommodate the RHNA allocation (totaling 555 potential units, or 2 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 82 to 88 percent. Of which, 150 are affordable to lower income households, which is 1 percent of all lower income units.
- 1 proposed site to accommodate the RHNA allocation (totaling 24 potential units, or <1 percent 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. Of which, 17 are affordable to lower income households, which is <1 percent of all lower income units.

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. Since the majority of proposed housing units are in areas with high proportions of Hispanic residents, the distribution of potential units may disproportionately affect these census tracts, however when viewing the analysis holistically, the strategy is designed to increase housing opportunities in areas with the most resources. Additionally,



most of the population of Fontana is Hispanic or Latino, and as a result, the likelihood housing is proposed in a predominantly Hispanic area is higher than City's whose populations are predominantly White.

The goal of the sites strategy is to increase housing near transit and jobs, and to identify well connected areas for future growth. The sites strategy avoids environmental hazards and is focused on infill opportunities for growth.

Figure 3-29: Proposed Housing Units in Fontana, Hispanic Population

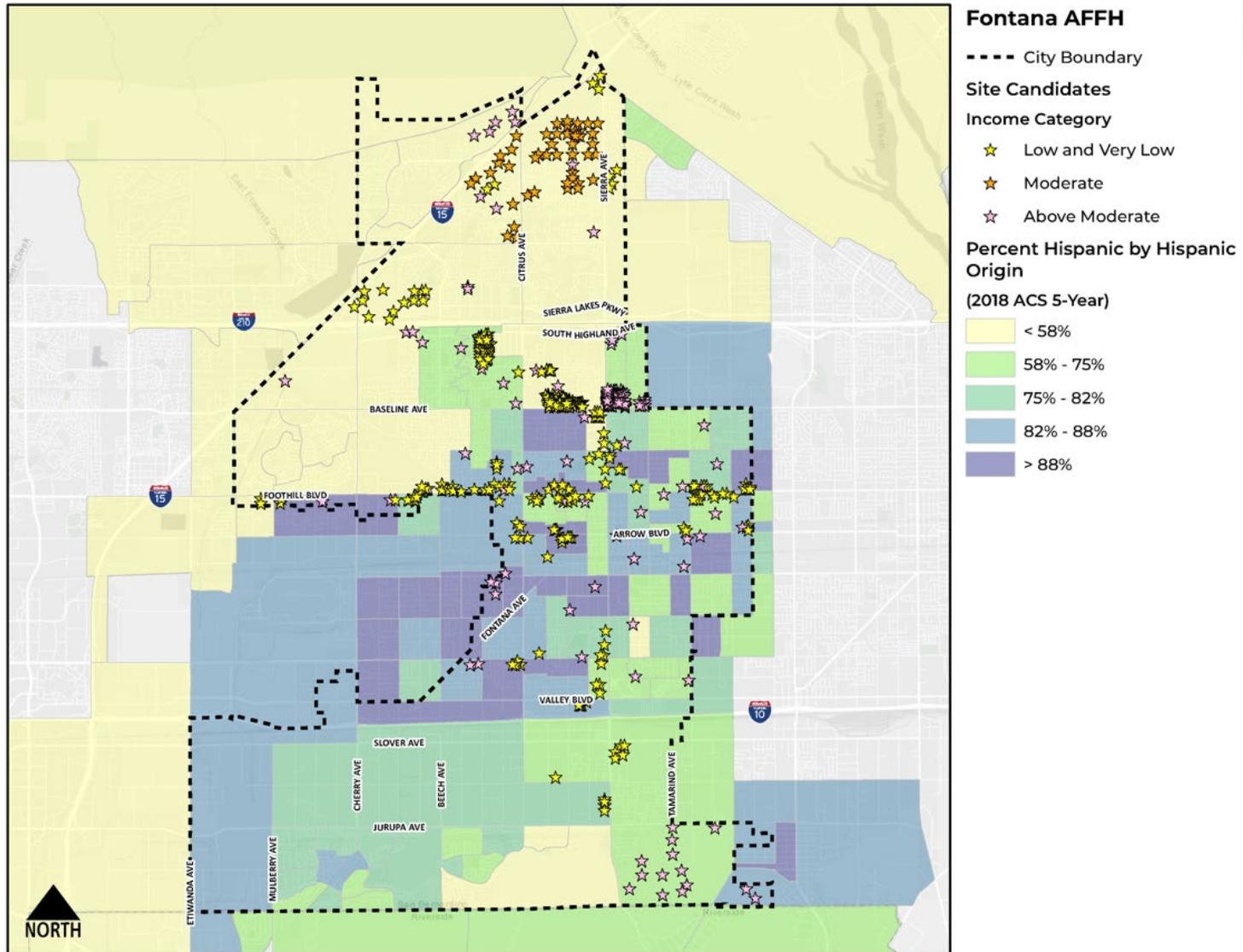


Figure 3-30 shows the proposed candidate sites to meet the RHNA for Fontana in relation with census data showing the percentage of the population within each block group that is Non-White.

Figure 3-30 shows the following findings:

- 117 proposed sites to accommodate the RHNA allocation (totaling 7,224 potential units, or 30 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White less than 48 percent. Of which, 2,677 are affordable to lower income households, which is 28 percent of all lower income units.
- 71 proposed sites to accommodate the RHNA allocation (totaling 9,269 potential units, or 26 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 48 and 57 percent. Of which, 1,568 are affordable to lower income households, which is 17 percent of all lower income units.
- 110 proposed sites to accommodate the RHNA allocation (totaling 5,106 potential units, or 21 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 57 and 66 percent. Of which, 1,986 are affordable to lower income households, which is approximately 21 percent of all lower income units.
- 105 proposed sites to accommodate the RHNA allocation (totaling 4,102 potential units, or 17 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 66 and 73 percent. Of which, 2,240 are affordable to lower income households, which is 24 percent of all lower income units.
- 44 proposed sites to accommodate the RHNA allocation (totaling 1,720 potential units, or 7 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White greater than 73 percent. Of which, 937 are affordable to lower income households, which is 10 percent of all lower income units.

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 disproportionately impacts areas with larger concentrations of the Non-White population, however, the overwhelming majority of Fontana residents are considered Non-White. As a result, the majority of areas available for proposed housing sites are in predominantly Non-White communities. Additionally, Fontana is a highly diverse City and the goal of the sites strategy within Appendix B is to increase access to opportunities within infill regions, and away from natural hazards.

Figure 3-30: Proposed Housing Units in Fontana, Non-White Population

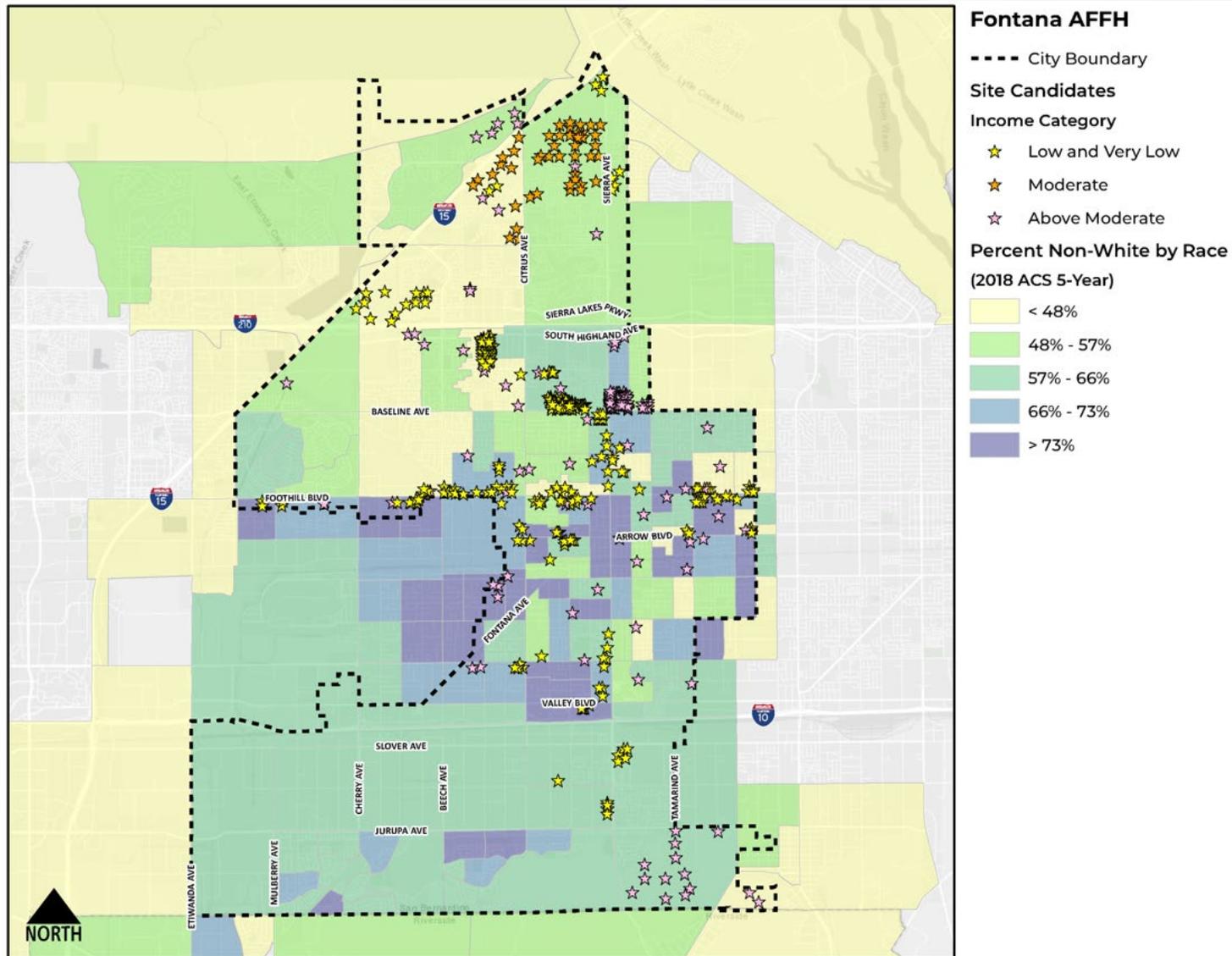


Figure 3-31 shows location of proposed candidate sites to meet the very low and low income RHNA for Fontana in in comparison with census data showing the percentage of the population within each block group who is categorized as low income or moderate by the American Community Survey.

Figure 3-31 shows the following findings:

- 187 proposed sites to accommodate the RHNA allocation (totaling 9,247 potential units, or 38 percent of the total potential units) are located within block groups that have a percentage of the population that is low- and moderate-income less than 23 percent. Of which, 3,061 are affordable to lower income households, which is 33 percent of all lower income units.
- 51 proposed sites to accommodate the RHNA allocation (totaling 5,107 potential units, or 21 of the total potential units) are located within block groups that have a percentage of the population that is low- and moderate-income between 23 and 38 percent. Of which, 1,684 are affordable to lower income households, which is 12 percent of all lower income units.
- 64 proposed sites to accommodate the RHNA allocation (totaling 5,096 potential units, or 21 percent of the total potential units) are located within block groups that have a percentage of the population that is low- and moderate-income between 50 and 63 percent. Of which, 2,560 are affordable to lower income households, which is 14 percent of all lower income units.
- 44 proposed sites to accommodate the RHNA allocation (totaling 1,892 potential units, or 8 percent 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. Of which, 925 are affordable to lower income households, which is 10 percent of all lower income units.

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. Income integration in the community can be furthered through the development of 4,149 proposed low income units in areas with less than 38 percent low- and moderate-income earning households. This would result in lower income households having better access to areas with increased accessibility to opportunities and resources. The distribution of potential units does not disproportionately impact areas with larger concentrations of the households who low or moderate incomes population. Additionally, by proposing above moderate and moderate income units in areas with higher proportions of low to moderate income residents, the median incomes of these areas may increase. Future developer interest in new resources such as schools, parks and other public facilities may result as the median income increases. Additionally, these new resources would enhance and increase the opportunities and resources in census tracts that may have lacked them before.

Figure 3-31: Proposed Housing Units in Fontana, Low- and Moderate-Income Block Groups

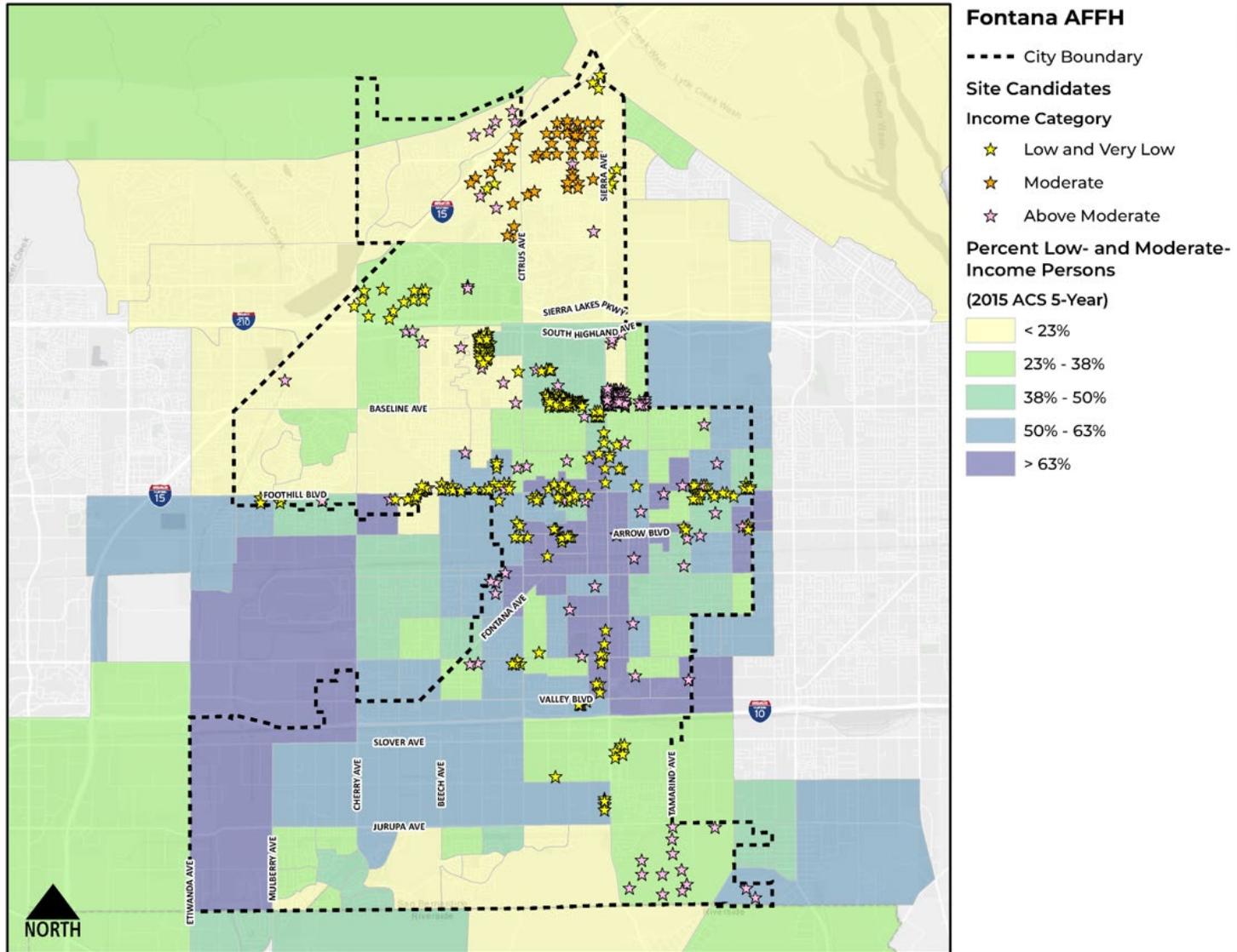


Figure 3-32 shows proposed candidate sites to meet RHNA for Fontana in relation with data showing R/ECAP areas within the City. R/ECAPs are racially or ethnically concentrated areas of poverty; they are marked in red hatchings. The goal of the AB 686 analysis is to analyze how the sites identified to accommodate the RHNA allocation may exacerbate or mitigate existing fair housing issues. The RHNA allocation places 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 populations in R/ECAPs. **Figure 3-32** shows the following:

- There are 8 sites located in R/ECAPs within the City of Fontana
- The 8 sites contain a total of 216 units (or 1% of the total potential units), 151 of which are assumed affordable to lower income households, which is 2 percent of all lower income units.

Additionally, by proposing above moderate and moderate income units in areas with higher proportions of low to moderate income residents, the median incomes of these areas may increase. Future developer interest in new resources such as schools, parks and other public facilities may result as the median income increases. Additionally, these new resources would enhance and increase the opportunities and resources in census tracts that may have lacked them before.

Figure 3-33 shows proposed candidate sites to meet RHNA for Fontana in relation with data showing RCCA areas within the City. RCCAs are racially or ethnically concentrated areas of affluence; they are identified as areas with a White Non-Hispanic population greater than 80 percent and a median household income greater than \$125,000. **Figure 3-33** shows that there are no RCAAs in Fontana.

Figure 3-34 shows proposed candidate sites to meet RHNA for Fontana in relation with the TCAC/HCD Opportunity areas within the City. TCAC is the California Tax Credit Allocation Committee/Housing and Community Development Opportunity Area Maps which show how resources are spatially distributed throughout the City.

Figure 3-34 shows the following findings:

- The City of Fontana is considered a low to moderate opportunity City, with the majority of the City ranked as the moderate resource level.
- 227 proposed sites to accommodate the RHNA allocation (totaling 10,955 potential units, or 45 percent of the total potential units) are located within the Moderate Resource region of the City. Of which, 3,833 are affordable to Lower income households, which is 41 percent of all lower income units.
- 86 proposed sites to accommodate the RHNA allocation (totaling 5,257 potential units, or 22 percent of the total potential units) are located within the Highest Resource region of the City. Of which, 1,507 are affordable to Lower income households, which is 16 percent of all lower income units.
- 79 proposed sites to accommodate the RHNA allocation (totaling 4,910 potential units, or 20 percent of the total potential units) are located within the Low Resource region of the City. Of which, 2,453 are affordable to Lower income households, which is 26 percent of all lower income units.

- 27 proposed sites to accommodate the RHNA allocation (totaling 2,640 potential units, or percent of the total potential units) are located within the High Resource region of the City. Of which, 1,218 are affordable to Lower income households, which is 13 percent of all lower income units.
- 17 proposed sites to accommodate the RHNA allocation (totaling 404 potential units, or percent of the total potential units) are located within the High Segregation and Poverty Resource region of the City. Of which, 219 are affordable to Lower income households, which is 2 percent of all lower income units.
- 11 proposed sites to accommodate the RHNA allocation (totaling 255 potential units, or 1 percent of the total potential units) are located within the Moderate Resource (rapidly changing) region of the City. Of which, 178 are affordable to Lower income households, which is 2 percent of all lower income units.

The majority of proposed housing sites are located in areas considered as moderate resource and higher. As a result, lower income households would have better access to community resources and opportunities. In addition, proposed above moderate and moderate units in low resource areas have the potential to spark future developer interest for resources such as schools, parks and other public facilities.

Figure 3-32: Proposed Housing Units in Fontana, R/ECAP Areas

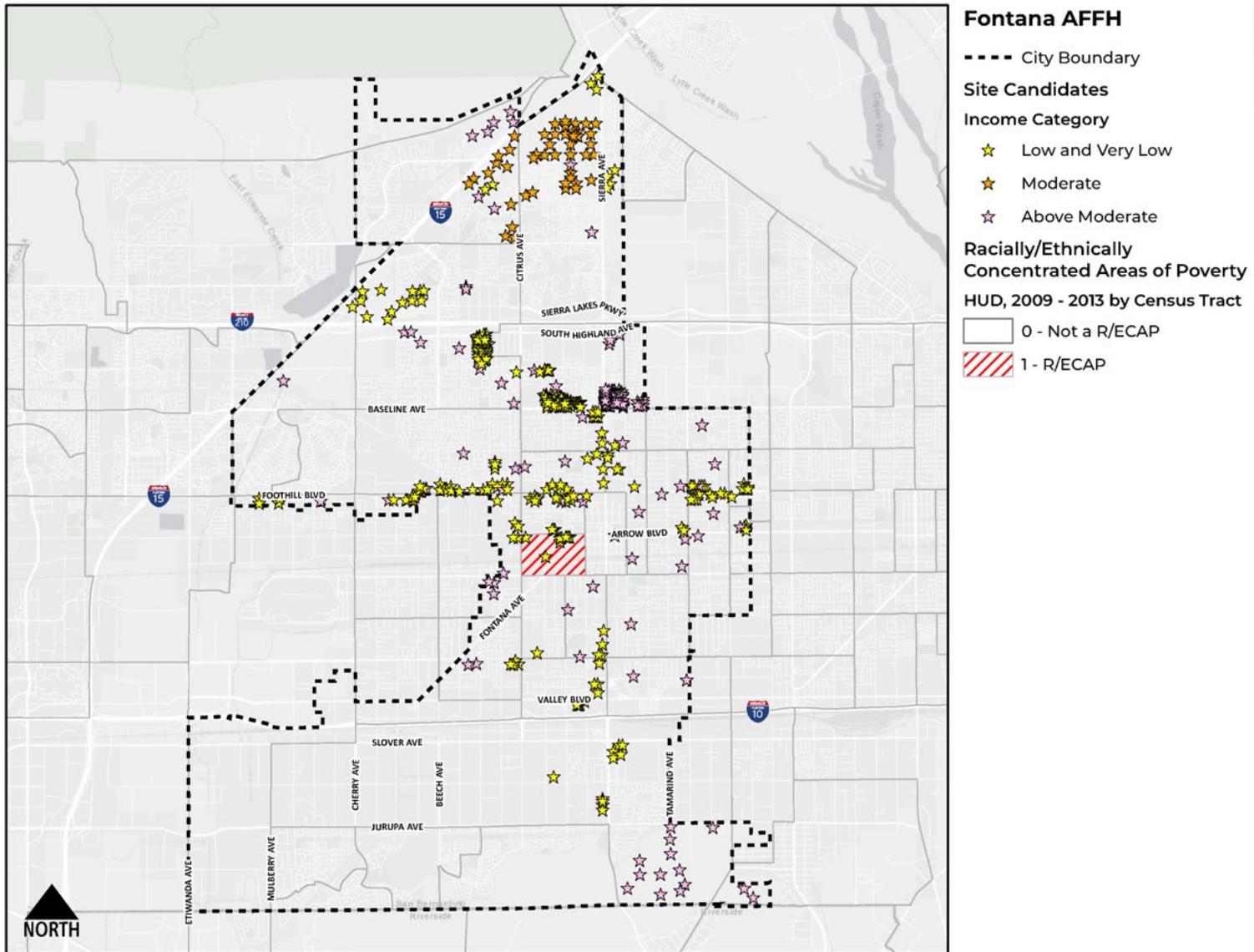


Figure 3-33: Proposed Housing Units in Fontana, RCAA

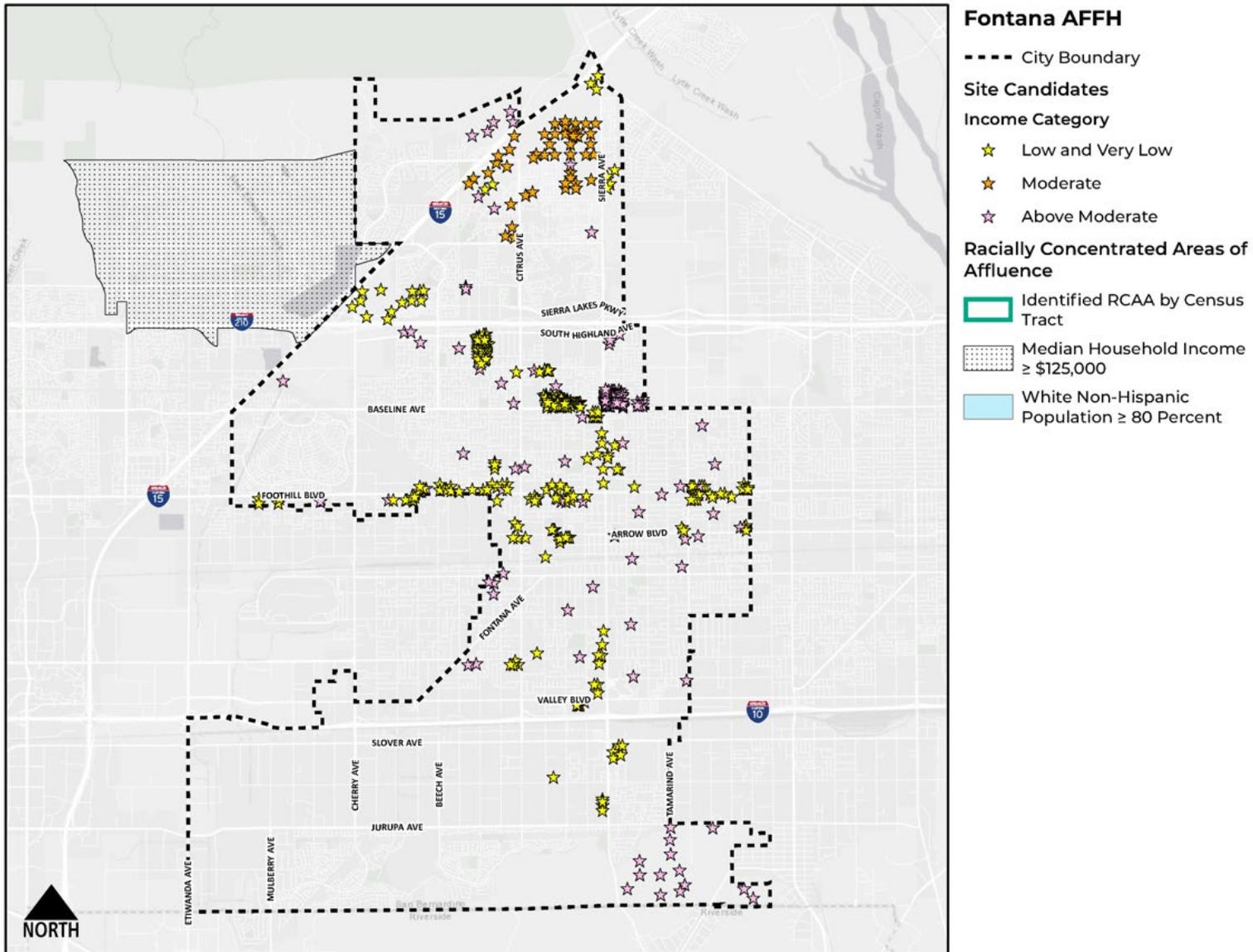


Figure 3-34: Proposed Housing Units in Fontana, TCAC Opportunity Areas

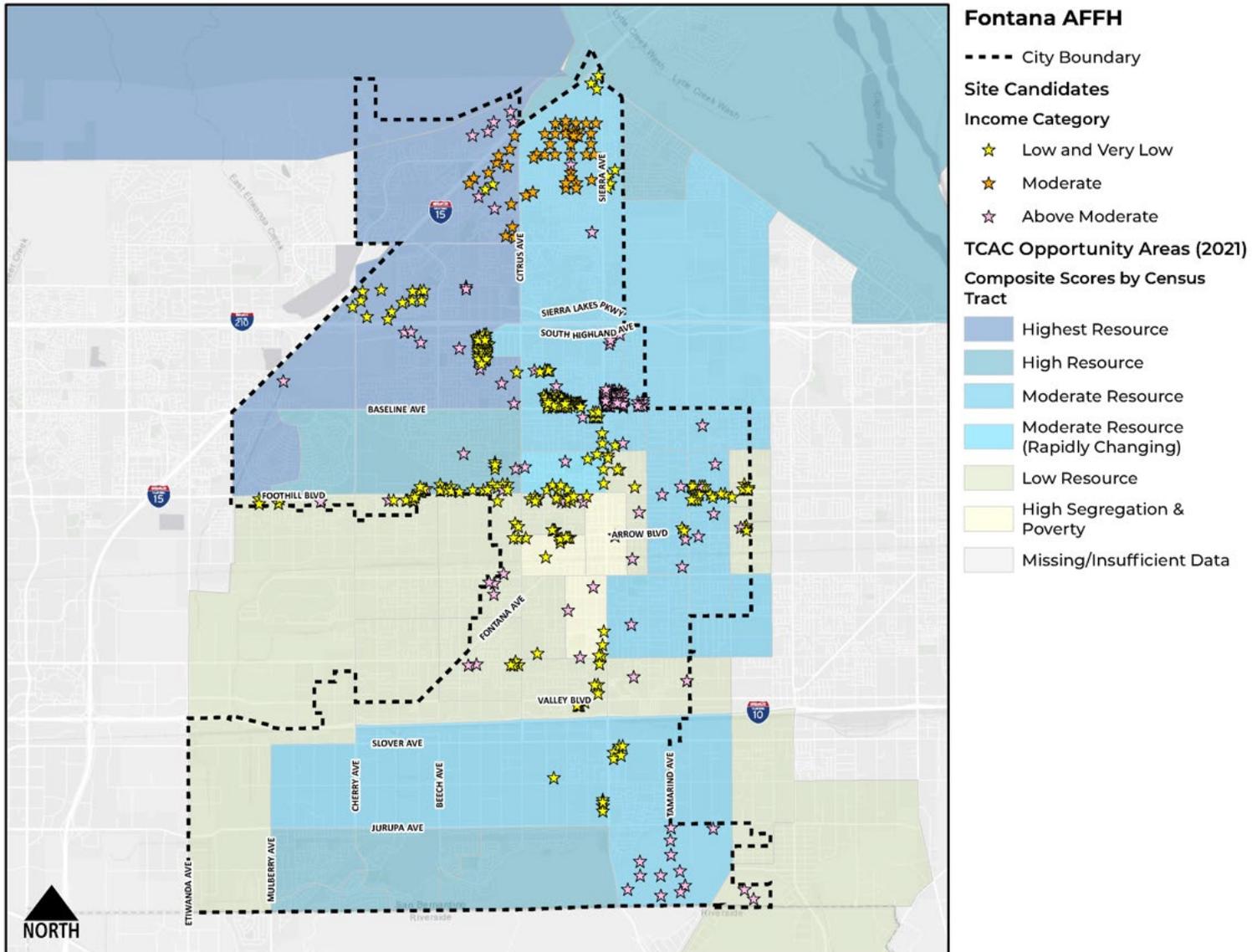


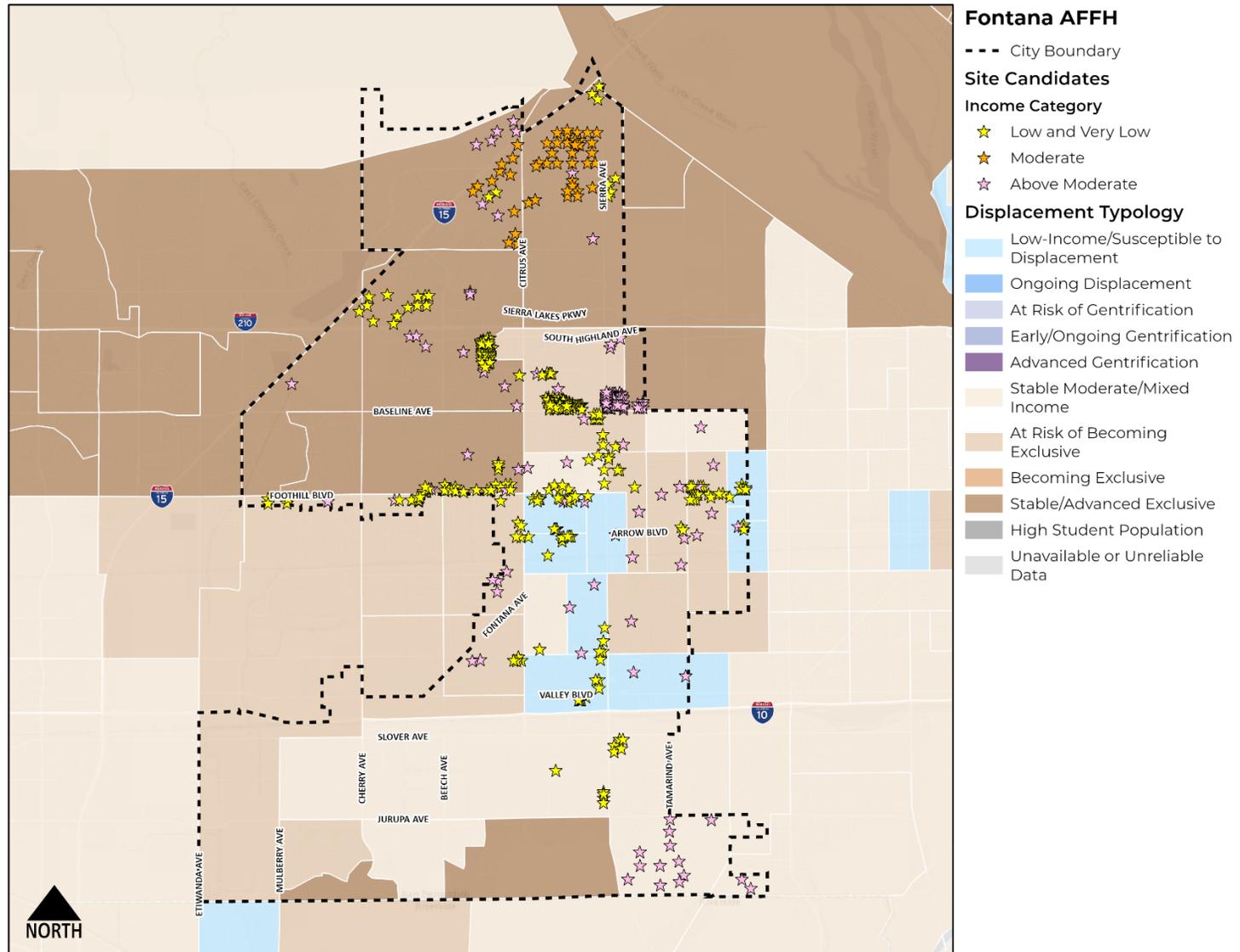
Figure 3-35 shows the proposed candidate sites to meet the RHNA for Fontana in relation with urban displacement data showing the areas at-risk or currently experiencing displacement within the City as categorized by the University of California Berkeley Urban Displacement Project. The displacement typologies and the criteria used to identify each category can be found in **Section 3.B.4** of this document.

Figure 3-35 shows the following findings:

- 189 proposed sites to accommodate the RHNA allocation (totaling 5,124 potential units, or 21 percent of the total potential units) are located within block groups that are at-risk of becoming exclusive. Of which, 2,832 are affordable to lower income households, which is 30 percent of all lower income units.
- 58 proposed sites to accommodate the RHNA allocation (totaling 2,597 potential units, or 11 percent of the total potential units) are located within block groups that are low-income/susceptible to displacement. Of which, 1,344 are affordable to lower income households, which is 14 percent of all lower income units.
- 37 proposed sites to accommodate the RHNA allocation (totaling 3,701 potential units, or 15 percent of the total potential units) are located within block groups that are stable moderate/mixed income. Of which, 1,112 are affordable to lower income households, which is 12 percent of all lower income units.
- 163 proposed sites to accommodate the RHNA allocation (totaling 12,999 potential units, or 53 percent of the total potential units) are located within block groups that are stable/advanced exclusive to displacement. Of which, 4,120 are affordable to lower income households, which is 53 percent of all lower income units.

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 resources. The goal of the sites strategy is to increase lower income housing opportunity in areas susceptible to displacement to mitigate the risk of displacement occurring. The distribution of potential units does not disproportionately impact areas susceptible to displacement or at risk of becoming exclusive; in fact, it adds a sizeable amount of affordable housing in areas that have access to moderate and higher resource levels. By having more housing in these areas, specifically lower income units, residents of Fontana are given more opportunities to live in areas with higher resources. This would also result in many areas becoming more stable/mixed income, further integrating all income levels throughout the City.

Figure 3-35: Proposed Housing Units in Fontana, Gentrification and Displacement



Access to Opportunity

The majority of the City is within the moderate resource (changing rapidly) to highest resource category according to the TCAC Opportunity Map composite score. A majority of the sites identified in the sites inventory are located in the moderate, high, or highest resource areas which will give households access to more opportunities and resources. The majority of the low- and very low-income sites were strategically located to take advantage of opportunities and resources.

Over 75 percent of all projected housing units, are within areas of the City characterized as Moderate Resource and higher. This comes out to mean that over 70 percent of all potential low income housing units are located in areas where resources are moderate or higher, which would result more higher resource housing opportunities in lower income households.

Potential low income housing is also proposed in low resource areas. Through the development of these units, overcrowding, overpayment and housing conditions could be improved. Approximately 20 percent of all housing units, are planned within low resource areas. Placing above moderate income housing in low resource areas could possibly lead to increasing gentrification in these areas.

Transit

According to AllTransit the City of Fontana has a moderate to low transit performance score overall. The City has identified a significant number of low- and very low-income sites within the central region of the City. The central region of the City scored well with connectivity compared to the majority of the other areas of the City. Households within the central region areas have better access to jobs and key destinations through transit than those located in other regions of the City. The majority of the low- and very low-income sites were strategically located within the central region to take advantage of the current transportation assets in this area.

Environmental

OEHHA's California Communities Environmental Health Screening Tool is used to evaluate levels of pollution burdens in Fontana. The average scores for census tracts where future housing would be proposed is 38.5. There are a number of lower income and moderate- to above moderate-income sites identified in and around the central region of the City. By providing housing options near essential resources and economic opportunity/jobs can decrease overall vehicle miles travelled (VMT). In many cases, decreases in VMT relate to improved air quality. Additionally, the City may work with developers to implement and increase the use of environmentally friendly materials and strategies.

Disproportionate Housing Needs

Disability

The City of Fontana has a fairly low disabled population with higher representation of persons with disabilities located throughout the greater central region. A number of proposed housing sites are located within the census tracts reporting a disabled population between 10 and 20 percent. While the

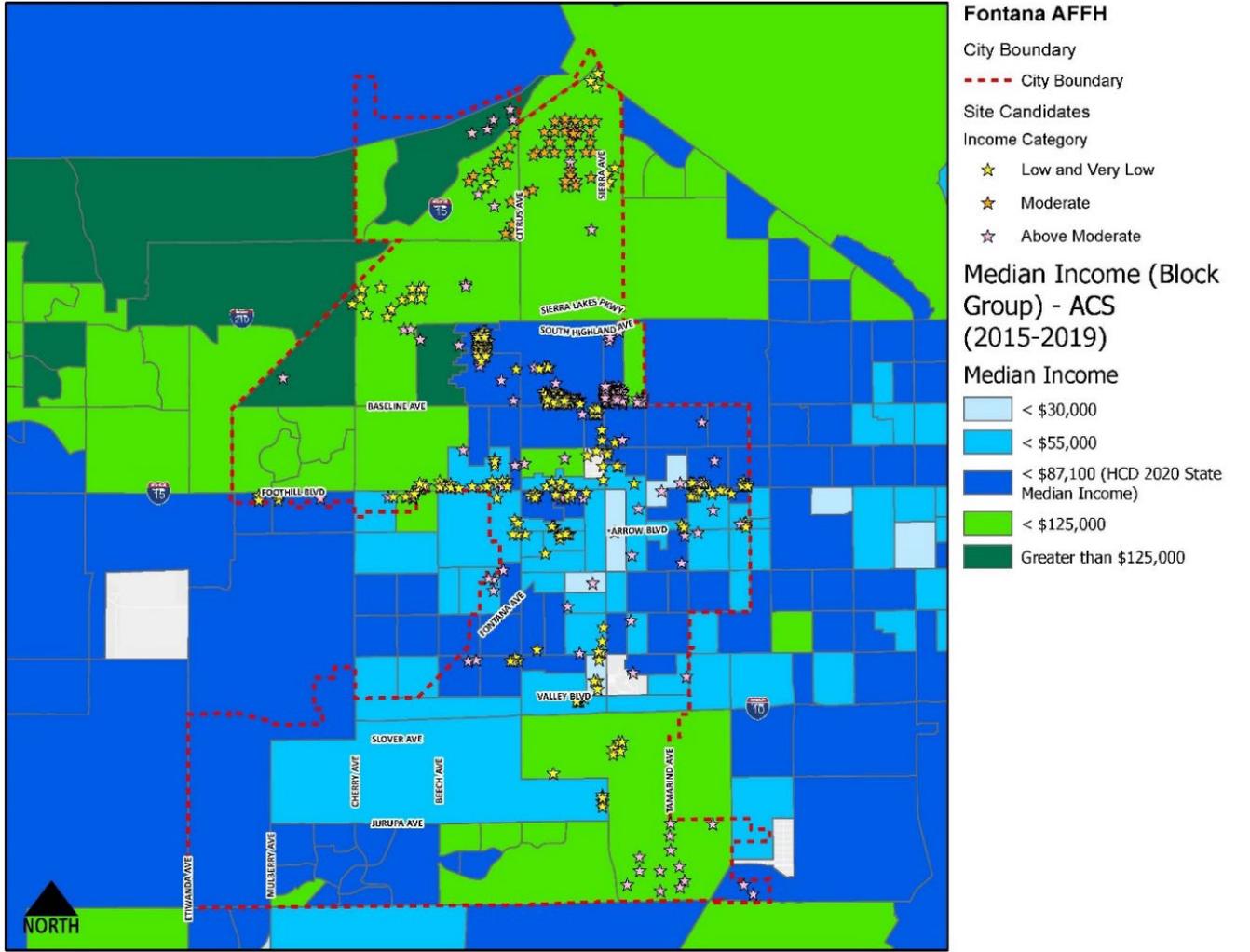
percentages are relatively low and similar to neighboring communities, the location of the potential future housing sites in these census tracts may provide opportunities for affordable housing in conjunction with or near services. The placement of these sites was strategically located to increase affordable housing opportunities near service amenities which can provide increased housing security for the City's disabled population.

Income

The central region of the City has a higher percentage of low- and moderate-income residents than the rest of the City. **Figure 3-35b** shows the distribution of proposed RHNA sites in comparison to median income distribution within the City of Fontana. The sites inventory allocates a significant amount of units to low- and very low-income sites in the central region as it has the highest opportunity and resource ratings, as well as the highest transit connectivity. Approximately the majority of all projected housing units, are within areas of the City where the average household income is characterized as low and very low income. All low and very low income units are proposed in census tracts characterized by low and very low income. There are no low and very low income housing units proposed in any other areas, which may lead to increased income segregation in high and moderate income areas, however with over 60 percent of all units being proposed in low income areas, this outcome is unlikely. Low income areas where potential housing development would take place could experience income diversification, which could lead to the reduction of segregation and instances of poverty. The low- and very low-income sites within the central region will provide increased affordable housing opportunities where there are high rates of low-income residents. Over 30 percent of all projected housing units, are projected in moderate and above moderate income areas including all moderate units. While these projected units have the ability to further income segregation, the majority of all housing units are proposed in low income areas including above moderate income units.



Figure 35b: Proposed Housing Units in Fontana, Median Income



Overpayment

The City of Fontana experiences moderate to high rates of overpayment that disproportionately affects renters. There is a pocket in the eastern edge where homeowners are experiencing high rates of overpayment and renters experiencing the highest rates of overpayment are concentrated in the central region of the City with an additional pocket in the southern region of the City. Site selection emphasized the development of multifamily housing in areas with higher density to leverage existing zoning capacity. Housing located throughout these high-density allowance areas will facilitate more affordable units through multifamily development. The lower income sites associated with multifamily development is concentrated throughout the central region of the City. The lower income sites associated with the multifamily development will provide access to supportive services such as job opportunities and transit amenities and ensure that there are affordable housing options in geographical areas that are safe, and experience moderate to high rates of overpayment.

The community has expressed through various Housing Element Workshops and surveys that household income spent on housing is a challenge. The City notes repeated concerns of the overall cost to enter the housing market and the ability to establish upward mobility to transition at various housing needs in a residents lifecycle.

Overcrowding

The regions outside of the central region of the City experience very low rates of overcrowding. The central region of the City experiences moderate to high rates of overcrowding. The placement of lower income and moderate- to above moderate-income sites throughout the central region of the City will not exacerbate any instances of overcrowding as additional housing development at all income levels would alleviate impacts of overcrowding.

The City's Code Enforcement divisions has not expressed major concerns with overcrowding. There is anecdotal evidence that the current inventory of family sized rental units in the region may contribute to potential overcrowding as the population grows in the community. The City has provided specific policies to address large families in the policy program.

Distribution in Regard to Geography

For this analysis, the City of Fontana's Planning Division split the City into three analysis sections, north (all land north of Merrill Avenue), central (land between Merrill Avenue and Interstate 10), and south (land south of Interstate 10). The purpose of this analysis is to attempt to identify if the distribution of housing units would overburden one geographic area of the City. The northern section of the City has the highest greatest acreage at 14,778 acres or 53 percent of the City's area. Approximately 19,905 proposed units would be in the northern portion of the City, or about 82 percent of all proposed housing units. Although this appears to be disproportional, the southwest and central portions of the City have most of the City's industrial uses and may provide limited residential opportunity. The northern portions of the City tend to be more residential and there are more opportunities to build out on vacant land as well. Approximately 13 percent of all proposed units would be located in the southern

portion of the City that contains approximately 33 percent of the City's land area. As previously mentioned, a major part of the southwest portion of the City is used for industrial uses and would not be suitable for residential development. The central area makes up about 13 percent of all the City's land area and would have about 5 percent of all proposed units. This is due to the fact that some of the land within this area is used for industrial activities and would not be suitable for residential development. In conclusion, no one geographic area of the City would be overburdened by proposed units because the majority of units are projected in an area with more vacant land and compatible land uses.

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: Supportive/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 (market rate housing). 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 6,441 Above Moderate-income units.

Additionally, remaining capacity on Specific Plans entitled for low density residential can accommodate a total of 1,476 Above Moderate-income and 4,165 Moderate income units. The specific plans and their remaining capacity are summarized below, and the required descriptive information for these sites within **Appendix B**.

Specific Plan	Moderate	Above Moderate
Arboretum Specific Plan	2,546	50
Citrus Heights North	69	6
Summit at Rosena Specific Plan	0	333
Ventana at Duncan Canyon Specific Plan	842	0
Walnut Village Specific Plan	0	175
West Gate Specific Plan - Approved March 2017	708	912
Total	4,165	1,476

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 3-39** 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.

Table 3-39: Residential Capacity for Moderate and Above Moderate-Income Sites ¹					
	Max Density	Reasonable Density	Number of Parcels	Acreage	Potential Units
Moderate Income Sites					
Arboretum (SP)	24 du/ac	N/A	34	370	2,569
Citrus Heights North (SP)	18.1 du/ac	N/A	4	37	81
Ventana at Duncan Canyon (SP)	16 du/ac	N/A	8	96	842
West Gate (SP)	50 du/ac	N/A	13	216	708
Subtotal	--	--	59	719	4,165
Above Moderate-Income Sites					
R-5 Zone	50 du/ac	50 du/ac	24	44	958*
FBC Zone	39 du/ac	27 du/ac*	79	138	1,443
R-1 Zone	5 du/ac	4.3 du/ac	17	38	43
R-2 Zone	12 du/ac	7.6 du/ac	12	66	428
R-PC Zone	6.4 du/ac	3.48 du/ac	19	659	2,268
Arboretum (SP)	24 du/ac	N/A	34	370	50
Citrus Heights North (SP)	18.1 du/ac	N/A	4	37	6
Summit at Rosena (SP)	16 du/ac	N/A	2	76	333
Walnut Village (SP)	15 du/ac	N/A	62	56	240
West Gate (SP)	50 du/ac	N/A	13	216	882
Subtotal			266	1,660	6,651
Note – the FBC Zoning designation has several different expected densities, based on sub area. The value represented in the table is an average.					
1. Does not include Pipeline projects					

*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 3-39 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 with 2,546 moderate-income level units and 50 units 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, 69 of which can be accommodated at the moderate-income level and 6 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, 175 of 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. Utilizing the City's past performance, and a market comparison and land analysis, the City developed a strategy which doubled the average ADU development from 2018-2020. In total, 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 4,773 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
Total	417

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.

Identification of Large and Small Sites

Included in the sites identified to meet the City’s RHNA allocation, the City has identified a total of six parcels which are larger than 10 acres and are not within the AB 1397 criteria. Two of the parcels are within the Westgate Specific Plan and are currently entitled for residential use pending subdivision and construction. The remaining four parcels include a 10.5- and 10.1-acre sites within the R5, both of which are connected to the City’s infrastructure system, are vacant, and are near public and private resources. Therefore, both sites are appropriate for consideration of future housing. Also included in the remaining four parcels are two 11-acre sites identified for rezone to the R-4 zone.

Additionally, Fontana has a history of approving large residential developments as, shown below in **Table 3-41**. 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 yield	Unit	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
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The City has also identified 50 parcels for rezone which are less than 5-acres. The small sites are identified in **Table B-16** of this document and are identified for rezone to R-4 or and R-4 overlay. The small sites are all nonvacant and therefore have a calculated unit capacity of 20 percent of maximum yield, minus existing structures or units. The sites are primarily identified for rezone to create neighborhood and zoning consistency.

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 3-42** below, the City can accommodate 100% 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	9,008
Capacity on Nonvacant Sites	400
Low and Very Low RHNA allocation	8,059
Percentage of Lower Income RHNA accommodated on Vacant sites	100%

Non-Vacant Sites

The City has designated non-vacant sites, both residentially and non-residentially zoned, to meet their 6th 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 3-43: 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 multifamily development.
Paseo Verde Apartments – North side of Valley Boulevard between Cypress Avenue and Juniper Avenue	150	FBC (Transitional)	Single Family Home	150 fully affordable units redeveloped on previously single-family home.
8185 Banana Avenue -	28	R-1	Single Family Home	Although the zoning is R1 – the developer utilized the Boulevard Overlay at the time to do multi-family units. There are 28 condos redeveloped on a lot with a previous single-family home
Windrows Project- 16408 Valencia Avenue	105	FBC (Transitional)	Single Family Homes	Lot which contained a single-family home was redeveloped in the FBC transitional zone to accommodate 105 multifamily units
Rosena Fountains Apartments	69	FBC (Multi- Family)	Gathering Hall	A proposed 69-unit multifamily development
Nuevo Apartments	29	R-5	Parking Lot	A proposed 5-story mixed-use development with 29 proposed apartment units.
Village at Sierra	106	FBC (Retail)	Commercial	A senior housing development.
The Plaza at Sierra	90	FBC (Station Area)	Commercial Uses	A proposed 90-unit affordable senior housing 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.

Rezone Strategy to Accommodate Remaining Low/Very Low RHNA Allocation

To accommodate the remaining RHNA allocation the City will need to rezone appropriate sites to the R-4, R-4 overlay and R-5. Below is the strategy for rezoning and up-zoning to meet the City's remaining RHNA allocation.

Part 1: Rezoning Opportunities Utilizing The R-4 Residential Zone And R-4 Overlay

The City has identified 138 parcels for re-zone to the R-4 residential district in order to accommodate additional low and very low-income housing units. The identified parcels are vacant or underutilized or are within neighborhoods where the R4 zone is appropriate. Parcels for identified 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. Utilizing the unit capacity calculations outlined above, the City assumed a density of 31.2 du/acre for R-4 with a 70 percent affordability factor for vacant sites and a 20% affordability factor for non-vacant sites. In total the proposed up-zoned parcels can accommodate **5,00** units, of which **3,019** are estimated to be affordable to Low and Very Low-income households.

Additionally, the City identified a block of parcels between Oleander and Cypress on Baseline for an R4 overlay. The R4 overlay would implement the same development standards and density requirements of R4 but would also permit property owners to develop at the current base zone, as it may be appropriate on some smaller parcels. **Figure 3-33** and **3-34** also show these rezone opportunities.

Part 2: Rezoning Opportunities Utilizing The R-5 Residential Zone

The City has identified 24 parcels for re-zone to the R-5 residential district in order to accommodate additional low and very low-income housing units. The identified parcels are vacant or underutilized or are within neighborhoods where the R-5 zone is appropriate. Parcels for identified 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. Utilizing the unit capacity calculations outlined above, the City assumed a density of 50 du/acre for R-45 with a 70 percent affordability factor for vacant sites and a 20% affordability rate for nonvacant sites. In total, the

proposed rezoned parcels can accommodate 2,203 units, 1,245 of which are estimated to be affordable to Low and Very Low-income households. Figure 3-36 and 3-37 also show these rezone opportunities.

Figure 3-36: Map of Sites for Rezone (North)

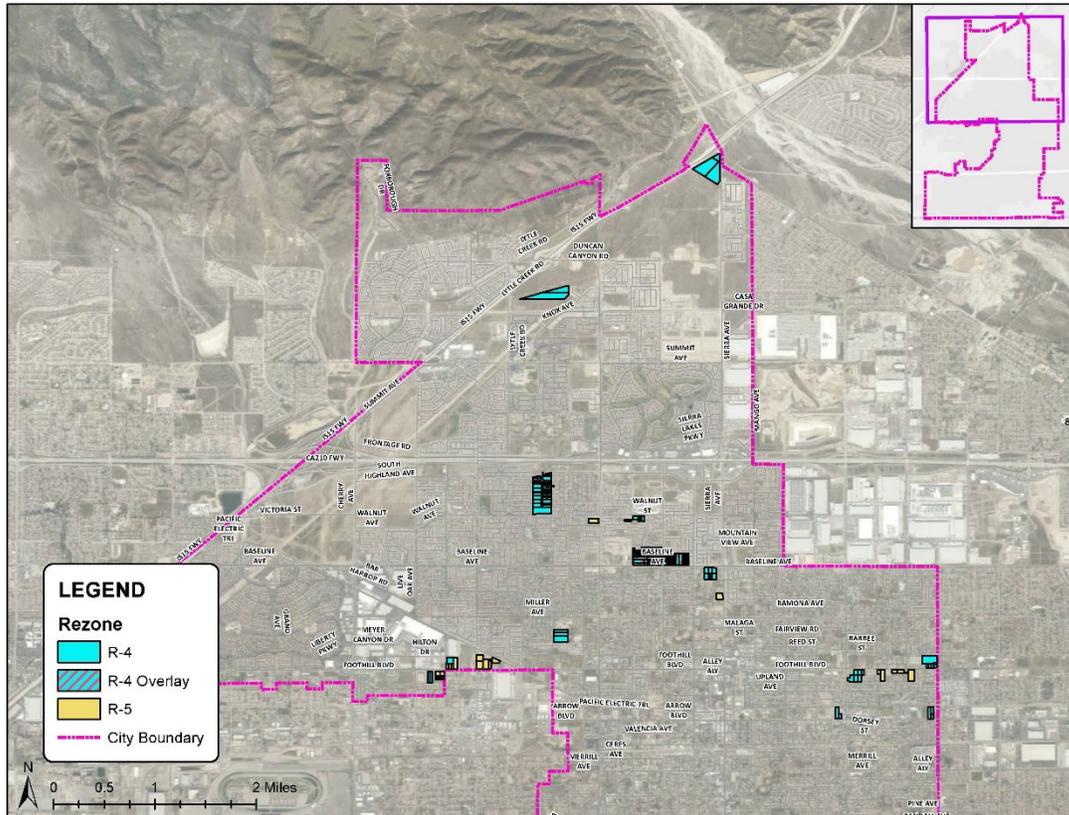
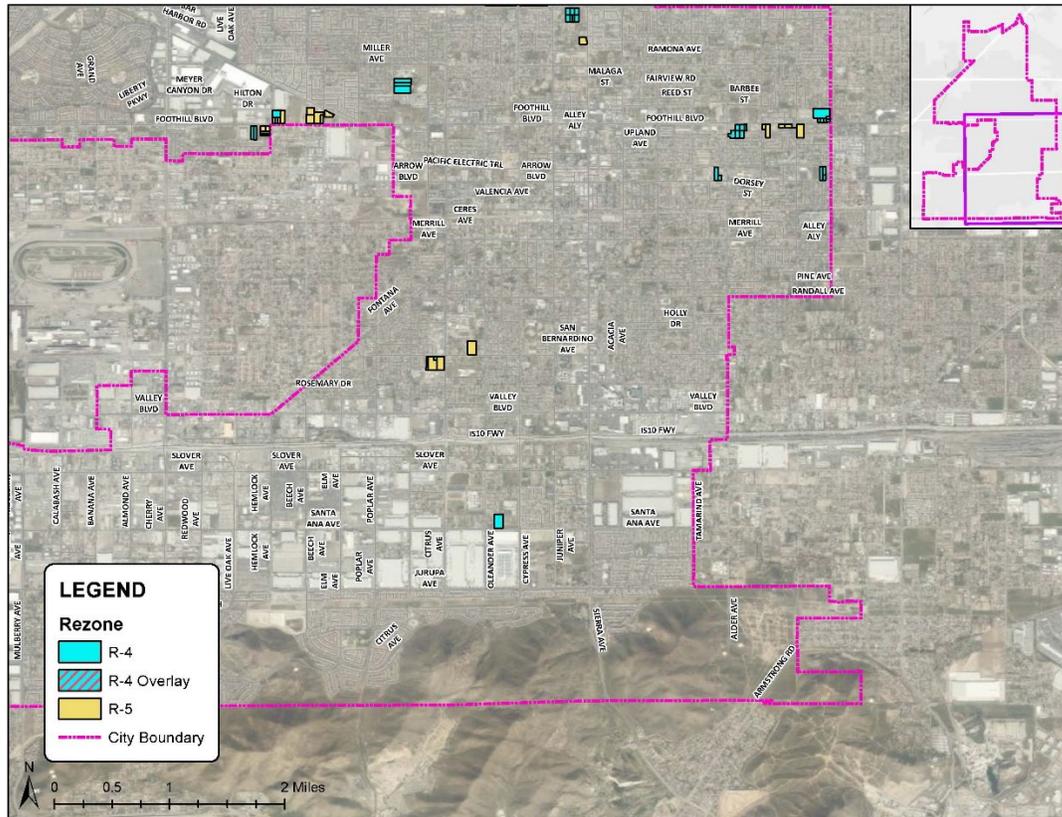


Figure 3-37: Map of Sites for Rezone (South)



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 3-44 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%) ¹	2,555	15%
Low (51 to 80%)	2,950	17%
Moderate (81% to 120%)	3,035	17%
Above Moderate (Over 120%)	6,425	37%
Total	17,519	100%

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
- For all nonvacant sites, a more conservative approach to redevelopment was taken which assumes a 20 percent affordability component

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 substantial 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.

Table 3- 45: 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>
Sites Inventory – Existing Zoning					
Projects in the Pipeline	0	0	0	1,583	1,583
Existing Zoning	4,727	0	0	6,441	11,168
Specific Plan Capacity	417	4,165	4,165	1,476	6,058
Total Potential Capacity Based on Existing GP and Zoning	5,155	4,165	4,165	9,500	18,809
Sites Inventory – Rezones and ADU Production					
Rezoned Site Capacity	4,264	0	0	2,939	7,203
Projected ADU Construction	373	230	230	53	656
Sites Inventory Total					
Total Units (All Categories)	9,781	4,395	4,395	12,492	26,668
Number of Units Above/Below RHNA Allocation	1,722	1,360	1,360	6,067	9,139
% Above/Below RHNA Allocation	21%	45%	45%	94%	52%

Figure 3-38: Inventory of Sites (North)

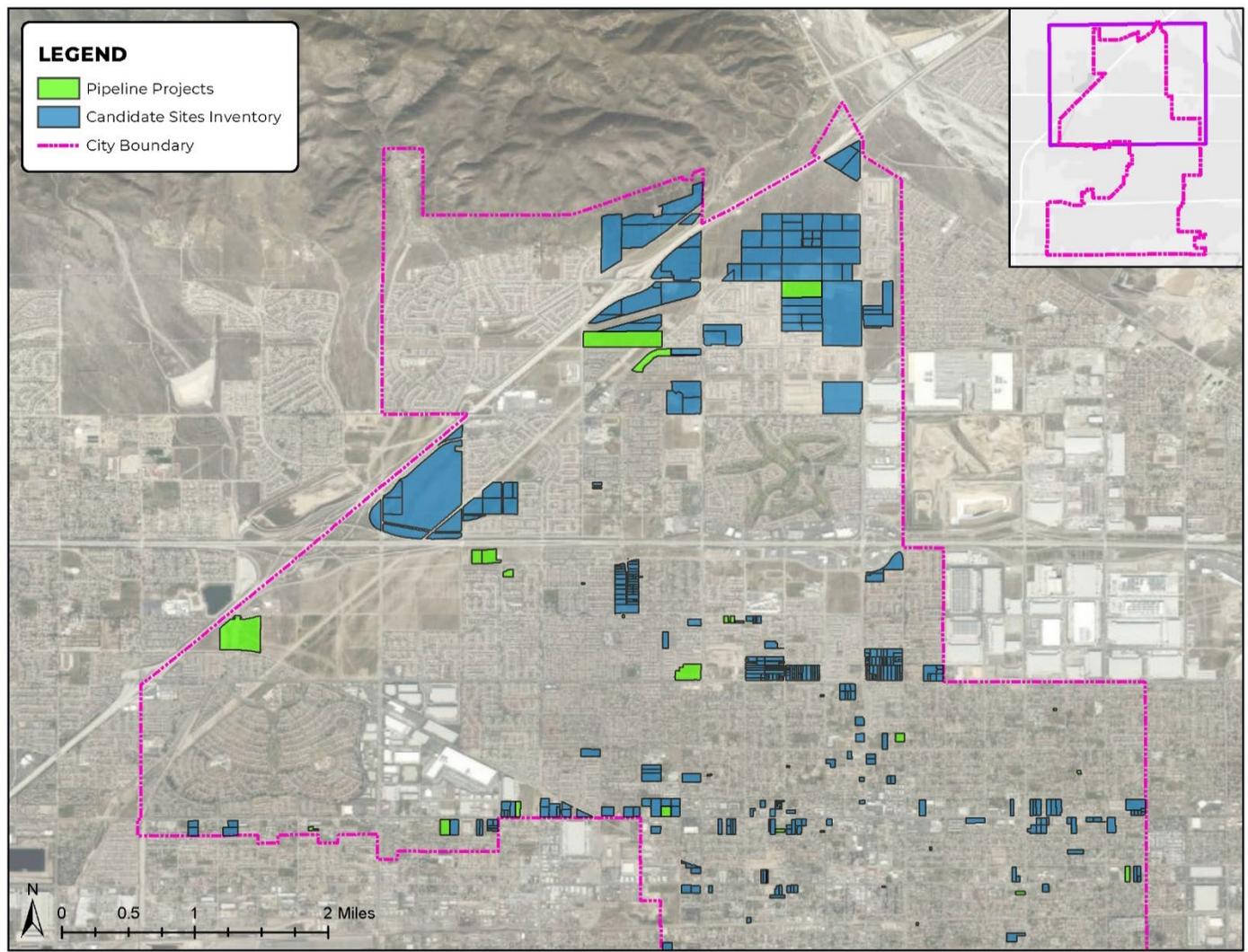
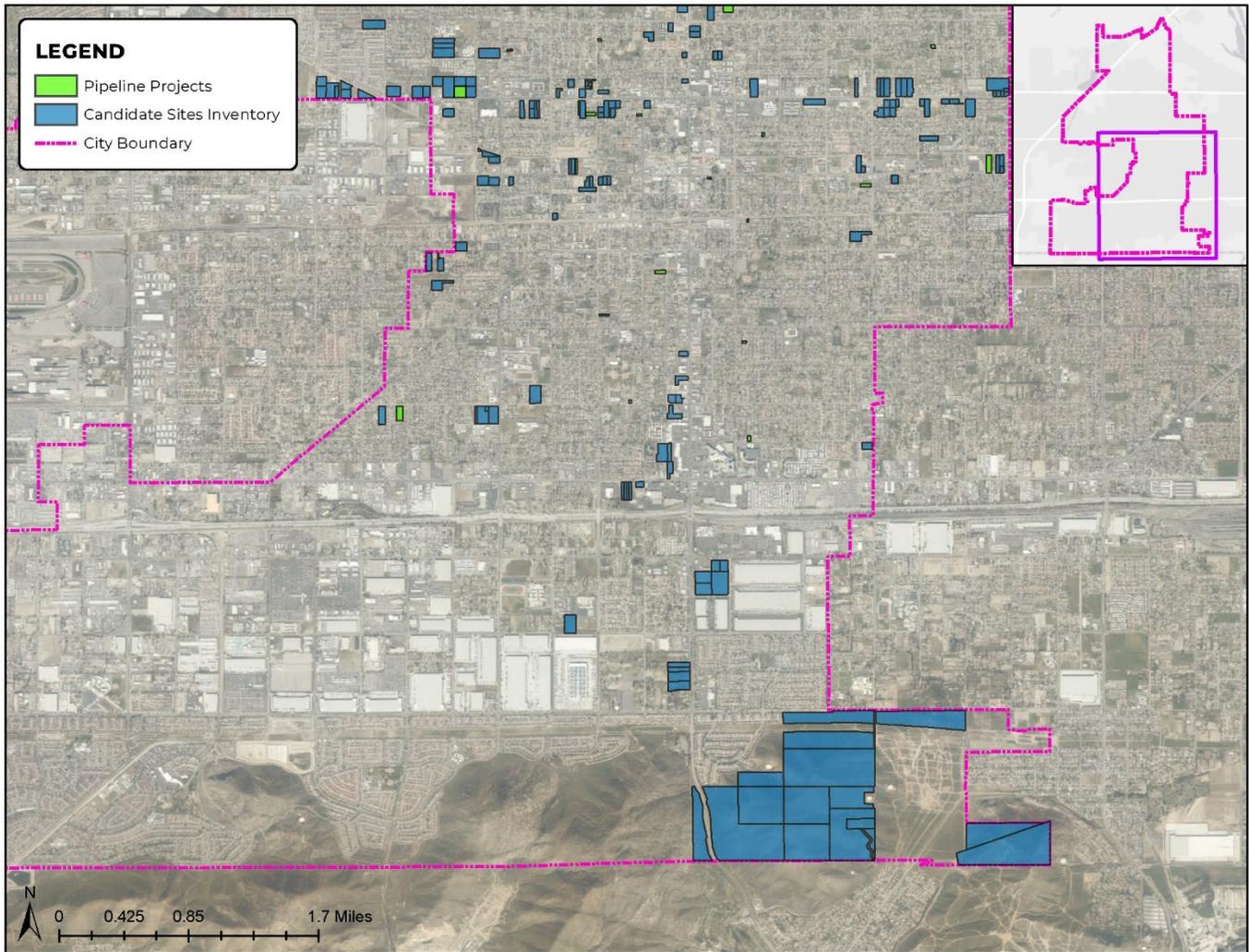


Figure 3-39: Inventory of Sites (South)





D. Affirmatively Furthering Fair Housing Policies and Objectives

Table 4-1: Fair Housing Actions

Identified Fair housing Issue	Local Contributing factors	City Actions	Action Area	Priority
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. Additionally, data from the Consumer Financial Protection Bureau 2019 report shows that persons who identified as Native Hawaiian or Pacific Islander experienced the lowest loan approval rates and the highest denial rates, specifically for applicants of low and very low income. The data also shows that applicants of color in all income categories experienced lower rates of loan approval and higher rates of denial than the white contemporaries.	The city will monitor HMDA data and 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	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	The city will collaborate and meet annually with the City's contracted fair housing service provider to		



Table 4-1: Fair Housing Actions

Identified Fair housing Issue	Local Contributing factors	City Actions	Action Area	Priority
	<p>fair housing rights of the disabled by the housing industry.</p>	<p>provide recommendations of properties believed to be discriminatory in their practices as information is received; the City will facilitate accessibility reviews of multi-family properties; and distribute design and construction information related to accessibility to all who inquire about building permits. The City will also increase housing rights awareness in the community through fact sheets, annual meetings with local non-profits and community-based organizations and information on the City's webpage.</p>		
<p>Transit Access</p>	<p>The 2020-2024 Analysis of Impediments found that 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</p>	<p>The City will encourage development near transit through a minimum of two stakeholder meetings with developers and METRO to</p>		



Table 4-1: Fair Housing Actions

Identified Fair housing Issue	Local Contributing factors	City Actions	Action Area	Priority
	<p>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. Additionally, AllTransit shows that there are currently no low-income households that live near transit and that just under two percent of all residents use public transit. a combined lack of proximity and access to transit with low rates of usage may also indicate a lack of awareness of availability of transit.</p>	<p>understand the best approaches to housing near transit. The City will also 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. The City will collaborate with local organization and nonprofits to research and understand key barriers which result is a lack of transit usage.</p> <p>In response to the low percentage of lower income households near transit, the City has identified 107 sites with opportunity for lower income housing in high quality transit areas (as defined by SCAG), total</p>		



Table 4-1: Fair Housing Actions

Identified Fair housing Issue	Local Contributing factors	City Actions	Action Area	Priority
		<p>about 40% of the sites identified to accommodate lower income housing. The City will work with developers to increase affordable housing opportunities in these areas.</p>		
<p>Fair Housing Education, Outreach and Enforcement</p>	<p>This finding is informed by outreach done during the update of the Fontana Analysis of Impediments. 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 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.</p>	<p>The City will reach out to Inland Fair Housing and Mediation Board (IFHMB) to conduct a minimum of two (2), no-cost, Fair Housing workshops in the City. Provide IFHMB outreach materials as a part the City’s newsletter and utility bill mailings. Host a minimum of one (1) stakeholder meeting to collaborate with local realtors about lending, home buying and fair housing practices. Provide education materials to members of the Inland Valleys Association of Realtors and develop a fair housing FAQ for the City’s</p>		



Table 4-1: Fair Housing Actions

Identified Fair housing Issue	Local Contributing factors	City Actions	Action Area	Priority
		<p>website. Additionally, The City will provide resources and information on fair housing online and at City hall and Community Centers, as well as target areas with higher rates of complaints and low resources.</p> <p>The City has also identified</p>		
<p>Public Investment in Specific Neighborhoods</p>	<p>The City of Fontana is considered a low resource region, as illustrated in Figure 3-9. The majority of the City is measured at the lowest opportunity levels, with few moderate to high opportunity census tracts in the northern region of the City. The TCAC/HCD Opportunity Area Maps (Figure 3-11) also reports tracts with high segregation and poverty surrounded by others with low resources at the center of the City. When compared to the AllTransit performance mapping in Figure 3-12, the City has poor access to transit in the southern and northern regions of the City. A lack of transportation options throughout the City may restrict residents from accessing resources and opportunities not within their immediate</p>	<p>The City of Fontana has identified a total of 8 sites to accommodate future housing in a R/ECAP area. The 8 sites estimate a total of 216 potential units, 151 of which are estimated to be affordable to lower income households. The City recognizes the unique needs of R/ECAP areas will schedule at least two (2) targeted outreach meetings in the designated R/ECAP area to better understand community needs as they are related to housing. The</p>		



Table 4-1: Fair Housing Actions

Identified Fair housing Issue	Local Contributing factors	City Actions	Action Area	Priority
	<p>neighborhoods. Furthermore, when compared to the CalEnviroScreen in Figure 3-13, the center of the City with the lowest levels of resources also experiences potential pollution burdens. The City must focus on investing in central neighborhoods to provide those most directly impacted by pollution and poor mobility with additional resources.</p>	<p>City will work with interested developers to support affordable housing options in the R/ECAP area with a focus on quality design and access to economic and educational resources.</p>		
<p>Availability of Affordable Housing</p>	<p>Section 2.C.3 of this Housing Element provides details on household income throughout Fontana. Table 2-12 states there are a total of 10,330 households in Fontana which earn 50 percent or below the HUD Area Median Income (HAMI) and 7,905 households which earn between 51 and 80 percent of the HAMI. These are considered extremely low-/very low-income households and low-income households. In comparison, the City currently has 1,898 affordable units with covenants protecting the affordability. The policies and programs established in Section 4: Housing Plan allow for the addition of 5,109 units affordable to very low-income households and 2,950 units affordable to low-income households to meet the RHNA allocation. In addition to allowing for the development of additional affordable housing units for current</p>	<p>The goal of the 6th Cycle Housing Element is increase affordable housing options for lower income residents across the City. The City's sites strategy will take an aggressive approach to promote affordable housing in higher resource areas and will meeting with local and regional stakeholders to increase the feasibility and development of affordable housing. The City will streamline affordable housing projects, and provide additional incentives when funding is available. Additionally, the</p>		



Table 4-1: Fair Housing Actions

Identified Fair housing Issue	Local Contributing factors	City Actions	Action Area	Priority
	<p>lower income residents, the City must provide additional resources and outreach to organizations and residents regarding aid available for those in need.</p>	<p>City will work with developer to potentially utilize the existing Inclusionary Ordinance.</p>		
<p>Access to Proficient Education</p>	<p>Section 3.B.3 of this Housing Element analysis various opportunity measurements of the City and of residents. The UC Davis Center for Regional Change and Rabobank identifies low educational achievements for Fontana residents. Table 3-21 shows English and math proficiency levels lower in Fontana than for the State, as well as low percentages of college educated adults and UC/CSU eligibility. Table 3-22 also provides school proficiency indexes by race and ethnicity; all racial and ethnic groups scored less than 50 out of 100 total points, with the total population scoring from low 20s to mid-40s. Each racial and ethnic group scored about 10 points less when identified as living below the federal poverty line – resulting in scores ranging from 16 to 36. Lastly, Figure 3-9 illustrates most of the City is categorized as the lowest opportunity measurement based on assets in education, the economy, housing, mobility/transportation, health/environment, and civic life. These scores and measurements</p>	<p>As a part of the adequate sites analysis and strategy the City has identified parcels adjacent to local schools for housing opportunities. Additionally, with the Fontana Unified School Districts support, parcels owned by FUSD have been identified near schools for rezone to increase density. The City will support housing opportunities adjacent to educational institutions and schools in order to decrease challenges related to access and commuting. The City will partner with FUSD annually to gather insight via community outreach about key housing and economic</p>		



Table 4-1: Fair Housing Actions

Identified Fair housing Issue	Local Contributing factors	City Actions	Action Area	Priority
	point towards low opportunities and poor access to proficient education for children and young adults in the City.	needs of FUSD families and students.		

E. 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.

1. 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.

2. 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.

3. 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.

F. Opportunities for Energy Conservation

1. 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





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)
- 3,035 units - 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.

Pursuant to Government Code 65583.2, subdivisions (h) & (i), which rezone sites to accommodate the City's shortfall in satisfying the RHNA, the City commits to the following:

- permit owner-occupied and rental multifamily uses by-right for developments in which
- 20 percent or more of the units are affordable to lower-income households. By-right means local government review must not require a CUP, planned unit development permit, or other discretionary review or approval.
- accommodate a minimum of 16 units per site;
- require a minimum density of 20 units per acre; and
- at least 50 percent of the lower-income need must be accommodated on sites
- designated for residential use only or on sites zoned for mixed uses that
- accommodate all of the very low and low-income housing need, if those sites:
 - allow 100 percent residential use, and
 - Residential uses occupy 50 percent of the total floor area of a mixed-use project

Timeframe: Rezone sites on adoption of the Housing Element by HCD, annual monitoring.
Responsible Agency: City of Fontana Planning Department
Funding Source: General Fund

Housing Policy Action 1B: Rezone Parcels to R-4/R-4 Overlay 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 the parcels identified in **Table B-14** from the existing zone to R4. 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 sites listed in **Table B-14** to R4, totaling **126** acres of land to allow a minimum of 24.1 dwelling units per acre and a maximum density of 39 dwelling units per acre. **Policy Action 1B** shall rezone sites listed in **Table B-14** to R4-Overlay, totaling **42** acres of land to allow a minimum of 24.1 dwelling units per acre and a maximum density of 39 dwelling units per acre. In total, the sites for rezone to R4 and R-4 Overlay can accommodate at least 5,138 dwelling units, 3,053 of which are estimated to be affordable to lower income households.

Timeframe: Immediately upon certification of the Housing Element by HCD, should the rezones not happen with the certification, they will occur within 36 months of certification
Responsible Agency: City of Fontana Planning Department
Funding Source: General Fund



Housing Policy Action 1C: Rezone Parcels to R5 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 the parcels identified in **Table B-14** from the existing zone to R5. 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 sites listed in **Table B-14** to R5, totaling **44.3** acres of land to allow a minimum of 39.1 dwelling units per acre and a maximum density of 50 dwelling units per acre. In total, the sites for rezone to R5 can accommodate at least 2,203 dwelling units, 1,245 of which are estimated to be affordable to lower income households.

Timeframe: Immediately upon certification of the Housing Element by HCD, should the rezones not happen with the certification, they will occur within 36 months of certification
Responsible Agency: City of Fontana Planning Department
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 or a required inclusionary fee. 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 certification of the Housing Element by HCD, annual coordination.
Responsible Agency: City of Fontana Planning Department
Funding Source: General Fund

Housing Policy Action 1E: Encourage the Development of Housing Units for Low, Very Low, and Extremely Low 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. The City will also implement the following:

- Utilize existing incentives and waivers to make feasible the development of a range of affordable housing types for different income levels. Encourage affordable housing developments to be



distributed throughout the City in an equitable manner so that lower income households are not concentrated in any single area of the City.

- Provide technical assistance to nonprofit organizations and housing developers on zoning and density bonus incentives.
- Conduct annual outreach to non-profit organizations and housing developers to identify potential partnerships and opportunities.
- Implement the City’s streamlined review for projects with proposed low and extremely low-income housing.
- Support applications for affordable housing funds for projects or programs that are consistent with the goals of the Housing Elements.
- Annually research and review available funding and grant opportunities to support the development of housing for low and extremely households.

Timeframe: Implement upon adoption and support applications as funding is available, review program annually.
Responsible Agency: City of Fontana Planning Department
Funding Source: General Fund

Housing Policy Action 1F: 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: Initiate immediately upon adoption, Annual submittal
Responsible Agency: City of Fontana Planning Department
Funding Source: General Fund

Housing Policy Action 1G: Compliance with State Density Bonus Law

Chapter 30 Article II Division 25 Density Bonus of the Municipal Code implements Density Bonus regulations which are 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, (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
Responsible Agency: City of Fontana Planning Department
Funding Source: General Fund



Housing Policy Action 1H: 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 Planning Department
Funding Sources: General Fund

Housing Policy Action 1I: Infill Housing Program

The City designed this program in the 5th 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. Actions include the following:

- The City to reduce most development fees by half for projects located within the central third of the City
- 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: Continue effort is ongoing, case by case review
Responsible Agency: City of Fontana Planning Department
Funding Sources: General Fund & HOME Fund

Housing Policy Action 1J: 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 supports ADU construction which 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 supports 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 support ADU development within 12 months of determination.

The City of Fontana will provide for annual monitoring and evaluation of ADU construction as provided in Policy Action 1K..

Timeframe: Analyze methods within 12 months of Housing Element adoption; Establish and formally adopt programs within 24 months of Housing Element adoption. Provide for annual monitoring and reporting of ADU construction.

Responsible Agency: City of Fontana Planning Department

Funding Source: General Fund

Housing Policy Action 1K: 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 annually. The analysis will track applications for ADUs, location, and other important features such as affordability. 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.

The City believes that recent legislation, combined with growing interest will increase total ADUs in the City, however, increased may not begin immediately. There, by 2024, should the tracking program find that ADUs are not being permitted as anticipated, the City will establish additional incentives, including but not limited to the following:

- Create an ADU factsheet outline the steps for application through approval.
 - Providing the factsheet online and at the public counter to ensure adequate access and dissemination of educational materials.
- Annual research and identify supplementary funding sources to subsidize ADU development
 - For example, the City may utilize Housing Department funds or other grant funding sources to support the establishment affordable ADUs.
- Implement feasibility study to develop by-right permit- ready ADU plans
 - Develop permit ready ADU plans pending the results of the study
- Implement additional streamlining of permit processing and/or reduction or subsidizing development and impact fees
- Increase awareness of the City’s ADU conversion program (Housing Policy Action 1L) through facts sheets, memos in utility bills, information at the City’s counter and through code enforcement.



The City will conduct annual evaluation of ADU construction, If it is concluded that ADU production is lower than anticipated during the review annual process, the City will provide the following actions:

- Ensure alternative sites are made available to accommodate units that were other presumed to be created through ADU development. This may include additional rezoning to accommodate need as applicable. Rezones would, as applicable would occur within 6 months of the annual ADU evaluation and only if deemed necessary to ensure sites are available to accommodate remaining RHNA not fulfilled by ADU construction.
- Consideration of additional incentives, funding or other methods that may contribute to additional ADU construction. Consideration of these additional incentives or funding will be determined in conjunction with available resources at the time of review

Timeframe: Establish monitoring program within 18 months of Housing Element Adoption, annual monitoring, evaluate annually for adequacy and implement incentives based upon findings. Provide alternative sites within 6 months, as applicable.
Responsible Agency: City of Fontana Planning Department
Funding Source: General Fund

Housing Policy Action 1L: 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. Actions include:

- Implement the City’s existing processes for converting non-permitted ADUS
 - Meeting with property owners to review and discuss options for conversion
- Develop an outreach program to disseminate the opportunities and increase awareness of property owners

Timeframe: Establish program within 24 months of Housing Element Adoption
Responsible Agency: City of Fontana Planning Department
Funding Source: General Fund

Housing Policy Action 1M: 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 24 months of Housing Element adoption
Responsible Agency: City of Fontana Planning Department
Funding Sources: General Fund

Housing Policy Action 1N: Amend Fontana Zoning Code for a Variety of Housing Types

The City will review and revise the Fontana Zoning Code as needed to permit a variety housing types compliant with state law. The amendments include the following:

Low Barrier Navigation Centers

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.

Transitional and Supportive Housing

Pursuant to state law, transitional and supportive housing must be permitted as a residential use in all zones and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. The City will review and revise the Fontana zoning to include provisions for both transitional and supportive housing in compliance with state regulation (SB 48). In the interim, any submitted application for this use type will be processed in accordance with State law.

Single Room Occupancy

A single-room occupancy (SRO) unit is generally between 200 to 350 square feet, as defined by HCD. These units provide a valuable source of affordable housing for individuals and can serve as an entry point into the housing market for people who previously experienced homelessness. The City will review and revise the Fontana Zoning Code to permit SROs pursuant to state law requirements. Additionally, the City will establish incentives to promote conversion and/or development of SROs affordable to lower income households.

Accessory Dwelling Units (ADUs)

Pursuant to state law, ADUs are required to be permitted by right on all zones that permit residential as a use (Government Code Section 65852.2 subdivision (e)). The City will review and revise the Fontana Zoning Code as appropriate to create provisions for ADUs which are compliant with the requirements outlined in Government Code Section 65852.2



Group Homes for 7 more persons

Currently, the City permits large group homes(7+ persons) as a conditional use in the RE, R1, R2, R3 and R-PC zones. However, the use is not permitted in higher density residential zones. This may pose a constraint to the development of adequate housing;

Therefore, the City will review and analyze the Zoning Code and make appropriate adjustments. The City will review and revise any applicable CUP findings and other applicable findings to promote approval certainty and objectivity for housing for persons with disabilities, group homes and community care facilities.

For each of the above residential uses, the City will review and amend applicable permitting procedures, application requirements, and development standards to ensure consistency with state and federal laws and to promote objectivity and greater approval certainty.

Timeframe: Evaluate zoning code within 12 months of Housing Element adoption, Adopt revisions and procedures within 24 months of Housing Element adoption
Responsible Agency: City of Fontana Planning Department
Funding Sources: General Fund

Housing Policy Action 10: Minimum Lot Sizes in Multifamily Zones

Section 3 of this document finds that the minimum lot size requirements for developments in multi-family zones may create a constraint to the development of housing, specifically for lower income housing opportunities. Additionally, the City is utilizing the R4 and R5 zones to accommodate a portion of the RHNA allocation, and some of the identified parcels are smaller than the minimum lot size required. Therefore, the City will review and revise, as appropriate, the minimum lot sizes in the R4 and R5 zones for consistency and to reduce existing constraints to multi-family housing development and affordable housing development. Specifically, the City will review Sec. 20-414 of the Zoning and Development Code to identify whether it permits residential development on lots sizes below the minimum stated in multifamily zones, and revise should the findings result in a constraint

Timeframe: Evaluate zoning code within 8 months of Housing Element adoption, Adopt revisions and procedures within 24 months of Housing Element adoption
Responsible Agency: City of Fontana Planning Department
Funding Sources: General Fund



Housing Policy Action 1P: Replacement Housing for Non-vacant Sites

Pursuant to Government Code, section 65583.2, subdivision (g)(3), any sites that currently have residential uses or have had residential uses in the last five years that have been vacated or demolished that provided or provided legally-defined affordable housing to low and very low income persons will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) when any new development (residential, mixed-use or non-residential) occurs on a site that is occupied or previously occupied in the last five years by residential uses restricted to lower-income households

This requirement applies residential uses on: :

- Non-vacant sites
- Vacant sites with previous residential uses that have been vacated or demolished

Timeframe: The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.
Responsible Agency: City of Fontana Planning Department
Funding Sources: General Fund

Housing Policy Action 1Q: Lot Consolidation Program for Small Sites

The analysis of available sites in Appendix B of the Housing Element identified a number of smaller sized sites that possess good opportunity for high quality residential development projects. The City will encourage the use of these smaller lots through a lot consolidation program by taking the following steps:

- Provide technical assistance to property owners to encourage small lot reuse and consolidation
- Provide inventory of sites to developers
- Process lot consolidations concurrently with other applications for development
-

Timeframe: Adopt necessary Code amendments within 2 years of adoption. Annual contact with developers.
Responsible Agency: City of Fontana Planning Department
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 634 deed restricted units that are 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. The City will 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. Actions for this program include:

- The City will schedule up to three (3) meetings with property owners to inform them of the opportunities to extend deed restrictions.
- The City will schedule up to two (2) meetings with qualified entities to potentially assist in preserving or replacing at-risk units. Qualified entities included, but are not limited to, the following:
 - Century Housing
 - Southern California Housing Development Corporation
 - Foundation for Quality Housing Opportunities Inc.
 - Jamboree Housing Corporation
 - Nexus for Affordable Housing, Inc.
 - Coalition for Economic Survival
 - Coachella Valley Housing Coalition
 - Community Partnership Development Corporation
 - Housing Corporation of America
 - Neighborhood Housing Services of the Inland Empire (NHSIE)
 - American Family Housing
- The City will assist with funding when it is available and will provide support for funding applications.
- The City will provide information and education of resources for tenants upon any notification of potential conversion. Additionally, the city will provide assistance to residents by providing information about available affordable housing in the City and available resources and funding to support lower income households.

Timeframe: Initiated upon adoption of Housing Element, annual review
Responsible Agency: City of Fontana Planning Department
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 General Funds for code enforcement activities; with special attention placed on the properties within the City's low- and moderate-income neighborhoods. Currently, Section 2 of this housing element identifies 210 units in need of rehabilitation, meaning, these units are in substandard or 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: Initiated upon adoption of Housing Element, case by case review
Responsible Agency: City of Fontana Code Enforcement
Funding Source: General Fund

Housing Policy Action 2C: Housing Unit Revitalization Program

The City will implement this program which facilitates the acquisition, substantial rehabilitation, and professional management of selected units. During the 5th 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 Department, 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 Department's high standards, and the units are leased to low- and very low-income families only. The Housing Department 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: Initiated upon adoption of Housing Element, annually
Responsible Agency: City of Fontana Housing Department
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: Initiated upon adoption of Housing Element, annual review
Responsible Agency: City of Fontana Planning Department, 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: Initiated upon adoption of Housing Element, annual review
Responsible Agency: City of Fontana Planning Department, Public Works Department
Funding Source: General Fund

Housing Policy Action 2F: Water and Sewer Service Purveyors

Pursuant to SB 1087, Chapter 727, Statutes of 2005, the City of Fontana will transmit its adopted Housing Element and any future amendments to local water and sewer service providers. This legislation enables the coordination between the City and water and sewer purveyors when considering future housing development. Additionally, the City encourages that priority for water and sewer service is granted to projects that include units affordable to lower-income households. The City will submit the adopted Housing Element to local water and sewer purveyors for their review and input.

Timeframe: Initiate program upon adoption of Housing Element,
Responsible Agency: City of Fontana Planning Department
Funding Sources: 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 and other Procedures

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.

Additionally, approval findings and other applicable findings may not be universally or objectively applied to all projects, specifically the findings that state, “Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.” and “The proposal, in its design and appearance, is aesthetically and architecturally pleasing resulting in a safe, well-designed facility while enhancing the character of the surrounding neighborhood”.



The City will review and revised these and other applicable findings to address constraints and promote approval certainty.

Timeframe: Initiated upon adoption of Housing Element, case by case review

Responsible Agency: City of Fontana Planning Department

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 Planning 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: Initiated upon adoption of Housing Element, case by case review of parking requirements and annual review of parking standards
Responsible Agency: City of Fontana Planning Department
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: Initiated upon adoption of Housing Element, annual review
Responsible Agency: City of Fontana Planning Department
Funding Source: General Fund

Housing Policy Action 3D: SB 35 Streamlining Procedures

The City will review the appropriate requirements pursuant to SB 35 and adopt a formal guideline for permit processing through SB 35. The City will develop an outreach strategy targeted toward developers to utilize the SB 35 streamlining procedures as well as make the guidelines available on the City's webpage and at the planning counter.

Timeframe: Initiate within 6 months of adoption of Housing Element, Complete with 24 months
Responsible Agency: City of Fontana Planning Department
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: Initiated upon adoption of Housing Element, updates as needed
Responsible Agency: City of Fontana Planning Department, Housing Department
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. The City will coordinate with IFHMP to host up to two (2) community outreach workshops focused on support fair housing awareness efforts.

Timeframe: Initiated upon adoption of Housing Element, annual review
Responsible Agency: City of Fontana Development Services, Housing Department
Funding Source: General Fund

Housing Policy Action 4C: Family Self-Sufficiency Program

The City will 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. In order to efficiently and effectively implement this program, the City will meet with partners at the County to identify strategies to increase awareness of the program and expand its services to all residents in Fontana.

Timeframe: Initiated upon adoption of Housing Element, case by case referral
Responsible Agency: City of Fontana Housing Department, San Bernardino County Housing Department
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. In order to efficiently and effectively implement this program, the City will meet with partners at the County to identify strategies to increase awareness of the program and expand its services to all residents in Fontana.

<p>Timeframe: Initiated upon adoption of Housing Element, case by case referral Responsible Agency: Police Department, San Bernardino County Department of Mental Health Funding Source: General Fund</p>
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Housing Policy Action 4E: Supportive/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. In order to efficiently and effectively implement this program, the City will meet with partners at the County to identify strategies to increase awareness of the program and expand its services to all residents in Fontana.

<p>Timeframe: Initiated upon adoption of Housing Element, annual review</p> <p>Responsible Agency: City of Fontana Planning Department, County of San Bernardino Community Services Department</p> <p>Funding Source: General Fund</p>

Housing Policy Action 4F: Domestic Violence Services Program

The City, in conjunction with the Fontana Police Department, the Fontana Housing Department, 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 House of Ruth 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 support House of Ruth by providing assistance utilizing HUD funding through the Fontana Housing Department and by providing law enforcement support and coordination with the City Police Department.



Timeframe: Initiated upon adoption of Housing Element, annually as funds are available
Responsible Agency: City of Fontana Housing Department, 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 will refer inquiries and coordinate with the County Housing Authority. In support of safe and quality housing efforts the City will work with the Police Department and Housing Authority to identify an appropriate outreach strategy in order increase awareness of the program and proved services to residents in need.

Timeframe: Initiated upon adoption of Housing Element
Responsible Agency: City of Fontana Planning Department, Police Department
Funding Source: General Fund

Housing Policy Action 4H: Anti-Poverty Program

During the 5th cycle. the City of Fontana’s Housing Department ran the Anti-Poverty Program utilizing Grant funding. This program addressed 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 aimed to provide on-the-job training for low-income summer youth and CalWorks recipients to gain marketable employment skills. Additionally, it aims to 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. During the 5th cycle, the City lost funding to implement this program. However, the City recognize the benefits this program can provide to an array of residents and therefore will pursue a new funding source for reimplementation.

Upon identification of funds, the City will support low and extremely low-income households in Fontana. The City will provide contact information and educational resources regarding the program online

Timeframe: Initiated upon adoption of Housing Element, Case-by Case basis
Responsible Agency: City of Fontana Housing Department
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: Initiated upon adoption of Housing Element
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: Initiated upon adoption of Housing Element, annual review of standards
Responsible Agency: City of Fontana Planning Department
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. **Section 3.B Affirmatively Furthering Fair Housing** summarizes the fair housing issues and concerns in Fontana based on findings of the 2020-2024 Fontana Analysis of Impediments to Fair Housing and additional research conducted as part of this Housing Element update. **Table 4-1** below presents a summary of the issues, contributing factors, and the City’s actions in addressing these issues.



FONTANA | 6th Cycle Housing Element Update (2021-2029)

Table 4-1: Fair Housing Actions

Identified Fair housing Issue	Local Contributing factors	City Actions	Action Area	Priority	Quantifiable Goals
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. Additionally, data from the Consumer Financial Protection Bureau 2019 report shows that persons who identified as Native Hawaiian or Pacific Islander experienced the lowest loan approval rates and the highest denial rates, specifically for applicants of low and very low income. The data also shows that applicants of color in all income categories experienced lower rates of loan approval and higher rates of denial than the white contemporaries.	The City will monitor HMDA data and 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.	<i>Housing Mobility</i>	Medium Priority	Goal: Provide annual outreach to lenders and lending institutions to identify local factors. Establish an annual meeting/consultation to reach lower income persons to provide assistance for home loan access, down payment assistance and other education. Seek to contact at least 50% of the population in need on an annual basis Timeframe: begin initial outreach within 12 months and provide for annual meetings throughout the planning period
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.	The City will collaborate and meet annually 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; the City will facilitate accessibility reviews of multi-family properties; and distribute design and construction information related to accessibility to all who inquire about building permits. The City will also increase housing rights awareness in the community through fact sheets, annual meetings with local non-profits and community-based organizations and information on the City's webpage.	<i>Housing Mobility</i>	High Priority	Goal: Provide collateral and consultation and seek to address 100% of complaints on an annual basis. Provide accessibility and fair housing information within 12 months of housing element adoption. Convene annual meetings with fair housing advocates to advance public awareness of housing right. Timeframe: Provide fair housing collateral within 12 months. Establish annual meeting with advocates. Adjust fair housing collateral on an annual basis as needed.
Transit Access	The 2020-2024 Analysis of Impediments found that 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	The City will encourage development near transit through a minimum of two stakeholder meetings with developers and METRO to understand the best approaches to housing near transit. The City will also 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. The City will collaborate with local organization and nonprofits to research and understand key barriers which result is a lack of transit usage.	<i>Housing Mobility</i> <i>Place-based Strategies for Community Revitalization</i>	Low to Medium Priority	Goal: Two stakeholder meetings within the first 24 months. Within three years, determine opportunities in Falcon Ridge/Summit Ave, SWIP and Jurupa Hills Job centers and develop an adopted policy with specific actions to increase transit utilization in these areas. Collaborate with Omintrans to provide opportunity to serve 1,000 additional households with public transportation access within the planning period.



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Table 4-1: Fair Housing Actions

Identified Fair housing Issue	Local Contributing factors	City Actions	Action Area	Priority	Quantifiable Goals
	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. Additionally, AllTransit shows that there are currently no low-income households that live near transit and that just under two percent of all residents use public transit. a combined lack of proximity and access to transit with low rates of usage may also indicate a lack of awareness of availability of transit.	In response to the low percentage of lower income households near transit, the City has identified 107 sites with opportunity for lower income housing in high quality transit areas (as defined by SCAG), total about 40% of the sites identified to accommodate lower income housing. The City will work with developers to increase affordable housing opportunities in these areas.			Timeframe: two stakeholder meetings within first 24 months. Local transit policy plan within 36 months.
Fair Housing Education, Outreach and Enforcement	This finding is informed by outreach done during the update of the Fontana Analysis of Impediments. 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 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.	The City will coordinate with Inland Fair Housing and Mediation Board (IFHMB) to conduct a minimum of two (2), no-cost, Fair Housing workshops in the City. Provide IFHMB outreach materials as a part the City's newsletter and utility bill mailings. Host a minimum of one (1) stakeholder meeting to collaborate with local realtors about lending, home buying and fair housing practices. Provide education materials to members of the Inland Valleys Association of Realtors and develop a fair housing FAQ for the City's website. Additionally, The City will provide resources and information on fair housing online and at City hall and Community Centers, as well as target areas with higher rates of complaints and low resources. The City has also identified	<i>Housing Mobility</i> <i>Place-based Strategies for Community Revitalization</i>	Medium Priority	Goal: Two Fair housing workshops within the first three years. Coordinate with IFHMB to provide marketing collateral within the first 12 months. Host one annual stakeholder meeting with local lenders and realtors to improve education. Establish a fair housing FAQ within 12 months. Seek to contact at least 50% of population with higher compliant rates, in conjunction the proactive addressing of complaints Timeframe: 2 Workshops/Meetings within first 3 years. Annual stakeholder meeting and outreach collateral within 12 months.
Public Investment in Specific Neighborhoods	The City of Fontana is considered a low resource region, as illustrated in Figure 3-9 . The majority of the City is measured at the lowest opportunity levels, with few moderate to high opportunity census tracts in the northern region of the City. The TCAC/HCD Opportunity Area Maps (Figure 3-11) also reports tracts with high segregation and poverty surrounded by others with low resources at the center of the City. When compared to the AllTransit performance mapping in Figure 3-12 , the City has poor access to transit in the southern and northern regions of the City. A lack of transportation options throughout the City may restrict residents from accessing resources and opportunities not within their immediate neighborhoods. Furthermore, when	The City of Fontana has identified a total of 8 sites to accommodate future housing in a R/ECAP area. The 8 sites estimate a total of 216 potential units, 151 of which are estimated to be affordable to lower income households. The City recognizes the unique needs of R/ECAP areas will schedule at least two (2) targeted outreach meetings in the designated R/ECAP area to better understand community needs as they are related to housing. The City will work with interested developers to support affordable housing options in the R/ECAP area with a focus on quality design and access to economic and educational resources.	<i>Place-based Strategies for Community Revitalization</i>	High Priority	Goal: Collaborate with developers and property owners to provide for accommodation of up to 151 affordable housing units in R/ECAP areas. Provide for at least 2 workshops in targeted R/ECAP areas to ensure local issues are addressed. Work with developers on an annual and project by project basis to support affordable housing options. For lower resource neighborhoods, the City will pursue the following actions:



Table 4-1: Fair Housing Actions

Identified Fair housing Issue	Local Contributing factors	City Actions	Action Area	Priority	Quantifiable Goals
	<p>compared to the CalEnviroScreen in Figure 3-13, the center of the City with the lowest levels of resources also experiences the highest levels of pollution burdens. The City must focus on investing in central neighborhoods to provide those most directly impacted by pollution and poor mobility with additional resources.</p>	<p>The City shall pursue the following objectives for areas that have been identified has lower resourced. For those lower resources areas, the city will pursue the following specific actions: :</p> <ul style="list-style-type: none"> • Code Enforcement: Provide for proactive code enforcement within the R/ECAP and lower resources area to ensure housing quality and property upkeep contribute to neighborhood quality. • Rehabilitation: Provide access to city sponsored programs for housing rehabilitation • Infrastructure Investment: Provide further investments in streets, sidewalks, drainage and other public improvements. • Mobility Improvements: Improve local infrastructure for pedestrians, bicycles and establish safe routes to school. • Environmental Justice: Provide equity in the location of sensitive uses and/or mitigation of existing sensitive uses or activities. • Economic Development: provide further investment in job creation, retail and other support land use to improve economic potential • Livability: Promote quality design and architecture on redeveloped sites. 			<p>Code Enforcement: Conduct proactive assessment on a annual basis, and enforcement of violations for lower resource areas. Seek to create 30-40% improvement in proactive notice of violations to address existing deferred maintenance issues.</p> <p>Rehabilitation: Provide collateral to all residents in the R/ECAP and lower resourced areas about City available funding for property rehab within first 2 years.</p> <p>Infrastructure and mobility Investment: Identify specific investment planning priorities for lower resources areas in the City's. Consider CIP program investments within the first 2 years and annually thereafter. Target up to 10% of CIP increase in mobility and infrastructure improvements in concentrated areas of poverty.</p> <p>Environmental Justice: Notify residents within the R/ECAP and lower resourced area within the first 2 years to provide information and education about EJ issues affecting the neighborhoods.</p> <p>Economic Development: Support development of mixed uses, retail, commercial and other economic development opportunities by contacting local property owners and developers within the first 2 years. Provide for annual contact thereafter. imeframe: 151 households over the 8 year planning period. 2 workshops within first 24 months. Annual consultation with developers.</p>

Table 4-1: Fair Housing Actions

Identified Fair housing Issue	Local Contributing factors	City Actions	Action Area	Priority	Quantifiable Goals
Availability of Affordable Housing	Section 2.C.3 of this Housing Element provides details on household income throughout Fontana. Table 2-12 states there are a total of 10,330 households in Fontana which earn 50 percent or below the HUD Area Median Income (HAMI) and 7,905 households which earn between 51 and 80 percent of the HAMI. These are considered extremely low-/very low-income households and low-income households. In comparison, the City currently has 1,898 affordable units with covenants protecting the affordability. The policies and programs established in Section 4: Housing Plan allow for the addition of 5,109 units affordable to very low-income households and 2,950 units affordable to low-income households to meet the RHNA allocation. In addition to allowing for the development of additional affordable housing units for current lower income residents, the City must provide additional resources and outreach to organizations and residents regarding aid available for those in need.	<p>The goal of the 6th Cycle Housing Element is increase affordable housing options for lower income residents across the City. The City's sites strategy will take an aggressive approach to promote affordable housing in higher resource areas and will meeting with local and regional stakeholders to increase the feasibility and development of affordable housing. The City will streamline affordable housing projects, and provide additional incentives when funding is available. Additionally, the City will work with developer to utilize the existing Inclusionary Ordinance.</p> <p>To promote housing choice and affordability in higher opportunity areas the City will take the following actions</p> <p>Target a balance of affordable housing opportunities in high and low resources areas</p> <p>Promote to the development of affordable housing by outreach to developers to provide them with local tools and incentives to utilized when developing housing and identify potential opportunity sites for housing</p>	<p><i>New Housing Opportunities in Higher Opportunity Areas</i></p> <p><i>Housing Mobility</i></p> <p><i>Place-based Strategies for Community Revitalization</i></p>	High Priority	<p>Goal: construction of up to 5,109 very low affordable units, and 2,950 low income units consistent with RHNA obligations. .</p> <p>Provide for proactive engagement with the development community through targeted contacts and providing information on the city's website within the first 24 months. Provided for annual updates/outreach to those developers.</p> <p>Target serving up to 638 vey low income households on a annual basis.</p> <p>Target serving up to 369 low income households on a annual basis.</p> <p>Target a 50% share of lower income households opportunity between areas with higher and lower resources.</p> <p>Within 24 months, establish regulatory provisions that promote streamlining and additional incentives. Review on an annual basis</p> <p>Timeframe: construction goals annually, to meeting 8 year RHNA objectives. Streamlining provisions within 24 months. Annual updates to streamlining provisions as applicable.</p>
Access to Proficient Education	Section 3.B.3 of this Housing Element analysis various opportunity measurements of the City and of residents. The UC Davis Center for Regional Change and Rabobank identifies low educational achievements for Fontana residents. Table 3-21 shows English and math proficiency levels lower in Fontana than for the State, as well as low percentages of college educated adults and UC/CSU eligibility. Table 3-22 also provides school proficiency indexes by race and ethnicity; all racial and ethnic groups scored less than 50 out of 100 total points, with the total population scoring from low 20s to mid-40s. Each racial and ethnic group scored about	As a part of the adequate sites analysis and strategy the City has identified parcels adjacent to local schools for housing opportunities. Additionally, with the Fontana Unified School Districts support, parcels owned by FUSD have been identified near schools for rezone to increase density. The City will support housing opportunities adjacent to educational institutions and schools in order to decrease challenges related to access and commuting. The City will partner with FUSD annually to gather insight via	<p><i>Place-based Strategies for Community Revitalization</i></p> <p><i>Housing Mobility</i></p>	Medium Priority	<p>Goal: Collaborate with FUSD and local educational institutions to increase local scoring. Meet annually with FUSD to determine City of Fontana contributions to placed based strategies. Provide for annual meetings to assess progress to achieve parity with comparable scores regionally and statewide. Provide for annual meeting with FUSD to identify housing sites and additional economic development opportunities for students and families. Establish general policies,</p>



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Table 4-1: Fair Housing Actions

Identified Fair housing Issue	Local Contributing factors	City Actions	Action Area	Priority	Quantifiable Goals
	<p>10 points less when identified as living below the federal poverty line – resulting in scores ranging from 16 to 36. Lastly, Figure 3-9 illustrates most of the City is categorized as the lowest opportunity measurement based on assets in education, the economy, housing, mobility/transportation, health/environment, and civic life. These scores and measurements point towards low opportunities and poor access to proficient education for children and young adults in the City.</p>	<p>community outreach about key housing and economic needs of FUSD families and students.</p> <p>The City will take the following specific actions:</p> <p>Identify contributing factors to having lowest opportunity measurement</p> <p>Engage local the economy, housing, mobility/transportation, health/environment, and civic life. These scores and measurements point towards low opportunities and poor access to proficient education for children and young adults in the City.</p>			<p>such as safe routes to schools, afterschool programs and other place based strategies in consultation with FUSD.</p> <p>Timeframe: Annual meetings with FUSD. Annual review and amendment of City place based strategies.</p>
<p>Risk of Displacement</p>	<p>The City has identified a number of Census Tracts that are susceptible to displacement, at risk of becoming exclusive or are already advanced exclusive.</p> <p>The central area of the city is susceptible to displacement, while the north area is stable/advanced exclusive.</p>	<p>To address displacement, the city will undertake the following actions</p> <ul style="list-style-type: none"> • Target acquisition and rehabilitation to vacant and blighted properties in neighborhoods of concentrated poverty • Reduce cost displacement by promoting mixed use and mixed income development • Promote the improvement of economic development in affected census tracts • Engage local non profit organizations in community development efforts • Promoted mixed income neighborhood development to provide opportunity for a variety of households. <p>E</p>	<p><i>Place-based Strategies for Community Revitalization</i></p> <p><i>Housing Mobility</i></p>	<p>Medium Priority</p>	<p>Goal: The city will undertake the following actions:</p> <p>Within 2 years, contact all households in affected census tracts to identify available resources to address poverty and deferred maintenance</p> <p>Within 2 years, proactively outreach to developers and explore mixed use and mixed income opportunities in affected census tracts. Provide annual updates thereafter.</p> <p>Coordinate with the Fontana Chamber of commerce to conduct at least one outreach events in affected census tracts in the first 24 months to provide economic development and job training.</p> <p>Within 2 years, Establish regulatory amendments and incentives that promote mixed income development in affected census tracts.</p> <p>Provide training to landlords on fair housing requirements, source of income discrimination, and benefits of marketing housing units for vouchers to expand the locations registered units in</p>



Table 4-1: Fair Housing Actions

Identified Fair housing Issue	Local Contributing factors	City Actions	Action Area	Priority	Quantifiable Goals
					<p>the city. Provide update information on the City's website by December 2023</p> <p>Encourage development of ADUs and SB 9 Lot Splits in high opportunity areas.</p> <p>Incentivize development of affordable housing units through enforcement of the City Inclusionary policy.</p> <p>Metric: The City will strive to reduce displacement susceptibility by up to 50% in affected census tracts by implementing the above measures.</p>



Timeframe: Initiated upon adoption of Housing Element, annual review of programs. Actions to take place subsequently throughout the 6th Cycle

Responsible Agency: City of Fontana Planning Department

Funding Source: General Fund

Housing Policy Action 4L: Community and Stakeholder Engagement

The City hosted two outreach events, an online survey, and gather stakeholder input through social media and direct contact during the update of the Housing Element. In order to facilitate sustained and meaningful engagement during the planning cycle, the City will host up to two (2) workshops which may take place in the form of the following:

- Targeted stakeholder interviews
- Establish a committee representative of lower-income and special needs households
- Public workshops with community members
- Target stakeholder workshops with the development community

Timeframe: Initiated upon adoption of Housing Element, workshops hosted at 36-month intervals throughout the planning period

Responsible Agency: City of Fontana Planning Department

Funding Source: General Fund

Summary of Quantified Objectives

California Housing Element Law requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the planning period. The quantified objectives for the 2021-2029 Housing Element presents the anticipated and potential affordable housing development for the planning period starting on June 30, 2021.

Table 4-2 presents the City’s quantified objectives in four categories:

- Construction of units as projected by the Regional Housing Needs Assessment allocations
- Construction of accessory dwelling units
- Preservation of exiting deed restricted units at risk of conversion to market rate
- Rehabilitation of units with various issues impeding health, safety and livability



Table 4-2: 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	983units		186 units	9 units	124 units	416 units
Conservation	634 units			0 units	0 units	634 units
Rehabilitation ¹	50 units	40 units	85 units	25 units	10 units	210 units

*Extremely Low Units are defined by HCD as half of the City's Very-Low Income need.
 1. Units in need of rehabilitation were determined as estimates based off Code Enforcement data and General Plan Update 2015-2035, 2018.



Appendix A

REVIEW OF PAST PERFORMANCE





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 5th cycle’s Policy Program and considers the City’s progress towards completing all programs outlined within the 5th Cycle Housing Element.

Program Evaluation

The City has demonstrated a significant effort in working towards accomplishing many of the objectives set for the programs of the past cycle. During the fifth cycle, the City completed rezones to accommodate the RHNA, an update to the City’s Density Bonus Ordinance, a revision of the Fontana Zoning Ordinance to increase housing opportunity compliant with SB 2 and implement a variety of programs to support housing choice and access in the City. The City made substantial progress towards 21 of its programs and has identified those programs as continued for the sixth cycle, due to their success in the fifth cycle. Additionally, five (5) programs are ongoing as the City continues to implement them with success each year.

As a part of analyzing prior programs, the element must provide an explanation of the effectiveness of goals, policies, and related action in meeting the housing needs of special needs populations. Detailed below is an overview of the City’s prior program accomplishments; achievements related to special needs populations are summarized below:

- **Seniors:**
 - The City issued 462 deed-restricted units for low-income seniors
 - Through the Housing rehabilitation program, 67 households were assisted through grants and loans (8 very low, 16 low, and 43 moderate)
 - Section 8 Housing Choice Voucher program administered by the Housing Authority of San Bernardino County
- **Persons with Disabilities:**
 - Section 8 Housing Choice Voucher program administered by the Housing Authority of San Bernardino County
 - The City worked with the Inland Regional Center and other service agencies to identify housing needs of Fontana residents with developmental disabilities.
 - The City updated and adopted amended Reasonable Accommodation procedures in 2021.



- **Large Households:**
 - Section 8 Housing Choice Voucher program administered by the Housing Authority of San Bernardino County
- **Farm-workers:**
 - The City does not have a large population of agriculture or farmworkers, therefore, no additional programs were identified or implement to specifically support farmworkers.
- **Single-Parent Households:**
 - Section 8 Housing Choice Voucher program administered by the Housing Authority of San Bernardino County
- **Un-Housed:**
 - Section 8 Housing Choice Voucher program administered by the Housing Authority of San Bernardino County
 - Per the 2020-2021 CAPER, the City of Fontana funded the Water of Life Homelessness Prevention Programs. In addition, the City supports the efforts of the San Bernardino County Continuum of Care (CoC) and its member organizations that address homelessness. The City also supports local nonprofit agencies who provide emergency rental assistance and housing counseling to low and moderate income residents to prevent homelessness. Also, the City previously hired a homeless consultant to create the Open-Door Community Partners program that is connecting the homeless with housing and needed services to enable them to exit their life on the street. The cost of the program is \$97,200 and funded entirely from the City's General Fund.
- **Extremely low-income households:**
 - Section 8 Housing Choice Voucher program administered by the Housing Authority of San Bernardino County
 - The City issued 817 deed-restricted multi-family units for low-income households
 - There were an average of 893 Housing Choice Vouchers administered annually in Fontana
 - The City issued 26 deed-restricted single-family homes for rent (5 acquired by the City to rent within the 5th Cycle)

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
Strategy 1 - Production of Housing establishes policy actions for the future production of a range of rental and for sale housing units in the city.			
<p>1.1 Provision of Adequate Sites to Meet RHNA Goals</p>	<p>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.</p>	<p>In 2014, pursuant to Government Code section 65583.2, subdivisions (h) and (i), the City of Fontana completed its General Plan Amendment (GPA 14-001), 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. Both the R4 and R5 zones permit residential as a sole use, each with a minimum density greater than 20 du/acre. 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.</p>	<p>Completed. 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.</p>
<p>1.2 Expansion of Affordable Housing Opportunities through New Construction</p>	<p>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.</p>	<p>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.</p>	<p>Modified. 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 modified for the 6th cycle. The City will continue to</p>

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
			research funding opportunities to expand affordable housing options now that Redevelopment Funds are not available.
<p>1.3 Annual Monitoring of Housing Production</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>In 2019, Fontana permitted a total of 835 units, 802 of which were above moderate and 33 were non-deed restricted moderate.</p>	<p>Ongoing. 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
<p>1.4 Compliance with State Density Bonus Law</p>	<p>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.</p>	<p>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.</p> <p>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.</p>	<p>Completed. 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.</p>
<p>1.5 Optional Density Standards Review</p>	<p>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.</p>	<p>The City's Community Development Department performs annual reviews of the adopted Optional Density Standards.</p>	<p>Ongoing. 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.</p>
<p>1.6 Inclusionary Housing Ordinance</p>	<p>The City adopted an Inclusionary Housing Ordinance in 2012 which requires new residential and non-residential construction in the City to pay fees that are designated for affordable housing. The City will monitor implementation of the</p>	<p>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 designated for affordable housing. Since the adoption of the Inclusionary Housing Ordinance in 2012, the City continues to</p>	<p>Ongoing. Adoption of the Inclusionary Housing Ordinance was completed in 2012 just prior to the beginning of the 5th cycle. The City recognizes the importance of maintaining</p>

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
	<p>Inclusionary Housing Ordinance and explore other strategies to provide for affordable housing as appropriate.</p>	<p>collect fees from developers on an ongoing basis and reserve the funds for affordable housing development.</p>	<p>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>1.7 Manufactured and Modular Housing</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>Ongoing. 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>1.8 Developer Proposed Projects</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>Ongoing. 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>1.9 Infill Housing Program</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>Modified. 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
1.10 Monitor Development Fees	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's Community Development Department performs annual reviews of development fees. 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.	Continued. The City will continue to monitor developments fees to determine if they may present a constraint on the development of housing. The 6 th cycle Housing Plan will outline potential actions the City may take to remove potential constraints.
1.11 Encourage the Development of Family Housing	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.	Continued. 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 th 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.
1.12 Encourage the Development of Senior Housing	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.	Continued. 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.
1.13 Provision of a Variety of Residential Housing Opportunities Throughout the City	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.	Continued. This program will continue in the 6 th cycle, the City will continue to encourage mixed-use development. The City recognizes the importance of a variety of housing types to
1.14 Expedited Permit Processing	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.	Continued. The City will continue to encourage affordable and inclusionary developments during the 6 th 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>1.15 Review Parking Requirements</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>Continued. The City will continue to monitor its parking requirement to ensure that they are not a constraint to the development of housing.</p>
<p>Strategy 2 – Conservation and Preservation of Existing Housing 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>2.1 Monitoring of "At-Risk" Housing Units</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 6th Cycle.</p>	<p>Modified. 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>2.2 Proactive Rental Enforcement Program</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>Continued. The City will continue the applicable code enforcement activities during the 6th cycle provided that funding remains available.</p>

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
<p>2.4 Affordable Housing Revitalization Program</p>	<p>This program facilitates the acquisition, substantial rehabilitation, and professional management of selected housing units 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 housing projects that may qualify for the Affordable Housing 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>Continued. The City will continue to maintain its Affordable Housing Revitalization Program during the 6th cycle provided funding remains available.</p>
<p>Strategy 3—Design and Quality of Housing and Neighborhoods establishes policy actions for providing high-quality, environmentally responsible, well designed living environments for Fontana’s residents.</p>			
<p>3.1 Water Conservation Practices</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>Continued. The City acknowledges the connection between water conservation practices and healthy communities. The City will continue the program into the 6th cycle and will continue to monitor best water conservation practices as well as continue to inform the City’s residents.</p>

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
<p>3.2 Promotion of Green/Sustainable Development Practices</p>	<p>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.</p>	<p>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.</p> <p>Additionally, the City continues its participation in the Home Energy Renovation Opportunity program (HERO) and the Energy Star Program.</p>	<p>Continued. 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.</p>
<p>Strategy 4—Accessibility to Affordable Housing establishes policy actions to enhance opportunities for affordable housing for all segments of Fontana's population.</p>			
<p>4.1 Adopt Reasonable Accommodation Procedures</p>	<p>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 reasonable accommodation to provide relief from Code regulations</p>	<p>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.</p>	<p>Modified. The City adopted its Formal Reasonable Accommodation Procedures in 2021.</p>

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
	and permitting procedures that have a discriminatory effect on housing for individuals with disabilities.		
4.2 Compliance with Senate Bill 2	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 areas 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.	Completed. The City completed this program in 2014 during the 6 th cycle. The City will continue this program into the 6 th cycle with modifications to ensure compliance with current state laws.
4.3 Encourage the Development of Housing Units for a Variety of Income Levels	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 affordable units within development projects through the establishment of	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 that suits different income levels, as well as retail and office services. As such, the City has	Continued. The program will be continued to the 6 th cycle. The City is aware of the importance of the provision of housing for all income sectors of the community. The City will continue to monitor and

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
	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.	a number of specific plans that includes housing for different income levels and continues to practice the same approach with new development proposals.	track new developments as well as work with developers to encourage affordable development through a variety of housing types.
4.4 Affordable Housing Resource Base	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.	Continued. The program will continue to the 6 th cycle and the City will continue to provide up to date information of affordable housing opportunities to the public.
4.5	Fontana contracts with the Inland Fire Housing and Mediation Board (IFHMB) for the provision of fair	The City has a contract with Inland Fair Housing and Mediation Board (IFHMB) to provide informational brochures in both	Continued. The City realizes the necessity of fair housing programs and the

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
Participation and Support of Regional Fair Housing Efforts	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.	English and Spanish. The brochures are available at the City Hall and on the City web page (www.fontana.org)	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.
4.6 Family Self-Sufficiency Program	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.	Continued. Section 8 vouchers will continue to be administered through the County of San Bernardino in the 6 th cycle. The City will continue to provide information regarding assistance opportunities to its residents.
4.7 Mentally Ill Services Program	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 homeless and non-homeless mentally ill	Continued. The Homeless/Mentally Ill program provides the basic needs of food, clothing, and shelter to mentally ill homeless adults. The City will continue to be administered through the County of San Bernardino

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
		<p>throughout the County. The City continues to refer inquires and coordinate with the County Housing Authority.</p>	<p>provided funding remains available. The City will continue to coordinate with the County Housing Authority to provide essential services and up to date information to residents.</p>
<p>4.8 Transitional Housing Facilitation</p>	<p>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.</p>	<p>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.</p>	<p>Continued. The City’s 2020-2024 Consolidated Plan states that there are 1,920 people or 74 percent of San Bernardino County’s homeless population are unsheltered and living in uninhabitable living environments. The program remains appropriate due to the ongoing need for transitional housing within the City.</p> <p>The program will continue in 6th cycle and will be administered though the County of San Bernardino. The City recognizes the importance of transitional housing, allowing persons</p>

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
			<p>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.</p>
<p>4.9 Domestic Violence Services Program</p>	<p>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.</p>	<p>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.</p>	<p>Continued. 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.</p>
<p>4.10 Community Assistance Program</p>	<p>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.</p>	<p>This program is administered through the County of San Bernardino. The City continues to refer inquiries and coordinate with the County Housing Authority.</p>	<p>Continued. The program will continue in 6th 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.</p>

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
4.11 Anti-Poverty Program	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.	Continued. The program will continue in 6 th cycle and will be administered through 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.
4.12 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 continues to refer inquiries and coordinate with the County Housing Authority.	The City's Housing Authority continues to refer individuals in need of Section 8 to the San Bernardino County Housing Authority.	Continued. It will remain under the San Bernardino Housing Authority. The City will continue to keep track of section 8 vouchers as well as monitor the waiting list, if there is one at any point in the 6 th cycle. The City will continue to provide rental assistance information to residents.
4.13 Provision of Housing Opportunities for	The City understands the need to encourage and facilitate housing development for households earning less than 30 percent of the median	In 2014, initial research and funding verification and housing committee meetings began.	Modified. The City will continue the program into the 6 th cycle with modifications. The City

Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
Extremely Low-Income Households	family income. The City will encourage the development of housing for households earning less than 30% of the median family income with this program.		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.
4.14 Employee Housing	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 revise Zoning Code, as appropriate, by January 2015.	In 2014 the City complete its General Plan and Zoning update.	Complete.
4.15 Housing for Persons with Developmental Disabilities	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	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.	Continued. 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



Policy Action	Objective	Program Accomplishments	Status for 6th Cycle
	housing for persons with developmental disabilities.		persons with developmental disabilities.



Appendix B

ADEQUATE SITES ANALYSIS





Appendix B: Adequate Sites Analysis

[NOTE TO THE READER: A previous version of this document contained tables displaying APNs by rezone strategy, an additional table containing APNs to accommodate the Low and Very Low income HRNA, and a final table containing sites to accommodate the Moderate and Above Moderate Income RHNA. All sites to accommodate the RHNA have been consolidated into **Table B-16** at the end of this document.]

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 the 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
Total RHNA Obligations	5,109	2,950	3,035	6,425	17,519

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 6th 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 RPs 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.¹ 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 pumpstations 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 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

¹ Fontana Water Company, Urban Water Management Plan, 2015.



Watershed standards.² 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. Additionally, the City has identified **Policy Action 2F in Section 4** to ensure priority connectivity to current and future developments affordable to lower income households.

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 416 units can be accommodated through the development of ADUs throughout the community during the 6th Cycle (2021-2029).

² Chapter 10, Infrastructure and Green Systems, General Plan, 2018.



HCD has supported a strategy for estimating future development of ADUs in the City, the safe harbor strategy assumes the average number of units from past performance (2018 to 2021) project annually from 2022 through 2029. The safe harbor guidelines established by HCD created a guide for the City of Fontana in order to identify the potential ADU development during the 6th cycle planning period. The City of Fontana has shown a past performance of ADU’s which outpaces neighboring cities (shown below in **Table B-2**). Therefore, the City has increased the ADU assumptions in order to project a more realistic outcome for the 6th cycle planning period.

Jurisdiction	Accessory Dwelling Units Permitted			
	2018	2019	2020	2021
Fontana	18	37	68	86
Rialto	0	7	14	
Jurupa Valley	6	0	15	
Chino	9	10	11	

Source: HCD Annual Progress Reports, 2017-2021.

The data in **Table B-3** displays the City of Fontana’s past performance permitting ADUS from 2018 through 2021. The City approved and permitted 86 ADUs in 2021. Per the City’s processes and regulations for ADUs (Fontana Zoning Code, Article V. Division 5. Section 30-467), any approved ADU is considered permitted, as the entire submittal, review and approval process is completed over the counter through the Building and Safety Division. There any approved ADU is permitted. The data shows that in total, the City increased ADU approvals each year over the past 3 years. Assuming this trend continues, the City could realistically develop over 4,900 ADUs through 2029. However, the City of Fontana estimated projections using a more conservative method of using the average number of ADUs permitted from 2018 to 2021, and projecting the total number annually through 2022-2029. Therefore, the City estimates 52 ADUs will be permitted per year for a total of 416ADUs to be developed through 2029. The estimates are conservative when compared with the City’s most recent ADU trends and are reflective of the changes in state law and the City’s ability to streamline review and approval of applications.

Year	ADU Permitted (2018-Based Strategy)
Projection Period Total:	656
2028	52
2027	52
2026	52
2025	52
2024	52
2023	52
2022	52

Year	ADU Permitted (2018-Based Strategy)
2022	52projected)
2021	86
2020	68
2019	37
2018	18
2017	5

Source: City of Fontana Annual Progress Report 2017, 2018, 2019, 2020

To support the assumptions above, the City can demonstrate the appropriate amount of land and market opportunity for ADU development. The City of Fontana has a total of about 5,600 acres which are zoned for low density/single family residential development (R1 and R2). While some single-family residential zones permit greater than one unit per acre, a conservative assumption of one du/acre plus one ADU can yield an estimated total of about 5,600 ADUs in the City. Therefore, the City has ample capacity to accommodate new ADUs in residentially zoned land. Combined with a market appetite based on past performance (Table B-2), 656 ADUs was determined as an appropriate assumption.

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:

Income Category	Units
Low and Very Low Income (23.5%)	284 units
Moderate Income (68.1%)	87 units
Above Moderate Income (2.1%)	124 units
Total	416 units

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.

Projects in the Pipeline

HCD guidance states that Projects that have been approved, permitted, or received a certificate of occupancy since the beginning of the RHNA projected period may be credited toward meeting the RHNA allocation based on the affordability and unit count of the development. **Table B-16** displays projects in Fontana which either meet the criteria above and can be counted towards the RHNA or are in the process of review and have been identified as sites to accommodate the RHNA. Currently, the City has 20 projects in review totaling the following proposed units:

- 1,583 above moderate-income units

Figure B-1: Proposed Units in Fontana, All Income Categories (North)

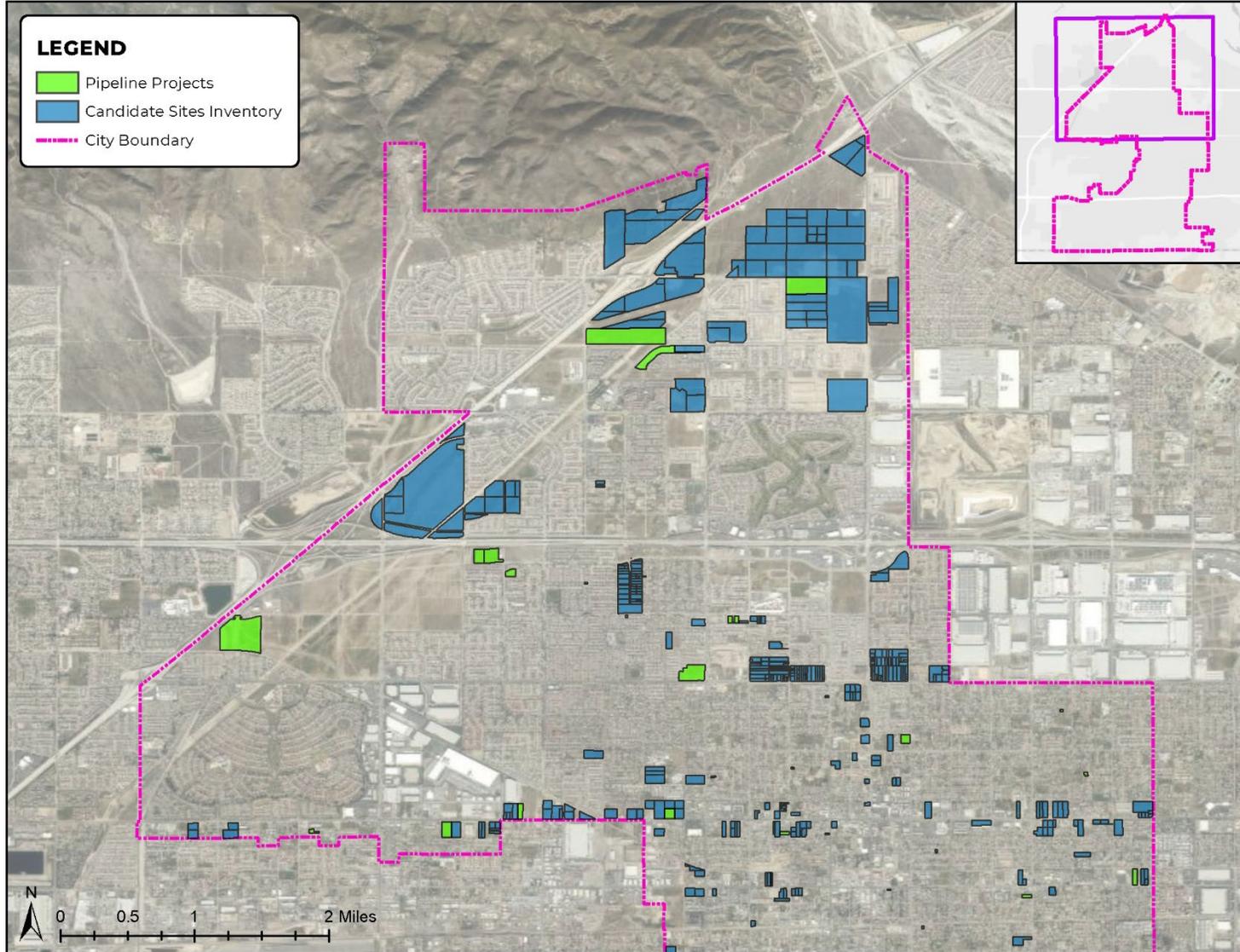
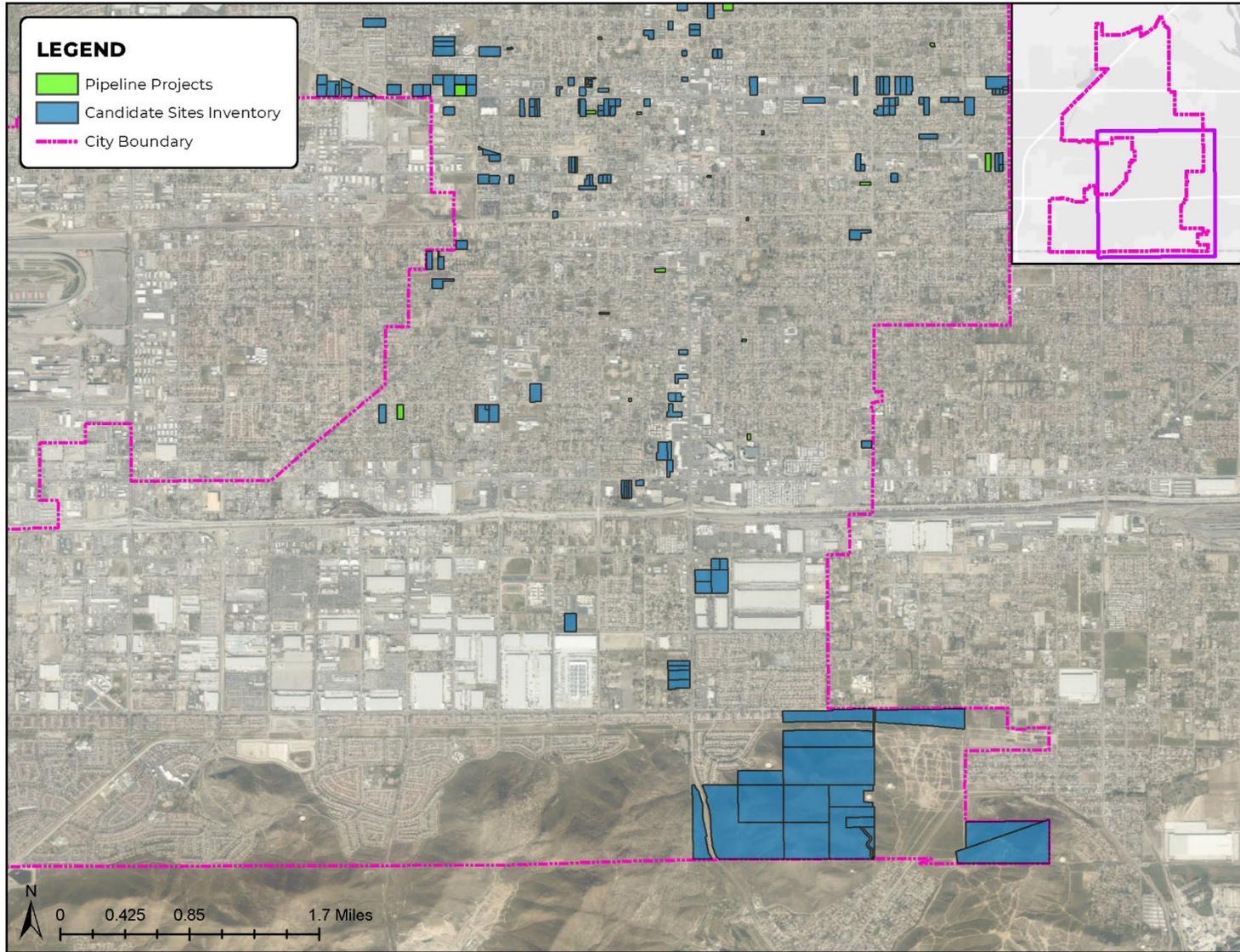


Figure B-2: Proposed Units in Fontana, All Income Categories (South)



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-16**.

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)
- Form Base Code District (FBC)
 - 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 are assumed to develop at an estimated affordability rate based on vacancy and existing uses. Vacant sites are the most viable opportunity for development in the City, 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 **4,727** 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, totaling **417** potential units. Additionally, the City has identified programs and policies to facilitate the development of **417** entitled units for affordable housing.

Accessory Dwelling Units

Additionally, based on the City's rates of ADU approval from 2018 to 2020, and affordability assumptions developed by SCAG (outlined above) a total of **283** ADUs are assumed for Low and Very Low-Income units.

Rezoning

After utilizing existing appropriate residentially zoned land and identifying ADUs assumptions for capacity, the City has a remaining unmet RHNA need of 2,195 affordable units. Therefore, to accommodate the remaining need the City has identified a total of 212.3 acres to be rezoned to the following densities:

- R4: Allows a minimum of 24.1 dwelling units per acre and a maximum density of 39 dwelling units per acre.
- R4 Overlay: Allows a minimum of 24.1 dwelling units per acre and a maximum density of 39 dwelling units per acre.
- R5: Allows a minimum of 39.1 dwelling units per acre and a maximum density of 50 dwelling units per acre.

All three zones, including the overlay, permit residential as a sole use on a property and permit at least 30 dwelling units per acre. The City's complete rezone strategy and analysis is detailed below.

Calculation of Unit Capacity

Sites to accommodate low and very low-income housing development are planned within the following three zones, more detail for each zone is provided below:

- Multi Family Medium/High Density Residential (R-4)
- Multi Family High Density Residential (R-5)
- Form Based Code District (FBC)

The City identified unit capacity based on the following criteria:

- Vacant vs. Non-Vacant Site
- Density range and assumption of feasible density
- Development standards and regulations
- Average Density permitted in the City.

Assumption of feasible density was developed by taking the median permitted density of the City’s most recent multifamily developments in the R4, R5 and FBC . **Table B-5** below displays the data for the sample projects utilized to develop the methodology. The median density for recent projects averaged greater than 80% of the maximum density. In many cases, although 100% of the permitted density was not achieved, affordability levels were consistently able to accommodate affordable housing costs. The R-4 did not have recent projects; therefore, density was assumed to be consistent with the assumptions for other zones (80 percent of the maximum density).

Table B-5: Example Projects for Density Assumptions

Zone	Assumed Density	Example Projects	Project Description	Project Density
R-4	31.2 du/acre	NA	NA	NA
R-5	50 du/acre	18-063 Downtown Mixed Use	29 unit multifamily project	54 du/ac
FBC	31.2 du/ac	Sierra Fountains Apartments	100% affordable development of 60 units	25.5 du/ac
		Fountains at Sierra	100% affordable development of 93 units	34.4 du/ac
		Rosena Fountains	100% affordable development of 69 units	15.8 du/ac
		John Piazza Senior Apartments	100% affordable development of 60 units	36 du/ac
		Minerva Manor	100% affordable development of 87 units	29.8 du/ac
		16534 Arrow Blvd.	17-unit apartment complex	19.1 du/ac
		0240-031-17 & - 19	91-unit senior apartment complex	38.9 du/ac
		Paseo Verde (I, II, III)	100% affordable development of 184 units	13 du/ac
		9233 Cypress Ave	14-unit apartment complex	32.18 du/ac
		Gardens at Sierra	100% affordable development of 93 units	28.18 du/ac
		Plaza at Sierra Senior Apartments	100% affordable development of 90 units	23.56 du/ac
		Village at Sierra Senior Apartments	100% affordable development of 108 units	38.03 du/ac

Source: City of Fontana, Planning Division, 2018-2020

Based on the information above, the calculation of unit capacity is detailed below.

Multi-Family/High Density Residential (R-4) and R4 Overlay

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 and based on the average density of permitted and approved residential projects in Fontana, the City has assumed sites can confidently be assumed to develop at densities greater than 80 percent of the maximum density permitted. In many cases due to

density bonus and other provisions, those density can be exceeded. Potential units were then calculated as net acreage multiplied by the assumed calculated density (31.2 du/ac). Finally, to identified units by income category, the City assumed that vacant sites can develop units at 70 percent affordability and nonvacant sites have the opportunity to develop at 20 percent affordability, with remaining units at market rate. In total (existing and rezone), the R4 zone can accommodate 3,019 lower income dwelling units.

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 and based on the average density of permitted and approved residential projects in the R5 District in Fontana, the City has assumed a potential development density of 100 percent of the maximum permitted based on development trends. Potential units were calculated as net acreage multiplied by the calculated density (50 du/ac). Finally, to identified units by income category, the City assumed that vacant sites develop at 70 percent affordability across, and nonvacant sites have the opportunity to develop at 20 percent affordability, with remaining units at market rate. In total (existing and rezone) the R-5 zone can accommodate 3,326 lower income dwelling units.

Form Base Code District (FBC)

The City has also identified the central portion of Fontana as a Form Based Code (FBC) district. The FBC district permits a variety of uses, including residential. The district's main goal is to promote smart growth and walkable mixed-use areas. While the FBC district is a mixed-use zone, the Transitional District, foothill Gateway, Valley Gateway, Sierra Gateway, and Gateway district all permit residential as a sole use (Fontana Zoning and Development Code, Chapter 30, Article III Divisions 3).

Although residential is permitted as the sole use in the identified zones, the City assumes a conservative 80 percent of maximum residential density permitted in consideration of potential nonresidential uses and mixed use proposed projects. Additionally, the City surveyed 15 residential projects in the City and found 80 percent to be the average density permitted in Fontana. The FBC The City is utilizing the following districts in the Form Based Code at 80 percent assumed densities, based on the average permitted density in the City of Fontana:

- 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

Potential units were calculated as net acreage multiplied by the calculated density (31.2 du/ac), then to calculate units by income category the City assumed an affordability rate of 70 percent for vacant sites, and 20 percent affordability for non-vacant sites. In total (existing and rezone), the FBC zone can accommodate 2,646 lower income dwelling units.

Site by Site Calculation

As noted above vacant sites are assumed to have no existing impediment to development by HCD. Nonvacant sites identified to accommodate the RHNA are considered to have an existing impediment by HCD. Therefore, the City of Fontana identified unit capacity on non-vacant sites considering existing development on site and the feasible addition of housing, development standards for the respective zone, and the remaining acreage after subdivision. Then unit capacity was calculated by multiplying the net acreage of the site (considering existing environmental issues and existing structures) by the assumed density.

A sample site calculation for a vacant site is shown below.

- Site 11 - APN: 024105116
- Zone: C2, rezone planned for Transitional District (FBC)
- Assumed Density: 31 du/acre
- Existing use: Vacant Lot
- Existing Structures: 0
- Acreage: 1.1 acres
- Existing Environmental Considerations: no existing environmental consideration or existing structures
- Net units: 34
- General Affordability Assumptions: 70 percent below above moderate income levels
- Total Affordable Unit yield: 24

A sample site calculation for a non-vacant site is shown below.

- Site 151 - APN: 024601124
- Zone: C-1, rezone planned to R-4
- Assumed Density: 31.2 du/acre
- Existing use: The site is entirely paved with 4 concrete foundation pads
- Existing Structures: 0
- Acreage: 1 acre
- Existing Environmental Considerations: no existing environmental consideration or existing structures
- Net units: 32

- Total Affordable Unit yield: 6

Affordability Assumptions

As opposed to assuming that 100 percent of unit capacity on sites meeting AB 1397 criteria will develop affordably, the City assumes that projects identified for low and very low-income housing may develop with 70 percent of the units affordable to low and very low-income households. The goal of the 6th cycle housing element is to create more opportunity for affordable housing and to work with the affordable housing development community to bring low and very low-income housing opportunities to the City.

Past Experience Developing Over 70 Percent Affordable

The City of Fontana has a past performance in approving residential projects that include at least 70 percent of all units affordable. The City has chosen to identify aggressive affordability assumptions as a goal to partner with local developers and organizations to rapidly increase lower income housing opportunity in the City. **Table B-6** below displays all housing projects in the City with at least 70 percent affordable units.

Table B-6: Projects Including 100 Percent Affordable units					
Name	Address	APN	Year Completed	Total Units	Total Affordable Units
Paseo Verde	10050 Juniper Ave	025106138	2010	46	46
Paseo Verde II	10050 Juniper Ave	025106139&40	2011	46	46
Paseo Verde III	10050 Juniper Ave	025106141	2013	46	46
Ceres Court	16284 Ceres Ave	191181020	2008	20	20
Ceres Way	16424 Ceres Way	191211600	2011	60	60
Gardens at Sierra	16838 Ceres Ave	191291260	2005	93	93
Sierra Fountains Apartments	16839 Ramona Ave	024108133	2021	60	60
Fountains at Sierra	16946 Ceres Ave	192161320	2007	93	93
Plaza at Sierra Senior Apts.	16999 Orange Way	192161340	2010	90	90
Toscana Apts.	7806 Sierra Ave.	190141380	2013	53	53
Siena Apts.	7807 Juniper	190141410	2016	55	55
Village at Sierra Senior Apts.	8684 Sierra Ave	191284340	2003	108	108
Rosena Fountains	9451 Olive St.	019323415	2018	69	69
John Piazza Senior Apts.	9971 Juniper Ave	019330119	2010	60	60

Name	Address	APN	Year Completed	Total Units	Total Affordable Units
Minerva Manor	9972 Juniper Ave	025105139	2016	87	87

Source: City of Fontana, Housing Authority, Housing Database. Accessed October 14, 2021.

The City has identified sufficient land, including land identified for rezones, to accommodate the 2021-2029 RHNA in full, including an additional unit buffer of 22 percent. To support the assumption that projects will develop fully affordable units, the City has identified programs and policies to encourage affordable developer interest and feasibility. These programs are detailed in **Section 4: Housing Plan** and include:

- **Policy Action 1A:** Provision of Adequate Sites to Meet RHNA Goals
- **Policy Action 1B:** Rezone Existing Non-Residentially Zoned Parcels to Accommodate RHNA Growth Need for Low and Very Low-Income Households
- **Policy Action 1C:** Rezone Existing Residentially Zoned Parcels to Accommodate RHNA Growth Need for Low and Very Low-Income Households
- **Policy Action 1D:** Proactively Coordinate with Property Owners to Encourage the Development of Affordable Housing in Fontana
- **Policy Action 1E:** Encourage the Development of Housing Units for a Low and Very Low of Income Levels
- **Policy Action 1F:** Development “By Right” Requirement for Adequate Sites for Lower Income Households on Sites identified for Rezone

Adequacy of Sites to Accommodate Low and Very Low-Income Housing

Selection of Sites

Sites identified to meet the City’s very low and low-income RHNA were selected based on AB 1397 site/parcel size requirements of at least 0.5 acres but not greater than 10 acres. Each site identified in the City’s sites analysis meets the default density of 30 dwelling units per acre and the City has a demonstrated history of developing residential uses, specifically affordable units at this density. This supports the viability of these sites for affordable housing development. Additionally, many of these sites are adjacent to other candidate housing sites which make it more likely that lot consolidation would occur.

Development of Housing in Mixed-Use Zones

The City has identified 79 parcels to accommodate 2,646 potential affordable units on land that is zoned for mixed use in the Form Based Code (FBC) District . The City’s FBC zones permit residential as a sole use and have no minimum lot sizes, both criteria were established to increase capacity and opportunity for development/redevelopment due to the odd size and shape of many parcels in this zone (Fontana Zoning

and Development Code, Chapter 30, Article III Divisions 3). From 2019 to 2021 the City permitted 23 projects in the FB zones, the breakdown of project type includes:

- Two (2) school projects
- Four (4) commercial projects
- One (1) mixed use project – 46,060 square feet of residential and 3,100 square feet of commercial
- Two (2) single-family residential projects – ranging from 6 to 11 units
- Fourteen (14) multifamily residential projects – ranging from 8 to 245 units

Overall, about 17 recent projects, or 74 percent of recent project applications, in the FBC zones are fully residential or have a primarily residential component. Additionally, all sites identified in the FBC zone are primarily vacant lots with no impediment for redevelopment. **Table B-7** includes projects showing the City’s past performance developing residential uses in the FBC district.

Project Address/ APN/Name	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Description
16534 Arrow Blvd. (0191-121-38)	17	FBC/Transitional	Single-Family Dwelling	17-unit apartment complex
9233 Cypress Ave. (0193-101-58)	14	FBC/Multi- Family	Vacant	14-unit apartment complex
0240-031-17 & -19	91	FBC/Transitional	Vacant	91-unit senior apartment project
Fontana Windrows	16	FBC (Transitional)	Vacant	A proposed amendment to the Fontana Windrows development project for the construction of building 11 and 12.

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-8** below, the City can accommodate 100 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	9,008
Capacity on Nonvacant Sites	400
Low and Very Low RHNA allocation	8,059
<i>Percentage of Lower Income RHNA accommodated on Vacant sites</i>	<i>100%</i>

Vacant sites identified to accommodate the City's RHNA have no existing redevelopment impediments. They are the most viable and realistic sites with capacity for lower income housing. Therefore, the City estimates that each vacant site can potential development with 50 to 100 percent affordable units. For the purpose of the capacity exercise within this appendix, the City assumes that vacant sites may develop at 70 percent. Capacity calculations are outlined above.

Replacement Analysis

A total of 55 of the nonvacant sites (identified to accommodate the lower income RHNA) have existing residential units. **Table B-11** contains a detailed description of their uses. The majority of the exiting units appear to be in need of repair, are unoccupied, are one single family unit on a large lot, or have been identified for rezone for zoning consistency with. None of the sites included affordable deed restricted housing units. Additionally, all unit capacity was calculated by subtracting existing units, with an assumption of partial redevelopment at a rate of 20 percent affordable units. For a site with one acre and one unit, a theoretical capacity was identified by multiplying net acreage and minimum density. Then, existing residential uses were removed from future capacity, finally, a realistic capacity was calculated by multiplying a 20 percent of the total site by the theoretical affordable capacity. Therefore, any existing residential units would not be displaced by the City's capacity assumptions.

While no sites contain existing affordable housing or deed restricted units, the City recognizes that as development occurs displacement may result. Therefore, the city has identified program Housing Policy Action 1P: Replacement Housing for Non-vacant Sites, to reduce displacement.

Publicly Owned Sites

The City has designated publicly owned sites, both residentially and non-residentially zoned, to meet their 6th Cycle RHNA need. For publicly owned sites, all parties have been notified and all have approved of designation to meet the City's 6th Cycle RHNA need. The Fontana Unified School District (FUSD) owns multiple properties that have been designated towards the 6th Cycle RHNA need and the FUSD confirmed availability of designated sites. The City has received letters of approval from the FUSD regarding the FUSD-owned sites designated to meet the City's 6th Cycle RHNA need. Additionally, all publicly owned sites have been evaluated for appropriateness per Government Code section 65583.2.

Identification of Large and Small Sites

Included in the sites identified to meet the City's RHNA allocation, the City has identified a total of six parcels which are larger than 10 acres and are not within the AB 1397 criteria. Two of the parcels are within the Westgate Specific Plan and are currently entitled for residential use pending subdivision and construction. The remaining four parcels include a 10.5- and 10.1-acre sites within the R5, both of which are connected to the City's infrastructure system, are vacant, and are near public and private resources. Therefore, both sites are appropriate for consideration of future housing. Also included in the remaining four parcels are two 11-acre sites identified for rezone to the R-4 zone.

Additionally, Fontana has a history of approving large residential developments as, shown below in **Table B-9**. 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

The City has also identified 50 parcels for rezone which are less than .5-acres. The small sites are identified in **Table B-16** of this document and are identified for rezone to R-4 or and R-4 overlay. The small sites are all nonvacant and therefore have a calculated unit capacity of 20 percent of maximum yield, minus existing structures or units. The sites are primarily identified for rezone to create neighborhood and zoning consistency.

Non-Vacant Sites

The City of Fontana can accommodate the entire Low and Very Low Income RHNA on vacant sites, therefore no additional analysis is required. However, the City has designated non-vacant sites to create additional No Net Loss buffer for the 6th Cycle RHNA need. For non-vacant sites 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.

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. The City made diligent efforts to review existing lease agreements, 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 including the following:

- Past performance redeveloping non-vacant sites
- An analysis of existing use
- Market analysis of land costs and development opportunities

Additionally, the **Section 4** of this Housing Element identifies programs to increase feasibility and encourage infill development in Fontana.

Past Experience Developing Non-Vacant Sites for Residential Uses

The following approved projects illustrate the City’s past performance redeveloping nonvacant sites for residential uses and show the viability of developing non-vacant, non-residentially zoned sites within Fontana. The projects below are within zones permit residential development at a maximum range of 30 to 50 dwelling units per acre. Additionally, majority of the non-vacant sites identified in the inventory and have one single family home or are commercial or primarily vacant. The Projects identified below have similar prior uses to those identified in **Table B-11** below. The City has a development history of approving higher density redevelopment projects on lots which were previously single-family home(s) as shown in **Table B-10** below.

Project Address/ APN	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Description
Tuscan Apartments (Under Construction) 16534 Arrow Blvd.	17	FBC (Transitional)	Single Family Home	A proposed 17-unit multifamily development.
Paseo Verde Apartments – North side of Valley Boulevard between Cypress Avenue and Juniper Avenue	150	FBC (Transitional)	Single Family Home	150 fully affordable units redeveloped on previously single-family home.
8185 Banana Avenue -	28	R-1	Single Family Home	Although the zoning is R1 – the developer utilized the Boulevard Overlay at the time to do multi-family units. There are 28 condos redeveloped on a lot with a previous single-family home
Windrows Project- 16408 Valencia Avenue	105	FBC (Transitional)	Single Family Homes	Lot which contained a single-family home was redeveloped in the FBC transitional zone to accommodate 105 multifamily units
Rosena Fountains Apartments	69	FBC (Multi- Family)	Gathering Hall	A proposed 69-unit multifamily development

Project Address/ APN	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Description
Nuevo Apartments	29	R-5	Parking Lot	A proposed 5-story mixed-use development with 29 proposed apartment units.
Village at Sierra	106	FBC (Retail)	Commercial	A senior housing development.
The Plaza at Sierra	90	FBC (Station Area)	Commercial Uses	A proposed 90-unit affordable senior housing development

Existing Uses on Candidate Sites and Redevelopment Opportunity

Table B-11 shows the existing uses on each of the candidate sites identified to create a buffer for Fontana’s low and very-low income RHNA allocation. These sites are largely commercial in nature with some low-density housing, majority of the nonvacant sites identified are underutilized or are considered non vacant per HCD’s standards, however, have viable capacity for redevelopment. Many of the sites in the table below are identified for rezone to increase the No Net Loss buffer and to provide development consistency on blocks, rather than spot rezoning lots and creating inconsistencies in development. For this reason, some additional sites identified include single family homes, however opportunity for redevelopment still exists on these sites. The City reached out to all property owners of sites identified for rezone, and those that expressed little or no interest in the opportunity were removed.

Table B-11 below displays all nonvacant sites identified to accommodate the RHNA buffer in the City of Fontana. In an effort to further fair housing options, increase housing near transit and transportation, as well as provided retail and housing in proximity to one another, the non-vacant sites focused on infill opportunities in the downtown area of Fontana. Overall, existing uses generally include underutilized commercial and retail centers, large surface parking structures, and sites with remaining foundations and small paved portions, and some existing single-family homes.

Sites identified in this table that are under the minimum standard of 0.5 acres are not counted to accommodate lower income RHNA obligations, but have been rezoned as part of the Housing Element to accommodate the likelihood this parcels will be consolidated or used for future residential use. Sites that have demonstrated consolidation opportunity through similar site ownership and/or City, Place of Worship and Public Agency owned sites have been identified in the sites inventory. A summary table of all sites to accommodate RHNA is provided at the end of this Appendix. All sites that do not meet eligibility criteria are not assigned unit yields for RHNA purposes.

In addition to the analysis in **Table B-11**, each site was analyzed based on viability for redevelopment, sites were evaluated based on, parcel acreage, availability of land for residential development, existing use and

accessible and transit proximity. The City utilized locally available SCAG data³ to identify the following key indicators that the non-vacant sites included, are the most appropriate:

- 23 percent of the sites are within areas identifies as High and Highest Resource by the TCAC
- 45 percent of the sites are within areas identified as moderate resource
- On average, there are 4.5 healthcare facilities within a one-mile drive from each site
- On average, there is about 1 grocery store or market within a one-mile drive from each site
- On average, there are about 3.1 open space designated areas within a one-mile drive from each site
- 55.4 percent of the sites are in a High-Quality Transit area, meaning the 55.4 percent of sites are within one half-mile of a well-serviced transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours
- Additionally, about 70 percent of the sites are within a job center.

³ Southern California Association of Governments, Housing Elements/Annual Land Use – Online Map, 2019. Accessed online: January 11, 2022.

Table B-911 Existing Use on Non-vacant Sites to Accommodate Lower income RHNA

APN	Existing Building Square Footage	Existing Use Notes	Maximum Buildable Area (Acres)	Remaining Buildable Area (Acres)	Analysis ¹
111036114	851	The site is primarily vacant with a single-family unit and a separate paved driveway.	2.3	2.28	Remaining acreage is appropriate. Sites appears about 80 percent vacant.
111033120	0	The site is a paved parking lot with a concrete pad.	1.9	1.87	No existing permanent buildings. Considered vacant as the lot is entirely paved with a concrete pad. Site is available for redevelopment.
019324235	NA	The site consists of a drive-thru self-service car wash facility.	1.6	NA	Building area data not available. The Site is currently a drive through car wash, the site is about 50% occupied, while the remaining portion is surface parking, the two lots to the south end of the site are entirely vacant and make up about 7.1 acres. There is opportunity for both subdivision and consolidation for housing development.
019325137	0	The site consists of an abandoned paved parking lot.	1.4	1.39	Remaining Buildable Acreage is appropriate
019325139	0	The site consists of an abandoned paved parking lot.	1.1	1.14	Remaining Buildable Acreage is appropriate
023915109	NA	The site consists of a single-family unit with a storage shed and a few shipping containers on the western portion of the lot.	1.0	NA	Remaining Buildable Acreage is appropriate
019318112	NA	The site is City owned and consists of a small warehouse building used by FUSD and a overflow baseball field used by Fontana HS.	4.7	NA	City Owned Site. Site is mostly vacant. There is an existing storage building, however the building appears abandoned with little to no recent investment. The site is a great opportunity for redevelopment as it is adjacent to a school and surrounded by similar uses. Almost all use surrounding the subject site have been redeveloped for residential uses.
111016129	0	The site consists of a plant nursery with plant beds and various temporary structures.	3.3	3.3	No existing permanent structures. Considered non-vacant as there are temporary green houses and plant beds. The Site is on the corner of Foothill and Sultana and is between vacant lots to the north, the east and the west. The site has a lot of opportunity for developed as there are little existing impediments and no permanent structures.
022814120	NA	The site consists of a primarily vacant lot with a church, small, paved parking lot,	2.5	NA	Building area data not available. Site appears about 80 percent vacant.

Table B-911 Existing Use on Non-vacant Sites to Accommodate Lower income RHNA

APN	Existing Building Square Footage	Existing Use Notes	Maximum Buildable Area (Acres)	Remaining Buildable Area (Acres)	Analysis ¹
		and possibly a single family unit along the southern end of the lot.			
024608118	960	The site consists of a dirt driveway leading to a single-family unit located on the southeast corner of the lot.	1.1	1.08	Remaining acreage is appropriate for redevelopment. Site appears 90 percent vacant.
024601124	0	The site is entirely paved with 4 concrete foundation pads.	1.0	1.03	No existing permanent structures. Considered non-vacant as the entire lot is paved. Site available for redevelopment.
024005204	1,000	This site has an older single family residential is disrepair on a small portion of the lot.	0.4	0.41	Site is surrounded on all sides by 201 Walnut LLC and owned in common. All property surrounding is vacant and intended for residential development. Across the street from Elementary School. Site has a very low improvement value and is in major disrepair. Site
023529124	1,993	This site has one marginal single family home	0.4	0.38	Lot surrounded on all sides by Karp Investment Partners. All surrounding land is vacant and the area has seen all properties redevelop to residential uses. Opportunity for lot consolidation or full redevelopment based on existing conditions of unit. Sites are identified for rezone for neighborhood zoning consistency – unit yield is very low.
019101117	NA	The site is primarily vacant with an existing Farmers Insurance building on the northern end.	1.0	NA	Building area data not available. Site appears 90 percent vacant.
019101118	0	The site is primarily vacant with a small, paved parking lot on the northern end of the lot utilized by the Farmers Insurance building on the adjacent lot (019101117).	1.1	1.05	No existing permanent structures. Considered non-vacant as the northern portion of the site is a paved parking lot. Site available for redevelopment.
024005234	720	Small used structures on site lot is essentially vacant	2.4	2.38	Parcel is owned by Trinity Homes LLC and is surrounded by vacant lands. Almost all parcels have redeveloped to residential uses. No active use on the sites, All acreage appropriate for redevelopment.
024005233	1,338	One single family structure and garage.	1.0	0.98	Opportunity for lot consolidation or full redevelopment based on existing conditions of unit. Sites are identified as a part of an overlay for neighborhood zoning consistency – unit yield is very low.
024005267	1,451	One single family structure and garage.	1.2	1.12	Remaining acreage is appropriate for redevelopment. Site appears 50 percent vacant.

Table B-911 Existing Use on Non-vacant Sites to Accommodate Lower income RHNA

APN	Existing Building Square Footage	Existing Use Notes	Maximum Buildable Area (Acres)	Remaining Buildable Area (Acres)	Analysis ¹
024005231	960	One single family structure.	0.2	0.18	Opportunity for lot consolidation or full redevelopment based on existing conditions of unit. Entire adjacent area has redeveloped for residential uses, including small lots. Sites are identified as a part of an overlay for neighborhood zoning consistency
024005255	1,512	One single family structure.	0.8	0.74	Remaining acreage is appropriate for redevelopment. is primarily vacant and surrounding on all sides by vacant lands. Adjacent to elementary school. Site is in an area the has redeveloped exclusively for residential uses.
024008130	992	One single family structure.with the majority of the lot vacant. Site is in disrepair	0.8	0.79	Sites is surrounded by parcels the have experienced redevelopment to residential uses. Site can also be subdivided to leave existing single family uses if they are significantly repaired. Remaining acreage is appropriate for redevelopment. Site is primarily vacant
024008106	0	No existing structures. The site includes grass and some trees.	1.0	0.95	No existing permanent buildings. Considered non-vacant as the site is used as a driveway to the SFR on the adjacent lot. Site is available for redevelopment.
024008107	3,054	One single family structure.	1.0	0.88	Remaining acreage appropriate. Site appears 50 percent vacant.
024008108	753	One single family structure.	1.0	0.94	Remaining acreage appropriate for redevelopment. Site appears about 70 percent vacant.
024008109	3,058	One single family structure.	1.9	1.84	Parcel is surrounded by vacant residential uses that have transitioned to residential uses. Site can be consolidated to multiple parcels or subdivided. Entire site is appropriate for redevelopment. Site is adjacent to school and part of a block of vacant of highly underutilized lands that collectively will allow for strong redevelopment potential.
024008110	1,544	One single family structure.	1.9	1.87	Remaining acreage is appropriate for redevelopment. Site appears 70 percent vacant.
024008128	1,176	One single family structure.	0.5	0.50	Parcel is surrounded by vacant residential uses that have transitioned to residential uses. Site can be consolidated to multiple parcels or subdivided. Entire site is appropriate for redevelopment. Site is adjacent to school and part of a block of vacant of highly underutilized lands that collectively will allow for strong redevelopment potential.

Table B-911 Existing Use on Non-vacant Sites to Accommodate Lower income RHNA

APN	Existing Building Square Footage	Existing Use Notes	Maximum Buildable Area (Acres)	Remaining Buildable Area (Acres)	Analysis ¹
024008114	546	One single family structure.	1.0	0.94	Opportunity for lot consolidation or full redevelopment based on existing conditions of unit. Sites are identified as a part of an overlay for neighborhood zoning consistency – unit yield is very low.
024008118	2,546	One single family structure, adjacent to multiple vacant lots.	0.3	0.19	Site is in a block of sites that area primarily vacant land that has experienced significant change to residential uses. Opportunity for lot consolidation or full redevelopment based on existing conditions of units. Sites are identified as a part of an overlay for neighborhood zoning consistency
024008126	1,317	One single family structure, adjacent to multiple vacant lots.	0.3	0.28	Parcel is surrounded by vacant residential uses that have transitioned to residential uses. Site can be consolidated to multiple parcels or subdivided. Entire site is appropriate for redevelopment. Site is adjacent to school and part of a block of vacant of highly underutilized lands that collectively will allow for strong redevelopment potential.
024005242	1,336	One single family structure, adjacent to multiple vacant lots.	1.0	0.92	Remaining acreage is appropriate for redevelopment. Site appears 80 percent vacant.
024005241	1,236	One single family structure, adjacent to multiple vacant lots.	1.4	1.40	Remaining acreage is appropriate for redevelopment. Site appears 60 percent vacant.
024005239	2,281	One single family structure, adjacent to multiple vacant lots.	0.6	0.53	Parcel is surrounded by vacant residential uses that have transitioned to residential uses. Site can be consolidated to multiple parcels or subdivided. Entire site is appropriate for redevelopment. Site is adjacent to school and part of a block of vacant of highly underutilized lands that collectively will allow for strong redevelopment potential.
024005236	NA	Paved lot with an existing church, adjacent to multiple vacant lots.	0.3	NA	Parcel is surrounded by vacant residential uses that have transitioned to residential uses. Site can be consolidated to multiple parcels or subdivided. Entire site is appropriate for redevelopment. Site is adjacent to school and part of a block of vacant of highly underutilized lands that collectively will allow for strong redevelopment potential.
024005240	2,582	One single family structure, adjacent to multiple vacant lots.	0.7	0.61	Parcel is surrounded by vacant residential uses that have transitioned to residential uses. Site can be consolidated to multiple parcels or subdivided. Entire site is appropriate for redevelopment. Site is adjacent

Table B-911 Existing Use on Non-vacant Sites to Accommodate Lower income RHNA

APN	Existing Building Square Footage	Existing Use Notes	Maximum Buildable Area (Acres)	Remaining Buildable Area (Acres)	Analysis ¹
					to school and part of a block of vacant of highly underutilized lands that collectively will allow for strong redevelopment potential.
024008127	1,134	One single family structure, adjacent to multiple vacant lots.	0.4	0.40	Parcel is surrounded by vacant residential uses that have transitioned to residential uses. Site can be consolidated to multiple parcels or subdivided. Entire site is appropriate for redevelopment. Site is adjacent to school and part of a block of vacant of highly underutilized lands that collectively will allow for strong redevelopment potential.
024008116	1,892	One single family structure.	0.2	0.21	The site has an existing single-family unit; however the city has a history of consolidating and redeveloping lots for multifamily housing, the sites is identified for rezone to increase housing opportunity in this area. Additionally, the site is surrounded by primarily vacant ort entirely vacant lots.
024008117	2,364	One single family structure.	0.3	0.23	The site has an existing single-family unit; however the city has a history of consolidating and redeveloping lots for multifamily housing, the sites is identified for rezone to increase housing opportunity in this area. Additionally, the site is surrounded by primarily vacant ort entirely vacant lots.
024008123	992	One single family structure.	0.3	0.29	The site has an existing single-family unit; however the city has a history of consolidating and redeveloping lots for multifamily housing, the site is identified for rezone to increase housing opportunity in this area. Additionally, the site is adjacent primarily vacant ort entirely vacant lots. There is opportunity for consolidation and redevelopment.
024005243	1,880	One single family structure, adjacent to multiple vacant lots.	1.0	0.91	The site is primarily vacant with one single family home on the far east portion of the lot. The site is surrounded by vacant lots to the north, south, and west and is connect to primary streets including Baseline and Cypress. The site has a lot of opportunity for either full redevelopment to multifamily or subdivision for multifamily.
024008125	936	One single family structure.	0.2	0.14	The site has an existing single-family unit; however the city has a history of consolidating and redeveloping lots for multifamily housing, the site is identified for rezone to increase housing opportunity in this area.

Table B-911 Existing Use on Non-vacant Sites to Accommodate Lower income RHNA

APN	Existing Building Square Footage	Existing Use Notes	Maximum Buildable Area (Acres)	Remaining Buildable Area (Acres)	Analysis ¹
					Additionally, the site is adjacent primarily vacant ort entirely vacant lots. There is opportunity for consolidation and redevelopment.
024008124	1,140	One single family structure, adjacent to vacant lots.	0.2	0.13	The site has an existing single-family unit; however the city has a history of consolidating and redeveloping lots for multifamily housing, the site is identified for rezone to increase housing opportunity in this area. Additionally, the site is adjacent primarily vacant ort entirely vacant lots. There is opportunity for consolidation and redevelopment
024005248	990	One single family structure, adjacent to vacant lots.	1.9	1.91	The site has an existing single-family unit; however the city has a history of consolidating and redeveloping lots for multifamily housing, the site is identified for rezone to increase housing opportunity in this area. Additionally, the site is adjacent primarily vacant ort entirely vacant lots. There is opportunity for consolidation and redevelopment
024005258	2,886	One single family structure, adjacent to vacant lots.	0.3	0.28	The site has an existing single-family unit; however the city has a history of consolidating and redeveloping lots for multifamily housing, the site is identified for rezone to increase housing opportunity in this area. Additionally, the site is adjacent primarily vacant ort entirely vacant lots. There is opportunity for consolidation and redevelopment
024008115	1,104	One single family structure.	0.2	0.14	The site has an existing single-family unit; however the city has a history of consolidating and redeveloping lots for multifamily housing, the site is identified for rezone to increase housing opportunity in this area. Additionally, the site is adjacent primarily vacant ort entirely vacant lots. There is opportunity for consolidation and redevelopment
024008129	1,324	One single family structure.	0.1	0.11	Adjacent site similar ownership. The site has an existing single-family unit; however the city has a history of consolidating and redeveloping lots for multifamily housing, the site is identified for rezone to increase housing opportunity in this area. Additionally, the site is adjacent primarily vacant ort entirely vacant lots. There is opportunity for consolidation and redevelopment
024008134	3,683	One single family structure.	0.6	0.56	The site has an existing single-family unit; however the city has a history of consolidating and redeveloping lots for multifamily housing, the site is identified for rezone to increase housing opportunity in this area.

Table B-911 Existing Use on Non-vacant Sites to Accommodate Lower income RHNA

APN	Existing Building Square Footage	Existing Use Notes	Maximum Buildable Area (Acres)	Remaining Buildable Area (Acres)	Analysis ¹
					Additionally, the site is adjacent primarily vacant or entirely vacant lots. There is opportunity for consolidation and redevelopment
024008119	1,288	One single family structure.	1.0	0.92	Remaining acreage is appropriate. Site appears 50 percent vacant.
024008122	3,324	One single family structure.	0.3	0.23	Parcel is surrounded by vacant residential uses that have transitioned to residential uses. Site can be consolidated to multiple parcels or subdivided. Entire site is appropriate for redevelopment. Site is adjacent to school and part of a block of vacant of highly underutilized lands that collectively will allow for strong redevelopment potential.
024005247	NA	Appears to be a construction site that was abandoned.	1.9	NA	Parcel is surrounded by vacant residential uses that have transitioned to residential uses. Site can be consolidated to multiple parcels or subdivided. Entire site is appropriate for redevelopment. Site is adjacent to school and part of a block of vacant of highly underutilized lands that collectively will allow for strong redevelopment potential.
022805202	1,096	The site consists of a single-family unit with a garage in the rear – the site is identified for rezone for consistency with surrounding uses.	0.4	0.40	Parcel is surrounded by vacant residential uses that have transitioned to residential uses. Site can be consolidated to multiple parcels or subdivided. Entire site is appropriate for redevelopment. Site is adjacent to school and part of a block of vacant of highly underutilized lands that collectively will allow for strong redevelopment potential.t
022805120	1,059	The site consists of a single family unit with at least 1 storage shed – the site is identified for rezone for consistency with surrounding uses.	0.3	0.26	Parcel is surrounded by vacant residential uses that have transitioned to residential uses. Site can be consolidated to multiple parcels or subdivided. Entire site is appropriate for redevelopment. Site is adjacent to school and part of a block of vacant of highly underutilized lands that collectively will allow for strong redevelopment potential.
022805204	1,352	One existing single family structure, but the site is primarily vacant and is connected to 3 vacant lots.	0.8	0.77	Remaining acreage is appropriate for redevelopment. Site is about 60 percent vacant.
111033113	NA	The site consists of a large warehouse building, paved pad, and an additional structure. – the site is identified for rezone for consistency with surrounding uses.	1.5	NA	Building area data not available. The site has an abandoned structure in the center which is an estimated 15,781 square feet. The building is no longer in use and shows now recent improvements or reinvestment. The site is also connected to three additional entirely vacant lots to the south and to the east.

Table B-911 Existing Use on Non-vacant Sites to Accommodate Lower income RHNA

APN	Existing Building Square Footage	Existing Use Notes	Maximum Buildable Area (Acres)	Remaining Buildable Area (Acres)	Analysis ¹
111036107	0	Mostly vacant, School District owned - opportunity for transitional	2.4	2.37	No existing permanent buildings. Considered non-vacant as there are some solar panels set up on site, the site is between two large vacant sites which total about 7.2 acres of vacant land. The site is a great opportunity for lot consolidation of the three lots and for multifamily development, affordable housing of senior housing. The site is nearby by a middle school and additional residential uses.
022824243	0	The site is primarily vacant with a paved driveway providing street access to a gated residential community.	11.0	10.97	This site is a Pipeline Project, and currently has a proposed housing development. The assumed/estimate units for redeveloped are consistent with those proposed in the project (as identified in Table B-16)
022809107	0	The site consists of a primarily vacant lot with a large concrete water/storm water drainage system/infrastructure running through the lot and Victoria St running through the northern portion of the site.	37.9	37.86	This site is a Pipeline Project, and currently has a proposed housing development. The assumed/estimate units for redeveloped are consistent with those proposed in the project (as identified in Table B-16)
019009121	1,186	The site consists of a single family unit with 2 additional structures that may be sheds/garages/ or ADUs.	0.2	0.14	This site is a Pipeline Project, and currently has a proposed housing development. The assumed/estimate units for redeveloped are consistent with those proposed in the project (as identified in Table B-16)
019413158	2,012	The site consists of a single family unit.	0.2	0.14	This site is a Pipeline Project, and currently has a proposed housing development. The assumed/estimate units for redeveloped are consistent with those proposed in the project (as identified in Table B-16)
024127170	725	The site consists of 2 single family units.	0.2	0.17	This site is a Pipeline Project, and currently has a proposed housing development. The assumed/estimate units for redeveloped are consistent with those proposed in the project (as identified in Table B-16)
024321154	1,176	The site consists of a single family unit.	0.2	0.14	This site is a Pipeline Project, and currently has a proposed housing development. The assumed/estimate units for redeveloped are consistent with those proposed in the project (as identified in Table B-16)
025109311	1,665	The site consists of a single family unit.	0.4	0.38	This site is a Pipeline Project, and currently has a proposed housing development. The assumed/estimate units for redeveloped are consistent with those proposed in the project (as identified in Table B-16)

Table B-911 Existing Use on Non-vacant Sites to Accommodate Lower income RHNA

APN	Existing Building Square Footage	Existing Use Notes	Maximum Buildable Area (Acres)	Remaining Buildable Area (Acres)	Analysis ¹
019214217	1,004	The site consists of a single family unit.	0.1	0.12	This site is a Pipeline Project, and currently has a proposed housing development. The assumed/estimate units for redeveloped are consistent with those proposed in the project (as identified in Table B-16)
019109104	2,163	The site consists of a single family unit.	0.2	0.15	This site is a Pipeline Project, and currently has a proposed housing development. The assumed/estimate units for redeveloped are consistent with those proposed in the project (as identified in Table B-16)
019207109	1,427	The site consists of a single family unit.	0.2	0.16	This site is a Pipeline Project, and currently has a proposed housing development. The assumed/estimate units for redeveloped are consistent with those proposed in the project (as identified in Table B-16)
022866117	2,015	The site consists of a single family unit.	0.2	0.13	This site is a Pipeline Project, and currently has a proposed housing development. The assumed/estimate units for redeveloped are consistent with those proposed in the project (as identified in Table B-16)
019225210	700	The site consists of at least one single family unit and a garage/storage building that may be an additional single family unit.	0.8	0.82	This site is a Pipeline Project, and currently has a proposed housing development. The assumed/estimate units for redeveloped are consistent with those proposed in the project (as identified in Table B-16)
024310108	0	The site consists of a used as a tire shop with an additional structure in the rear that may be a single family unit.	2.4	2.37	The site has no permanent structures and is partially paved on the south end. There are no permanent barriers to redevelopment of this site
019439129	1,814	The site is primarily vacant with one single family unit in the southeast portion of the lot.	6.6	6.52	The site is largely vacant with existing access roads, there is one single family units, however the remaining 6.5 acres are undeveloped
110726215	0	The site is primarily vacant with a cell tower on the eastern end of the lot.	36.9	36.92	The structures on this site appear dilapidate and show little recent investment. It is identified as opportunity for market rate housing.
024612159	1,560	The site consists of a single family unit with a paved driveway and a covered car port.	1.4	1.41	The site is majority vacant and contains on single family units, the site is directly west of two vacant sites. Majority of the vacant portion of the site is connected to the two vacant sites, there is opportunity for subdivision and redevelopment of this site.
024005224	0	The site is primarily vacant with 2 existing structures, possibly storage sheds or abandoned single family units.	2.6	2.64	This site is vacant with a non-permanent structure, there are no identifiable impediments to development.

Table B-911 Existing Use on Non-vacant Sites to Accommodate Lower income RHNA

APN	Existing Building Square Footage	Existing Use Notes	Maximum Buildable Area (Acres)	Remaining Buildable Area (Acres)	Analysis ¹
019439125	1,750	The site is primarily vacant with 3 single family units on the eastern portion of the lot.	19.5	19.47	This site is essentially undeveloped, there is one single family units on the lot. However, there are access roads and no additional impediments to development, the site would likely need to be graded however there are no other site improvement/conditions which would preclude development.
023312208	NA	The site consists of 2 single family units on the northern end of the lot.	2.4	NA	The site is primarily vacant with two single family homes on the north end. The site is identified for market rate housing and ins both graded and connected to the infrastructure grid. There are no identifiable impediments to development on this site.
1. The City made diligent efforts to identify and review existing lease analysis for the nonvacant sites listed in this table, however none were publicly available.					

Market Analysis

In addition to an on-the-ground existing use analysis, the City of Fontana has market conditions to facilitate the redevelopment of non-vacant sites for residential. **Table B-10** above shows that a total of 308 dwelling units have been constructed through redevelopment in the City. Additionally, a California Association of Realtors report for Historic Housing trends shows that, in the last four years (2017-2021), the average time a unit spends on the market in San Bernardino is just 28 days and just 19 days in the last two years.⁴ Additionally, the according to the CAR Current Sales and Price Statistical Survey, the median cost of a home for sale in San Bernardino County increased by 21 percent from 2020-2021.⁵ Both indicators signify an increased market demand for new housing.

In addition to market appetite, the cost of land in the City of Fontana is lower than neighboring jurisdictions, with the exception of Rialto (shown in **Table B-12** below). A current market survey of land list for sale shows that the cost per square footage per land in Fontana is lower than Jurupa Valley and Chino, and slightly higher than Rialto. Paired with increased demand for housing, particularly affordable units, assumed redevelopment in downtown region of the City (most resource rich area) is reasonable.

Table B-12: Median cost of Vacant Land, Fontana and Neighboring Jurisdictions

Jurisdiction	Median Lot Size	Median Land Cost	Median Cost per SF
Fontana	0.86 ac	\$ 750,000.00	\$16.02
Rialto	0.74 ac	\$400,000.00	\$14.49
Jurupa Valley	1.9 ac	\$924,000.00	\$10.04
Chino	2.8 ac	\$1,580,000.00	\$15.78

*Source: Zillow.com market search, Access October 2021.
Kimleyhorn estimates of up to 30 properties, greater than ¼ acre, in each jurisdiction.*

Rezone Strategy to Accommodate remaining Low/Very Low RHNA Allocation

After utilizing residentially zoned land, specific plans, and ADU assumptions, there is a total net count of **2,531 units below** the 6th 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, vacant sites to the R-4, R-5, and utilize an R-4 Overlay to accommodate redevelopment on infill sites. The City contacted all property owners regarding the rezone efforts and adjusted as appropriate or when property owners voiced disapproval or disinterest, as a part of the process, many property owners voiced excitement about new development opportunities. Below is the strategy for rezoning and up-zoning to meet the City’s remaining RHNA allocation.

⁴ Median time on Market of Existing Detached Homes, Historical Data, California Association of Realtors (CAR), Accessed online: October 14, 2021. <https://www.car.org/marketdata/data>

⁵ Current Sales and Price Statistics, California Association of Realtors (CAR), Accessed online: October 14, 2021. <https://www.car.org/marketdata/data>

PART 1: REZONING OPPORTUNITIES UTILIZING THE R-4 RESIDENTIAL ZONE AND R-4 OVERLAY

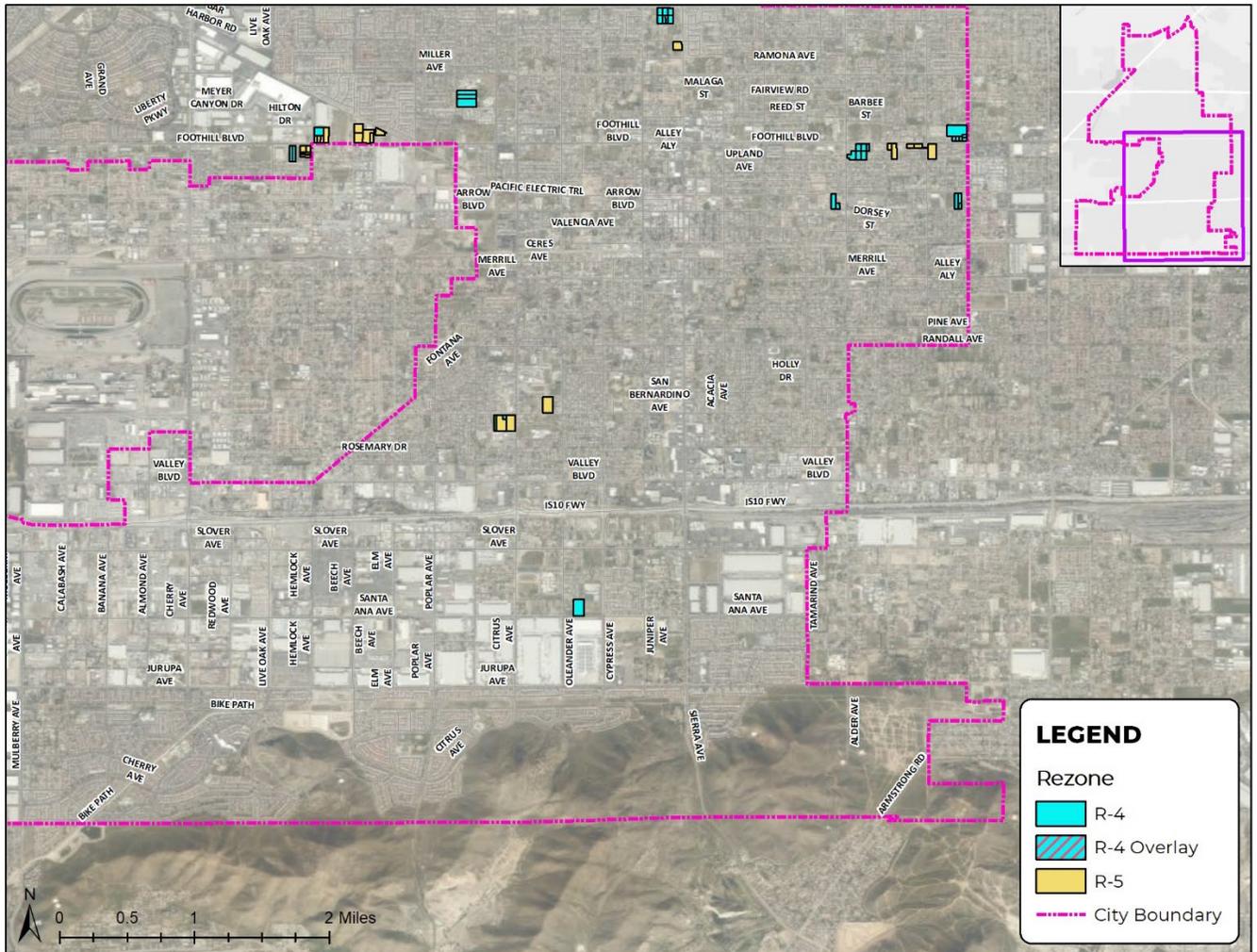
The City has identified 138 parcels for re-zone to the R-4 residential district in order to accommodate additional low and very low-income housing units. The identified parcels are vacant or underutilized or are within neighborhoods where the R-4 zone is appropriate. Parcels for identified for rezoning 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. The R-4 zone permits a minimum density of 24.1 du/acre and a maximum of 39 du/acre. Utilizing the unit capacity calculations outlined above, the City assumed a density of 31.2 du/acre for R-4 with a 70 percent affordability factor for vacant sites and a 20 percent affordability factor for non-vacant sites. In total the proposed up-zoned parcels can accommodate **5,00** units, of which **3,019** are estimated to be affordable to Low and Very Low-income households.

Additionally, the City identified a block of parcels between Oleander and Cypress on Baseline for an R4 overlay. The R4 overlay would implement the same development standards and density requirements of R4 but would also permit property owners to develop at the current base zone, as it may be appropriate on some smaller parcels. **Figure B-3 and B-4** also show these rezone opportunities.

PART 2: REZONING OPPORTUNITIES UTILIZING THE R-5 RESIDENTIAL ZONE

The City has identified 27 parcels for re-zone to the R-5 residential district in order to accommodate additional low and very low-income housing units. The identified parcels are vacant or underutilized or are within neighborhoods where the R-5 zone is appropriate. Parcels for identified 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. The R-5 zone permits a minimum density of 39.1 du/acre and a maximum of 50 du/acre. Utilizing the unit capacity calculations outlined above, the City assumed a density of 50 du/acre for R-5 with a 70 percent affordability factor for vacant sites and a 20 percent affordability rate for nonvacant sites. In total, the proposed rezoned parcels can accommodate **2,203** units, **1,245** of which are estimated to be affordable to Low and Very Low-income households. **Figure B-3 and B-4** also show these rezone opportunities.

Figure B-4: Proposed Rezones (South)



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 **6,688** Above Moderate-income units.

Additionally, The City has identified unit capacity on Specific Plans entitled for low density residential can accommodate a total of **1,542** Above Moderate-income units. Specific plans include:

- Arboretum Specific Plan
- 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 **4,165** 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 in zones with a maximum density 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 moderate-income units will develop in zones with a maximum density 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). Assumption of feasible density was developed by taking the median permitted density of the City’s most recent Single-family developments in the R-E, R-PC, R-1, R-2 and R-3 zones. **Table B-13** below displays the data for the sample projects utilized to develop the methodology. The median density for recent projects was about 80% of the maximum density. The R-E and R-3 zones did not have recent projects; therefore, density was assumed to be consistent with the assumptions for other zones (80 percent of the maximum density).

Table B-13: Example Projects for Density Assumptions

Zone	Assumed Density	Example Projects	Project Description	Project Density
R-E	1.6 du/acre	NA	NA	NA
R-PC	3.5 du/ac	TTM No. 18974	Single family development of 5 units	2.89 du/ac
		Monarch Hills	Townhome development of 489 units	3.65 du/ac
		TTM No. 20091	Single family development of 6 units	3.9 du/ac
R-1	4.3 du/ac	Tract No. 19997	Single family development of 13 units	4.33 du/ac
		Bayrich Homes	Single family development of 18 units	4.59 du/ac
		Miller Villas	Single family development of 11 units	4.11 du/ac
		TTM No. 20176	Single family development of 9 units	4.5 du/ac
		Sierra Crest II	Townhome development of 179 units	4.28 du/ac
		Pulte Homes	Single family development of 105 units	4.13 du/ac
R-2	7.6 du/ac	Sratham	Townhome development of 107 units	9.72 du/ac
		Providence Pointe	Townhome development of 96 units	8.75 du/ac
		TTM No. 20123	Townhome development of 6 units	6.97 du/ac
		Sierra Crest II	Townhome development of 179 units	4.54 du/ac
		TTM No. 18825 and 18915	Townhome development of 94 units	8.17 du/ac
R-3	19.2 du/acre	18-063 Downtown Mixed Use	29 unit multifamily project	54 du/ac

Note: Assumes densities for R-4, R-5 and the Form Based Code Zones are found in **Table B-5** above.

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, 2,546 of which can be accommodated at the moderate-income level and 50 units 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, 69 of which can be accommodated at the moderate-income level and 6 units at the above moderate-income level. These units will be developed on vacant parcels, identified within **Table B-16**.
- **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, 175 of 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 entitled capacity are summarized below:

Specific Plan	Moderate	Above Moderate
Arboretum Specific Plan	2,546	50
Citrus Heights North	69	6
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
Total	4,165	1,476

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 plans⁶:

- **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, 2,546 of which can be accommodated at the moderate-income level and 50 units 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, 69 of which can be accommodated at the moderate-income level and 6 units at the above moderate-income level. These units will be developed on vacant parcels, identified within **Table B-16**.
- **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

⁶ For sites to accommodate remaining unbuilt capacity in the Specific plans, all remaining vacant parcels were selected. However, as land is subdivided APNs may change and shift from existing planning areas. The City will report units by income category as they are built throughout the 2021-2029 Cycle.

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, 175 of 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.

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.

D.Summary of RHNA Status and Sites Inventory

The City has reviewed all sites for environmental concerns and considerations as well as development regulation and land use restrictions. Additionally, each site has been reviewed for existing use, access to infrastructure, water, utilities, and additional development constraints. Where the analysis showed increased barriers to development related to environmental concerned, infrastructure concerns or existing conditions and development concerns (such as slope and grading, hazardous surrounding uses, restrictive development standards, etc.) the sites were removed. The result is a list and analysis of sites which are most ripe for development or redevelopment for housing. A summary of the City of Fontana’s ability to meet the RHNA obligation for 2021-2029 is shown in **Table B-15 below**.

B-15: 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>
Sites Inventory – Existing Zoning					
Projects in the Pipeline	0	0	0	1,583	1,583
Existing Zoning	4,727	0	0	6,441	11,168



B-15: Summary of Sites Inventory					
	Extremely Low/Very Low Income	Low Income	Moderate Income*	Above Moderate Income	Total
Specific Plan Capacity	417		4,165	1,476	6,058
Total Potential Capacity Based on Existing GP and Zoning	5,144		4,165	9,500	18,809
Sites Inventory – Rezones and ADU Production					
Rezoned Site Capacity	4,298		0	3,043	7,341
Projected ADU Construction	284		9	124	416
Sites Inventory Total					
Total Units (All Categories)	9,781		4,395	12,492	26,668
Number of Units Above RHNA Allocation	1,633		1,217	6,138	8,988
% Above RHNA Allocation	21%		45%	94%	52%

E. Sites Identified to Accommodate the RHNA and Maps

Table B-16 below contains all sites identified to accommodate the City of Fontana’s RHNA Allocation. Following Table B-16, supplemental maps are included for reference.

Unique ID	APN	APN JOIN	Property Owner	General Plan Land Use	Zone	FBC Sub-Zone	Specific Plan	Area (AC)	Size Criteria	Identified in a Previous Cycle	Max Density	Expected Density	Existing Residential Units	Vacant (Yes/No)	Rezone/Upzone Opportunity	Rezone Density	Net Units (Total)	Net Affordable	Net Moderate	Net Above Moderate	Notes and Existing Use Updated
268	111033113	111033113	155** S & M LLC	C-G	C-2	--		1.53	Yes	--			0	No	R-5	50	76	15	0	61	The site consists of a large warehouse building, paved pad, and an additional structure.
235	024005245	024005245	200* XTREME MANAGEMENT REV TR	R-SF	R-1	--		0.95	Yes	--	5	4.3	0	Yes	R-4 Overlay	31.2	29	20	0	9	Appears to be a construction site that was abandoned.
237	024005246	024005246	200* XTREME MANAGEMENT REV TR	R-SF	R-1	--		1.91	Yes	--	5	4.3	0	Yes	R-4 Overlay	31.2	59	41	0	18	The site consists of a single family unit with at least 1 storage shed – the site is identified for rezone for consistency with surrounding uses.
P32	024002142	024002142	201 WALNUT LLC	R-SF	R-1	--		1.78	NA	--	5	4.3	0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
29	111036114	111036114	8021 ALMERIA LLC	C-G	FBC	TRANSITIONAL DISTRICT		2.30	Yes	--	39	31.2	1	No	No rezone	--	70	14	0	56	The site is primarily vacant with a single family unit and a separate paved driveway.
42	019101134	019101134	9626 FLOWER LLC	C-G	FBC	FOOTHILL GATEWAY		1.85	Yes	--	39	31.2	0	Yes	No rezone	--	57	40	0	17	Vacant
47	019013102	019013102	A & D FONTANA LLC	R-SF	FBC	TRANSITIONAL DISTRICT		1.67	Yes	--	39	31.2	0	Yes	No rezone	--	52	36	0	16	Vacant
57	019108113	019108113	ABEL, MORDECHAI ETAL	R-M	FBC	TRANSITIONAL DISTRICT		1.19	Yes	--	39	31.2	0	Yes	No rezone	--	37	26	0	11	Vacant
69	019108114	019108114	ABEL, MORDECHAI ETAL	R-M	FBC	TRANSITIONAL DISTRICT		0.98	Yes	--	39	31.2	0	Yes	No rezone	--	30	21	0	9	Vacant
89	019014140	019014140	ACAA LIMITED PARTNERSHIP	R-MF	FBC	TRANSITIONAL DISTRICT		0.58	Yes	--	39	31.2	0	Yes	No rezone	--	18	13	0	5	Vacant
228	024008117	024008117	ACOSTA, MARIO A DIAZ, KAREN ELIZABETH	R-SF	R-1	--		0.28	No	--	5	4.3	1	No	R-4 Overlay	31.2	0	0	0	0	One single family structure, adjacent to vacant lots. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
392	024016138	024016138	AGUILAR FAMILY LIVING TRUST 10-26-11	R-PC	SP	--	WALNUT VILLAGE S.P.	0.80	NA	--			0	Yes	No rezone	--	3	0	0	3	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
393	024016135	024016135	AGUILAR, GERALDINE AGUILAR, REYES	R-PC	SP	--	WALNUT VILLAGE S.P.	1.45	NA	--			0	Yes	No rezone	--	6	0	0	6	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
379	024016136	024016136	AGUILAR, SALVADOR V ETAL	R-PC	SP	--	WALNUT VILLAGE S.P.	0.80	NA	--			0	Yes	No rezone	--	3	0	0	3	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent

																				properties and is more likely to be consolidated.	
307	110726237	110726237	AKY LLC	R-PC	SP	--	CITRUS HEIGHTS NORTH S.P.	8.98	NA	--			0	Yes	No rezone	--	21	0	20	2	Vacant
24	019331137	019331137	ALPAY LIVING TRUST 10/18/96	R-MF	FBC	--	SIERRA GATEWAY	2.40	Yes	--	39	31.2	0	Yes	No rezone	--	74	52	0	22	Vacant
319	022607510	022607510	AMERICAN SUPERIOR LAND LLC, EPC HOLDINGS 823 LLC, EPC HOLDINGS 944 LLC, RMD INLAND INVESTORS LLC, ROSEVILLE INVESTMENTS LLC	R-PC, OS	R-PC	--		19.64	NA	--	6.4	3.5	0	Yes	No rezone	--	68	0	0	68	Vacant
320	022607517	022607517	AMERICAN SUPERIOR LAND LLC, EPC HOLDINGS 823 LLC, EPC HOLDINGS 944 LLC, RMD INLAND INVESTORS LLC, ROSEVILLE INVESTMENTS LLC	R-PC, R-M, R-MF, P-R	R-PC	--		25.66	NA	--	6.4	3.5	0	Yes	No rezone	--	89	0	0	89	Vacant
127	022814120	022814120	APOSTOLIC ASSEMBLY OF THE FAITH IN	R-SF	R-1	--		2.48	Yes	--	5	4.3	1	No	R-5	50	123	25	0	98	The site consists of a primarily vacant lot with a church, small, paved parking lot, and possibly a single family unit along the southern end of the lot.
352	019440103	019440103	APPLEBAUM, ARNOLD N ETAL	R-E	R-PC	--		59.00	NA	--	6.4	3.5	0	Yes	No rezone	--	205	0	0	205	Vacant
396	024014121	024014121	ARAMBULA, ARNULFO ARAMBULA MIRNA E RAMIREZ, ANTONIO	R-PC	SP	--	WALNUT VILLAGE S.P.	0.47	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
241	024005258	024005258	AYALA, MA DE LOURDES PONCE	R-SF	R-1	--		0.34	No	--	5	4.3	1	No	R-4 Overlay	31.2	0	0	0	0	One single family structure. Opportunity for lot consolidation - low unit yield identified for rezone for zoning consistencies. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
P25	111016109	111016109	AZAR DEVELOPMENT	C-G	C-2	--		2.28	NA	--			0	Yes	No rezone	--	77	0	0	77	Vacant
115	024105104	024105104	AZIZ LLC	C-G	C-2	--		1.28	Yes	--			0	Yes	R-4	31.2	39	27	0	12	Vacant
116	024105131	024105131	AZIZ LLC ETAL	C-G	C-2	--		0.65	Yes	--			0	Yes	R-4	31.2	20	14	0	6	Vacant
239	024005250	024005250	BAHAMONDE, CESAR M BAHAMONDE, SYLVIA L	R-SF	R-1	--		0.48	No	--	5	4.3	0	Yes	R-4 Overlay	31.2	15	11	0	4	The site consists of a large warehouse building, paved pad, and an additional structure. - the site is identified for rezone for consistency with surrounding uses. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares

4	023915138	023915138	BLESSED JOHN XXIII CATHOLIC COMMUNITY IN	R-MFH	R-5	--	10.46	No	5th	50	50.0	0	Yes	No rezone	--	523	366	0	157	Vacant
332	023312228	023312228	BOJORQUEZ, NATHAN	R-SF	R-1	--	2.95	NA	--	5	4.3	0	Yes	No rezone	--	0	0	0	0	Vacant. Units from this site are not included in the overall count of the inventory.
341	019439130	019439130	BONANNO, DONALD V TR ETAL	R-E	R-PC	--	46.10	NA	--	6.4	3.5	0	Yes	No rezone	--	160	0	0	160	Vacant
336	019439127	019439127	BONANNO, LAURENCE REVELOCABLE LV TR-EST OF	R-PC	R-PC	--	15.00	NA	--	6.4	3.5	0	Yes	No rezone	--	52	0	0	52	Vacant
343	111036110	111036110	BRENTE, JUDITH	R-SF	FBC	NEIGHBORHOOD DISTRICT	4.73	NA	--	39	4.0	0	Yes	No rezone	--	18	0	0	18	Vacant
212	024008110	024008110	CANTU, JOSE & JUANITA LIVING TR 7/7/17	R-SF	R-1	--	1.91	Yes	--	5	4.3	1	No	R-4 Overlay	31.2	58	12	0	46	One single family structure. Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
362	024013216	024013216	CARMELL, PATRICK A LIVING TRUST 2/27/15	R-PC	SP	--	1.04	NA	--	WALNUT VILLAGE S.P.		0	Yes	No rezone	--	0	0	0	4	The site consists of a single family unit. Units from this site are not included in the overall count of the inventory.
P50	019109104	019109104	CASTELLANOS JANET	C-C	FBC	NEIGHBORHOOD DISTRICT	0.20	NA	--	39	4.0	1	No	No rezone	--	0	0	0	0	One single family structure. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
232	024005256	024005256	CASTILLO FAMILY TRUST 3/25/15 CASTILLO-PEKARCIC, ELENA ROCHA, ANTONIA HERNANDEZ	R-SF	R-1	--	0.39	No	--	5	4.3	0	Yes	R-4 Overlay	31.2	0	0	0	0	
8	025510109	025510109	CHAFFEY COMMUNITY COLLEGE DISTRICT	C-G	FBC	TRANSITIONAL DISTRICT	4.78	Yes	--	39	31.2	0	Yes	No rezone	--	149	104	0	45	Vacant
25	025510108	025510108	CHAFFEY COMMUNITY COLLEGE DISTRICT	C-G	FBC	TRANSITIONAL DISTRICT	2.39	Yes	--	39	31.2	0	Yes	No rezone	--	74	52	0	22	Vacant
26	025510107	025510107	CHAFFEY COMMUNITY COLLEGE DISTRICT	C-G	FBC	TRANSITIONAL DISTRICT	2.39	Yes	--	39	31.2	0	Yes	No rezone	--	74	52	0	22	Vacant
402	024013207	024013207	CHANM YU-ER, LEE, PAN S, CHAN, NEING-SHIUN, LEE, CHIN-LIN	R-PC	SP	--	0.74	NA	--	WALNUT VILLAGE S.P.		0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
366	024013225	024013225	CHAVEZ, MANUELCHAVEZ, ROSA CARMINA	R-PC	SP	--	0.46	NA	--	WALNUT VILLAGE S.P.		0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
267	023008109	023008109	CHEN, MIN-GUA WANG TR	R-MF	R-3	--	0.72	Yes	--	24	19.2	0	Yes	R-5	50	36	25	0	11	Vacant
264	023008125	023008125	CHEN, MIN-GUA WANG TR CHEN, YIN KUEN TR CHEN, YIN K AND MIN-HUA, CHEN W TRS	R-MF	R-3	--	0.20	No	--	24	19.2	0	Yes	R-5	50	10	7	0	3	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent



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Site ID	Parcel ID	City	Property Name	Zone	Availability	Notes	Area (Ac)	Units	Yes	No	Other	Yes	No	Other	Yes	No	Other	Yes	No	Other	Notes	
97	022611208	022611208	CHERRY HIGHLAND PROPERTIES	RUM	Not Available	--	WESTGATE S.P.	7.07	Yes	--		0	Yes	No rezone	--	67	14	23	30		properties and is more likely to be consolidated.	
61	025132116	025132116	CHURCH OF JESUS CHRIST/LATTER-DAY SAINTS	C-G	FBC	VALLEY GATEWAY TRANSITIONAL DISTRICT		1.06	Yes	--	39	31.2	0	Yes	No rezone	--	32	22	0	10		Vacant
11	025510123	025510123	CITY OF FONTANA	C-G	FBC			4.37	Yes	--	39	31.2	0	Yes	No rezone	--	136	95	0	41		Vacant
215	024008113	024008113	City of Fontana	R-SF	R-1	--		0.95	Yes	--	5	4.3	0	Yes	R-4 Overlay	31.2	29	20	0	9		One single family structure, adjacent to multiple vacant lots.
231	024005257	024005257	City of Fontana	R-SF	R-1	--		0.39	No	--	5	4.3	0	Yes	R-4 Overlay	31.2	12	8	0	4		One single family structure. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
238	024005253	024005253	City of Fontana	R-SF	R-1	--		0.39	No	--	5	4.3	0	Yes	R-4 Overlay	31.2	12	8	0	4		One existing single family structure, but the site is primarily vacant and is connected to 3 vacant lots. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
242	024005259	024005259	City of Fontana	R-SF	R-1	--		0.24	No	--	5	4.3	0	Yes	R-4 Overlay	31.2	7	5	0	2		Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
243	024005260	024005260	City of Fontana	R-SF	R-1	--		0.19	No	--	5	4.3	0	Yes	R-4 Overlay	31.2	5	4	0	1		Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
244	024005249	024005249	City of Fontana	R-SF	R-1	--		1.21	Yes	--	5	4.3	0	Yes	R-4 Overlay	31.2	37	26	0	11		Vacant
254	022805224	022805224	CITY OF FONTANA	R-SF	R-1	--		0.28	No	--	5	4.3	0	Yes	R-4	31.2	8	6	0	2		Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
256	022805114	022805114	City of Fontana	R-SF	R-1	--		0.05	No	--	5	4.3	0	Yes	R-4	31.2	1	1	0	0		Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent

418	023914143	023914143	D R HORTON LOS ANGELES HOLDING CO IN	Not Available	SP	--	SUMMIT AT ROSENA S.P.	38.76	NA	--				0	Yes	No rezone	--	170	0	0	170	Vacant
P10	110751133	110726215	D R HORTON LOS ANGELES HOLDING CO IN	R-M	Not Available	--		0.10	NA	--				0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P11	110751116	110726215	D R HORTON LOS ANGELES HOLDING CO IN	R-M	Not Available	--		0.10	NA	--				0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P12	110751132	110726215	D R HORTON LOS ANGELES HOLDING CO IN	R-M	Not Available	--		0.10	NA	--				0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P13	110751117	110726215	D R HORTON LOS ANGELES HOLDING CO IN	R-M	Not Available	--		0.10	NA	--				0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P15	110751131	110726215	D R HORTON LOS ANGELES HOLDING CO IN	R-M	Not Available	--		0.10	NA	--				0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P16	110751118	110726215	D R HORTON LOS ANGELES HOLDING CO IN	R-M	Not Available	--		0.10	NA	--				0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P17	110751130	110726215	D R HORTON LOS ANGELES HOLDING CO IN	R-M	Not Available	--		0.10	NA	--				0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.

P18	110751119	110726215	D R HORTON LOS ANGELES HOLDING CO IN	R-M	Not Available	--	0.10	NA	--	0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P19	110751129	110726215	D R HORTON LOS ANGELES HOLDING CO IN	R-M	Not Available	--	0.10	NA	--	0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P20	110751120	110726215	D R HORTON LOS ANGELES HOLDING CO IN	R-M	Not Available	--	0.10	NA	--	0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P21	110751128	110726215	D R HORTON LOS ANGELES HOLDING CO IN	R-M	Not Available	--	0.10	NA	--	0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P22	110751121	110726215	D R HORTON LOS ANGELES HOLDING CO IN	R-M	Not Available	--	0.10	NA	--	0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P23	110751127	110726215	D R HORTON LOS ANGELES HOLDING CO IN	R-M	Not Available	--	0.10	NA	--	0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P4	110751136	110726215	D R HORTON LOS ANGELES HOLDING CO IN	R-M	Not Available	--	0.10	NA	--	0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P5	110751113	110726215	D R HORTON LOS ANGELES HOLDING CO IN	R-M	Not Available	--	0.10	NA	--	0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.

P74	110751137	110726215	D R HORTON LOS ANGELES HOLDING CO IN	R-M	Not Available	--		0.10	NA	--			0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P75	110751112	110726215	D R HORTON LOS ANGELES HOLDING CO IN	R-M	Not Available	--		0.10	NA	--			0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P8	110751134	110726215	D R HORTON LOS ANGELES HOLDING CO IN	R-M	Not Available	--		0.10	NA	--			0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P9	110751115	110751115	D R HORTON LOS ANGELES HOLDING CO IN	R-M	Not Available	--		0.10	NA	--			0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
348	024005224	024005224	DE SOMMA, MICHAEL	R-SF	R-1	--		2.64	NA	--	5	4.3	0	No	No rezone	--	0	0	0	0	The site is primarily vacant with 2 existing structures, possibly storage sheds or abandoned single family units. Units from this site are not included in the overall count of the inventory.
377	024013231	024013231	DE VARGAS, MARIA G ROJAS VARGAS, ELEAZAR	R-PC	SP	--		0.19	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
404	024014125	024014125	DEL RIO FAMILY TRUST 5/16/200	R-PC	SP	--		0.35	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
334	019439120	019439120	DICA PARTNERS ETAL	R-PC	R-PC	--		23.73	NA	--	6.4	3.5	0	Yes	No rezone	--	82	0	0	82	Vacant
378	024013218	024013218	DODSON, LEONARD EDWARD TRUST 3/2/99	R-PC	SP	--		0.26	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
330	023305213	023305213	DOUBLE RABBIT LLC	R-SF	R-2	--		2.16	NA	--	12	7.6	0	Yes	No rezone	--	0	0	0	0	Vacant. Units from this site are not included in the overall count of the inventory.
213	024008111	024008111	DRIKA INC	R-SF	R-1	--		0.95	Yes	--	5	4.3	0	Yes	R-4 Overlay	31.2	29	20	0	9	One single family structure.



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261	022805205	022805205	DURANT FAMILY LIVING TRUST 11-12-97	R-SF	R-1	--	1.64	Yes	--	5	4.3	0	Yes	R-4	31.2	51	36	0	15	Vacant
72	019109120	019109120	DURSA, DON LEE TRUST 9/30/1998	R-MFH	R-5	--	0.77	Yes	5th	50	50.0	0	Yes	No rezone	--	38	27	0	11	Vacant
333	019439107	019439107	EMPIRE VISTAS L P	R-E, OS, P-UC, R-PC	R-PC	--	79.82	NA	--	6.4	3.5	0	Yes	No rezone	--	277	0	0	277	Vacant
338	019439113	019439113	EMPIRE VISTAS L P	R-E	R-PC	--	38.63	NA	--	6.4	3.5	0	Yes	No rezone	--	134	0	0	134	Vacant
340	019439115	019439115	EMPIRE VISTAS L P	R-E	R-PC	--	38.53	NA	--	6.4	3.5	0	Yes	No rezone	--	134	0	0	134	Vacant
342	019439116	019439116	EMPIRE VISTAS L P	R-E	R-PC	--	105.49	NA	--	6.4	3.5	0	Yes	No rezone	--	367	0	0	367	Vacant
337	019439112	019439112	EMPIRE VISTAS L P	R-E	R-PC	--	38.66	NA	--	6.4	3.5	0	Yes	No rezone	--	134	0	0	134	Vacant
P53	019225210	019225210	EUDAVE, ELVIA B EUDAVE, MANUEL	R-SF	R-1	--	0.84	NA	--	5	4.3	1	No	No rezone	--	0	0	0	0	The site consists of at least one single family unit and a garage/storage building that may be an additional single family unit. Units from this site are not included in the overall count of the inventory.
68	025132117	025132117	FINE AZ HOME LLC	C-G	FBC	VALLEY GATEWAY	1.01	Yes	--	39	31.2	0	Yes	No rezone	--	31	22	0	9	Vacant
66	025132119	025132119	FINE AZ HOMES LLC	C-G	FBC	VALLEY GATEWAY	1.01	Yes	--	39	31.2	0	Yes	No rezone	--	31	22	0	9	Vacant
67	025132118	025132118	FINE AZ HOMES LLC	C-G	FBC	VALLEY GATEWAY	1.01	Yes	--	39	31.2	0	Yes	No rezone	--	31	22	0	9	Vacant
70	025132122	025132122	FINE AZ HOMES LLC	C-G	FBC	VALLEY GATEWAY	0.97	Yes	--	39	31.2	0	Yes	No rezone	--	30	21	0	9	Vacant
P54	110752114	110726215	FONTANA 37 LLC	R-M	Not Available	--	0.10	NA	--			0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P55	110752115	110726215	FONTANA 37 LLC	R-M	Not Available	--	0.10	NA	--			0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P57	110752116	110726215	FONTANA 37 LLC	R-M	Not Available	--	0.10	NA	--			0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P58	110752117	110726215	FONTANA 37 LLC	R-M	Not Available	--	0.10	NA	--			0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.



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P59	110752118	110726215	FONTANA 37 LLC	R-M	Not Available	--		0.10	NA	--			0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P60	110752119	110726215	FONTANA 37 LLC	R-M	Not Available	--		0.10	NA	--			0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P61	110752120	110726215	FONTANA 37 LLC	R-M	Not Available	--		0.20	NA	--			0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P62	110752121	110726215	FONTANA 37 LLC	R-M	Not Available	--		0.30	NA	--			0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P68	110752105	110726215	FONTANA 37 LLC	R-M	Not Available	--		0.10	NA	--			0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P69	110752129	110726215	FONTANA 37 LLC	R-M	Not Available	--		0.10	NA	--			0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P70	110752106	110726215	FONTANA 37 LLC	R-M	Not Available	--		0.10	NA	--			0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
P71	110752128	110726215	FONTANA 37 LLC	R-M	Not Available	--		0.10	NA	--			0	Yes	No rezone	--	1	0	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.



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134	024005201	024005201	FONTANA UNIFIED SCHOOL DISTRICT	R-SF	R-1	--		1.05	Yes	--	5	4.3	0	Yes	R-4	31.2	32	22	0	10	Vacant
139	024314206	024314206	FONTANA UNIFIED SCHOOL DISTRICT	R-MF	R-3	--		0.46	No	--	24	19.2	0	Yes	R-4	31.2	14	10	0	4	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
140	024314205	024314205	FONTANA UNIFIED SCHOOL DISTRICT	R-MF	R-3	--		0.54	Yes	--	24	19.2	0	Yes	R-4	31.2	16	11	0	5	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
141	024314204	024314204	FONTANA UNIFIED SCHOOL DISTRICT	R-MF	R-3	--		0.46	No	--	24	19.2	0	Yes	R-4	31.2	14	10	0	4	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
142	024314203	024314203	FONTANA UNIFIED SCHOOL DISTRICT	R-MF	R-3	--		0.48	No	--	24	19.2	0	Yes	R-4	31.2	14	10	0	4	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
143	024314202	024314202	FONTANA UNIFIED SCHOOL DISTRICT	R-MF	R-3	--		0.41	No	--	24	19.2	0	Yes	R-4	31.2	12	8	0	4	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
154	022805119	022805119	FONTANA UNIFIED SCHOOL DISTRICT	R-SF	R-1	--		0.33	No	--	5	4.3	0	Yes	R-4	31.2	10	7	0	3	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
155	022805121	022805121	FONTANA UNIFIED SCHOOL DISTRICT	R-SF	R-1	--		0.50	No	--	5	4.3	0	Yes	R-4	31.2	15	11	0	4	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
156	022805117	022805117	FONTANA UNIFIED SCHOOL DISTRICT	R-SF	R-1	--		0.80	Yes	--	5	4.3	0	Yes	R-4	31.2	24	17	0	7	Vacant



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157	022805116	022805116	FONTANA UNIFIED SCHOOL DISTRICT	R-SF	R-1	--	0.84	Yes	--	5	4.3	0	Yes	R-4	31.2	26	18	0	8	Vacant
158	022805101	022805101	FONTANA UNIFIED SCHOOL DISTRICT	R-SF	R-1	--	1.68	Yes	--	5	4.3	0	Yes	R-4	31.2	52	36	0	16	Vacant
159	022806123	022806123	FONTANA UNIFIED SCHOOL DISTRICT	R-SF	R-1	--	0.42	No	--	5	4.3	0	Yes	R-4	31.2	13	9	0	4	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
160	022806111	022806111	FONTANA UNIFIED SCHOOL DISTRICT	R-SF	R-1	--	0.22	No	--	5	4.3	0	Yes	R-4	31.2	6	4	0	2	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
161	022806112	022806112	FONTANA UNIFIED SCHOOL DISTRICT	R-SF	R-1	--	0.42	No	--	5	4.3	0	Yes	R-4	31.2	13	9	0	4	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
162	022806113	022806113	FONTANA UNIFIED SCHOOL DISTRICT	R-SF	R-1	--	0.22	No	--	5	4.3	0	Yes	R-4	31.2	6	4	0	2	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
163	022806114	022806114	FONTANA UNIFIED SCHOOL DISTRICT	R-SF	R-1	--	0.85	Yes	--	5	4.3	0	Yes	R-4	31.2	26	18	0	8	Vacant
164	022806102	022806102	FONTANA UNIFIED SCHOOL DISTRICT	R-SF	R-1	--	0.42	No	--	5	4.3	0	Yes	R-4	31.2	13	9	0	4	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
165	022806103	022806103	FONTANA UNIFIED SCHOOL DISTRICT	R-SF	R-1	--	0.43	No	--	5	4.3	0	Yes	R-4	31.2	13	9	0	4	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
166	022806104	022806104	FONTANA UNIFIED SCHOOL DISTRICT	R-SF	R-1	--	0.43	No	--	5	4.3	0	Yes	R-4	31.2	13	9	0	4	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent

176	022805226	022805226	FONTANA UNIFIED SCHOOL DISTRICT	R-SF	R-1	--		0.22	No	--	5	4.3	0	Yes	R-4	31.2	6	4	0	2	properties and is more likely to be consolidated. Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
177	022805225	022805225	FONTANA UNIFIED SCHOOL DISTRICT	R-SF	R-1	--		0.43	No	--	5	4.3	0	Yes	R-4	31.2	13	9	0	4	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
178	022831105	022831105	FONTANA UNIFIED SCHOOL DISTRICT	R-SF	R-1	--		0.17	No	--	5	4.3	0	Yes	R-4	31.2	5	4	0	1	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
186	024005203	024005203	FONTANA UNIFIED SCHOOL DISTRICT	R-SF	R-1	--		0.45	No	--	5	4.3	0	Yes	R-4	31.2	14	10	0	4	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
187	024005204	024005204	FONTANA UNIFIED SCHOOL DISTRICT	R-SF	R-1	--		0.43	No	--	5	4.3	1	No	R-4	31.2	12	2	0	10	This site has an older single family residential on one half of the lot. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
271	111036106	111036106	FONTANA UNIFIED SCHOOL DISTRICT	R-SF	R-1	--		2.38	Yes	--	5	4.3	0	Yes	R-4	31.2	74	52	0	22	Vacant
272	111036107	111036107	FONTANA UNIFIED SCHOOL DISTRICT	R-SF	R-1	--		2.37	Yes	--	5	4.3	0	No	R-4	31.2	74	15	0	59	No existing permanent buildings. Considered non-vacant as there are many solar panels set up on site.
305	023913149	023913149	FONTANA UNIFIED SCHOOL DISTRICT	R-PC	SP	--	ARBORETUM S.P.	8.70	NA	--			0	Yes	No rezone	--	62	0	60	1	Vacant
23	024310106	024310106	FOOTHILL CEDARS LLC	R-MFH	R-5	--		2.40	Yes	5th	50	50.0	0	Yes	No rezone	--	119	83	0	36	Vacant
51	024310104	024310104	FOOTHILL CEDARS LLC	R-MFH	R-5	--		1.45	Yes	5th	50	50.0	0	Yes	No rezone	--	72	50	0	22	Vacant
52	024310105	024310105	FOOTHILL CEDARS LLC	R-MFH	R-5	--		1.42	Yes	5th	50	50.0	0	Yes	No rezone	--	70	49	0	21	Vacant
15	111039103	111039103	FOOTHILL LIME LLC	C-G	FBC	--	FOOTHILL GATEWAY	3.30	Yes	--	39	31.2	0	Yes	No rezone	--	103	72	0	31	Vacant
400	024014137	024014137	FOWLER, KENNETH L	R-PC	SP	--	WALNUT VILLAGE S.P.	0.21	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and

																				would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.	
399	024014138	024014138	FRIEDEL, BRANDON FRIEDEL, JACQUELINE	R-PC	SP	--	WALNUT VILLAGE S.P.	0.21	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
50	019017171	019017171	FUNLINE INC	C-C	FBC	TRANSITIONAL DISTRICT		1.45	Yes	--	39	31.2	0	Yes	No rezone	--	45	32	0	13	Vacant
55	019017169	019017169	FUNLINE INC	C-C	FBC	TRANSITIONAL DISTRICT		1.27	Yes	--	39	31.2	0	Yes	No rezone	--	39	27	0	12	Vacant
P42	019345125	019345125	GARCIA, GUILLERMO MERCADO	R-SF	R-1	--		0.17	NA	--	5	4.3	0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
236	024008124	024008124	GARCIA, JAVIER GARCIA, MARIA	R-SF	R-1	--		0.16	No	--	5	4.3	1	No	R-4 Overlay	31.2	0	0	0	0	The site consists of a single-family unit with a garage in the rear – the site is identified for rezone for consistency with surrounding uses. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
248	024008119	024008119	GARCIA, PASCUAL RODREIGUEZ MAYA-RODRIGUEZ, YOMAIRA	R-SF	R-1	--		0.95	Yes	--	5	4.3	1	No	R-4 Overlay	31.2	28	6	0	22	R-1 zone with opportunity for lot consolidation and redevelopment
179	024623115	024623115	GARVEYTREE LLC	C-C	C-1	--		1.09	Yes	--			0	Yes	R-5	50	54	38	0	16	Vacant
181	024623114	024623114	GARVEYTREE LLC	C-C	C-1	--		0.87	Yes	--			0	Yes	R-5	50	43	30	0	13	Vacant
223	024005237	024005237	GHERMAN, CORNEL GHERMAN, ELENA	R-SF	R-1	--		1.48	Yes	--	5	4.3	0	Yes	R-4 Overlay	31.2	46	32	0	14	One single family structure.
1	019024103	019024103	GOLDEN INN INC	R-MFH	R-5	--		3.20	Yes	5th	50	50.0	0	Yes	No rezone	--	159	111	0	48	Vacant
121	024605113	024605113	GOLDEN SPRINGS LLC ETAL	R-MF	R-3	--		3.78	Yes	--	24	19.2	0	Yes	R-5	50	188	132	0	56	Vacant
188	024002127	024002127	GOMEX, JOHNATHAN SADSIM MILIAN	R-SF	R-1	--		0.55	Yes	--	5	4.3	0	Yes	R-4	31.2	17	12	0	5	Vacant
262	022805120	022805120	GOMEZ, DANIEL	R-SF	R-1	--		0.29	No	--	5	4.3	1	No	R-4	31.2	0	0	0	0	The site consists of a single family unit with at least 1 storage shed. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
P51	019207109	019207109	GONZAELS, PAUL	R-SF	FBC	NEIGHBORHOOD DISTRICT		0.19	NA	--	39	4.0	1	No	No rezone	--	0	0	0	0	The site consists of a single family unit. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
364	024013223	024013223	GONZALES, REBECCA MARQUEZ, ROBERTO	R-PC	SP	--	WALNUT VILLAGE S.P.	0.46	NA	--			0	Yes	No rezone	--	0	0	0	2	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.

P29	019108112	019108112	GORAYA, CHANDAN K GORAYA, RUPINDER S	R-M	FBC	TRANSITIONAL DISTRICT		0.78	NA	--	39	31.2	0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
P39	023512119	023512119	GP TEAM INVESTMENTS LLC	R-SF	R-1	--		2.07	NA	--	5	4.3	0	Yes	No rezone	--	0	0	0	0	Vacant. Units from this site are not included in the overall count of the inventory.
398	024013233	024013233	GROUP IV POMONA PROPERTIES LTD	R-PC	SP	--	WALNUT VILLAGE S.P.	0.18	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
249	024005254	024005254	HA, LOREEN LONG, JENNIFER LONG, LISA LONG, LUC LONG, SHARON	R-SF	R-1	--		0.79	Yes	--	5	4.3	0	Yes	R-4 Overlay	31.2	24	17	0	7	Vacant
353	025613116	025613116	HAWKE, TIMOTHY N	R-PC	R-PC	--		32.44	NA	--	6.4	3.5	0	Yes	No rezone	--	112	0	0	112	Vacant
78	019119128	019119128	HIGH-END PRINTING & PACKING CO INC	C-G	FBC	TRANSITIONAL DISTRICT		0.87	Yes	--	39	31.2	0	Yes	No rezone	--	27	19	0	8	Vacant
403	024014118	024014118	HIGUERA, FRANCISCO E	R-PC	SP	--	WALNUT VILLAGE S.P.	0.30	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
60	019101115	019101115	HNK FONTANA LLC	C-G	FBC	FOOTHILL GATEWAY		1.12	Yes	--	39	31.2	0	Yes	No rezone	--	34	24	0	10	Vacant
81	019101116	019101116	HNK FONTANA LLC	C-G	FBC	FOOTHILL GATEWAY		0.94	Yes	--	39	31.2	0	Yes	No rezone	--	29	20	0	9	Vacant
82	019101117	019101117	HNK FONTANA LLC	C-G	FBC	FOOTHILL GATEWAY		0.96	Yes	--	39	31.2	1	No	No rezone	--	29	6	0	23	Building area data not available. Site appears 90 percent vacant.
83	019101118	019101118	HNK FONTANA LLC	C-G	FBC	FOOTHILL GATEWAY		1.05	Yes	--	39	31.2	0	No	No rezone	--	32	6	0	26	No existing permanent structures. Considered non-vacant as the northern portion of the site is a paved parking lot. Site available for redevelopment.
84	019106127	019106127	HNK FONTANA LLC	C-G	FBC	GATEWAY DISTRICT		0.65	Yes	--	39	31.2	0	Yes	No rezone	--	20	14	0	6	Vacant
34	019106117	019106117	HNK UNITED LLC	R-M	FBC	GATEWAY DISTRICT		2.14	Yes	--	39	31.2	0	Yes	No rezone	--	66	46	0	20	Vacant
P37	019106123	019106123	HNK UNITED LLC	R-M	FBC	MULTI-FAMILY DISTRICT		0.83	NA	--	39	31.2	0	Yes	No rezone	--	106	0	0	106	Vacant
7	111036121	111036121	HOMESTEAD DEVELOPMENT LLC	C-G	FBC	TRANSITIONAL DISTRICT		5.47	Yes	--	39	31.2	0	Yes	No rezone	--	170	119	0	51	Vacant
56	019008163	019008163	HOMESTEAD DEVELOPMENT LLC	R-M	FBC	TRANSITIONAL DISTRICT		1.25	Yes	--	39	31.2	0	Yes	No rezone	--	38	27	0	11	Vacant
36	111033125	111033125	HOUSEHOLD LLC	R-MFH	R-5	--		2.08	Yes	--	50	50.0	0	Yes	No rezone	--	103	72	0	31	Vacant
P45	024127170	024127170	HSNS PROPERTIES LLC	R-SF	R-1	--		0.18	NA	--	5	4.3	2	No	No rezone	--	0	0	0	1	The site consists of 2 single family units. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
14	023001134	023001134	HSU, YIN-PEN KO	C-G	FBC	FOOTHILL GATEWAY		3.74	Yes	--	39	31.2	0	Yes	No rezone	--	116	81	0	35	Vacant
38	023001102	023001102	HSU, YIN-PEN KO	C-G	FBC	FOOTHILL GATEWAY		2.03	Yes	--	39	31.2	0	Yes	No rezone	--	63	44	0	19	Vacant

194	019213344	019213344	HUANG, ELLE MING SHI (HW/GEORGE) HUANG, GEORGE SHAO-CHI KUO, HUEY MEI LU ,HUA- FANG LU, HSIN-CHI	C-C	C-1	--	0.65	Yes	--				0	Yes	R-4	31.2	20	14	0	6	Vacant	
327	019032112	019032112	HUANG, MARTIN	R-M	R-2	--	1.45	NA	--	12	7.6		0	Yes	No rezone	--	0	0	0	0	0	Vacant. Units from this site are not included in the overall count of the inventory.
222	024005235	024005235	IGLESIA NI CRISTO	R-SF	R-1	--	0.25	No	--	5	4.3		0	Yes	R-4 Overlay	31.2	7	5	0	2	One single family structure. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.	
224	024005236	024005236	IGLESIA NI CRISTO CHURCH OF CHRIST	R-SF	R-1	--	0.31	No	--	5	4.3		0	No	R-4 Overlay	31.2	9	2	0	7	Site consists of a church and is entirely paved. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.	
92	019013132	019013132	INDELICATI, DONNA TR	R-M	FBC	TRANSITIONAL DISTRICT	0.94	Yes	--	39	31.2		0	Yes	No rezone	--	29	20	0	9	Vacant	
46	023211214	023211214	INLAND EMPIRE PROPERTIES LLC	R-M	FBC	TRANSITIONAL DISTRICT	1.67	Yes	--	39	31.2		0	Yes	No rezone	--	52	36	0	16	Vacant	
49	023211213	023211213	INLAND EMPIRE PROPERTIES LLC	R-M	FBC	TRANSITIONAL DISTRICT	1.58	Yes	--	39	31.2		0	Yes	No rezone	--	49	34	0	15	Vacant	
137	024608119	024608119	INLAND SENIOR DEVELOPMENT LLC	R-SF	R-1	--	0.56	Yes	--	5	4.3		0	Yes	R-4	31.2	17	12	0	5	Vacant	
138	024608110	024608110	INLAND SENIOR DEVELOPMENT LLC	R-SF	R-1	--	1.66	Yes	--	5	4.3		0	Yes	R-4	31.2	51	36	0	15	Vacant	
229	024008123	024008123	INOSTROS, ELOY INOSTROS, RUBICELA	R-SF	R-1	--	0.31	No	--	5	4.3		1	No	R-4 Overlay	31.2	0	0	0	0	One single family structure, adjacent to vacant lots. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.	
93	110802302	110802302	INTEX PROPERTIES INLAND EMPIRE CORP	R-PC	SP	--	4.39	Yes	--			WESTGATE S.P.	0	Yes	No rezone	--	41	8	14	19	Vacant	
94	110802303	110802303	INTEX PROPERTIES INLAND EMPIRE CORP	R-PC	SP	--	2.40	Yes	--			WESTGATE S.P.	0	Yes	No rezone	--	23	5	8	10	Vacant	
95	110801109	110801109	INTEX PROPERTIES INLAND EMPIRE CORP	RMU	SP	--	5.21	Yes	--			WESTGATE S.P.	0	Yes	No rezone	--	49	10	17	22	Vacant	
96	110801113	110801113	INTEX PROPERTIES INLAND EMPIRE CORP	RMU	SP	--	11.57	No	--			WESTGATE S.P.	0	Yes	No rezone	--	109	22	38	49	Vacant	
98	110801112	110801112	INTEX PROPERTIES INLAND EMPIRE CORP	RMU P- UC	SP	--	9.23	Yes	--			WESTGATE S.P.	0	Yes	No rezone	--	87	18	30	39	Vacant	
99	110801110	110801110	INTEX PROPERTIES INLAND EMPIRE CORP	RMU	SP	--	9.53	Yes	--			WESTGATE S.P.	0	Yes	No rezone	--	90	18	31	40	Vacant	

100	110802304	110802304	INTEX PROPERTIES INLAND EMPIRE CORP	RMU	SP	--	WESTGATE S.P.	6.86	Yes	--			0	Yes	No rezone	--	65	13	22	29	Vacant
101	110802208	110802208	INTEX PROPERTIES INLAND EMPIRE CORP	R-PC P-UC	SP	--	WESTGATE S.P.	9.32	Yes	--			0	Yes	No rezone	--	88	18	31	39	Vacant
102	110801108	110801108	INTEX PROPERTIES INLAND EMPIRE CORP	RMU	SP	--	WESTGATE S.P.	127.05	No	--			0	Yes	No rezone	--	1199	245	417	537	Vacant
103	110802207	110802207	INTEX PROPERTIES INLAND EMPIRE CORP	R-PC R-M P-UC	SP	--	WESTGATE S.P.	9.96	Yes	--			0	Yes	No rezone	--	94	19	33	42	Vacant
104	110802203	110802203	INTEX PROPERTIES INLAND EMPIRE CORP	R-PC P-UC	SP	--	WESTGATE S.P.	7.86	Yes	--			0	Yes	No rezone	--	74	15	26	33	Vacant
110	111016104	111016104	IRWIN, ROXANN M TRUST 12-12-15 - EST OF	C-G	C-2	--		2.24	Yes	--			1	No	R-4	31.2	69	14	0	55	The site consists of 1 structure that may be a single family unit .
190	111016107	111016107	IRWIN, ROXANN M TRUST 12-12-15 - EST OF	C-G	C-2	--		0.64	Yes	--			0	Yes	R-5	50	32	22	0	10	Vacant
191	111016106	111016106	IRWIN, ROXANN M TRUST 12-12-15 - EST OF	C-G	C-2	--		0.64	Yes	--			0	Yes	R-5	50	32	22	0	10	Vacant
192	111016105	111016105	IRWIN, ROXANN M TRUST 12-12-15 - EST OF	C-G	C-2	--		0.62	Yes	--			0	Yes	R-5	50	30	21	0	9	Vacant
226	024008127	024008127	JACKSON, ILONA D LEWIS, CARMEN M	R-SF	R-1	--		0.43	No	--	5	4.3	1	No	R-4 Overlay	31.2	0	0	0	0	One single family structure. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
211	024008109	024008109	JGD PROPERTIES LLC	R-SF	R-1	--		1.91	Yes	--	5	4.3	1	No	R-4 Overlay	31.2	58	12	0	46	One single family structure.
77	019117119	019117119	JIMENEZ JUAN E	C-G	FBC	TRANSITIONAL DISTRICT		0.80	Yes	--	39	31.2	0	Yes	No rezone	--	24	17	0	7	Vacant
122	023529125	023529125	KARP INVESTMENT PARTNERS LLC	R-SF	R-1	--		4.04	Yes	--	5	4.3	0	Yes	R-5	50	202	141	0	61	Vacant
123	023529123	023529123	KARP INVESTMENT PARTNERS LLC	R-SF	R-1	--		4.26	Yes	--	5	4.3	0	Yes	R-5	50	212	148	0	64	Vacant
196	023529122	023529122	KEEN, CLETUS F AND JO ANN TRS	R-SF	R-1	--		0.93	Yes	--	5	4.3	0	Yes	R-4	31.2	29	20	0	9	Vacant
220	024005241	024005241	KENNEDY, JOAN	R-SF	R-1	--		1.43	Yes	--	5	4.3	1	No	R-4 Overlay	31.2	43	9	0	34	One single family structure, adjacent to multiple vacant lots.
16	111039106	111039106	KEYSTONE CAPITAL HOLDINGS LLC	C-G	FBC	FOOTHILL GATEWAY		2.83	Yes	--	39	31.2	0	Yes	No rezone	--	88	62	0	26	Vacant
39	111039107	111039107	KEYSTONE CAPITAL HOLDINGS LLC	C-G	FBC	FOOTHILL GATEWAY		1.91	Yes	--	39	31.2	0	Yes	No rezone	--	59	41	0	18	Vacant
P26	024329131	024329131	KFOURY, GEORGES REVOCABLE LIV TR	R-SF	R-1	--		0.38	NA	--	5	4.3	0	Yes	No rezone	--	0	0	0	0	Vacant. Units from this site are not included in the overall count of the inventory.
P41	022883134	022883134	KLOSS, GREGORY J	R-PC	SP	--		0.14	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. Units from this site are not included in the overall count of the inventory.
P40	019002221	019002221	KNIGHT, AMBER NAISHA KNIGHT, SHANDON SHELTON JASON	R-PC	SP	--		0.21	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. Units from this site are not included in the overall count of the inventory.

207	024008130	024008130	KOAY, WILFRED	R-SF	R-1	--		0.81	Yes	--	5	4.3	1	No	R-4 Overlay	31.2	24	5	0	19	No existing structures includes grass and some trees.
208	024008106	024008106	KOAY, WILFRED	R-SF	R-1	--		0.95	Yes	--	5	4.3	0	No	R-4 Overlay	31.2	29	6	0	23	No existing permanent buildings. Considered non-vacant as the site is used as a driveway to the SFR on the adjacent lot. Site is available for redevelopment.
246	024008129	024008129	KOAY, WILFRED	R-SF	R-1	--		0.14	No	--	5	4.3	1	No	R-4 Overlay	31.2	3	1	0	2	One single family structure. Opportunity for lot consolidation - low unit yield identified for rezone for zoning consistencies. This site shares ownership with adjacent properties and is more likely to be consolidated.
P52	022866117	022866117	KOZMAN, KASBANA (SP-MAHER) HENEIN, MAHER HENEIN, MICHAEL	R-PC	SP	--		0.17	NA	--			1	No	No rezone	--	0	0	0	0	The site consists of a single family unit. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
65	023915109	023915109	LANCE, DONALD R	R-MFH	R-5	--		1.01	Yes	5th	50	50.0	1	No	No rezone	--	49	10	0	39	The site consists of a single family unit with a storage shed and a few shipping containers on the western portion of the lot.
219	024005242	024005242	LANDEXCORP, LLC	R-SF	R-1	--		0.95	Yes	--	5	4.3	1	No	R-4 Overlay	31.2	28	6	0	22	Paved lot with an existing church, adjacent to multiple vacant lots.
405	024014129	024014129	LATOSQUIN, AGUSTIN M III	R-PC	SP	--	WALNUT VILLAGE S.P.	0.33	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
54	019119148	019119148	LAWANI, ROTIMI I	R-SF	FBC	TRANSITIONAL DISTRICT		1.30	Yes	--	39	31.2	0	Yes	No rezone	--	40	28	0	12	Vacant
63	019119154	019119154	LAWANI, ROTIMI I	C-G	FBC	TRANSITIONAL DISTRICT		1.04	Yes	--	39	31.2	0	Yes	No rezone	--	32	22	0	10	Vacant
297	023908138	023908138	LENNAR HOMES OF CALIFORNIA LLC	R-PC, P-UC	SP	--	ARBORETUM S.P.	1.98	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
76	019123112	019123112	LEUNG DINGZHONG CHEN	C-G	FBC	TRANSITIONAL DISTRICT		0.73	Yes	--	39	31.2	0	Yes	No rezone	--	22	15	0	7	Vacant
79	019123113	019123113	LEUNG DINGZHONG CHEN	C-G	FBC	TRANSITIONAL DISTRICT		0.80	Yes	--	39	31.2	0	Yes	No rezone	--	24	17	0	7	Vacant
80	019123114	019123114	LEUNG DINGZHONG CHEN	C-G	FBC	TRANSITIONAL DISTRICT		0.80	Yes	--	39	31.2	0	Yes	No rezone	--	24	17	0	7	Vacant
345	110726215	110726215	LEWIS INVESTMENT CO LLC	Not Available	R-2	--		36.92	NA	--	12	7.6	0	No	No rezone	--	281	0	0	281	The site is primarily vacant with a cell tower on the eastern end of the lot.
416	024012122	024012122	LI, HUI MIN ETAL	R-PC	SP	--	WALNUT VILLAGE S.P.	6.45	NA	--			0	Yes	No rezone	--	28	0	0	28	Vacant
355	024012121	024012121	LIN, LIH LING (CS-SHIOW) LIN, SHIOW TZONGCHEN, LILY LIJOUWAN, TAMMY TCHEN, EVA H (SP/TIMOTHY)WAN, GEORGE J P WAN, HELEN H (SP/GEORGE J P) CHEN, TIMOTHY	C-C	SP	--	WALNUT VILLAGE S.P.	4.21	NA	--			0	Yes	No rezone	--	18	0	0	18	Vacant

380	024016137	024016137	LINARES, LYDIA REVOACABLE TRUST 202 AGUILAR FAMILY LIVING TRUST 10/26/11 MARTINEZ, JOE O & ESTHER A 03 REVO TR AGUILAR, REYES AGUILAR SALVADOR V	R-PC	SP	--	WALNUT VILLAGE S.P.	4.11	NA	--				0	Yes	No rezone	--	18	0	0	18	Vacant
2	019109140	019109140	LINCHAO LLC	R-MFH	R-5	--		1.28	Yes	5th	50	50.0		0	Yes	No rezone	--	64	45	0	19	Vacant
12	023007104	023007104	LINCHAO LLC	R-MFH	R-5	--		4.29	Yes	5th	50	50.0		0	Yes	No rezone	--	214	150	0	64	Vacant
44	019109119	019109119	LINCHAO LLC	R-MFH	R-5	--		1.79	Yes	5th	50	50.0		0	Yes	No rezone	--	89	62	0	27	Vacant
58	019109141	019109141	LINCHAO LLC	R-MFH	R-5	--		1.19	Yes	5th	50	50.0		0	Yes	No rezone	--	59	41	0	18	Vacant
71	019109132	019109132	LINCHAO LLC	C-G	R-5	--		0.82	Yes	5th	50	50.0		0	Yes	No rezone	--	40	28	0	12	Vacant
74	019109121	019109121	LINCHAO LLC	R-MFH	R-5	--		0.69	Yes	5th	50	50.0		0	Yes	No rezone	--	34	24	0	10	Vacant
144	023008103	023008103	LINCHAO LLC	R-MF	R-3	--		1.41	Yes	--	24	19.2		0	Yes	R-4	31.2	44	31	0	13	Vacant
145	023008104	023008104	LINCHAO LLC	R-MF	R-3	--		1.41	Yes	--	24	19.2		0	Yes	R-4	31.2	44	31	0	13	Vacant
P31	023007103	023007103	LINCHAO LLC	R-MFH	R-5	--		4.42	NA	5th	50	50.0		0	Yes	No rezone	--	341	0	0	341	Vacant
73	019008102	019008102	LINMAY CORPORATION	C-G	FBC	TRANSITIONAL DISTRICT		0.76	Yes	--	39	31.2		0	Yes	No rezone	--	23	16	0	7	Vacant
233	024005243	024005243	LIU, HWEI-WAN ESTELLE REV TR 12/26/07	R-SF	R-1	--		0.95	Yes	--	5	4.3		1	No	R-4 Overlay	31.2	28	6	0	22	One single family structure.
411	024014124	024014124	LMC MANAGEMENT GROUP LLC	R-PC	SP	--	WALNUT VILLAGE S.P.	0.21	NA	--				0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
64	019323409	019323409	LONG, JOHN	C-G	FBC	SIERRA GATEWAY		1.02	Yes	--	39	31.2		0	Yes	No rezone	--	31	22	0	9	Vacant
247	024008134	024008134	LOPEZ, JUAN CARLOS JOYOS SERVELLON, MICHAEL I DIAZ	R-SF	R-1	--		0.64	Yes	--	5	4.3		1	No	R-4 Overlay	31.2	19	4	0	15	One single family structure. Opportunity for lot consolidation - low unit yield identified for rezone for zoning consistencies.
356	024013213	024013213	LOVE, JEANNETTA	R-PC	SP	--	WALNUT VILLAGE S.P.	0.85	NA	--				0	Yes	No rezone	--	4	0	0	4	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
370	024013222	024013222	LOVE, JEANNETTA LORETTA	R-PC	SP	--	WALNUT VILLAGE S.P.	0.91	NA	--				0	Yes	No rezone	--	4	0	0	4	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
326	024310108	024310108	LOVETO LLC	R-M, C-C	R-2	--		2.37	NA	--	12	7.6		0	No	No rezone	--	18	0	0	18	The site consists of a used as a tire shop with an additional structure in the rear that may be a single family unit.
17	111036123	111036123	LS WESTERN LP	R-MFH	R-5	--		2.63	Yes	--	50	50.0		0	Yes	No rezone	--	131	92	0	39	Vacant
19	111036115	111036115	LS WESTERN LP	R-MFH	R-5	--		2.50	Yes	--	50	50.0		0	Yes	No rezone	--	124	87	0	37	Vacant

31	111036116	111036116	LS WESTERN LP	R-MFH	R-5	--		2.24	Yes	--	50	50.0	0	Yes	No rezone	--	111	78	0	33	Vacant
P28	111036122	111036122	LS WESTERN LP	R-MFH	R-5	--		2.96	NA	--	50	50.0	0	Yes	No rezone	--	400	0	0	400	Vacant
390	024014122	024014122	LSF9 MASTER PARTICIPATION TRUST	R-PC	SP	--	WALNUT VILLAGE S.P.	1.00	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
328	019209124	019209124	LSJ INVESTMENTS INC	R-M	R-2	--		2.89	NA	--	12	7.6	0	Yes	No rezone	--	22	0	0	22	Vacant
367	024013217	024013217	LUBIN, LLOYD	R-PC	SP	--	WALNUT VILLAGE S.P.	0.74	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
P24	110805133	110805128	LUCERO LIZ CORTEZ LUM, JOHN J H AND LIZA L Y	R-M	Not Available	--	ARBORETUM S.P.	0.44	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. Units from this site are not included in the overall count of the inventory.
299	023913123	023913123	LUN, LEE	R-PC	SP	--	WALNUT VILLAGE S.P.	0.30	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
125	023909304	023909304	LYTLE CREEK LAND AND RESOURCES	R-MU	R-MU	--		9.53	Yes	--	24	19.2	0	Yes	R-4	31.2	297	208	0	89	Vacant
183	023909311	023909311	LYTLE CREEK LAND AND RESOURCES	R-MU	R-MU	--		1.76	Yes	--	24	19.2	0	Yes	R-4	31.2	54	38	0	16	Vacant
184	023909312	023909312	LYTLE CREEK LAND AND RESOURCES	R-MU	R-MU	--		11.55	No	--	24	19.2	0	Yes	R-4	31.2	360	252	0	108	Vacant
315	110726205	110726205	LYTLE CREEK ROAD INVESTORS LLC	C-G	SP	--	VENTANA AT DUNCAN CANYON S.P.	5.77	NA	--			0	Yes	No rezone	--	51	0	51	0	Vacant
382	024013232	024013232	MALDONADO, JOSE	R-PC	SP	--	WALNUT VILLAGE S.P.	0.36	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
263	022805204	022805204	MALDONADO, RODOLFO A	R-SF	R-1	--		0.80	Yes	--	5	4.3	1	No	R-4	31.2	23	5	0	18	One single family structure. Opportunity for lot consolidation - low unit yield identified for rezone for zoning consistencies.
P49	024109151	024109151	MANGO VILLE LLC	R-SF	R-1	--		2.21	NA	--	5	4.3	0	Yes	No rezone	--	0	0	0	0	Vacant. Units from this site are not included in the overall count of the inventory.
395	024016133	024016133	MARTINE, JOE O & ESTHER A 02 REVOC TR	R-PC	SP	--	WALNUT VILLAGE S.P.	0.60	NA	--			0	Yes	No rezone	--	3	0	0	3	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
394	024016129	024016129	MARTINEZ, JOE O & ESTHER A 200* REV TRUST LINARES, LYDIA (HW-AUGUST) LINARES, AUGUST	R-PC	SP	--	WALNUT VILLAGE S.P.	1.20	NA	--			0	Yes	No rezone	--	5	0	0	5	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent



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274	023908136	023908136	NORTH FONTANA INVESTMENT CO LLC	R-PC P-UC	SP	--	ARBORETUM S.P.	5.00	NA	--				0	Yes	No rezone	--	35	0	35	1	Vacant
275	023908128	023908128	NORTH FONTANA INVESTMENT CO LLC	R-PC	SP	--	ARBORETUM S.P.	8.91	NA	--				0	Yes	No rezone	--	63	0	62	1	Vacant
276	023908129	023908129	NORTH FONTANA INVESTMENT CO LLC	R-PC	SP	--	ARBORETUM S.P.	9.95	NA	--				0	Yes	No rezone	--	70	0	69	1	Vacant
277	023908106	023908106	NORTH FONTANA INVESTMENT CO LLC	R-PC	SP	--	ARBORETUM S.P.	9.95	NA	--				0	Yes	No rezone	--	70	0	69	1	Vacant
279	023908104	023908104	NORTH FONTANA INVESTMENT CO LLC	RMU P-UC	R-MU	--	ARBORETUM S.P.	10.12	NA	--	24	19.2		0	Yes	No rezone	--	72	0	70	1	Vacant
280	023908109	023908109	NORTH FONTANA INVESTMENT CO LLC	R-PC	SP	--	ARBORETUM S.P.	18.95	NA	--				0	Yes	No rezone	--	134	0	132	3	Vacant
281	023908141	023908141	NORTH FONTANA INVESTMENT CO LLC	R-PC	SP	--	ARBORETUM S.P.	2.17	NA	--				0	Yes	No rezone	--	15	0	15	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
282	023908140	023908140	NORTH FONTANA INVESTMENT CO LLC	R-PC	SP	--	ARBORETUM S.P.	2.17	NA	--				0	Yes	No rezone	--	15	0	15	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
283	023908111	023908111	NORTH FONTANA INVESTMENT CO LLC	R-PC	SP	--	ARBORETUM S.P.	10.02	NA	--				0	Yes	No rezone	--	71	0	70	1	Vacant
284	023908112	023908112	NORTH FONTANA INVESTMENT CO LLC	R-PC	SP	--	ARBORETUM S.P.	10.12	NA	--				0	Yes	No rezone	--	72	0	70	1	Vacant
286	023908143	023908143	NORTH FONTANA INVESTMENT CO LLC	R-PC	SP	--	ARBORETUM S.P.	2.17	NA	--				0	Yes	No rezone	--	15	0	15	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
287	023908142	023908142	NORTH FONTANA INVESTMENT CO LLC	R-PC	SP	--	ARBORETUM S.P.	2.17	NA	--				0	Yes	No rezone	--	15	0	15	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
288	023908116	023908116	NORTH FONTANA INVESTMENT CO LLC	R-PC	SP	--	ARBORETUM S.P.	19.04	NA	--				0	Yes	No rezone	--	135	0	132	3	Vacant



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289	023908115	023908115	NORTH FONTANA INVESTMENT CO LLC	R-PC	SP	--	ARBORETUM S.P.	20.12	NA	--				0	Yes	No rezone	--	142	0	140	3	Vacant
290	023908114	023908114	NORTH FONTANA INVESTMENT CO LLC	R-PC	SP	--	ARBORETUM S.P.	20.24	NA	--				0	Yes	No rezone	--	143	0	141	3	Vacant
292	023908118	023908118	NORTH FONTANA INVESTMENT CO LLC	R-PC	SP	--	ARBORETUM S.P.	10.08	NA	--				0	Yes	No rezone	--	71	0	70	1	Vacant
293	023908119	023908119	NORTH FONTANA INVESTMENT CO LLC	R-PC	SP	--	ARBORETUM S.P.	20.20	NA	--				0	Yes	No rezone	--	143	0	140	3	Vacant
294	023908120	023908120	NORTH FONTANA INVESTMENT CO LLC	R-PC	SP	--	ARBORETUM S.P.	10.11	NA	--				0	Yes	No rezone	--	72	0	70	1	Vacant
295	023908121	023908121	NORTH FONTANA INVESTMENT CO LLC	R-PC	SP	--	ARBORETUM S.P.	10.12	NA	--				0	Yes	No rezone	--	72	0	70	1	Vacant
296	023908131	023908131	NORTH FONTANA INVESTMENT CO LLC	R-PC, P-UC	SP	--	ARBORETUM S.P.	5.28	NA	--				0	Yes	No rezone	--	37	0	37	1	Vacant
298	023913145	023913145	NORTH FONTANA INVESTMENT CO LLC	R-PC	SP	--	ARBORETUM S.P.	76.42	NA	--				0	Yes	No rezone	--	541	0	531	10	Vacant
302	023913119	023913119	NORTH FONTANA INVESTMENT CO LLC	R-PC	SP	--	ARBORETUM S.P.	5.05	NA	--				0	Yes	No rezone	--	36	0	35	1	Vacant
303	023913120	023913120	NORTH FONTANA INVESTMENT CO LLC	Not Available	SP	--	ARBORETUM S.P.	5.05	NA	--				0	Yes	No rezone	--	36	0	35	1	Vacant
304	023913118	023913118	NORTH FONTANA INVESTMENT CO LLC	R-PC	SP	--	ARBORETUM S.P.	5.05	NA	--				0	Yes	No rezone	--	36	0	35	1	Vacant
P36	023913114	023913114	NORTH FONTANA INVESTMENT CO LLC	R-PC	SP	--		20.19	NA	--				0	Yes	No rezone	--	278	0	0	278	Vacant
285	023908100	023908100	Not Available	Not Available	SP	--	ARBORETUM S.P.	1.33	NA	--				0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
301	023913122	023913122	Not Available	Not Available	SP	--	ARBORETUM S.P.	10.10	NA	--				0	Yes	No rezone	--	71	0	70	1	Vacant
308	110726250	110726250	Not Available	Not Available	SP	--	CITRUS HEIGHTS NORTH S.P.	10.51	NA	--				0	Yes	No rezone	--	25	0	23	2	Vacant
309	110726249	110726249	Not Available	Not Available	SP	--	CITRUS HEIGHTS NORTH S.P.	12.28	NA	--				0	Yes	No rezone	--	29	0	27	2	Vacant
310	110726244	110726244	Not Available	Not Available	SP	--	CITRUS HEIGHTS NORTH S.P.	5.54	NA	--				0	Yes	No rezone	--	0	0	0	0	Vacant. Units from this site are not included in the overall count of the inventory.
P14	022824243	022824243	Not Available	Not Available	SP	--		10.97	NA	--				0	No	No rezone	--	37	0	0	37	The site is primarily vacant with a paved driveway providing street access to a gated residential community.
P3	022809107	022809107	Not Available	Not Available	SP	--		37.86	NA	--				0	No	No rezone	--	0	0	0	0	The site consists of a primarily Vacant. lot with a large concrete water/storm water drainage system/infrastructure running

Parcel ID	APN	Owner	Address	City	County	Parcel Area (Acres)	Current Zoning	Proposed Zoning	Current Density	Proposed Density	Current Units	Proposed Units	Current Units (by type)	Proposed Units (by type)	Notes						
210	024008108	024008108	OLIVARES, BEATRIZ OLIVARES, JOSE	ORANGE	Orange	0.95	R-SF	R-1	--	5	4.3	1	No	R-4 Overlay	31.2	28	6	0	22	through the lot and Victoria St running through the northern portion of the site. Units from this site are not included in the overall count of the inventory.	
75	019121131	019121131	ORANGE OLEANDER LLC	Orange	Orange	0.74	I-L	FBC	TRANSITIONAL DISTRICT	39	31.2	0	Yes	No rezone	--	23	16	0	7	Vacant	
214	024008128	024008128	OSUNA, EMILIANO OSUNA, ENEDINA	Orange	Orange	0.53	R-SF	R-1	--	5	4.3	1	No	R-4 Overlay	31.2	0	0	0	0	One single family structure, adjacent to multiple vacant lots. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.	
88	019016308	019016308	PACKER FAMILY TRUST 7/8/16	Orange	Orange	0.52	C-G	FBC	TRANSITIONAL DISTRICT	39	31.2	0	Yes	No rezone	--	0	0	0	0	0	Vacant. Units from this site are not included in the overall count of the inventory.
108	024105102	024105102	PEGASUS PASSAGE LLC	Orange	Orange	1.25	C-G	C-2	--			0	Yes	R-4	31.2	39	27	0	12	Vacant	
111	024105116	024105116	PEGASUS PASSAGE LLC	Orange	Orange	1.12	C-G	C-2	--			0	Yes	R-4	31.2	34	24	0	10	Vacant	
113	024105132	024105132	PEGASUS PASSAGE LLC ETAL	Orange	Orange	0.63	C-G	C-2	--			0	Yes	R-4	31.2	19	13	0	6	Vacant	
369	024013221	024013221	PEINADO, OSCAR SANTIAGO TORRES	Orange	Orange	0.69	R-PC	SP	--	WALNUT VILLAGE S.P.		0	Yes	No rezone	--	0	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
P27	022869173	022869173	PEREZ FAM TR (2- 14-01)	Orange	Orange	1.95	R-PC	SP	--			0	Yes	No rezone	--	0	0	0	0	0	Vacant. Units from this site are not included in the overall count of the inventory.
85	019008144	019008144	PEREZ JESUS	Orange	Orange	1.19	C-G	FBC	GATEWAY DISTRICT	39	31.2	0	Yes	No rezone	--	37	26	0	11	Vacant	
365	024013224	024013224	PINEDA, LORENA (SP-OSEAS) PINEDA, OSEAS PINEDA, OSEAS JR	Orange	Orange	0.46	R-PC	SP	--	WALNUT VILLAGE S.P.		0	Yes	No rezone	--	0	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
148	024601133	024601133	POMONA GARDEN DEVELOPMENT II LLC	Orange	Orange	1.68	R-SF	R-1	--	5	4.3	0	Yes	R-4	31.2	52	36	0	16	Vacant	
149	024601125	024601125	POMONA GARDEN DEVELOPMENT II LLC	Orange	Orange	1.25	C-C	C-1	--			0	Yes	R-4	31.2	38	27	0	11	Vacant	
150	024601127	024601127	POMONA GARDEN DEVELOPMENT II LLC	Orange	Orange	1.24	C-C	C-1	--			0	Yes	R-4	31.2	38	27	0	11	Vacant	
151	024601124	024601124	POMONA GARDEN DEVELOPMENT II LLC	Orange	Orange	1.03	C-C	C-1	--			0	No	R-4	31.2	32	6	0	26	No existing permanent structures. Considered non-vacant as the entire lot is paved. Site available for redevelopment.	
152	024601126	024601126	POMONA GARDEN DEVELOPMENT II LLC	Orange	Orange	1.09	C-C	C-1	--			0	Yes	R-4	31.2	33	23	0	10	Vacant	
153	024601111	024601111	POMONA GARDEN DEVELOPMENT II LLC	Orange	Orange	0.59	C-C	C-1	--			0	Yes	R-4	31.2	18	13	0	5	Vacant	

354	019226345	019226345	R & U BUILDER	R-SF	R-1	--		3.20	NA	--	5	4.3	0	Yes	No rezone	--	0	0	0	0	Vacant. Units from this site are not included in the overall count of the inventory.
381	024013219	024013219	RAMOS, MARIO RAMOS, TRACI	R-PC	SP	--	WALNUT VILLAGE S.P.	1.04	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
372	024013228	024013228	RAY, FRANK	R-PC	SP	--	WALNUT VILLAGE S.P.	1.14	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
385	024014101	024014101	REESE, ALPHONZA	R-PC	SP	--	WALNUT VILLAGE S.P.	0.76	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
P30	024608121	024608121	REGENT CAPITAL INVESTMENTS LLC	C-C	C-1	--		2.31	NA	--			0	Yes	No rezone	--	94	0	0	94	Vacant
136	024608118	024608118	REMAI, WILLIAM & LA VONNE LV TR AMD 4/18	R-SF	R-1	--		1.10	Yes	--	5	4.3	1	No	R-4	31.2	33	7	0	26	The site consists of a dirt driveway leading to a single family unit located on the southeast corner of the lot.
218	024008126	024008126	RENDON, MICHELLE V RENDON, ROBERT	R-SF	R-1	--		0.31	No	--	5	4.3	1	No	R-4 Overlay	31.2	0	0	0	0	One single family structure, adjacent to multiple vacant lots. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
349	019439125	019439125	ROBERTS, JOHN BAILEY JR LIVING TR 6/10/1	R-E	R-PC	--		19.51	NA	--	6.4	3.5	3	No	No rezone	--	64	0	0	64	The site is primarily vacant with 3 single family units on the eastern portion of the lot.
335	019439124	019439124	RODRIGUEZ, FELIPE D.	R-E	R-PC	--		34.84	NA	--	6.4	3.5	0	Yes	No rezone	--	121	0	0	121	Vacant
227	024008116	024008116	RODRIGUEZ, JOSE F	R-SF	R-1	--		0.25	No	--	5	4.3	1	No	R-4 Overlay	31.2	0	0	0	0	One single family structure, adjacent to vacant lots. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
373	024013229	024013229	ROJAS, DOMINGO	R-PC	SP	--	WALNUT VILLAGE S.P.	0.53	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
266	023008108	023008108	ROKNIAN, HAMID & ROSITA REV 200* TR	R-MF	R-3	--		0.71	Yes	--	24	19.2	0	Yes	R-5	50	35	25	0	10	Vacant
259	022805202	022805202	ROMERO, ERIC V	R-SF	R-1	--		0.42	No	--	5	4.3	1	No	R-4	31.2	0	0	0	0	The site consists of a single family unit with a garage in the rear. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
30	023220112	023220112	ROSEMEAD PROPERTIES INC	C-G	FBC	TRANSITIONAL DISTRICT		2.27	Yes	--	39	31.2	0	Yes	No rezone	--	70	49	0	21	Vacant
41	023220113	023220113	ROSEMEAD PROPERTIES INC	C-G	FBC	TRANSITIONAL DISTRICT		1.87	Yes	--	39	31.2	0	Yes	No rezone	--	58	41	0	17	Vacant



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119	111016129	111016129	ROSEMEAD PROPERTIES INC	C-G	R-3	--		3.26	Yes	--	24	19.2	0	No	R-5	50	162	32	0	130	The site consists of a plant nursery with plant beds and various temporary structures.
120	111016128	111016128	ROSEMEAD PROPERTIES INC	C-G	R-3	--		2.66	Yes	--	24	19.2	0	Yes	R-5	50	133	93	0	40	Vacant
346	023512117	023512117	ROSEMEAD PROPERTIES INC	R-SF	R-1	--		2.80	NA	--	5	4.3	0	Yes	No rezone	--	0	0	0	0	Vacant. Units from this site are not included in the overall count of the inventory.
358	024013214	024013214	ROSEMEAD PROPERTIES INC	R-PC	SP	--	WALNUT VILLAGE S.P.	2.79	NA	--			0	Yes	No rezone	--	12	0	0	12	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
386	024014103	024014103	ROSEMEAD PROPERTIES INC	R-PC	SP	--	WALNUT VILLAGE S.P.	0.92	NA	--			0	Yes	No rezone	--	4	0	0	4	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
387	024014104	024014104	ROSEMEAD PROPERTIES INC	R-PC	SP	--	WALNUT VILLAGE S.P.	0.92	NA	--			0	Yes	No rezone	--	4	0	0	4	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
388	024014105	024014105	ROSEMEAD PROPERTIES INC	R-PC	SP	--	WALNUT VILLAGE S.P.	1.84	NA	--			0	Yes	No rezone	--	8	0	0	8	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
409	024014107	024014107	ROSEMEAD PROPERTIES INC	R-PC	SP	--	WALNUT VILLAGE S.P.	1.84	NA	--			0	Yes	No rezone	--	8	0	0	8	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
410	024014106	024014106	ROSEMEAD PROPERTIES INC	R-PC	SP	--	WALNUT VILLAGE S.P.	1.84	NA	--			0	Yes	No rezone	--	8	0	0	8	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
321	022607515	022607515	ROSEVILLE INVESTMENTS LLC ETAL	R-PC	R-PC	--		3.48	NA	--	6.4	3.5	0	Yes	No rezone	--	0	0	0	0	Vacant. Units from this site are not included in the overall count of the inventory.



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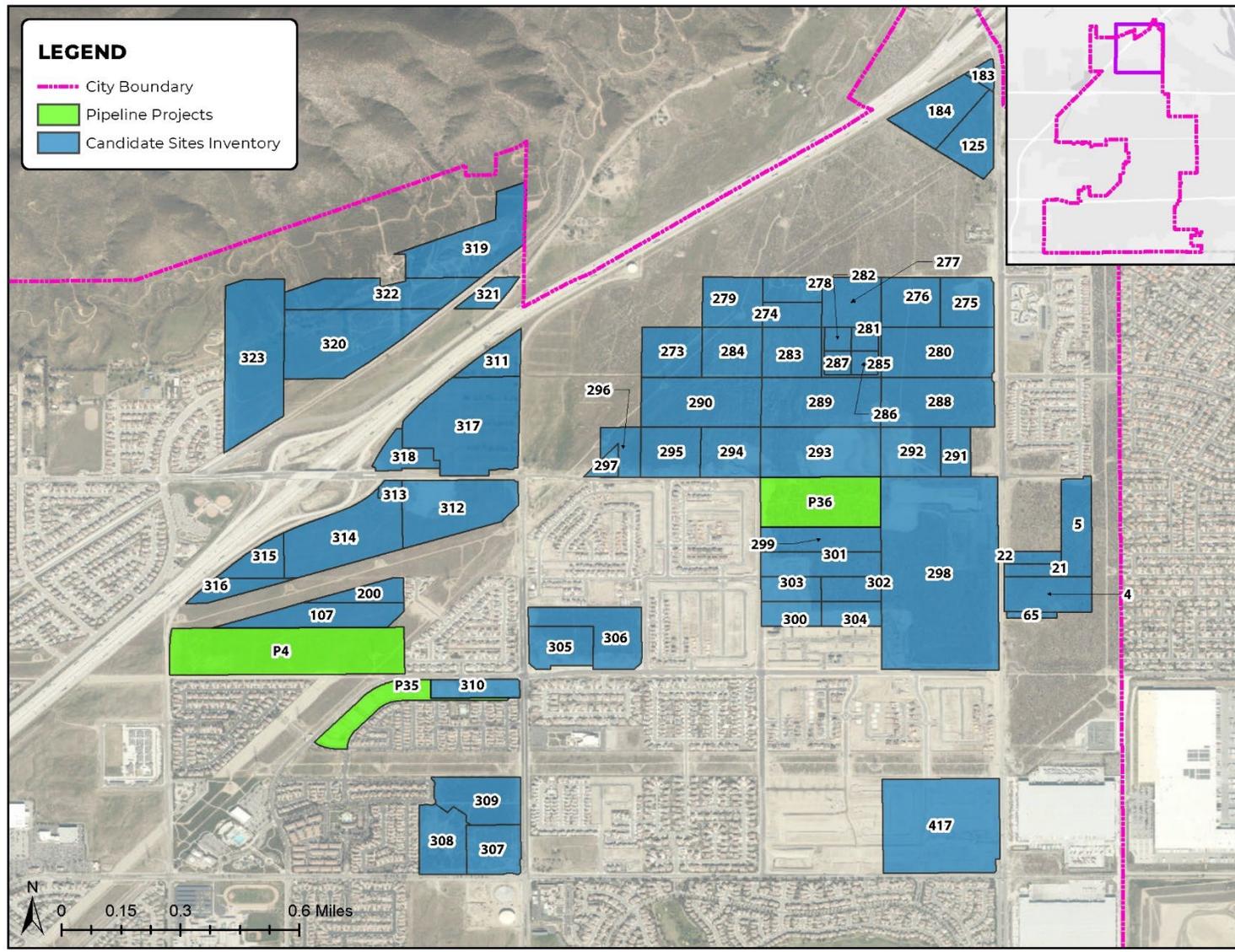
322	022607516	022607516	ROSEVILLE INVESTMENTS LLC ETAL	R-PC, OS	R-PC	--		16.97	NA	--	6.4	3.5	0	Yes	No rezone	--	59	0	0	59	Vacant
323	022607518	022607518	ROSEVILLE INVESTMENTS LLC ETAL	R-PC, OS, R-M	R-PC	--		30.76	NA	--	6.4	3.5	0	Yes	No rezone	--	107	0	0	107	Vacant
P34	023004160	023004160	SA GOLDEN INVESTMENTS INC	R-SF	R-1	--		0.88	NA	--	5	4.3	0	Yes	No rezone	--	24	0	0	24	Vacant
189	111016108	111016108	SAN GABRIEL VALLEY WATER COMPANY	C-G	C-2	--		2.31	Yes	--			0	Yes	R-5	50	115	81	0	34	Vacant
269	111016126	111016126	SAN GABRIEL VALLEY WATER COMPANY	R-MF	R-3	--		1.63	Yes	--	24	19.2	0	Yes	R-5	50	81	57	0	24	Vacant
291	023908124	023908124	SAN GABRIEL VALLEY WATER COMPANY	C-C	SP	--	ARBORETUM S.P.	5.04	NA	--			0	Yes	No rezone	--	36	0	35	1	Vacant
357	024013212	024013212	SAN GABRIEL VALLEY WATER COMPANY	R-PC	SP	--	WALNUT VILLAGE S.P.	0.55	NA	--			0	Yes	No rezone	--	2	0	0	2	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
359	024013211	024013211	SAN GABRIEL VALLEY WATER COMPANY	R-PC	SP	--	WALNUT VILLAGE S.P.	1.02	NA	--			0	Yes	No rezone	--	4	0	0	4	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
371	024013227	024013227	SAN GABRIEL VALLEY WATER COMPANY	R-PC	SP	--	WALNUT VILLAGE S.P.	0.91	NA	--			0	Yes	No rezone	--	4	0	0	4	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
389	024014130	024014130	SAN GABRIEL VALLEY WATER COMPANY	R-PC	SP	--	WALNUT VILLAGE S.P.	1.15	NA	--			0	Yes	No rezone	--	5	0	0	5	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
406	024014119	024014119	SAN GABRIEL VALLEY WATER COMPANY	R-PC	SP	--	WALNUT VILLAGE S.P.	0.87	NA	--			0	Yes	No rezone	--	4	0	0	4	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
407	024014120	024014120	SAN GABRIEL VALLEY WATER COMPANY	R-PC	SP	--	WALNUT VILLAGE S.P.	0.92	NA	--			0	Yes	No rezone	--	4	0	0	4	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.

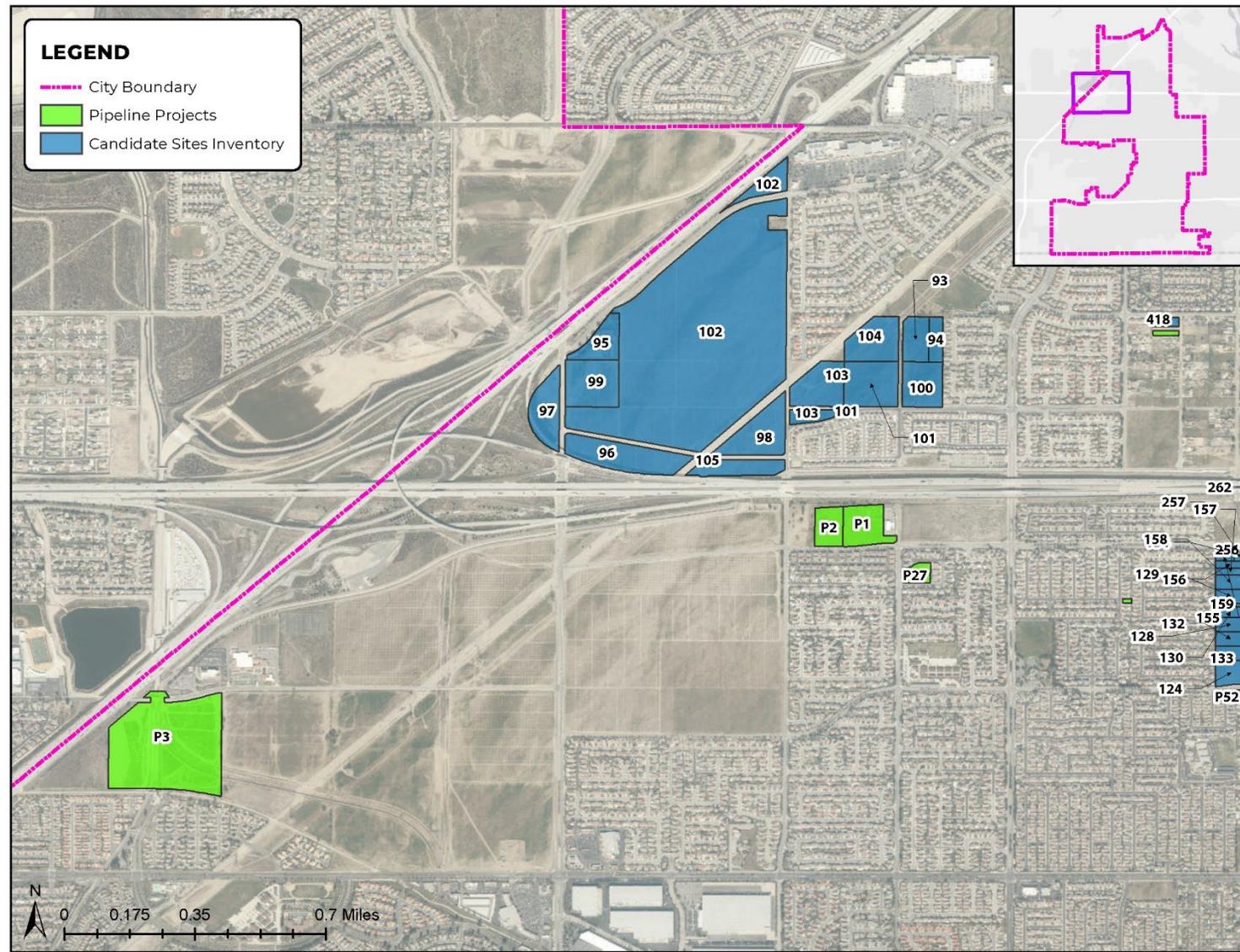
200	110726212	110726212	SOUTHERN CALIFORNIA EDISON COMPANY	R-PC	R-PC	--	4.64	Yes	--	6.4	3.5	0	Yes	R-4	31.2	144	101	0	43	Vacant
3	023208145	023208145	SPSSM INVESTMENTS-IX, LP	C-G	FBC	FOOTHILL GATEWAY	2.01	Yes	--	39	31.2	0	Yes	No rezone	--	62	43	0	19	Vacant
253	024005247	024005247	STERN HOLDINGS INC	R-SF	R-1	--	1.89	Yes	--	5	4.3	0	No	R-4 Overlay	31.2	59	12	0	47	R-1 zone with opportunity for lot consolidation and redevelopment
P1	022802109	022802109	STRATHAM CHOW LLC	R-M	R-2	--	6.46	NA	--	12	7.6	0	Yes	No rezone	--	50	0	0	50	Vacant
P2	022802108	022802108	STRATHAM CHOW LLC	R-M	R-2	--	4.19	NA	--	12	7.6	0	Yes	No rezone	--	57	0	0	57	Vacant
329	024603123	024603123	SYIAU, TIN JON	R-N	R-2	--	2.08	NA	--	12	7.6	0	Yes	No rezone	--	0	0	0	0	Vacant. Units from this site are not included in the overall count of the inventory.
204	024005231	024005231	TAYLOR, LONNIE J	R-SF	R-1	--	0.20	No	--	5	4.3	1	No	R-4 Overlay	31.2	0	0	0	0	One single family structure. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
112	024105142	024105142	TG SAGERS	C-G	C-2	--	1.14	Yes	--			0	Yes	R-4	31.2	35	25	0	10	Vacant
193	019213347	019213347	TOPWELL LLC	R-M	R-2	--	1.97	Yes	--	12	7.6	0	Yes	R-4	31.2	61	43	0	18	Vacant
221	024005239	024005239	TORRE, JAVIER AGUILAR	R-SF	R-1	--	0.58	Yes	--	5	4.3	1	No	R-4 Overlay	31.2	17	3	0	14	One single family structure, adjacent to multiple vacant lots.
255	022805206	022805206	TOWN SQUARE M PROPERTIES LLC	R-SF	R-1	--	0.84	Yes	--	5	4.3	0	Yes	R-4	31.2	26	18	0	8	Vacant
202	024005233	024005233	TRINITY REDEVELOPMENT INC	R-SF	R-1	--	1.01	Yes	--	5	4.3	1	No	R-4 Overlay	31.2	30	6	0	24	One single family structure and garage.
205	024005238	024005238	TRINITY REDEVELOPMENT INC	R-SF	R-1	--	1.36	Yes	--	5	4.3	0	Yes	R-4 Overlay	31.2	42	29	0	13	One single family structure.
351	019440102	019440102	TRIPLE E DEVELOPMENT CORPORATION	R-E	R-PC	--	23.82	NA	--	6.4	3.5	0	Yes	No rezone	--	82	0	0	82	Vacant
245	024008115	024008115	UDELL, RUTHIE M REVOCABLE TRUST	R-SF	R-1	--	0.17	No	--	5	4.3	1	No	R-4 Overlay	31.2	0	0	0	0	One single family structure. Opportunity for lot consolidation - low unit yield identified for rezone for zoning consistencies.
344	025203234	025203234	VATAYLOR LLC	R-M	R-2	--	1.55	NA	5th	12	7.6	0	Yes	No rezone	--	0	0	0	0	Vacant. Units from this site are not included in the overall count of the inventory.
331	023312212	023312212	VILLA, ELVI M	R-SF	R-2	--	1.77	NA	--	12	7.6	0	Yes	No rezone	--	0	0	0	0	Vacant. Units from this site are not included in the overall count of the inventory.
350	023312208	023312208	VILLA, ELVI M	R-SF	R-2	--	2.43	NA	--	12	7.6	2	No	No rezone	--	0	0	0	0	The site consists of 2 single family units on the northern end of the lot. Units from this site are not included in the overall count of the inventory.
195	023529124	023529124	VILLEGAS, GABRIELA VILLEGAS, JAVIER	R-SF	R-1	--	0.43	No	--	5	4.3	1	No	R-4	31.2	0	0	0	0	This site has one single family home. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.
6	019437116	019437116	WAL-MART REAL ESTATE BUSINESS TRUST	I-L	FBC	TRANSITIONAL DISTRICT	8.93	Yes	--	39	31.2	0	Yes	No rezone	--	278	195	0	83	Vacant

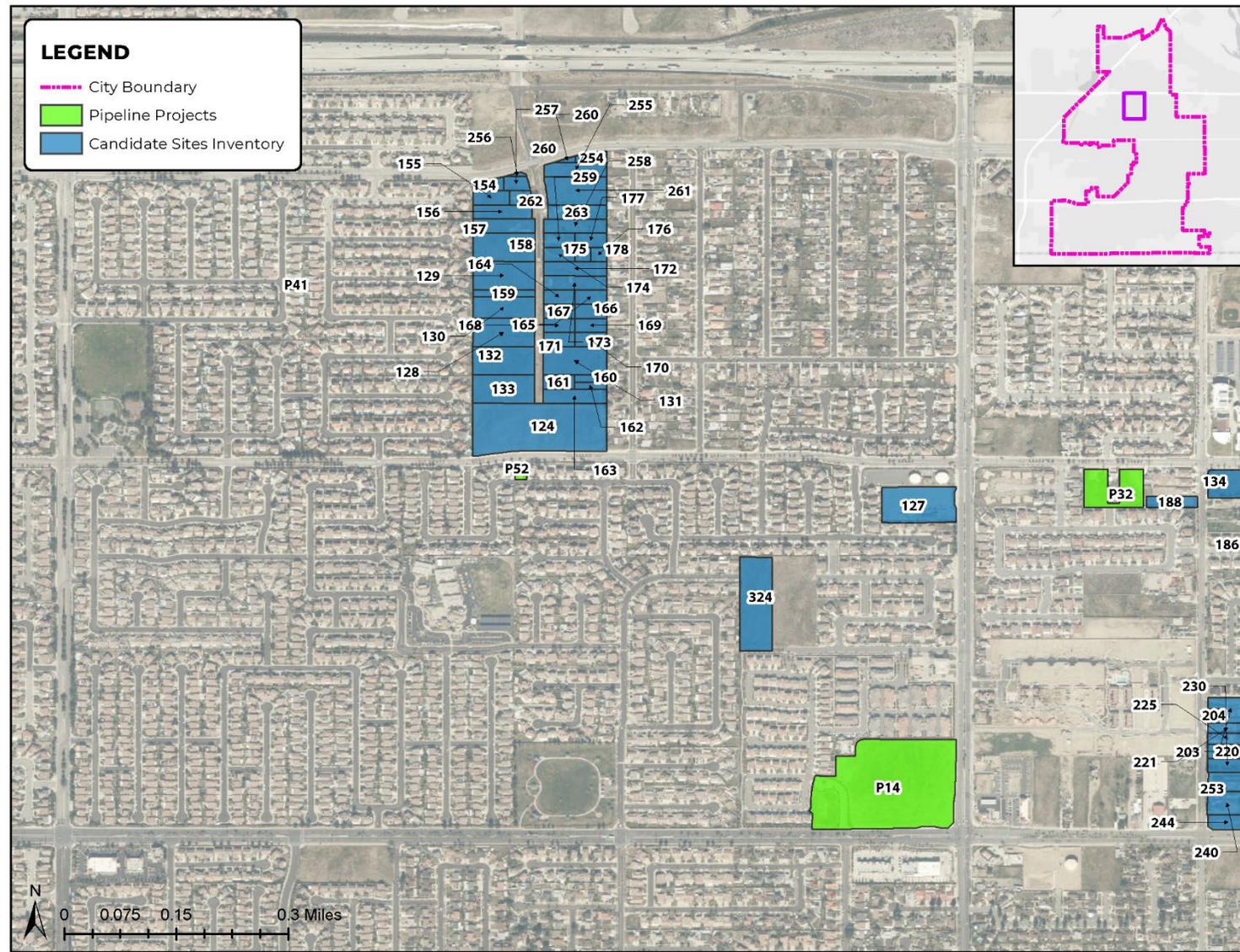
9	019437114	019437114	WAL-MART REAL ESTATE BUSINESS TRUST	I-L	FBC	TRANSITIONAL DISTRICT		4.42	Yes	--	39	31.2	0	Yes	No rezone	--	137	96	0	41	Vacant
10	019437115	019437115	WAL-MART REAL ESTATE BUSINESS TRUST	I-L	FBC	TRANSITIONAL DISTRICT		4.40	Yes	--	39	31.2	0	Yes	No rezone	--	137	96	0	41	Vacant
33	019437112	019437112	WAL-MART REAL ESTATE BUSINESS TRUST	I-L	FBC	TRANSITIONAL DISTRICT		2.16	Yes	--	39	31.2	0	Yes	No rezone	--	67	47	0	20	Vacant
35	019437113	019437113	WAL-MART REAL ESTATE BUSINESS TRUST	I-L	FBC	TRANSITIONAL DISTRICT		2.12	Yes	--	39	31.2	0	Yes	No rezone	--	66	46	0	20	Vacant
201	024005234	024005234	WEST, CARL LEE LIVING TRUST – EST OF	R-SF	R-1	--		2.39	Yes	--	5	4.3	1	No	R-4 Overlay	31.2	73	15	0	58	Small structures with little investment.
27	024310139	024310139	WHITEFIELD BIBLE CHURCH	R-MFH	R-5	--		2.38	Yes	5th	50	50.0	0	Yes	No rezone	--	119	83	0	36	Vacant
28	024310109	024310109	WHITEFIELD BIBLE CHURCH	R-MFH	R-5	--		2.37	Yes	5th	50	50.0	0	Yes	No rezone	--	118	83	0	35	Vacant
339	019439129	019439129	WILLIAMS, MARY ALICE	R-E	R-PC	--		6.57	NA	--	6.4	3.5	1	No	No rezone	--	21	0	0	21	The site is primarily vacant with one single family unit in the southeast portion of the lot.
87	019113101	019113101	WU CHUAN CHUNG YAN & LIANG FAMILY TRUST 3/31/18	C-G	FBC	GATEWAY DISTRICT		0.95	Yes	--	39	31.2	0	Yes	No rezone	--	29	20	0	9	Vacant
206	024005255	024005255	YUCAIPA HOLDING TRUST (1-7-00)	R-SF	R-1	--	VENTANA AT DUNCAN CANYON S.P.	0.77	Yes	--	5	4.3	1	No	R-4 Overlay	31.2	23	5	0	18	One single family structure.
316	110726204	110726204	ZF AND R DEVELOPMENT GROUP LLC	C-G	SP	--		4.36	NA	--			0	Yes	No rezone	--	38	0	38	0	Vacant
90	019018207	019018207	ZF AND R DEVELOPMENT GROUP LLC	R-M	FBC	TRANSITIONAL DISTRICT		0.90	Yes	--	39	31.2	0	Yes	No rezone	--	27	19	0	8	Vacant
91	019018225	019018225	ZF AND R DEVELOPMENT GROUP LLC	R-M	FBC	TRANSITIONAL DISTRICT		0.91	Yes	--	39	31.2	0	Yes	No rezone	--	28	20	0	8	Vacant
401	024013208	024013208	ZHONG, QIU YING (SP-YINGJIE) WANG, BO WANG, YINGJIE	R-PC	SP	--	WALNUT VILLAGE S.P.	0.50	NA	--			0	Yes	No rezone	--	2	0	0	2	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
363	024013209	024013209	ZHONG, QIU YING (SP-YINGJIE) WANG, BOWANG, YINGJIE	R-PC	SP	--	WALNUT VILLAGE S.P.	0.10	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement. This site shares ownership with adjacent properties and is more likely to be consolidated.
375	024013226	024013226	ZUNIGA, NORMA ZUNIGA, RAFAEL	R-PC	SP	--	WALNUT VILLAGE S.P.	0.42	NA	--			0	Yes	No rezone	--	0	0	0	0	Vacant. This candidate housing site is near others in the inventory and would be consolidated with abutting sites in order to meet the minimum 16 unit requirement.

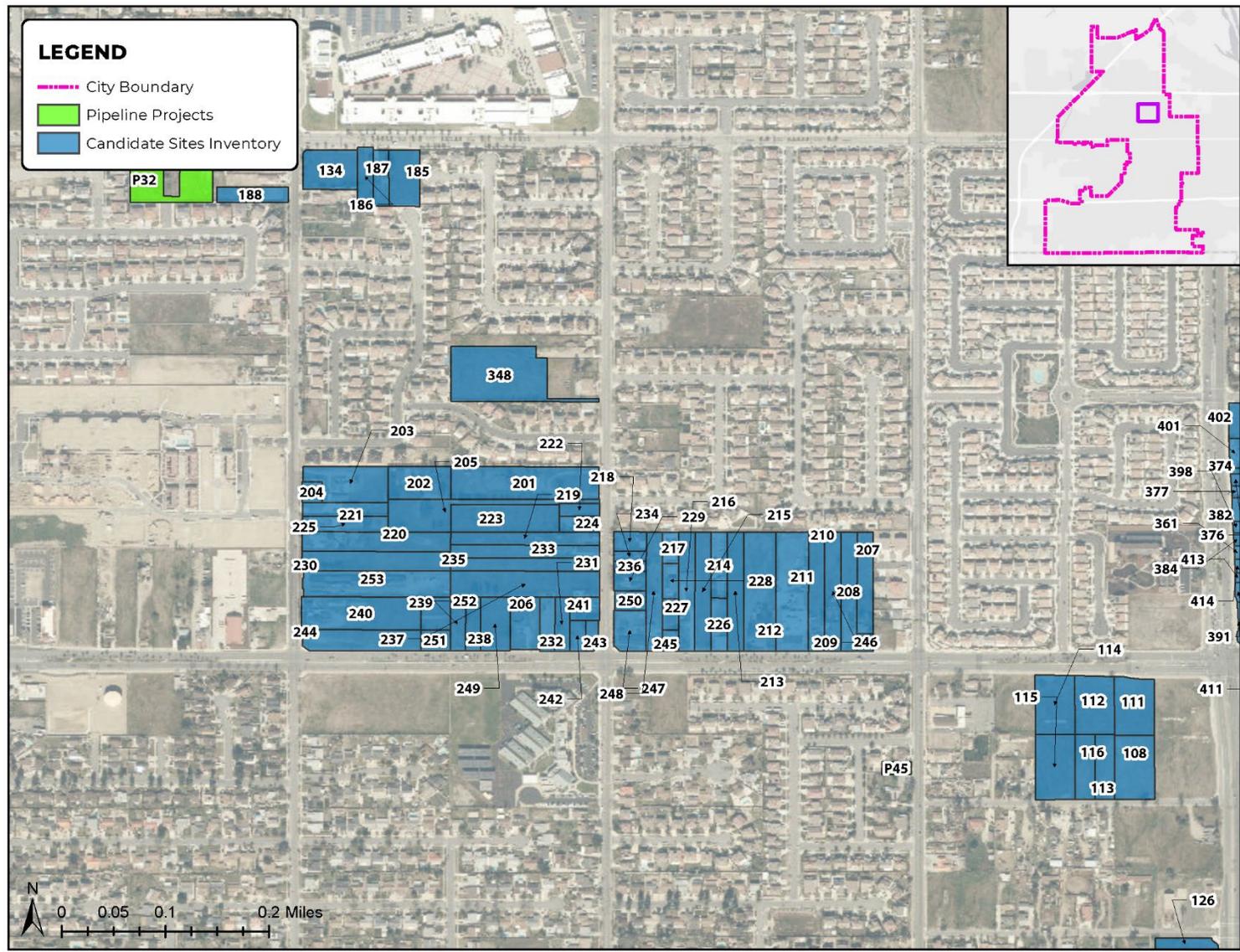


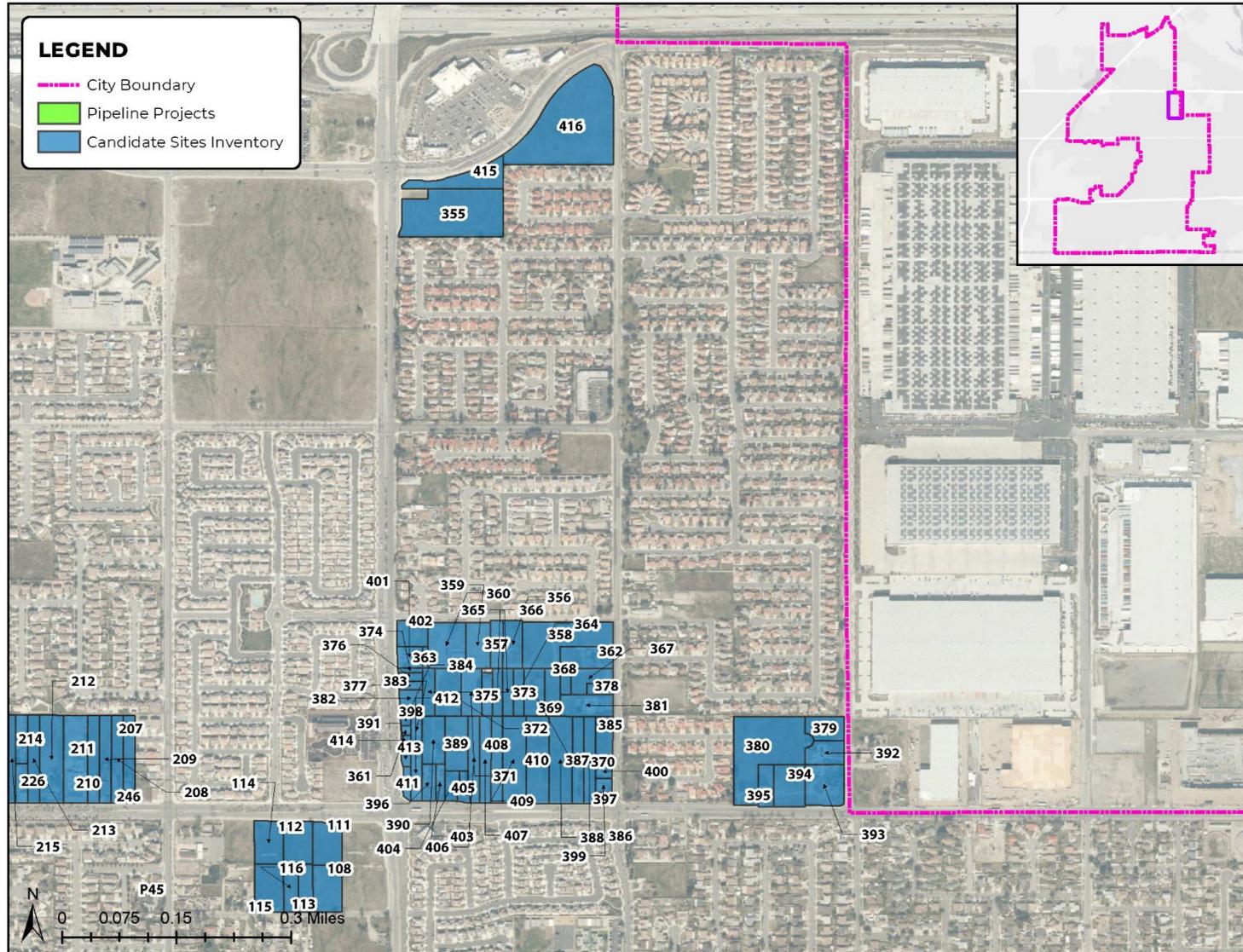
**Note - parcels designated to accommodate entitled, unbuilt units in specific plan areas are not assigned individual projected units. This information is summarized in Section 3: Part 3. The City has included a program for recording future development and remaining capacity within Specific Plan Areas*

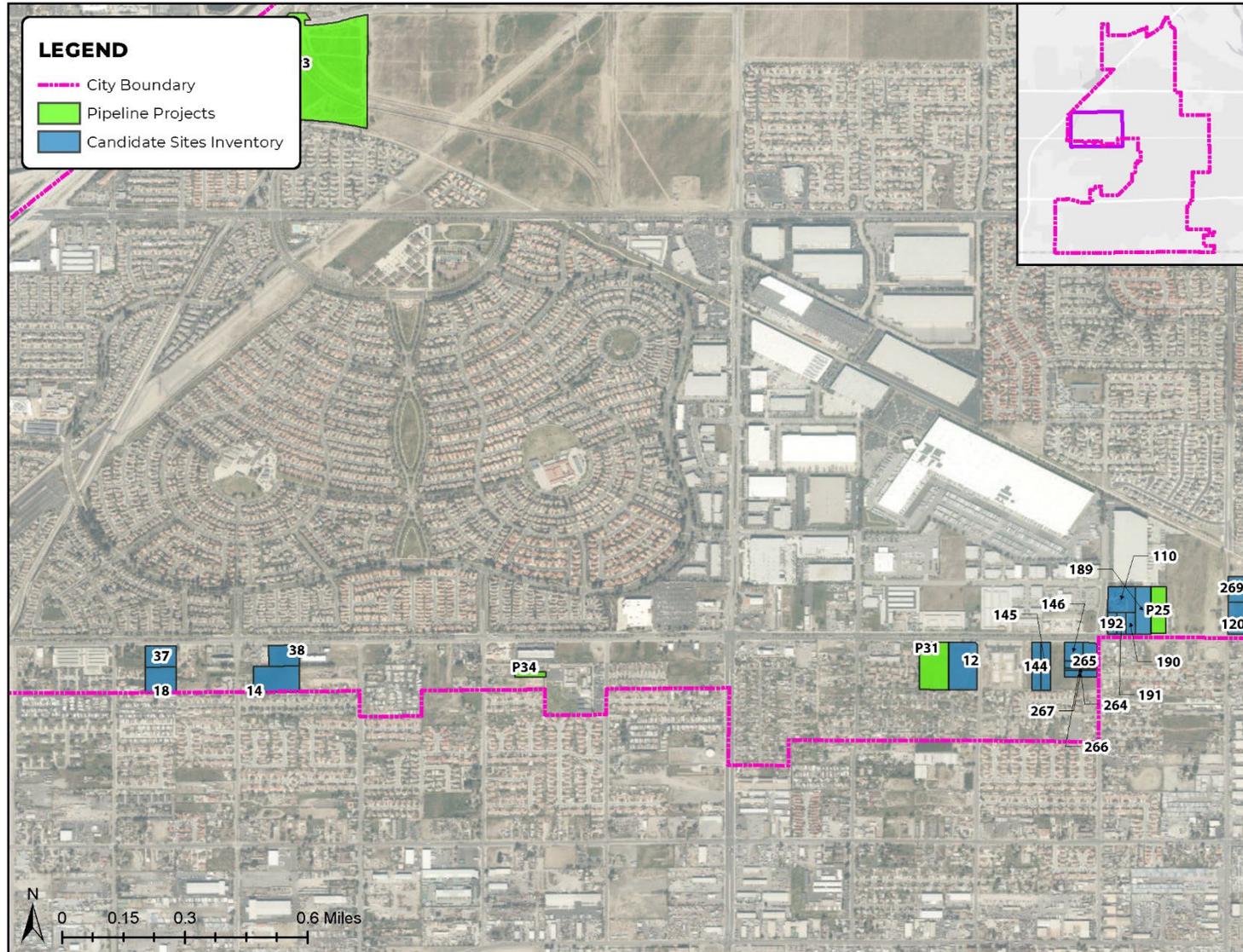


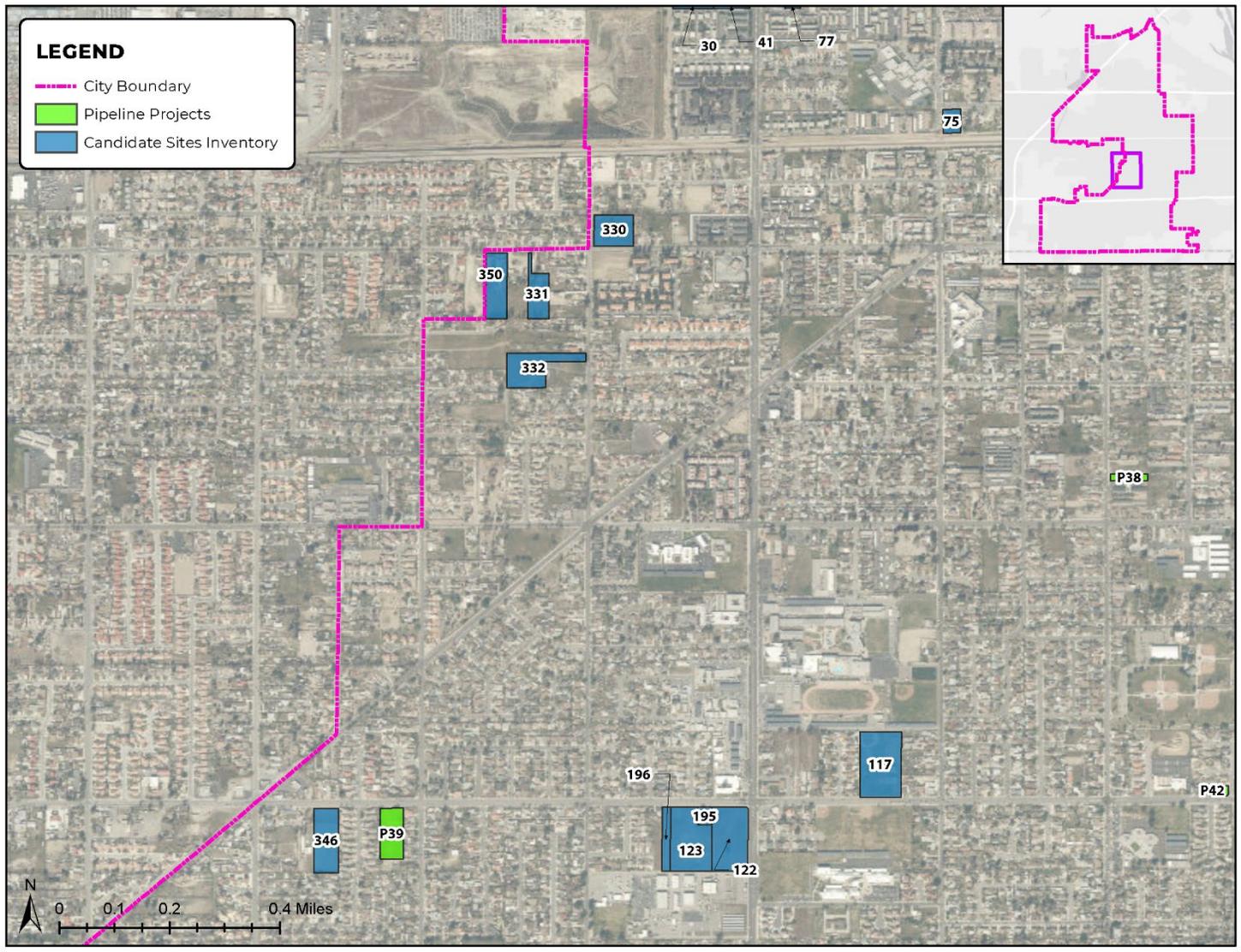


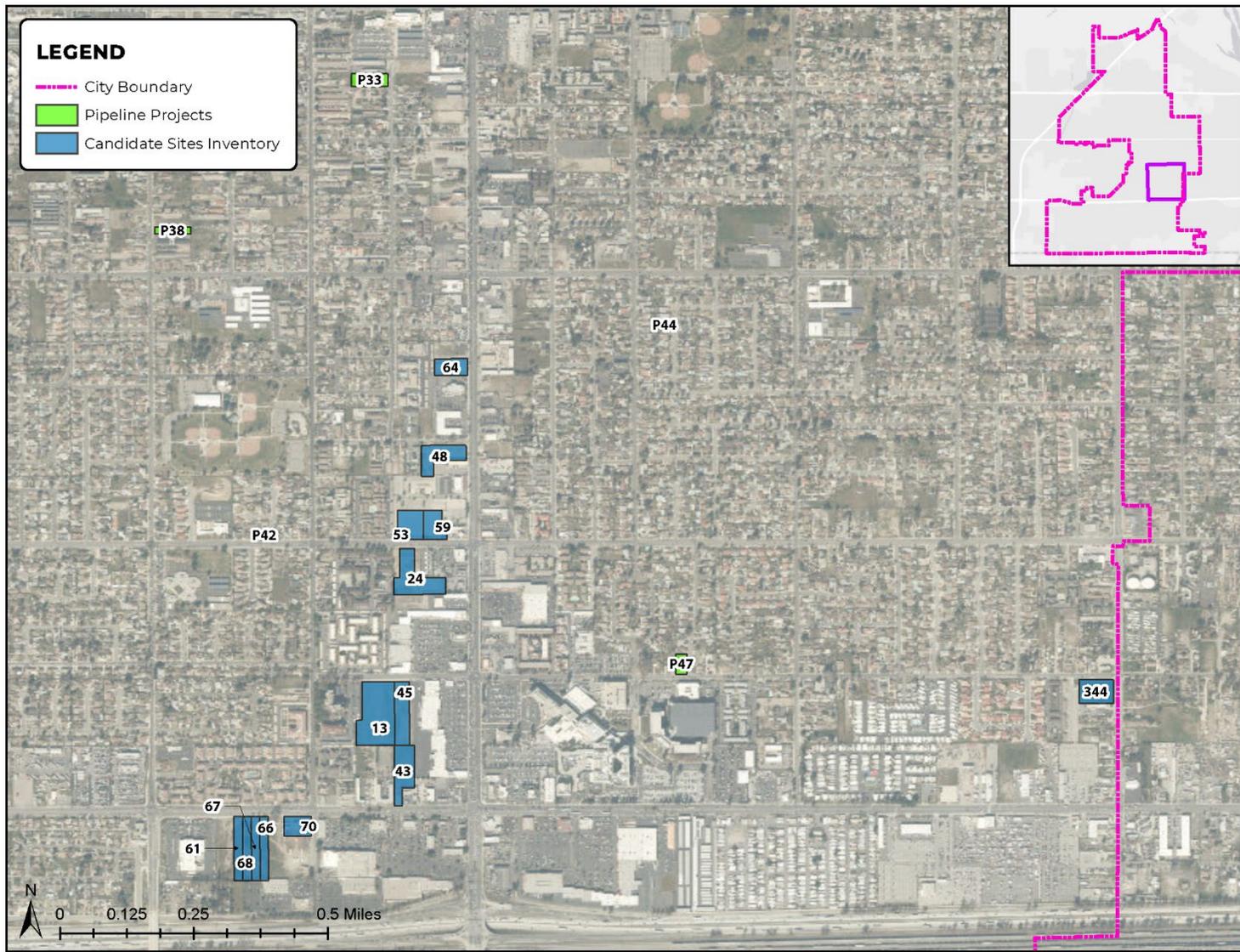


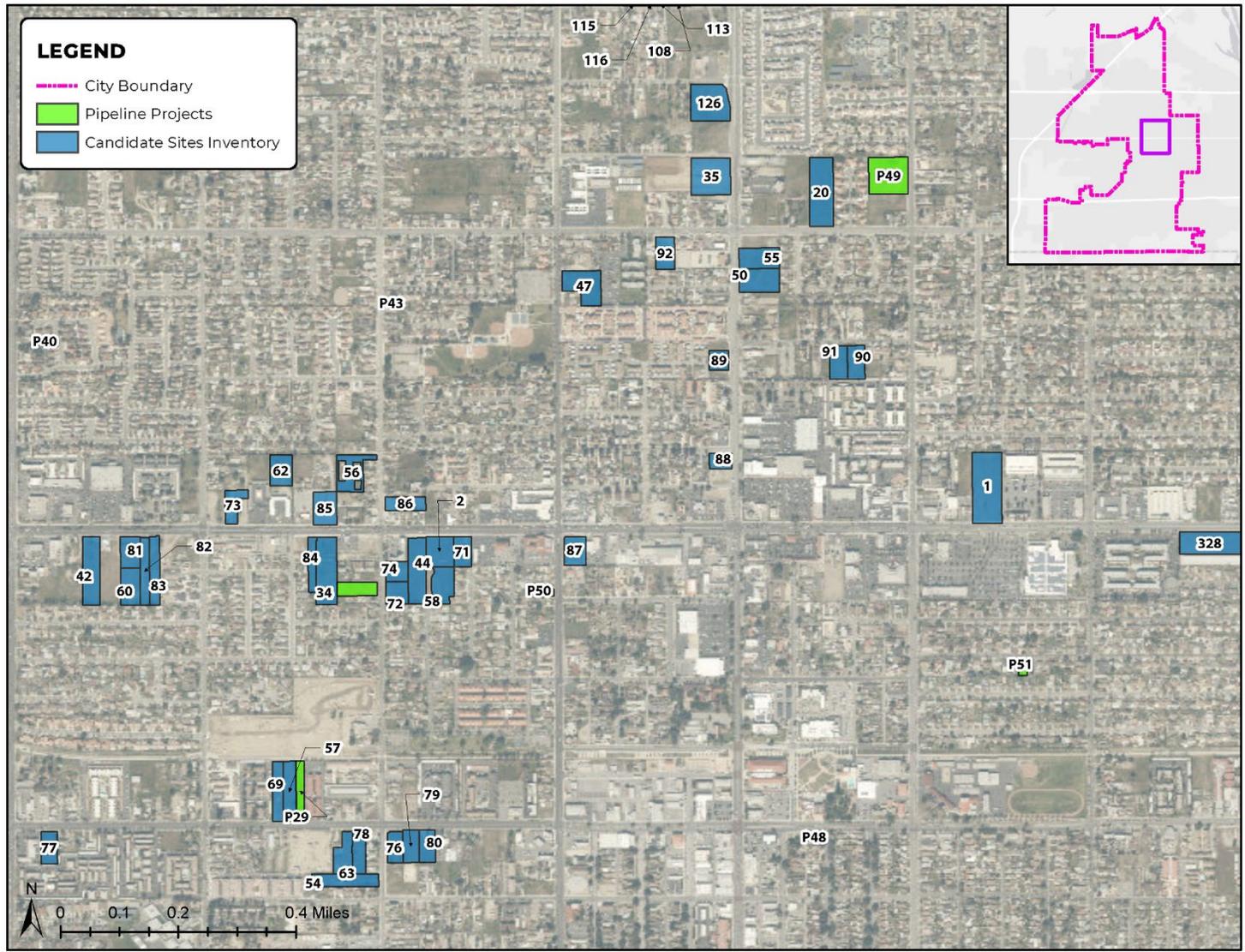


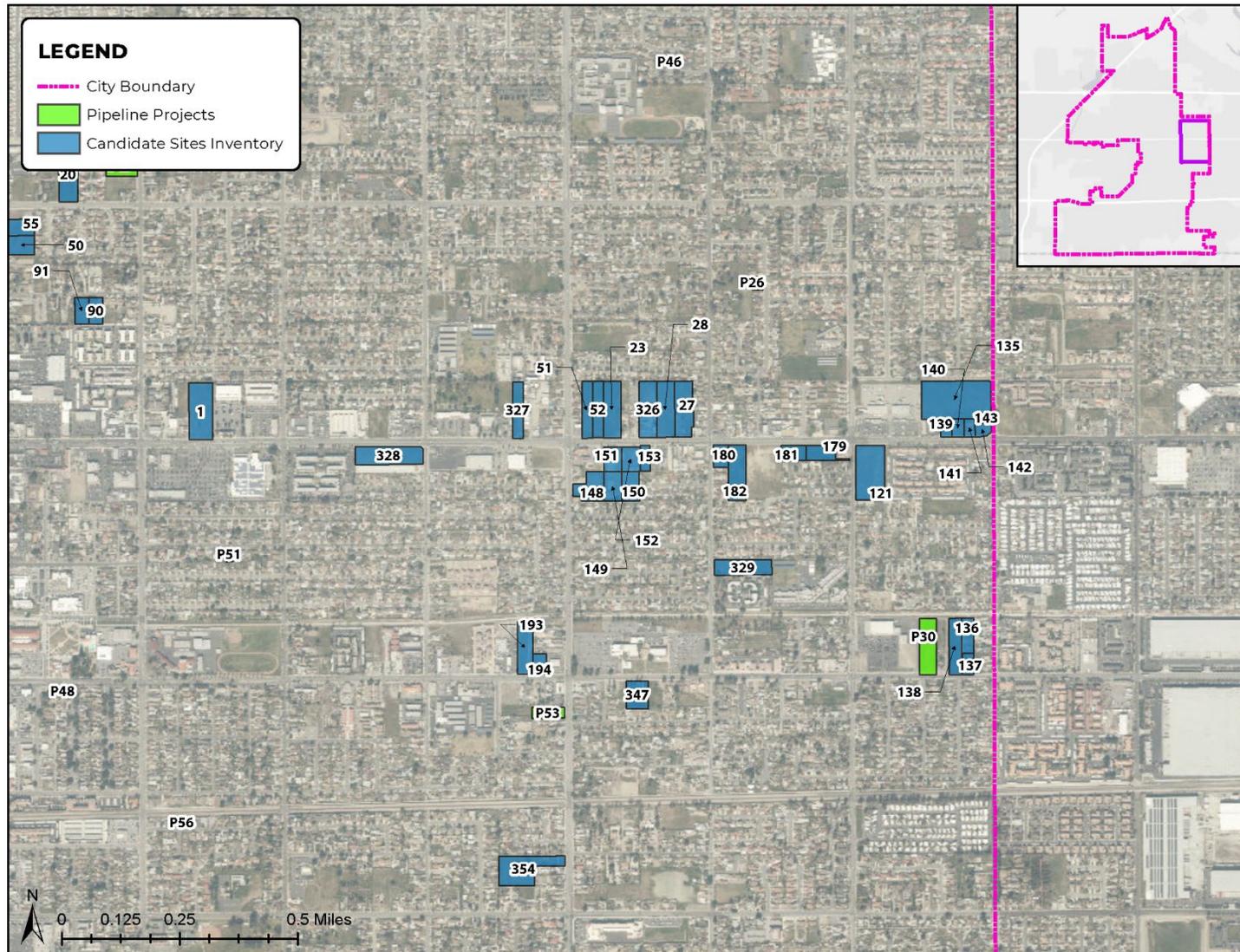


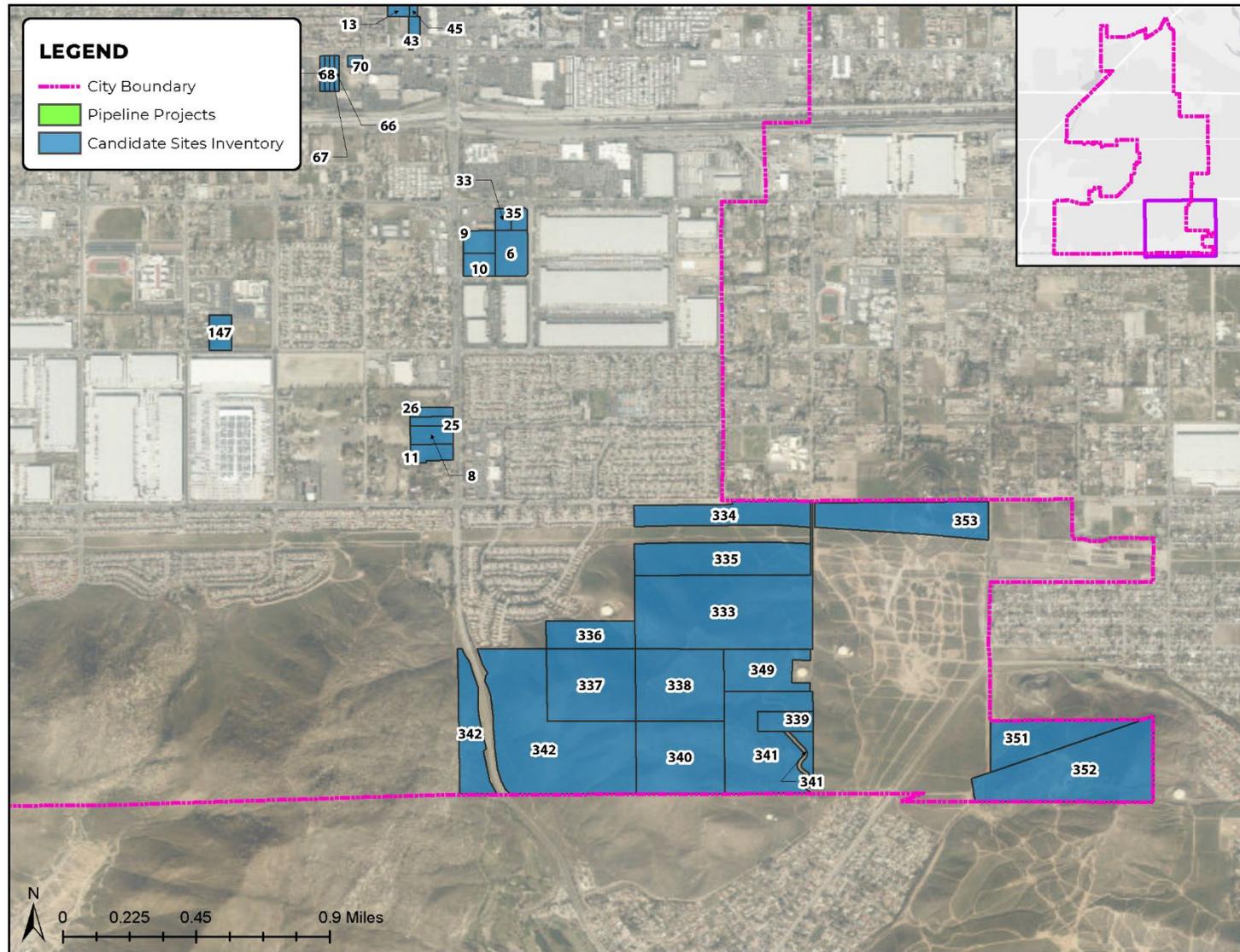


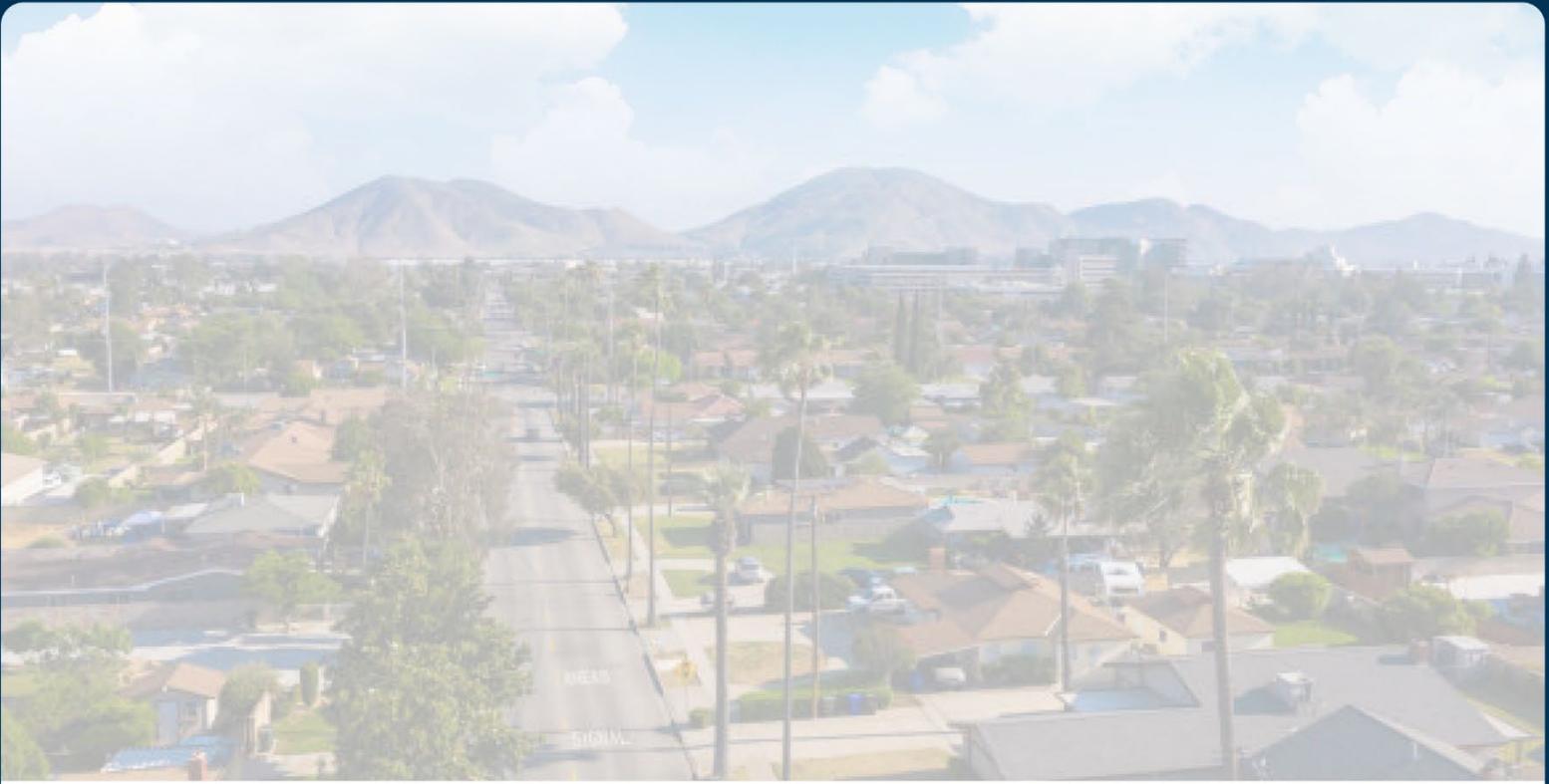












Appendix C

COMMUNITY ENGAGEMENT SUMMARY





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 6th 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 6th 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.

1. Key Findings and Policy Considerations

As a part of the 6th cycle housing Element update, the City embarked on a series of outreach events and engagement strategies (described above). The participation and feedback received throughout the process was considered in the development of **Section 4: Housing Plan**. Key findings from community outreach are listed below:

- The community shows a primary Interest in the following programs:
 - Homebuyer assistance
 - Property maintenance support
 - Affordable housing outreach and additional information
- The following fair housing issues were identified as priorities:
 - Environmental justice and concerns about warehouses and industrial in the city



- Housing for persons with disabilities and for persons looking for permanent housing
- Fair housing outreach and education
- Community members were focused on preserving and maintaining the existing affordable housing in the City.
- The community noted that there was an overall lack of available housing in the City.

Additionally, **Table C-1** below summarizes the key comments received during public participation and provides a section of the document or policy and/or program where the comment was considered..

Table C-1: Community Engagement Feedback	
Public Participation at Workshops	
Comment/Feedback	Housing Policy/Program
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	Policy Action 1J
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?	Policy Action 1A, Policy Action 1B
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?	Policy Action 1D
When land is rezoned to industrial– is other land is being identified for residential?	Policy Action 1A
Are maps of zoned areas available for housing, so community members able to participate?	All Housing Element Update materials were made available on the City’s webpage.
Consider public safety - When building new housing units, City should focus on public safety.	Policy Action 2B, Policy Action 2C, Policy Action 2E
Safety and accessibility for emergency persons/vehicles is important in the growth.	Housing Goal 2
Consider housing in a variety of areas - diversity is important	Appendix B has identified sites across all income ranges in various locations throughout Fontana in order to equitably distribute housing opportunity.
It is important to the community that existing residential is preserved - opportunities for housing.	Policy Action 2A
Prevent future rezoning, especially if it’s for warehousing and also make sure that we secure housing zoning and set in stone that we prioritize housing to meet RHNA numbers, especially for low-income families.	The goal of the Housing Element is to provide opportunity for housing at all income levels and reduce the development constraints to housing access.



Table C-1: Community Engagement Feedback	
	Policy Action 1A, Housing Goal 1
Important to consider Low/very low/affordable housing options - prioritize low/very low-income affordable housing.	Policy Action 1E, Policy Action 1F, Policy Action 1J,
Housing important to the community! glad workshops/outreach is accessible	
Increase community opportunities in diverse areas (south Fontana) - retail/dining/housing	Appendix B identifies a variety of housing in areas across the City, south Fontana has been designated for housing opportunity across income levels.
Important to community that there are residential areas/opportunities in South Fontana	Appendix B identifies a variety of housing in areas across the City, south Fontana has been designated for housing opportunity across income levels.
Residential area being rezoned to non-residential uses is an issue.	The Housing Element intends to increase housing opportunity across the city for all income levels. Housing Goal 1
Resources, retail and dining opportunities are important to communities (specifically south Fontana)	The Housing Element consider job and economic growth as a part of a larger housing analysis. Section 2 outlines the economic opportunities in the City.
How to prioritize communities of color/environmental justice/ focus on affordable opportunities in areas with high resources	Housing Goal 4, Policy Action 4K
Smart growth is important - growing as a community along with business/essential resources	Housing Goal 2
Comment Letters Provided	
Comment/Feedback	Housing Policy/Program
Policy Action 1O: Supportive Housing / Low Barrier Navigation Centers - The timeline established in the draft is “within 12 months, Adopt procedures within 24 months.” This wait time is unnecessary as state law already requires that the city have a Streamlined Ministerial Approval Process in place	The City has updated both the program to support a variety of housing types, and the proposed timeline.
Housing Goal #4: Affirmatively further fair housing in Fontana - This part of the draft should describe what the City of Fontana is doing to affirmatively further fair housing	Section three is aimed at identifying local contributing factors to fair housing issues in Fontana, Housing Policy Action



Table C-1: Community Engagement Feedback	
	4K address the key findings of this section.
Housing Policy Action 4K: Affirmatively Further Fair Housing – the draft’s main focus is only on the FAQs	Housing Policy Action 4K was updated as of October 2021.
South Fontana is a historically marginalized part of the community and the low-income housing zoned in the area fail the AFFH test for low-income housing. Existing warehousing and logistics regulations to protect residential and public spaces from negative effects of industrial uses do not go far enough. The zoning for affordable housing south of the I-10 freeway is near warehouses.	Rezone strategy has been updated to minimize lower income housing near warehousing and industrial.
For mixed-income housing, inclusionary zoning is the best approach. The city’s 10% inclusion should be increased. Inclusionary requirements should be applied to all developments, including master-planned single-family projects. To make sure affordable homes get built, incentivize developers by lowering fees for onsite construction and increasing fees for offsite construction. Fees that come from offsite construction should be restricted funds used to build affordable housing.	The City has included programs in the housing element to work with developers and stakeholder to increase affordable housing in Fontana. Appendix B also outlines the City’s aggressive approach to increase affordable housing options in the City.
The city needs to incentivize and remove barriers for housing development. Existing in-lieu and density bonus incentives are optional and ineffective. Affordable set asides should be mandatory, and any fees collected should be directed to subsidizing affordable housing and neighborhood improvements in areas with existing affordable housing that is concentrated or segregated from higher income neighborhoods.	This comment has been considered.
Residents from South Fontana Concerned Citizens Coalition would like for an expansion of mixed use zoning in the city.	The City’s rezone strategy expands both higher density housing and mixed-use opportunity in the City.
Most of Very Low Income and Low Income is in North Fontana we need more Regional Housing Needs Allocation (RHNA) Area Median Income Very Low Income (VLI) & Low Income (LI) in South Fontana as well.	Environmental and health constraints were considered in the identification of sites. Appendix B contains a sites strategy which focuses on mixed income housing, increased housing near transit and resources, and housing opportunity dispersed throughout Fontana.
I implore help with the City of Fontana hoping to have them revisit the distribution of affordable housing and zoning in my community. There is immense opportunity for mixed use buildings, why are we not able to have industrial mixed with residential.	Please see comment above.



Table C-1: Community Engagement Feedback

<p>How are we adding more residents to a community that has recently been inundated with a concentration of solely industrial use, with the addition of a magnitude of warehouses? There are not enough streets to allow for the traffic this created already. There is no adequate public transportation to help alleviate. The community is concerned with there not being enough amenities within the area to accommodate all. There aren't enough grocery stores, or hospitals to accommodate the city</p>	<p>The City's growth estimates are determined by the RHNA allocation from SCAG and HCD.</p>
<p>For the proposed affordable housing location at Sierra and Jurupa, there is an abundance of warehouses backing this zone, is this the right place? Why are there no luxury apartments in a high-density area? This strikes as an environmental injustice issue, this area is a community with many minorities and considered low income- we are already considered marginalized</p>	<p>The Site on Sierra and Jurupa is proposed as mixed income site.</p>



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.



1

Presentation for the
2021 - 2029 HOUSING ELEMENT UPDATE

Introductions

City Staff

Zai AbuBakar, Director of Community Development
DiTanyon Johnson, Senior Planner
Cecily Session-Goins, Assistant Planner
Fernando Herrera, Assistant Planner

City Consultant

Kimley-Horn
Dave Barquist AICP
Molly Mendoza

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



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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

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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**

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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	5,095 units	+3,653 units
Low	974 units	2,943 units	+1,969 units
Moderate	1,090 units	3,029 units	+1,939 units
Above Moderate	2,471 units	6,410 units	+3,939 units
Total	5,977 units	17,476 units	+11,499 units

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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

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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




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

10

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).

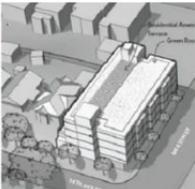
Above: 162 Dwelling units per Acre (Net)



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 st Planning Commission/City Council Workshop	July 28, 2020
1 st Community Workshop (Virtual)	Fall 2020
Community Survey Tool	Fall 2020
Final RHNA Allocations Determined	Fall 2020
Screencheck Draft	Fall/Winter 2020
2 nd Community Workshop (Virtual)	Spring 2021
2 nd 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

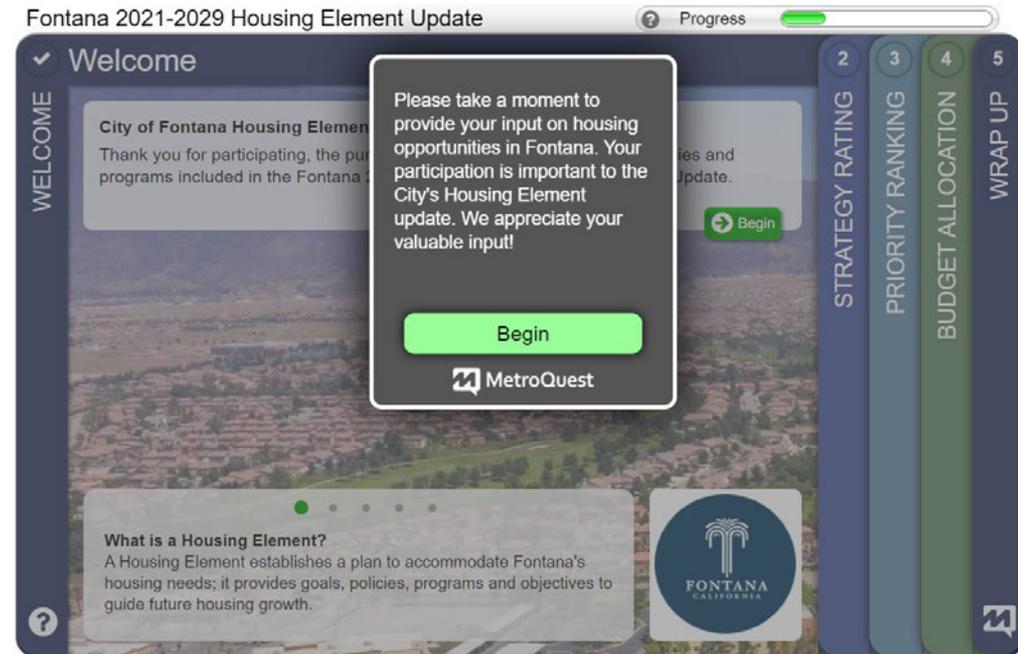
- Live Virtual Workshop using Zoom on **Wednesday October 7, 2020**
- Workshop recording available on the Housing Element Update Webpage
- Presentation:
 - Fontana Demographics
 - Housing Element Background and Process
 - RHNA Allocation for Fontana
 - Community Engagement, Q&A





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
Total:				17,519 units



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)



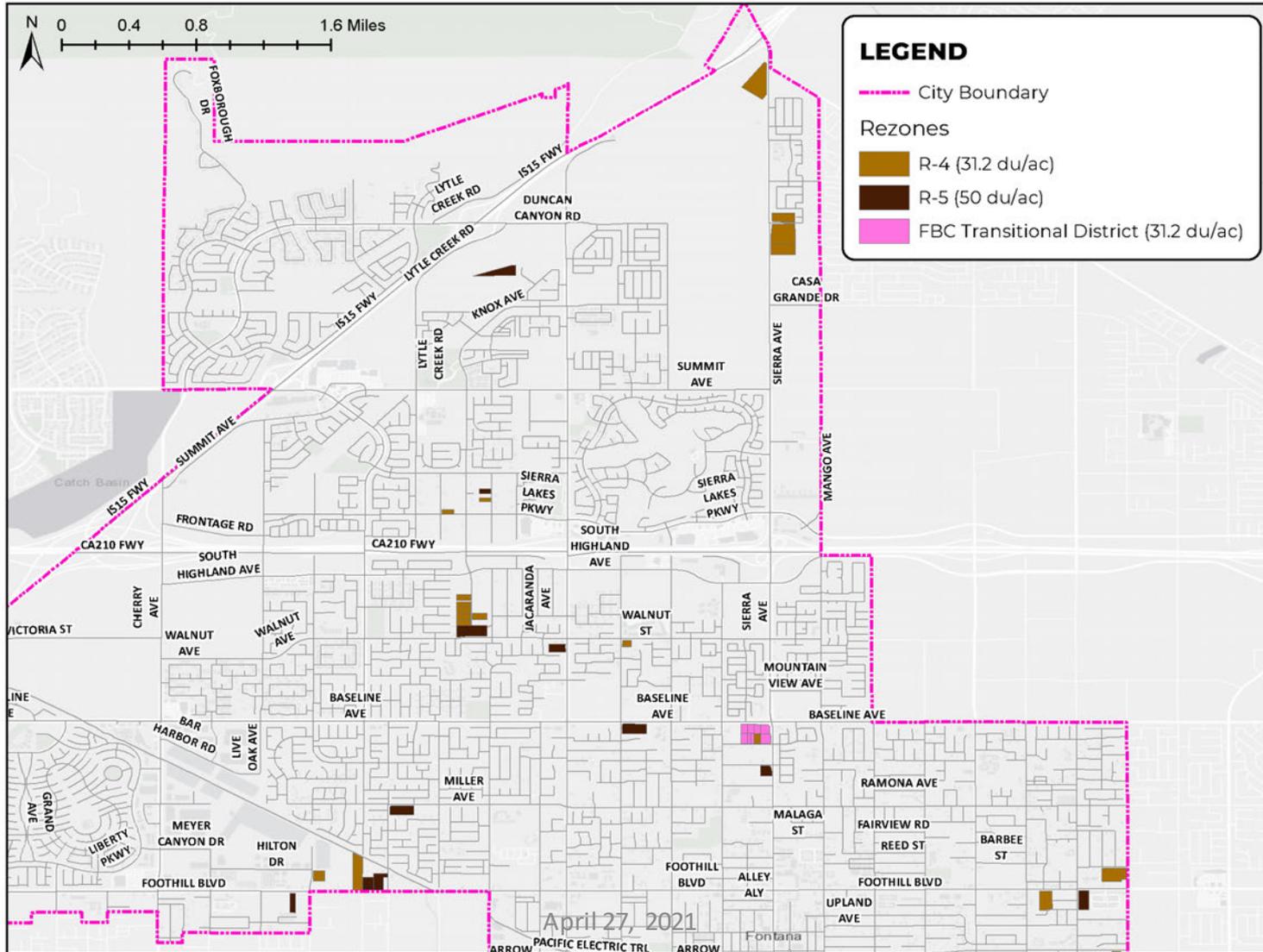
Remaining RHNA Need

- Shortage of **1,530** units in the Very Low-Income and Category to be met with rezones

	Extremely Low/ Very Low Income	Low Income
RHNA Allocation (2021-2029)	5,109 units	2,950 units
<i>Total Low and Very Low</i>	8,059 units	
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	
Total Capacity – Existing Land Use and Rezone Combined	10,718 units	
% Above RHNA Allocation	33%	

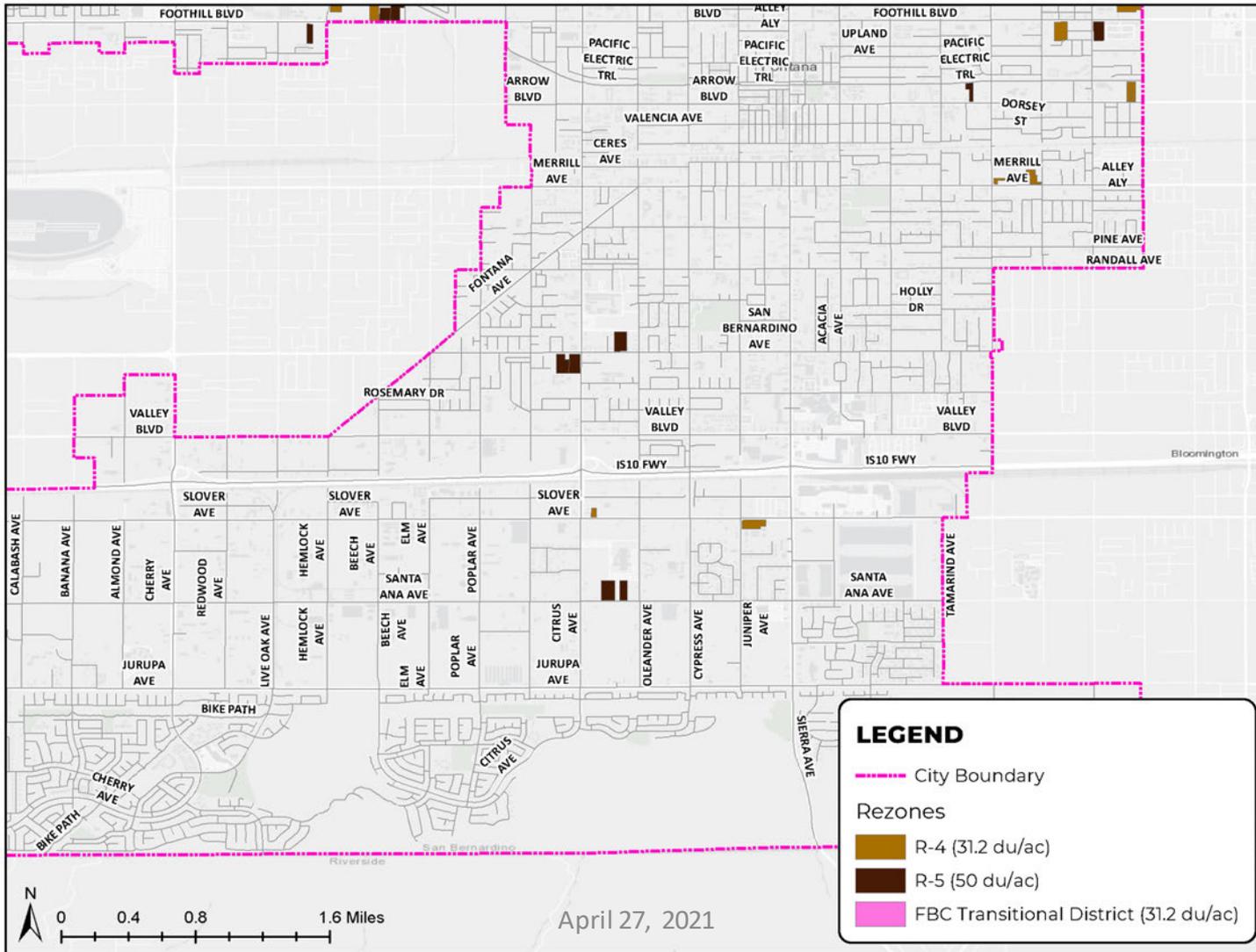


Proposed Rezone Properties- North





Proposed Rezone Properties- South





Summary Table

Adequacy of Sites Inventory - Assuming Expected Densities					
	Extremely Low/ Very Low Income	Low Income	Moderate Income*	Above Moderate Income	Total
RHNA (2021-2029)	5,109 units	2,950 units	3,035 units	6,425 units	17,519 units
Total Capacity – All Strategies	10,718 units		4,430 units	7,109 units	22,257 units
% Above RHNA Allocation	33%		46%	11%	--



Commission Comments and Questions

April 27, 2021

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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>.



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

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





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

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





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 6th 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://fontanahousing.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

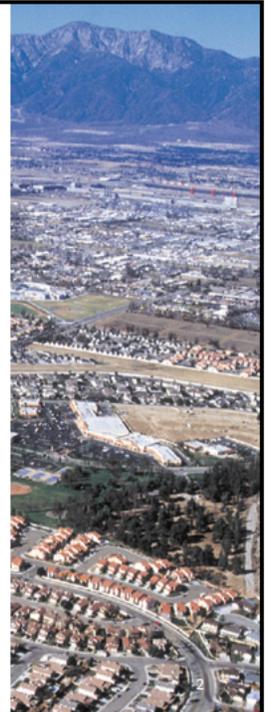
Date: Wednesday, October 7, 2020

Location: Virtual



1

Overview of Fontana

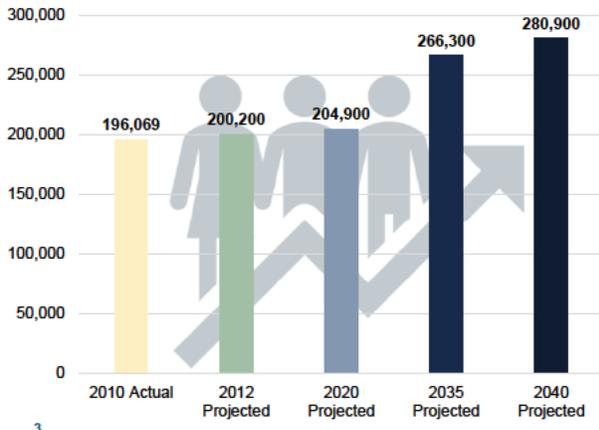


2

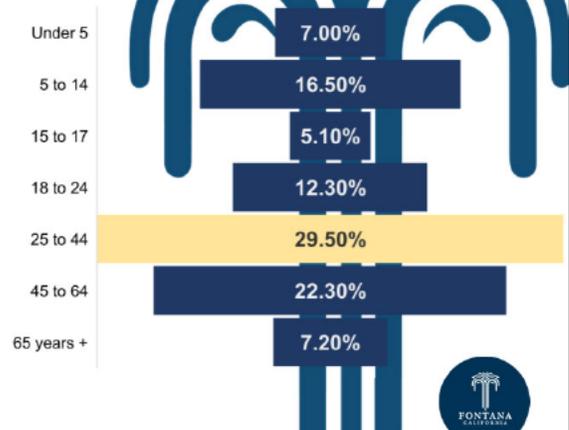
2

The Community of Fontana

Population in Fontana



Age Distribution in Fontana

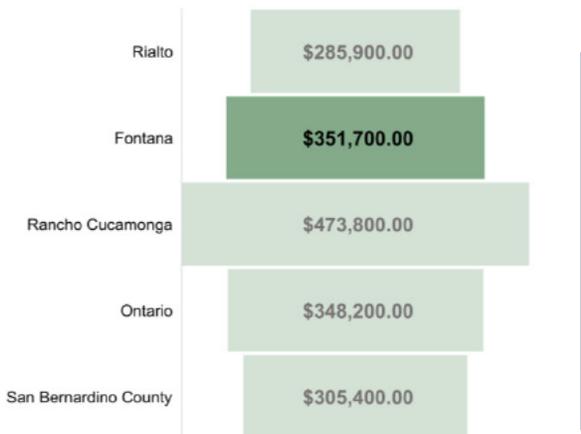


Source: SCAG Regional Growth Forecasts, American Community Survey, 2018

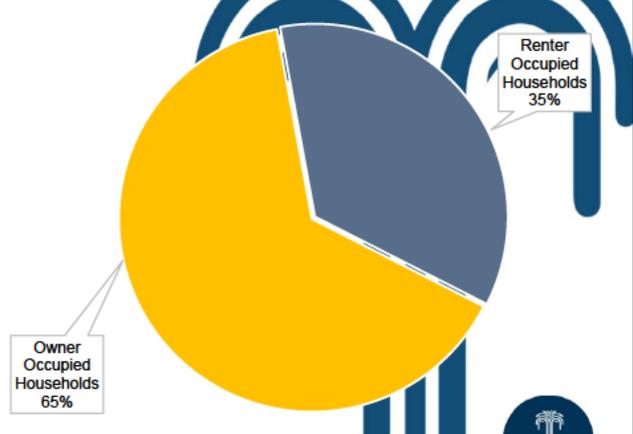
3

Housing in Fontana

Median Home Value



Household Tenure in Fontana



Source: American Community Survey, 2018

4

4

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

7



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

9

2021-2029 Housing Element Update – Community Workshop

RHNA Allocation: 6th 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
Total:				17,477 units

*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



11

11

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

12



12

Next Steps

13



13

2021-2029 Housing Element Update – Community Workshop

Tentative Housing Element Update Schedule



14

14

We Want Your Input!

Provide your input and comments by taking a quick survey!

Go to:

www.Fontana.org/HousingElement

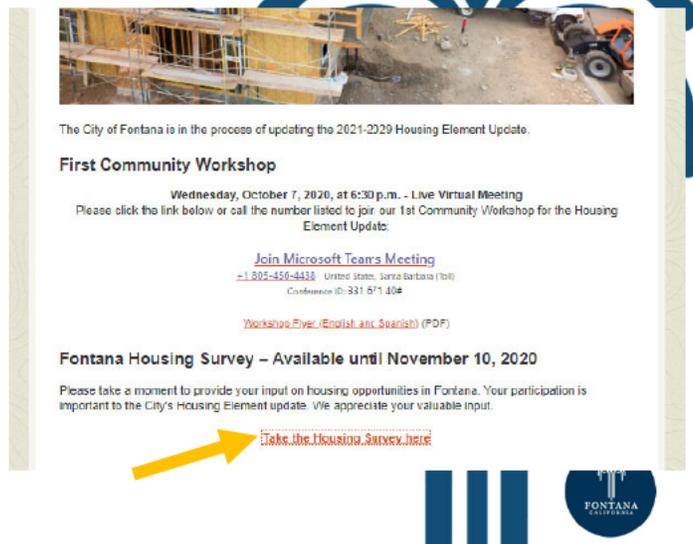


We Want Your Input!

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

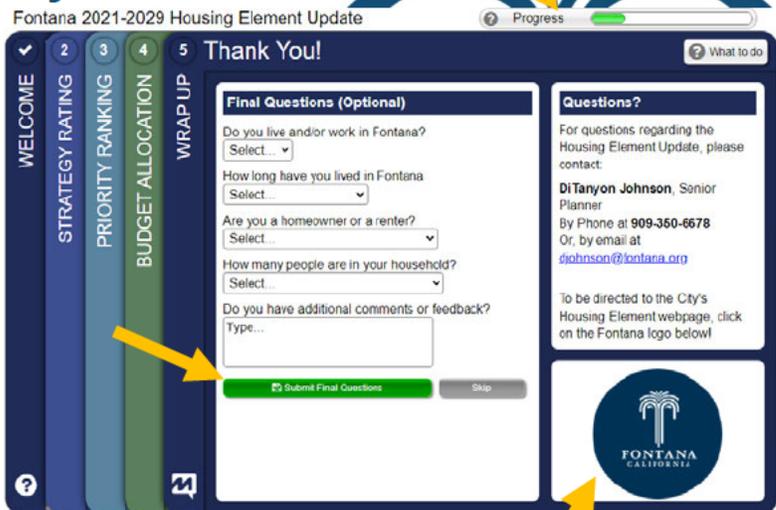


17

17

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**





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>.



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

¡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

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

 (909) 350-6723

 CSGoins@fontana.org

DiTanyon Johnson,
Senior Planner

 (909) 350-6678

 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
Total:				17,519 unidades

*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 2024](#) (PDF)



What is a Housing Element?

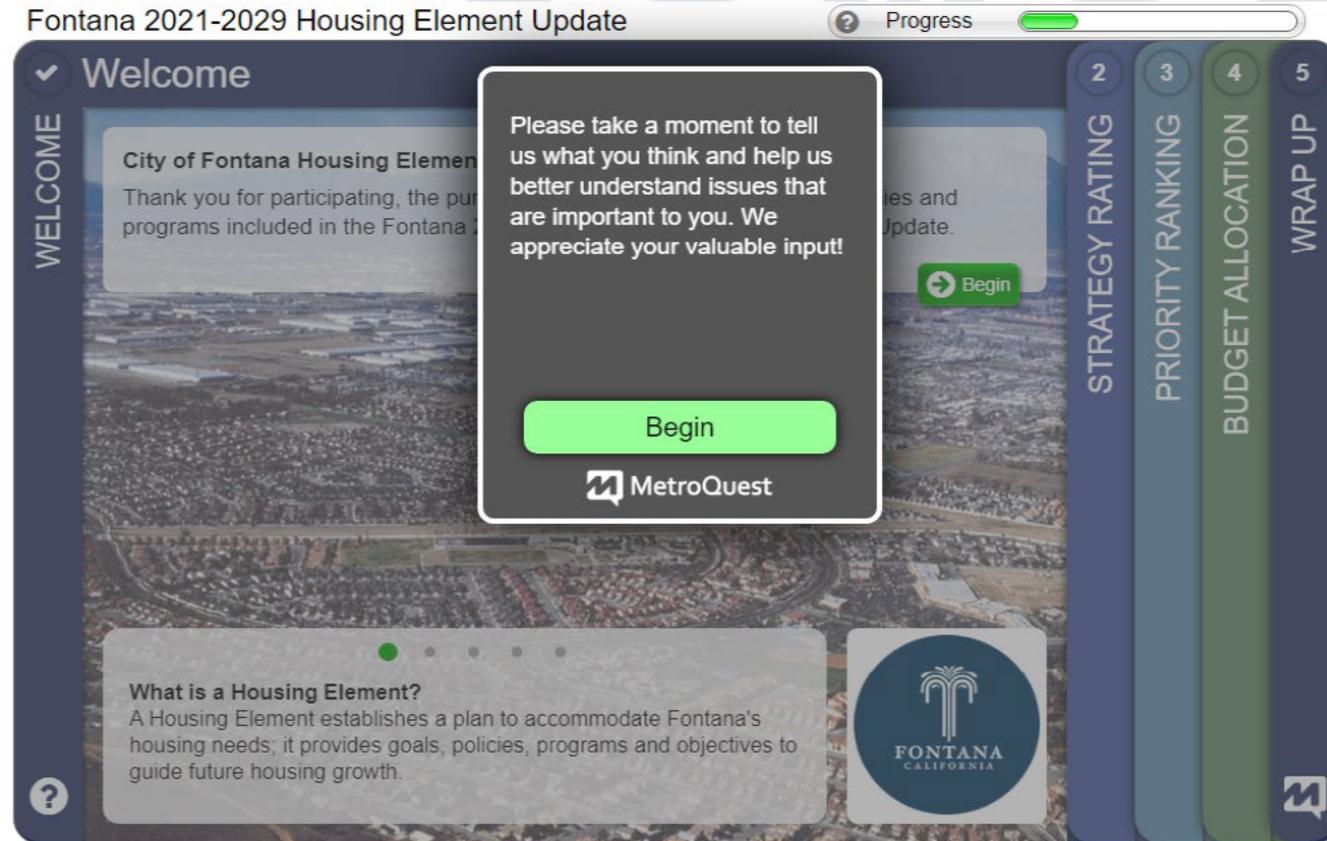
The Housing Element is a state-mandated and city-initiated policy document included in the City of Fontana General Plan. The Housing Element identifies policies and programs to meet existing and projected future housing needs for all economic segments in the City of Fontana. The 2021-2029 Housing Element 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

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)

La Ciudad de Fontana está en proceso de actualizar la Actualización del Elemento de Vivienda 2021-2029.

FAQ:

- [Preguntas más frecuentes \(más folleto\)](#) (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/3h6m1g>
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

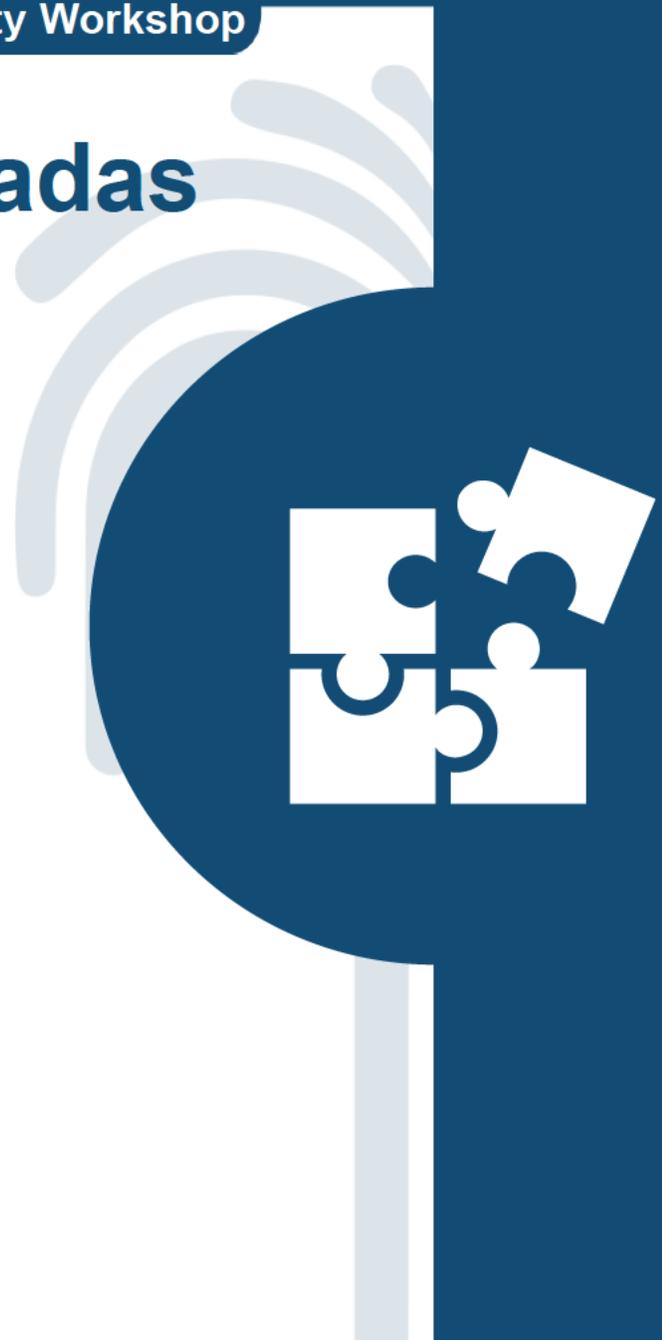
- El Perfil de la Comunidad analiza:
 - La Demografía y tendencias de la Población
 - Grupos con Necesidades Especiales
 - Personas Mayores
 - Estudiantes
 - Personas con Discapacidades
 - Sin Vivienda
 - Hogares Monoparentales (solamente padre o madre)
 - Granjeros
 - Ingresos y Economía del Hogar
 - 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 in a valley, with mountains in the background. The city is densely packed with buildings and roads. The mountains are blue and hazy, suggesting a distance. The sky is clear and blue. The overall scene is a wide, panoramic view of a large urban area.

Preguntas y Respuestas de la Comunidad

¿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



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

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)

[Volante de Taller Comunitario](#) (PDF)

Para obtener más información, puede comunicarse con:

Senior Planner DiTanyon 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)

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[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!

Español (México)



Actualización del Elemento de Vivienda de Fontana

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 y desplácese hacia abajo hasta “Borrador de Revisión Pública”. ¡Tómese un momento para decirnos a continuación que piensa!

* Obligatorio

1. ¿Cuál es su asociación con la ciudad de Fontana? *

Soy residente

Soy dueño de un negocio

Soy estudiante

Soy propietario de una propiedad

Soy desarrollador/promotor urbano

Soy organizador comunitario

Otras

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

Molly Mendoza

Join Audio Stop Video Security Participants 1 Polls Chat Share Screen Record Closed Caption Breakout Rooms Reactions End

Overview of the Housing Element



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: 6th 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
Total:				17,519 units

*Income range is based on the 2020 HUD Median Family Income (MFI) for San Bernardino County of \$75,300.



An aerial photograph of a large residential development, likely a new housing project. The image shows a grid of streets with numerous houses, many of which have solar panels on their roofs. A prominent road runs diagonally through the center of the development. In the background, there are mountains under a clear blue sky. The overall scene depicts a modern, planned suburban community.

Project Status and Outreach

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 2024 \(PDF\)](#)

Update Process and Outreach

What is a Housing Element?

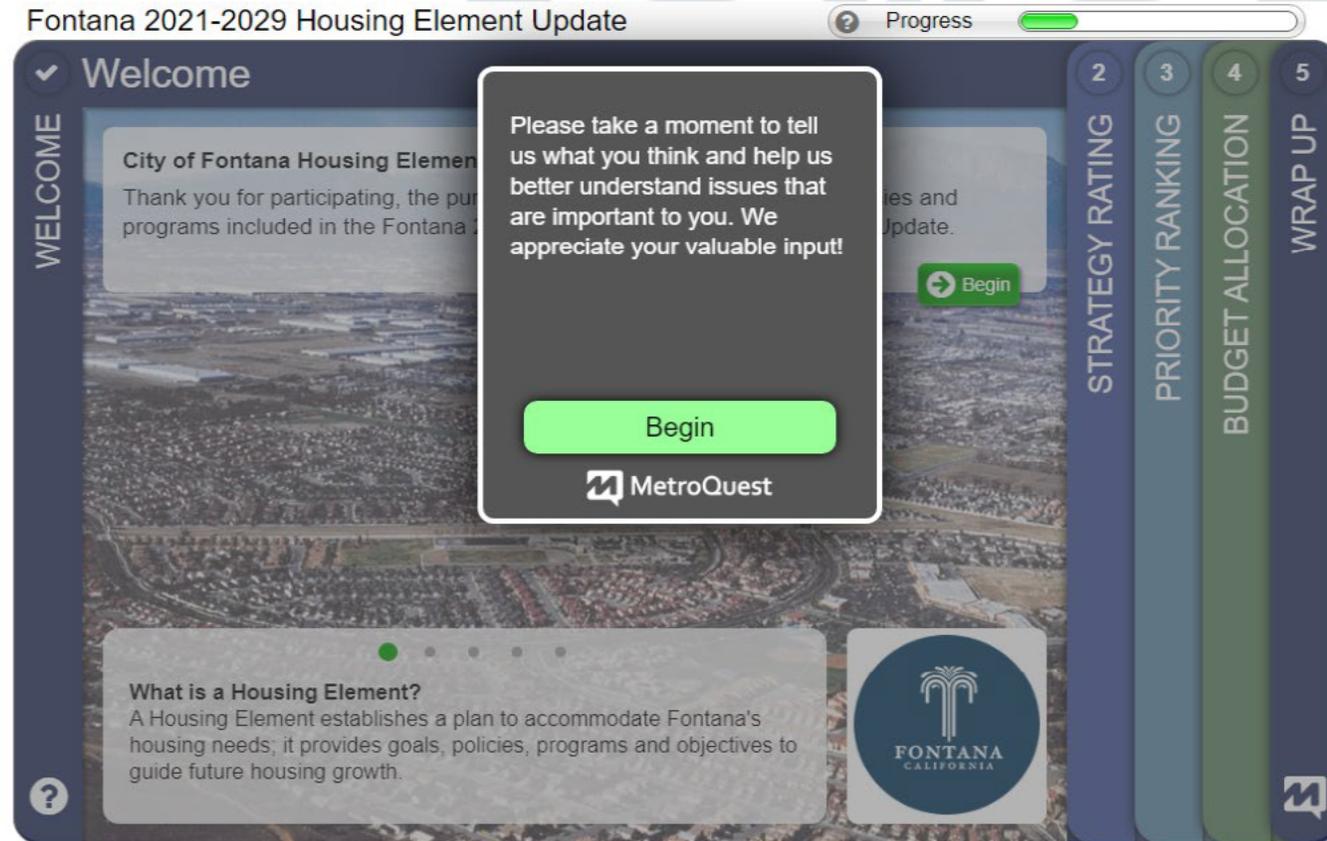
The Housing Element is a state-mandated and city-initiated policy document included in the City of Fontana General Plan. The Housing Element identifies policies and programs to meet existing and projected future housing needs for all economic segments in the City of Fontana. The 2021-2029 Housing Element 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 27th.
- 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 19th**.
- 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



Where and How to Review?

- The Draft Document is available on the City’s website at: 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**”

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/3s8trpg>
Passcode: 468712

- [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 Corally 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:

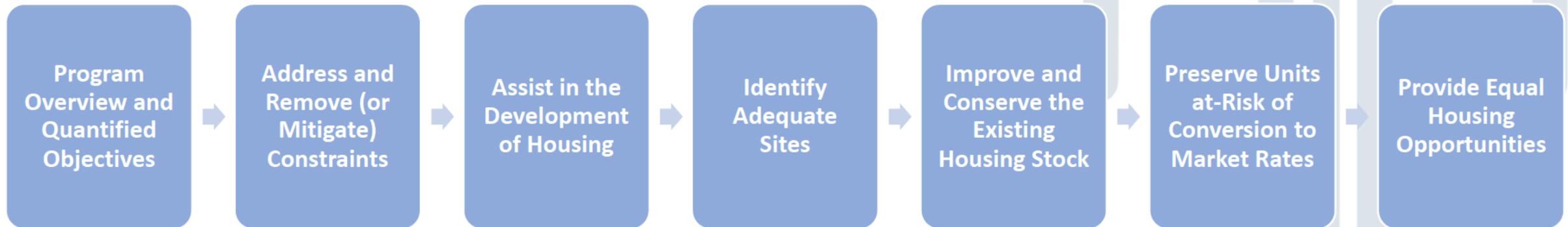
- The results and analysis of the jurisdiction's local housing needs
- Available land and financial resources
- The mitigation of identified constraints

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.

An aerial photograph of a city, likely in the Los Angeles area, 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 small blue rectangle is visible in the top left corner of the slide.

Community Q&A

Questions?

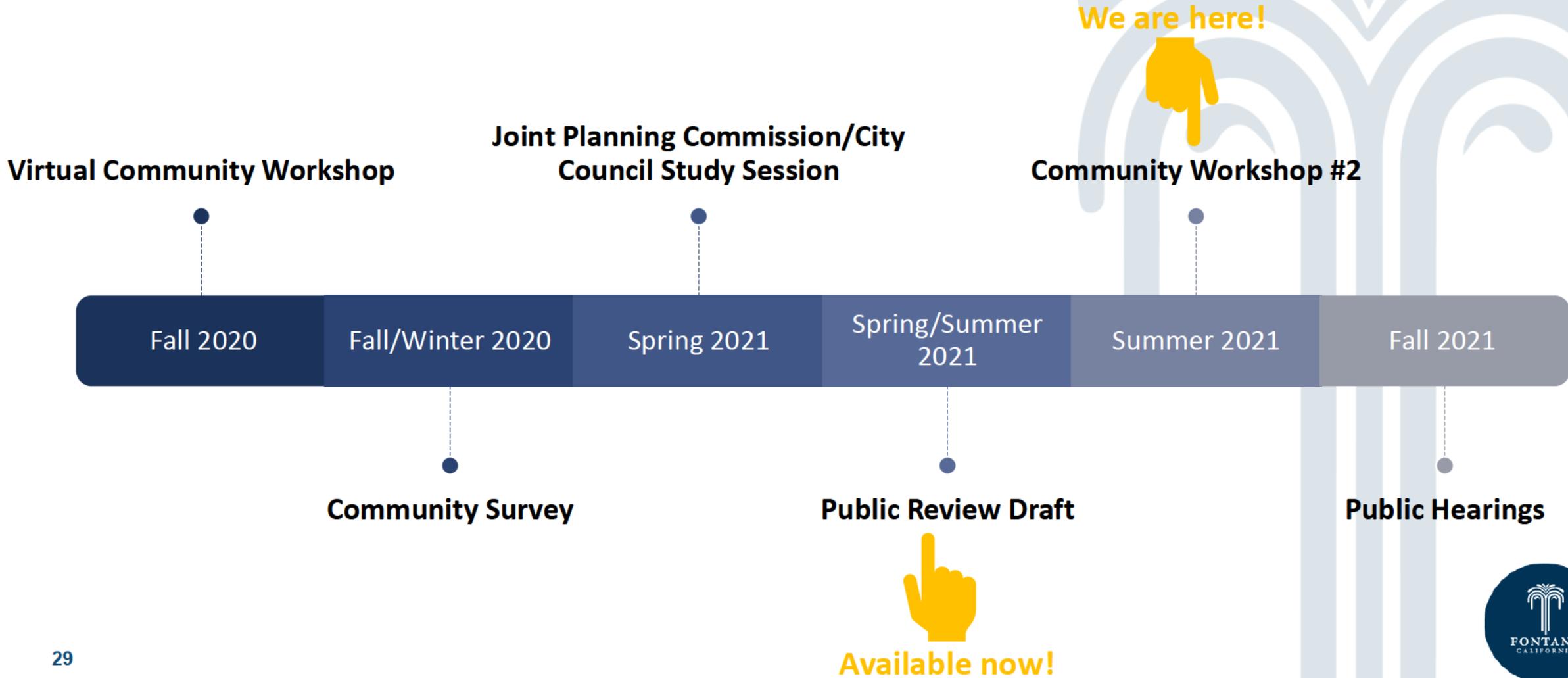
- Feedback or initial thoughts?
- Are there topics or issues you would like to further explore or discuss?

We saved some time this evening to answer your most pressing questions about the **Fontana Public Review Draft Housing Element!**

Next Steps



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

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:
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Assistant Planner Fernando Herrera at (909) 350-7608 or via [email](#) (Para informacion en Español)

Public Review Draft:

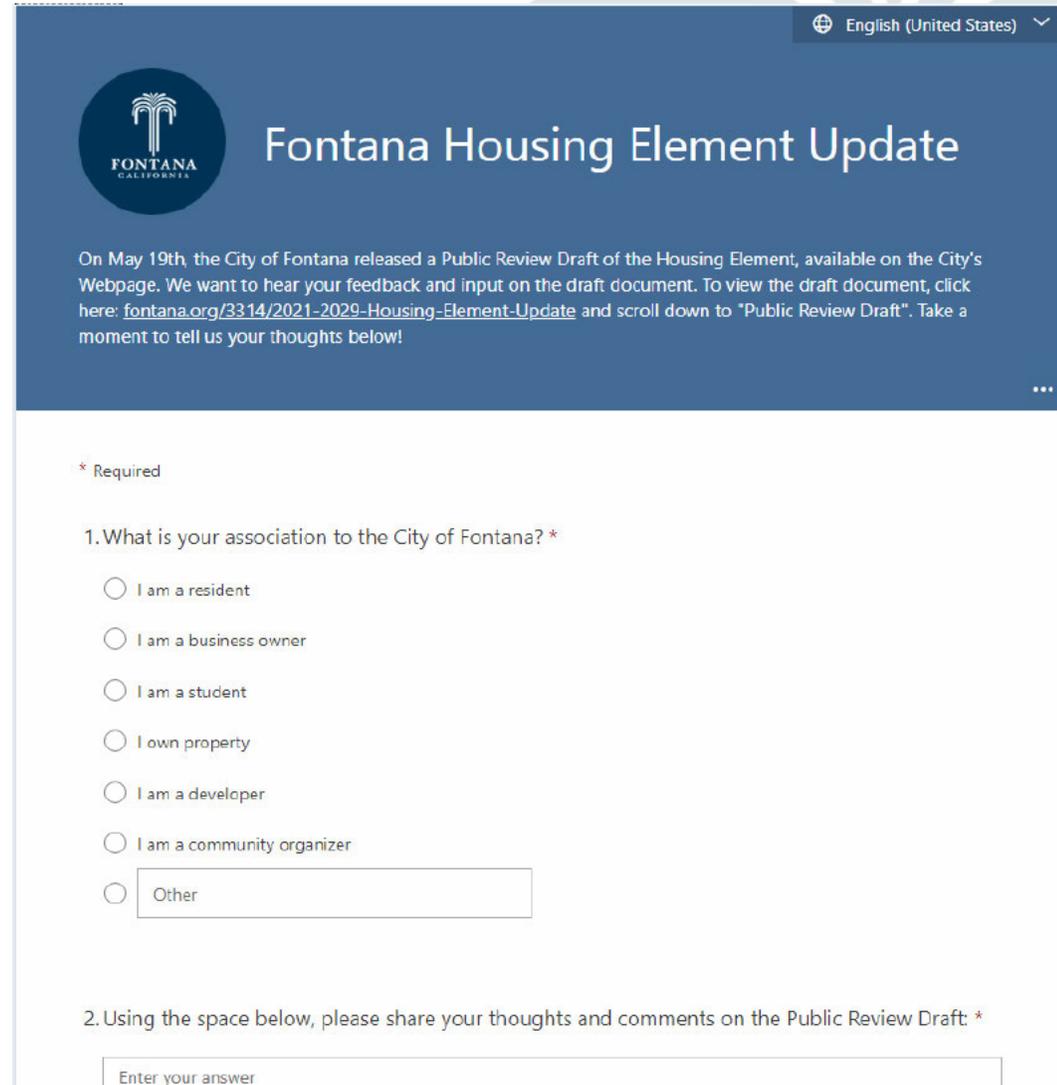
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- [Appendix D – Glossary of Housing Terms](#) (PDF)

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 and scroll down to "Public Review Draft". Take a moment to tell us your thoughts below!". The form contains a section titled "* Required" with the question "1. What is your association to the City of Fontana? *". There are seven radio button options: "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". The "Other" option is followed by a text input field. Below this is question "2. Using the space below, please share your thoughts and comments on the Public Review Draft: *", followed by a large text input field with the placeholder text "Enter your answer".

Thank you!

Questions? Please Contact:

DiTanyon Johnson,
Senior Planner

 **(909) 350-6678**

 **Djohnson@fontana.org**

Cecily Session-Goins,
Assistance Planner

 **(909) 350-3064**

 **Csgoins@fontana.org**

Fernando Herrera,
Assistant Planner

 **(909) 350-7608**

 **Fherrera@fontana.org**



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.

COMMUNITY SURVEY

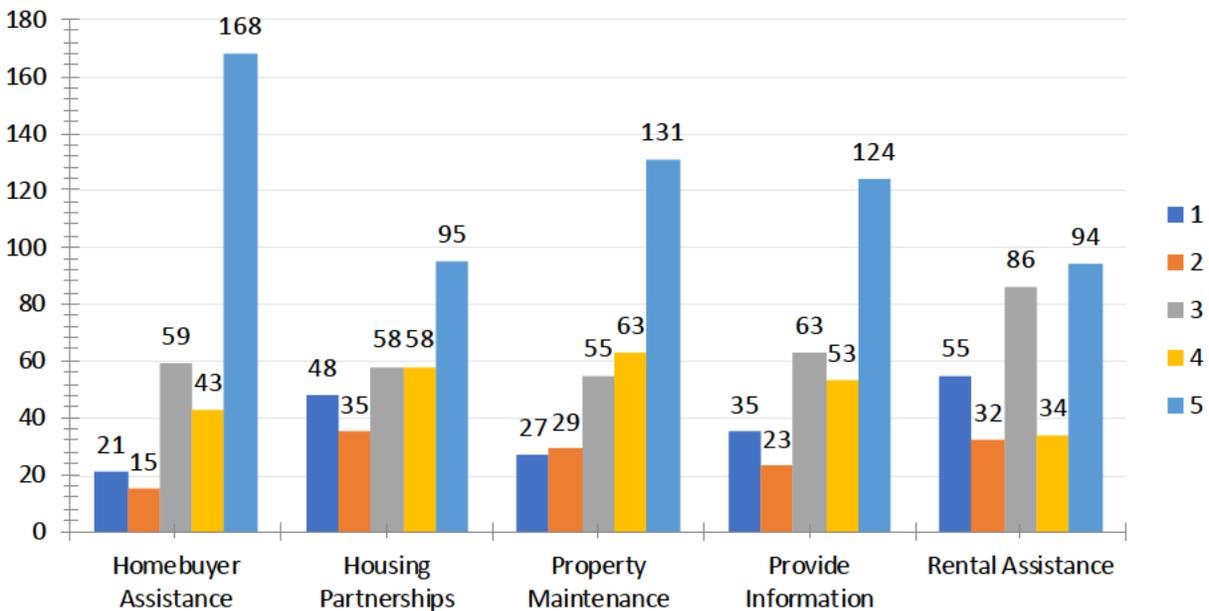
The City launched an online community survey available to the public between October 6, 2020, and November 23, 2020. The survey gathered feedback and interest on potential policies and programs to include in the Housing Element. The survey also collected the community’s preferences for housing types 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.

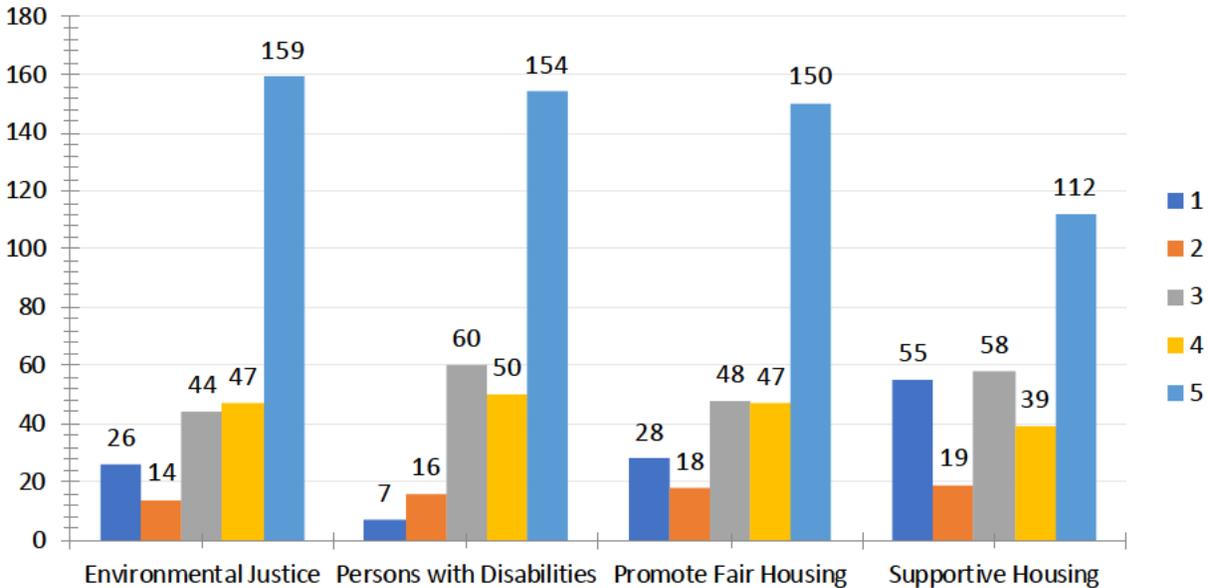
Figure 1: Community Assistance



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

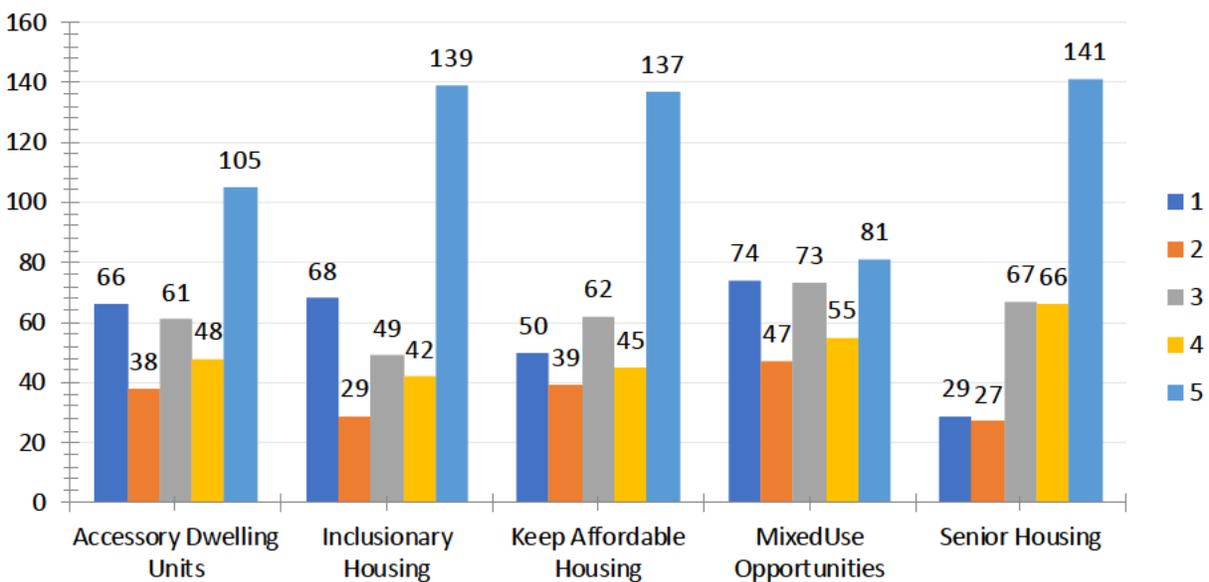
promote fair housing. There also high interest in programs to provide supportive and emergency housing in the City of Fontana.

Figure 2: Fair Housing



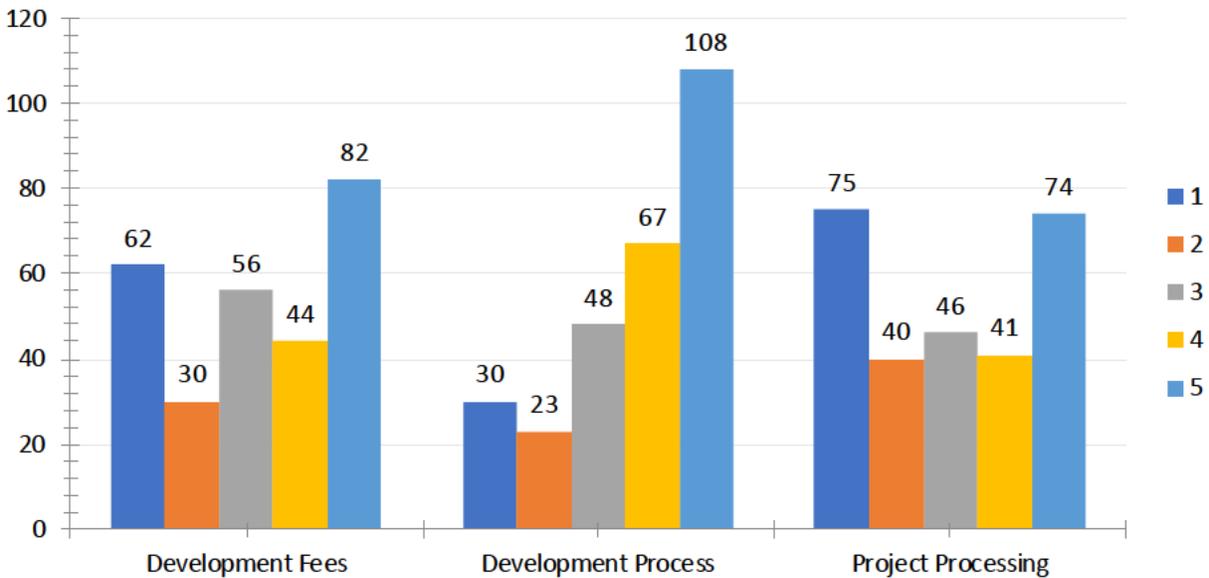
Affordable Housing Programs – Figure 3 displays the data results for participant interest in affordable housing programs. Based on the data, participants showed a high interest in a variety of programs to increase affordable housing in Fontana. Of the listed program opportunities, participants were most 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

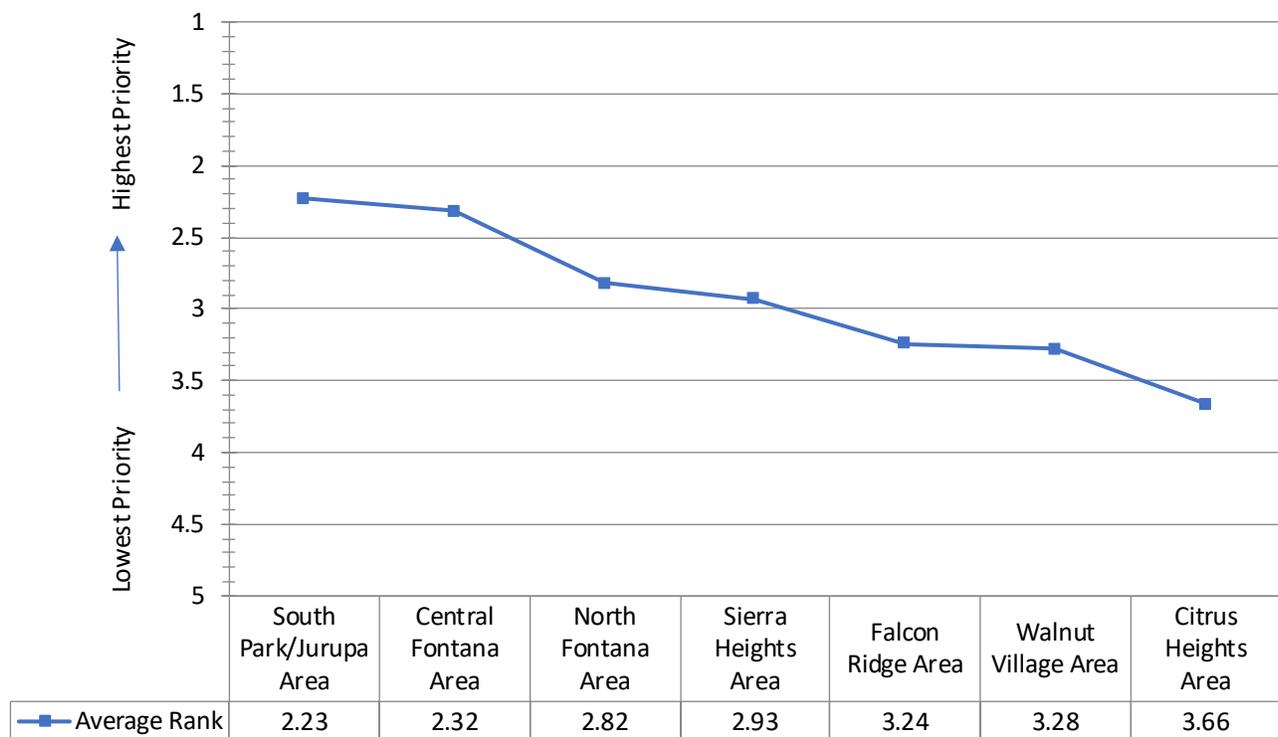
The survey provided a list of areas for housing opportunities in Fontana. Participants ranked each based on where they would most like to see housing in the City. Participants placed their highest priority area as number one at the top of the list, their second priority as number two, and so on. The 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

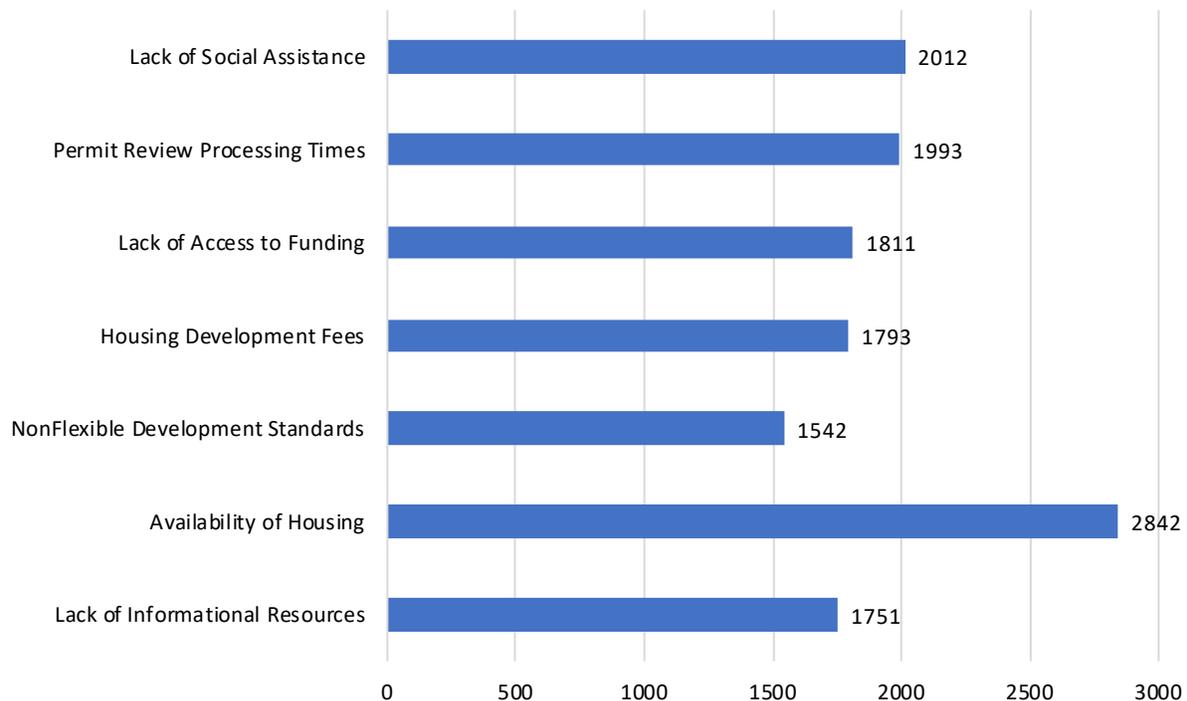
Participants were asked to identify barriers or constraints to the development of and access to housing within the City of Fontana. The following constraints were provided:

- **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

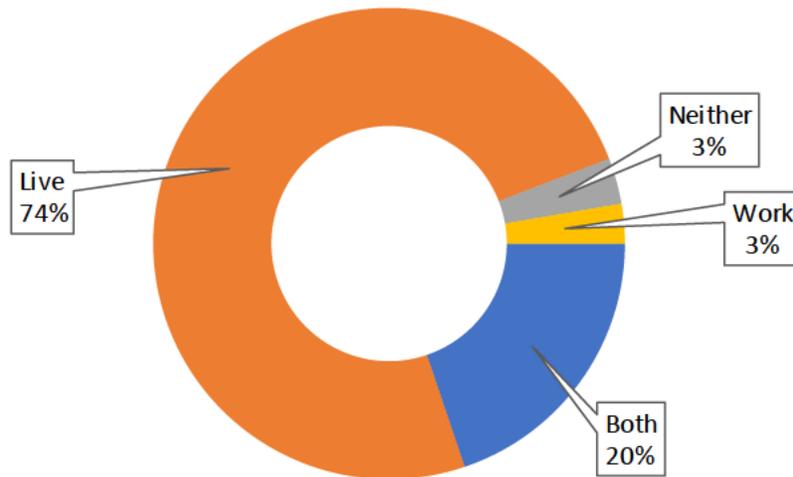
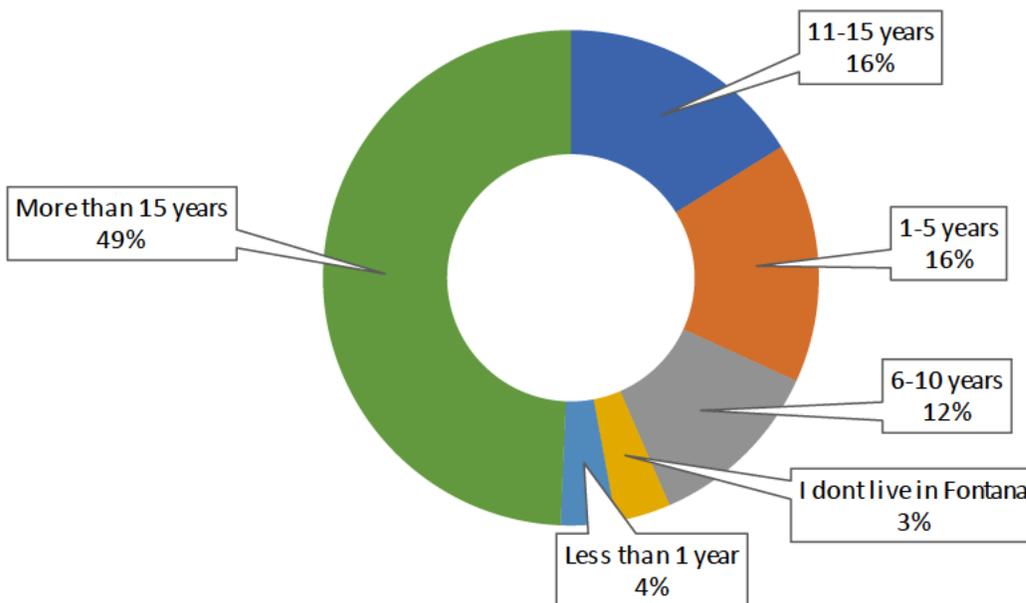


Figure 8: Number of Years Living in Fontana



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

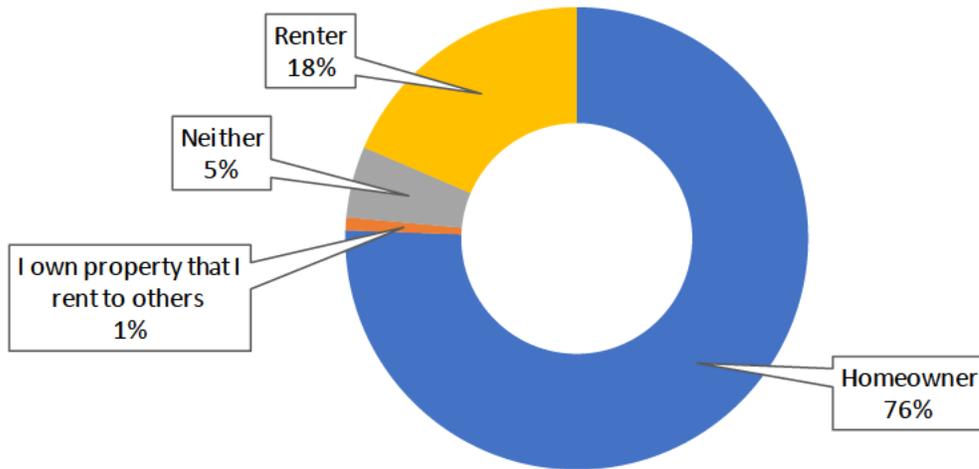
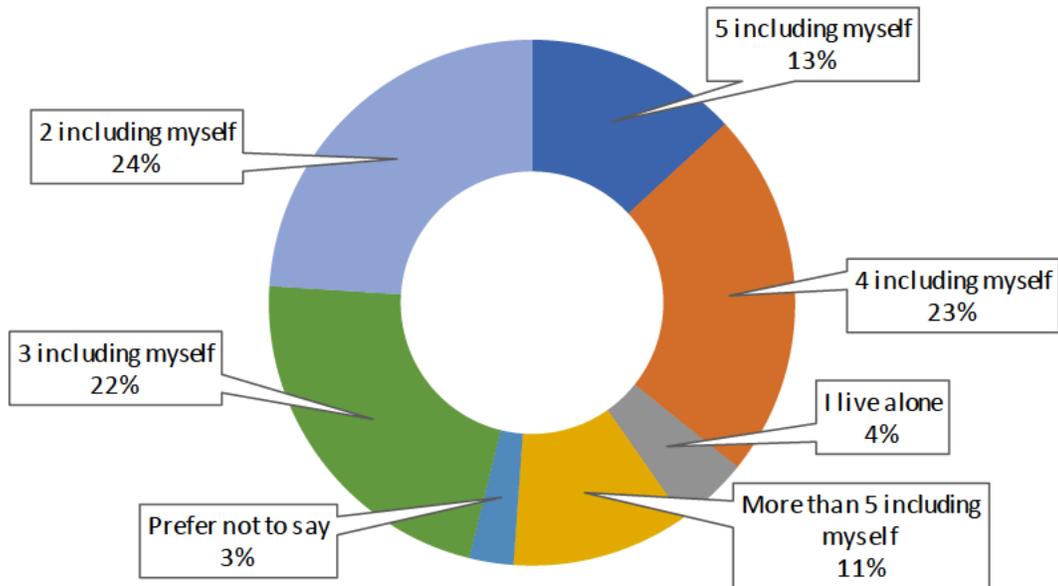


Figure 10: Number of Persons Per Household



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.



Divya Ram, (916) 263-7417
divya.ram@hcd.ca.gov
Housing Policy Analyst, Housing Policy Division
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
August 24th, 2021

RE: City of Fontana Draft Housing Element

Dear Ms. Ram,

This letter is to provide comments on the City of Fontana’s draft General Plan Housing Element for the Sixth Cycle (2021-2029). Inland Equity Partnership is an anti-poverty advocacy coalition who has identified health care and housing as the two primary drivers of poverty. One of our areas of focus is to preserve affordable housing for low income persons living in Riverside and San Bernardino Counties. The Draft Housing Element (“Draft”) contains deficiencies. We have some further questions and considerations we wish the City of Fontana would address.

Policy Action 10: Supportive Housing / Low Barrier Navigation Centers

The section states, “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.” The timeline established in the draft is “within 12 months, Adopt procedures within 24 months.” This wait time is unnecessary as state law already requires that the city have a Streamlined Ministerial Approval Process in place ¹. The City’s policy change that establishes a non-discretionary local permit needs to be described in this draft.

1. See S.B. 35, 2017 Leg., Reg. Sess. (Cal. 2018); See Cal. Dep’t. Housing & Community Dev., Streamlined Ministerial Approval Process Guidelines § 301(a), Nov. 29, 2018, (“Ministerial approval . . . shall be non-discretionary and cannot require a conditional use permit or other discretionary local government review or approval”).
- 2.

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

Housing Policy Action 4A, 4B, 4C, 4D, 4E and 4F are all programs run by either San Bernardino County, the San Bernardino County Housing Authority or other agencies and not the City of Fontana. This part of the draft should describe what the City of Fontana is doing to affirmatively further fair housing and not what other jurisdictions are doing in the city.

Housing Policy Action 4K: Affirmatively Further Fair Housing

The draft here is putting a lot of faith in the power of a website’s FAQs to address a long history of housing discrimination.

Additional Concerns from our Partner Organizations

South Fontana is a historically marginalized part of the community and the low income housing zoned in the area fail the AFFH test for low income housing. Existing warehousing and logistics regulations to protect residential and public spaces from negative effects of industrial uses do not go far enough. The zoning for affordable housing south of the I-10 freeway is near warehouses. The

setback standards for warehouses and logistics abutting residential zones and public facilities are not even listed as 300 feet which is woefully short of an adequate minimum which would be 1,000 feet.

Reduce the concentration of poverty. For mixed-income housing, inclusionary zoning is the best approach. The city's 10% inclusion should be increased. Inclusionary requirements should be applied to all developments, including master-planned single-family projects. To make sure affordable homes get built, incentivize developers by lowering fees for on site construction and increasing fees for off site construction. Fees that come from off site construction should be restricted funds used to build affordable housing.

The city needs to incentivize and remove barriers for housing development. Existing in-lieu and density bonus incentives are optional and ineffective. Affordable set asides should be mandatory and any fees collected should be directed to subsidizing affordable housing and neighborhood improvements in areas with existing affordable housing that is concentrated or segregated from higher income neighborhoods.

We need the city to play an active role for its residents to build community wealth that translates to permanently affordable housing like co-ops, community land trust, condos etc. Residents from South Fontana Concerned Citizens Coalition would like for an expansion of mixed-use zoning in the city.

Have affordable housing throughout the city of Fontana. Most of Very Low Income and Low Income is in North Fontana we need more Regional Housing Needs Allocation (RHNA) Area Median Income Very Low Income (VLI) & Low Income (LI) in South Fontana as well.

Without the specific ordinance language to state what the city will do to affirmatively further fair housing, beyond FAQ's on the city's website, we are not comfortable supporting the adoption of Fontana's Draft Housing Element.

If you have any questions or would like to discuss our comments, please contact Maribel Nunez at (562) 569-4051 or maribel@inlandequitypartnership.org

Sincerely,

Maribel [REDACTED] Inland Equity Partnership, Executive Director
Ana [REDACTED] Center for Community Action and Environmental Justice, Executive Director
South Fontana Concerned Citizens Coalition
Elizabeth [REDACTED] South Fontana Concerned Citizens Coalition, Founding Member
Jacqueline [REDACTED] South Fontana Concerned Citizens Coalition, Founding Member
Eddie [REDACTED] South Fontana Concerned Citizens Coalition, Founding Member
Craig [REDACTED] South Fontana Concerned Citizens Coalition, Founding Member
Angela M. [REDACTED] Fontana Resident
Cynthia [REDACTED] Fontana Resident

Mendoza, Molly

From: Ram, Divya@HCD <Divya.Ram@hcd.ca.gov>
Sent: Tuesday, August 24, 2021 9:46 AM
To: [REDACTED]
Subject: FW: City of Fontana Draft Housing Element

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: External

Hi All,

See below for a public comment letter that we received from a resident. Please address both letters in the housing element.

Thank,
Divya

From: [REDACTED]
Sent: Sunday, August 22, 2021 6:18 PM
To: Ram, Divya@HCD <Divya.Ram@hcd.ca.gov>
Subject: City of Fontana Draft Housing Element

Dear Divya Ram,

I write to you as a concerned resident of South Fontana. I implore help with the City of Fontana hoping to have them revisit the distribution of affordable housing and zoning in my community. There is immense opportunity for mixed use buildings, why are we not able to have industrial mixed with residential. Or mixed Industrial and Commercial use. How are we adding more residents to a community that has recently been inundated with a concentration of solely industrial use, with the addition of a magnitude of warehouses? There is not enough streets to allow for the traffic this created already. There is no adequate public transportation to help alleviate. The community is concerned with there not being enough amenities within the area to accommodate all. There isn't enough grocery stores, or hospitals to accommodate the city. For the proposed affordable housing location at Sierra and Jurupa, there is an abundance of warehouses backing this zone, is this the right place? Why is there no luxury apartments in a high density area? This strikes as an environmental injustice issue, this area is a community with many minorities and considered low income- we are already considered marginalized. I ask this be taken into consideration and reviewed. Thank you for your attention to this matter.

Sincerely,

Nancy [REDACTED]
Resident of Fontana, California
Admin of the Facebook group "We Love Southridge"
Member of "South Fontana Concerned Citizens Coalition"

Sent from [Mail \[go.microsoft.com\]](mailto:Divya.Ram@hcd.ca.gov) for Windows

ID	Start time	Completion time	Email	Language	What is your association to the City of Fontana?	Using the space below, please share your thoughts and comments on the Public Review Draft:	Do you have additional questions or comments for the Housing Element update team?
1	6/3/21 8:47:04	6/3/21 8:51:27	anonymous	English (United States)	I am a resident;I own property;	Don't need any more low income properties or apartments. We need to house the homeless	don't need apartments or low income housing. Need to house the homeless in Fontana. Need culture in our city...museums or makerspaces
2	6/3/21 9:10:58	6/3/21 9:18:22	anonymous	English (United States)	I am a resident;	Please be more descriptive as to where specifically the low income homes will be located. I try to engage the image and it looks distorted.	I'm not sure if you plan to rezone some areas for low income where there are moderately to above income homes are located. I dont agree with that. It will bring down our property value. We work to hard to buy the homes here in N. Fontana on citrus Ave. I don't want my property value to go down.
3	6/3/21 9:08:04	6/3/21 9:34:29	anonymous	English (United States)	I am a resident;	<p>City government seems to always want to give handouts to people who are not improving themselves. If city is going to give hand up, then city should hold Recipients should be held to higher standards, to ensure they grow in our community. Makes no sense that city wants to build so many very low income housing, when city cannot handle the homeless concerns our city is facing. Reading that public transit to increase near Summit area is scary, as we know this will be bring homeless, is a fact. We are seeing homeless take over bus stops, personally young daughter went to catch bus, she was scared because homeless lady was sprawled out at bus stop. We pay city, property, sales tax, city should be taking care of paying residents by doing part and keeping up area and stopping the homeless from taking over bus stops so we don't end up like Los Angeles. Why not reward the paying residents who pay property tax, sales, tax, etc, by bringing in professional occupations into city of Fontana? Based on data city supplied, shows decline in professional occupations, but yet the warehouse/transportation blue collar saw an increase. How are the residents who do right ever rewarded, could look at incentives on tax property, pay early, give discount, to create some balance on those who right to help those who need it.</p>	Seems like many city employees do not reside in Fontana, do they really have best interest for the city, or are they just trying to make certain KPI's required? Bus stops if going to be increased should be maintained by city, before any residents report issues, should be done daily and place bus stops in areas where traffic will NOT be impeded. Low income housing should not be all in one place, should be spread out through out city evenly. Or maybe just give up those federal funds and not implement them in Fontana at all.
4	6/3/21 9:25:27	6/3/21 9:41:56	anonymous	English (United States)	I am a resident;	POOR	This planning MUST go beyond Fontana border and into the future (100 years or more) because old thinking won't consider climate change, global warming, transportation changes (new autopilot driving electric vehicles that may fly), and a really aging population (over 50% age 50 or more that are disabled or handicapped in some way), and lastly people need places where vehicles are BANNED. Our infrastructure as is today is a mess as anyone can see with a train going 60 mph thru the city & traffic stopped today for blocks, instead putting the road under or over the tracks. This is my snap shot of the future of Fontana "SAME OLD THINKING" nothing newer or better.

5	6/3/21 10:02:13	6/3/21 10:04:49	anonymous	English (United States)	I am a resident;	Not enough affordable housing for lower income, just building these big houses that not all can afford.	PLEASE BUILD MORE LOW INCOME OR AFFORDABLE HOUSING
6	6/3/21 10:17:32	6/3/21 10:20:23	anonymous	English (United States)	I am a resident;	Why more housing? More businesses and schools will be most beneficial to an already over populated city.	Why keep building houses here, we are already over populated, warehouses, houses and gas stations seems to be the norm here.
7	6/3/21 10:41:07	6/3/21 10:49:31	anonymous	English (United States)	I am a resident;I own property;	Future housing needs to address the shortage of adequate parking. We should also require developers to find affordable ways to include more exclusive outdoor space, even if that means utilizing rooftops. Additionally, we should do everything we can to increase the use of reclaimed or recycled water for landscaping wherever possible.	How can we more successfully influence the goals, policies and guidelines to more align with the desires of current residents rather than external agencies and special interests?
8	6/3/21 10:55:04	6/3/21 11:00:22	anonymous	English (United States)	I am a resident;I own property;	With the water shortage, who approved all this development and where's the water going to come from? I'm I going to get penalized for watering my lawn again?	Where is the WATER coming from for the homes??
9	6/3/21 11:05:05	6/3/21 11:08:05	anonymous	English (United States)	I am a resident;	For the higher density housing, can we make sure they are built closer to freeways, train stations and industrial parks so that they have easier access to jobs.	Can we reduce opportunities for developers to push parking for cars into busy streets? Can't they find a way to make parking available on their own property as part of the project instead of pushing it into traffic?
10	6/3/21 12:06:12	6/3/21 12:13:09	anonymous	English (United States)	I am a resident;	Appears to be representative of the states mandates, the cities plans, and the input of those who participated in the process The city is very diverse in all measurable points covered, however the city is also broken up by economic factors within physical geographical regions and I may have missed the data associated with that	Look forward to the next steps and how diversity of housing is going to be planned throughout the city
11	6/3/21 13:08:51	6/3/21 13:16:53	anonymous	English (United States)	Resident and X City employee ;	Need to re-evaluate requiring "solar panels" on the roofs. I have dealt with solar celled lighting for decades, and they're barely a "break even" concept. It's requiring everyone to have a contractor on speed dial to clean and maintain. They're also an expense that will become larger and larger as the Solar Panel life span reaches half life, and with the panel's I have used that about three years.	Are we finally considering the parking space requirements in residential subdivisions, they are sub-standard in light of recent years. I rarely see the Parkin space in front of my home, thus I pay for street sweeping, yet they, the Sweeper, cannot sweep because of the number of residents vehicles.
12	6/3/21 13:39:56	6/3/21 13:42:29	anonymous	English (United States)	I am a resident;	As a resident, I am concerned with the number of dwellings being placed in North Fontana. There is not currently enough infrastructure (grocery stores, schools, and parks) to accommodate an influx of new residents. I am particularly concerned with the number of very low and low income housing units being proposed off of Sierra. These units will change the fabric of the community and will likely lead to current residents deciding to move if crime rates rise.	How do you plan to support all of the new residents' needs?

13	6/3/21 12:29:37	6/3/21 13:56:12	anonymous	English (United States)	I am a resident;I own property;I am a community organizer;	This Public Review doesn't seem to address enough details into how environmental impacts from the growing number of warehouses will be mitigated for the new and current housing. It also feels like lip service for the affordable housing plans. Fontana needs to do better at building a community for its people, not just the "Stakeholders" who don't live here. We need bike lanes, we need parks with free splash pads, we need to consider more Community benefit agreements that benefit the residents.	Can you please consider more community benefit agreements that will be beneficial to all our residents, such as wider sidewalks, bike lanes, and park space. Who benefits from minimal housing and dozens of warehouses?
14	6/3/21 16:51:26	6/3/21 16:53:57	anonymous	English (United States)	I am a resident;	The city poorly planned the area south of I-10 between Poplar and Sierra. Who in their right mind would build warehouses next to and around two schools? Shouldn't you be putting housing in this area?	
15	6/3/21 16:48:32	6/3/21 16:56:26	anonymous	English (United States)	I am a resident;	We need more affordable housing that takes pets. Do something with the homeless people. Stop future warehouse building.More restaurants, not drive thru. More stores but no grocery stores.	Affordable housing, when, where? What's is affordable to me may not be affordable for someone else. My continue to build homes that are \$400,00 and above?
16	6/3/21 17:03:17	6/3/21 17:09:02	anonymous	English (United States)	I am a resident;	Great, for city of Fontana.	House price will be higher or lower from now?
17	6/3/21 17:24:13	6/3/21 17:27:51	anonymous	English (United States)	I am a resident;I own property;	I think it's a horrible idea to add so much more housing when we do not have the infrastructure (such as grocery stores) to support the already existing and expanding housing in the northern part of the city. Many of the residents in the north end go to Ranch Cucamonga to shop. Why does the City of Fontana not want its residents to spend money where they live???	
18	6/3/21 17:31:27	6/3/21 17:33:19	anonymous	English (United States)	I own property;I am a resident;	Fontana is a big city. Which part is the housing going to be located? North Fontana as always?	Will there be more homes built in South Fontana rather then taking up all our land for warehouses?
19	6/3/21 20:39:00	6/3/21 20:42:31	anonymous	English (United States)	I am a resident;I own property;	Concerned about the homeless, mentally ill and drug addiction and substance abuse population in our city and nearby neighborhoods.	The type of housing being developed
20	6/3/21 21:40:14	6/3/21 21:41:03	anonymous	English (United States)	I am a resident;	Stop the Warehouses in South Fontana	Stop the Warehouses in South Fontana
21	6/3/21 23:41:51	6/4/21 0:07:01	anonymous	English (United States)	I am a resident;I own property;	Please stop over populating the city with housing. The streets are already super crowded. Instead build a shopping center such as a mall or something similar to Victoria Gardens to give residents a local mall experience. Also, invest on taking criminals off the streets. The corner of Palmetto & Foothill, that shopping center is always filled with druggies who then disseminate into the nearby neighborhoods causing an unsafe environment for our families.	
22	6/4/21 4:43:47	6/4/21 4:46:37	anonymous	English (United States)	I am a resident;	More of affordable housing for senior citizen	
23	6/4/21 5:50:44	6/4/21 5:51:33	anonymous	English (United States)	I am a student;	Please help the homeless and those that are mentally ill	Yes where can these people go that need help
24	6/4/21 6:04:44	6/4/21 6:11:06	anonymous	English (United States)	I am a resident;	My concern is there is no timely notification by the city to its residents, and what about those how don't use social media. What is housing element?	The city one its leaders are not listening to the residents, housing especially in the south side where warehouses are interrupting daily lives

						We need more grocery stores and amenities in the north end. It is becoming so overbuilt that I don't believe there's should be anymore housing in plans until the infrastructure to support those homes has gone up. From shopping to traffic, it's a mess. Additionally, I would caution against putting very low income housing in that area, a lot of the city's property tax come from that area and residents in the area will not be willing to pay those prices to live next to low income housing. It is a fact that crime does go up in those areas.	
25	6/4/21 6:25:41	6/4/21 6:29:25	anonymous	English (United States)	I am a resident;		
26	6/4/21 8:49:26	6/4/21 9:10:38	anonymous	English (United States)	I own property;		As a homeowner it is very concerning to me that so many low income properties are being built in my area, with almost none is North Fontana. The few houses being built are not being maintained properly . I would like to see more HOA's only because the city does NOTHING to ensure that properties are maintained
27	6/4/21 12:33:16	6/4/21 12:35:43	anonymous	English (United States)	Ho;	HOMELESS SINCE. (2010)	BY THEN MY (TOMBSTONE) IS ON THE WAY 🙄
28	6/4/21 14:41:58	6/4/21 14:42:48	anonymous	English (United States)	I am a resident;	Interesting	Slow down. This town is growing to fast
29	6/4/21 18:07:55	6/4/21 18:10:20	anonymous	English (United States)	I am a resident;I own property;	I want to make sure our city leads the way with public safety in mine. Building large condo units need to have multiple exits in case of Emergency. Secondly I like the idea of blending low income in market price condos or apartments. Providing a low income families to live in the same community as market price.	
30	6/4/21 22:44:13	6/4/21 23:14:28	anonymous	English (United States)	I am a resident;	Stop building housing/apartments for low to very low income households.	Fontana needs to stop building housing/apartments for low to very low income households. There are already plenty of dwellings accommodating low income households throughout Fontana. We should be concentrating on the middle income single parents/families that are also struggling to make ends meet. Provide affordable housing/apartment complex for them as well. Let's build and grow Fontana like our neighboring city Rancho Cucamonga or the upcoming new Rialto. I am a single mother with children, working hard and long hours to support my family. I travel over 120 miles one way for work. I can't afford to buy a home and I'm not qualified for low income but Fontana is home to my kids- this is all they know. I want them to live and feel safe while I'm away. Affordable housing for middle income individuals/families would help out those that are silently struggling to also make ends meet. I have faith that Fontana will eventually move towards helping others that just the low to very low income households. Thank you.
31	6/4/21 23:39:53	6/4/21 23:42:03	anonymous	English (United States)	I am a resident;	I want a good neighbor more housing	If I have property and it's pay off can I built a small house

32	6/5/21 17:30:51	6/5/21 17:32:24	anonymous	English (United States)	I am a resident;	I feel before you implement more housing you need to address the traffic issue and create better roads. We are inundated with ads traffic for warehouses. Please fix the traffic issue first.	Yea add housing instead of warehouses to South Fontana. And while you are building please help improve our parks. Thank you.
33	6/5/21 23:05:33	6/5/21 23:19:34	anonymous	English (United States)	I am a resident;	No comments	The city is degrading the south part of the city building warehouses, roads are bad, polluted the air, and increasing the respiratory illness. Why should it matter if you have a higher income in Fontana? North Fontana gets all the new retail and restaurants while the city government puts all the apartment buildings and warehouses in South Fontana. The mayor, city council and planning commission of Fontana are the worst. I pray that they will all be voted out of office asap.
34	6/6/21 1:00:09	6/6/21 1:06:15	anonymous	English (United States)	I am a resident;	Stop building warehouses in South Fontana!!!!!!!!!!	
35	6/7/21 11:57:18	6/7/21 12:01:44	anonymous	English (United States)	I am a resident;	Considering the current drought conditions and the near future forecast, why are more homes being built and connected to the water systems? Is the state going to continue to build until there's no water to support the housing?	Stop building and inviting people to a continually diminishing water supplies in Southern California.
36	6/6/21 10:07:43	6/7/21 12:10:50	anonymous	English (United States)	I am a resident;I own property;I am a business owner;	No more warehouses! Please invest in amenities for the residents, not for corporations.	And please, make an equal housing balance of houses, apartments and condos with parks and entertainment for every one.
37	6/7/21 12:51:51	6/7/21 12:53:39	anonymous	English (United States)	I am a resident;I own property;	Lots of information	No
38	6/7/21 19:30:49	6/7/21 19:43:02	anonymous	English (United States)	I am a resident;I own property;I am a business owner;	I live in the Coyote Canyon/Hunters Ridge area. I love our community because of the single family houses, plenty of park space and I enjoy driving past the open areas/fields. I would hate to see these all filled in with homes and business making our community more congested and busy. Fontana is peaceful and can feel like a comfortable, slower pace of family life. The Ventana at Duncan Canyon project worries me when I hear about the multi uses planned for it.	I just found out about this on Facebook. I now know I need to be more involved and informed. I wish I would have known about these proposals through mailers or flyers left at the door.

						<p>The housing element may be clear to people to used to working with such plans, but to the general public, the organization, repetition, and poor searchability of the PDF documents makes them nearly impossible to follow. In particular, I cannot figure out what the plan is for the parcels(?) numbered 261-269, located north of the 210 and SE of the 15, shaded yellow in Figure B-1 (Appendix B). They appear to be zoned to allow for all levels of density and affordability, but does this mean that no decisions have been made about zoning and/or construction, or does this mean that the City will push for high-density construction on at least some of those parcels?</p>	
39	6/7/21 19:44:14	6/7/21 20:16:45	anonymous	English (United States)	I am a resident;	<p>I strongly oppose high-density rental housing of any sort on those parcels. I oppose "affordable" housing on those parcels. I strongly oppose anything intended for low or very low income housing on those parcels. I oppose high-density housing on those parcels. And my wife and I are high-propensity voters.</p>	<p>Please make future planning documents clear to the public, and easy to find online. I've spent over an hour and a half trying to figure out the plans for those little bits of yellow on the map, and I can't do it. I doubt anyone who doesn't work in a city planning office can, either.</p>
40	6/7/21 20:36:15	6/7/21 20:38:48	anonymous	English (United States)	I am a resident; I own property;	<p>stop allowing apartments/ low income apartments to be built. tired of my property value going down!!!! will sale and move out of the city if this continues!!!</p>	
41	6/7/21 23:48:19	6/7/21 23:50:39	anonymous	English (United States)	I am a resident;	<p>I am extremely distressed about the warehouses and the air quality now affecting us in Fontana. It promises to be another dusty, dry season with exhaust from trucks bringing junk for robots to sort.</p>	<p>Why is there no oversight on this group?</p>
42	6/8/21 7:05:46	6/8/21 7:17:21	anonymous	English (United States)	I am a resident;	<p>The residents are being ignored and there voices silenced by the continued building of warehouses in residential communities, jeopardizing the safety of the children and students by building warehouses adjacent to multiple schools. The rezoning of residential property for the purpose of building warehouses on top of our neighborhood and schools must stop.</p>	<p>Listen to the residents needs and investigate the seriousness of the dangers Mayor Warren is promoting before an uprising by angry residents begins</p>
43	6/9/21 9:19:10	6/9/21 9:23:21	anonymous	English (United States)	I own property;	<p>To many warehouses To much traffic right next to residential and schools Not enough restaurants or shopping area</p>	<p>I will like to see more patrol for traffic and fireworks instead of more buildings in my residential area</p>
44	6/10/21 13:22:09	6/10/21 13:35:26	anonymous	English (United States)	I am a resident;	<p>I understand that increased housing is a governmental mandate, however, it is obvious that community problems will be further exasperated. I am constantly hearing sirens, helicopters flying overhead, and gunshots or fireworks. We do not even have enough police office to address the serious problem of illegal fireworks usage every fourth of July. In fact, this city is a horrible place to be on the fourth and the fifth of July. Talk is free, but results require action.</p>	<p>Where is the detailed plan to address the problems that increased housing will create? Will there be an increase of police officers and firefighters? Fontana seems to have a very high crime rate. Also, will classrooms become more overcrowded? What about the shortage of water and the drought? How will the increased need for electricity be addressed?</p>

45	6/10/21 18:54:57	6/10/21 18:57:25	anonymous	English (United States)	I am a resident;	Interesting	Just like to move into a low income housing. Where rent does not go sky high. I living in a senior complex where we are abuse by the manager here to raised the rent as high as they like
46	6/10/21 20:59:42	6/10/21 21:01:55	anonymous	English (United States)	I am a resident;	There are way too many unaffordable (high income) houses being sold in Fontana. The plan should provide more housing for moderate income families. We are getting priced out. All the new houses being built are huge and are way too expensive.	
47	6/11/21 7:14:42	6/11/21 7:16:35	anonymous	English (United States)	I am a resident;	Great idea	None
48	6/11/21 8:32:51	6/11/21 8:36:10	anonymous	English (United States)	I am a resident;	N/A	i like to know why they have these senior apartment do not say how much rent is after you sign all for 1 year lease and then after 2 month they decide to increase \$40.00 more, how is someone need to lived in this county of San Bernardino or any county.
49	6/11/21 8:53:45	6/11/21 8:54:26	anonymous	English (United States)	I am a resident;	Exelent	More housing
50	6/11/21 10:46:30	6/11/21 10:55:39	anonymous	English (United States)	I am a resident;	More safety and security streets and parks	No Thanks
51	6/11/21 11:20:24	6/11/21 11:21:39	anonymous	English (United States)	I am a resident;	No	
52	6/11/21 11:26:04	6/11/21 11:36:45	anonymous	English (United States)	I am a resident;	Are community parks also going to be included in this plan?	Is there any plan for a tiny house community to be built for transitional housing? Can a moratorium be made on approving any new warehouse projects to be built in South fontana; For one year?
53	6/11/21 19:02:23	6/11/21 19:16:49	anonymous	English (United States)	I am a resident;I own property;I am a business owner;	the city's cost for building or upgrading is extremely too expensive. Property owners who wish to upgrade their existing landscaping are being over charged by the city by 1000% if they use a contractor to have it done properly vs doing the job themselves. example... it cost \$250 for a permit if the resident does the job themselves vs \$10k if a licensed contractor does the job and gets the permit. Do not allow residents in the northern part of Fontana to have farm animals (Chickens, Roosters, pigs, ducks, etc...) the smell and noise bring down the desirability of the area. do not allow major brand chain stores (Walmart type) do set up shop in northern fontana. This brings down the value as well as brings up crime and homeless population. Control the homeless population in the norther part of fontana. Do not allow Fontana to turn into a slum like L.A. This also will increase litter, crime, and drive down housing prices / desireability.	make sure to keep the norther part of Fontana the nicer area and not let it get turned into the industrial ghetto that the southern part of Fontana is. Hopefully this will be similar to Rancho Cucamonga in housing prices.

54	6/11/21 19:04:24	6/11/21 19:17:39	anonymous	English (United States)	I am a resident;I own property;I am a business owner;	City cost is too expensive. Do not allow residents in north fontana to have farm animals PLEASE. Do not allow low end chained stores, it brings the wrong population to this area and will eventually turn into LA instead of a Rancho Cucamonga type of city.	Do not turn northen fontana into an industrial ghetto that the southern part of fontana is. It's been worth our money to have the upperside of fontana be without transients etc.
55	6/11/21 19:33:34	6/11/21 19:35:23	anonymous	English (United States)	I am a resident;	I think it's great	I hope they get the update right
56	6/11/21 20:51:08	6/11/21 20:53:48	anonymous	English (United States)	I own property;	Fontana is overpopulated, traffic is a mess i also see too many low income housing coming in the long haul it will bring our property values down. Fontana is San Bernardino in the making.	
57	6/12/21 4:42:08	6/12/21 4:47:03	anonymous	English (United States)	I am a resident;	Please build better low income house for the future youth they will be the future residents so we need to create better balance of new housing and low income house with boundaries. New project are great make the city look better and a good future.	Need more balance threw the community and new development not just new great houses. Fontana is on the rise and we need to be more balance
58	6/12/21 18:33:39	6/12/21 18:36:10	anonymous	English (United States)	I am a resident;	The city needs more affordable housing.	What area in Fontana are you considering building new homes?
59	6/12/21 19:37:41	6/12/21 19:46:56	anonymous	English (United States)	I am a resident;	Please force these developers taking advantage of the absurd RHNA numbers to pay adequate developer impact fees and use them to build the necessary infrastructure, including schools and retail pads. Also, your police to citizen ratio is the worst in the west end. How are you preparing for the inevitable increase in crime?	
60	6/13/21 14:37:31	6/13/21 14:45:05	anonymous	English (United States)	I am a resident;	I believe the city should focus on multi-use development for business and entertainment venues. The average income levels I think doesn't support high-end single family homes. The focus should be to create a environment to encourage all citizens to live in Fontana.	All serious business proposals should be considered to encourage residents to stay local for life activities.
61	6/13/21 21:28:00	6/13/21 21:29:06	anonymous	English (United States)	I am a resident;I am a student;	I think it is ok but we need more affordable housing here in Fontana	I just want to respectfully say that housing in Fontana should be much more affordable than it is now.
62	6/14/21 14:18:31	6/14/21 14:31:35	anonymous	English (United States)	I am a resident;I own property;	The Draft and it's attachments are very thorough; but it requires an advanced understanding of what these mean and how they relate to the topic of housing.	I understand that the HUD Median Family Income must be used to calculate to income ranges. However, these are not realistic, especially in Southern California and into 2029. I would like to see more simplified breakdowns of how the state grants will cover the cost of offsetting moderate to low income housing. This way, average residents who don't specialize in economics or planning can have a better understanding of how they are impacted and would be able to provide more resident feedback.
63	6/14/21 23:10:44	6/14/21 23:11:45	anonymous	English (United States)	I am a resident;	What is it? Give us information about it	Yes. I've never heard of it and I want to know what's it about
64	6/15/21 8:42:32	6/15/21 8:51:53	anonymous	English (United States)	I am a resident;	No comment.	We need more houses with yards large enough for families with multiple children. Focus on quality of life: houses too close together, streets loaded with cars because multiple families in 1 home. Build single-story homes for the aging community.

65	6/15/21 14:23:33	6/15/21 14:25:15	anonymous	English (United States)	I am a resident;I own property;	Please build less and/or build very expensive high end homes to raise the quality of the residence.	
66	6/15/21 15:59:57	6/15/21 16:00:27	anonymous	English (United States)	I am a resident;	No. We don't need additional housing. We need measures to prevent fires caused by fireworks.	No
67	6/16/21 0:33:49	6/16/21 0:35:39	anonymous	English (United States)	I own property;I am a resident;	It will only bring more people who are going to not take care of this city .	How does it benefit the people who already live here ? You guys are only going to bring more house for people who will only damage the city not contribute .
68	6/19/21 8:10:44	6/19/21 8:12:14	anonymous	English (United States)	Interested in becoming a resident ;	just make sure that tge community is heard	
69	6/19/21 8:37:32	6/19/21 8:53:41	anonymous	English (United States)	I am a resident;	The Public Review Draft does not address enough issues.	Where is the WATER coming from! How much more will this cause me to be Penalized just to water my lawn? We will be in a D2 (Severe Drought) very soon. So who is the person/persons allowing these building to be built with a extreme water shortage on its way? Is there kick backs involved to make these developments able to happen?
70	6/19/21 8:48:17	6/19/21 8:53:50	anonymous	English (United States)	I am a resident;	All housing tracks should be required to have 20% single story houses for Seniors and Disable also lower income I have a 2 story and would like to look at a new Single story as I am now a senior	
71	6/19/21 9:01:35	6/19/21 9:06:29	anonymous	English (United States)	I am a resident;	As a senior retired, i feel we need housing for low income retirees. Few low income housing available in Fontana. Fontana will see a higher population of retired seniors in the near future. Does fontana have a plan for low income seniors in their Master Plan?	
72	6/19/21 9:07:31	6/19/21 9:13:57	anonymous	English (United States)	I am a resident;I am a student;	Do not add any housing, we are too overcrowded as is and it's going to make our residents suffer even more with rush hour traffic including myself. If you are going to add 17,000 units, you need at least 500 million to 1 billion dollars for added public transportation and infrastructure from the construction companies. Take a similar stance as Jurupa Valley and there mayor. I'm also tired on seeing trucks on streets that should not be there b/c of the lack of infrastructure.	How are you going to answer for the 50 thousand plus cars you will be putting onto our Fontana roads, along with the demand for utilities?
73	6/19/21 9:13:03	6/19/21 9:15:25	anonymous	English (United States)	I am a resident;	All new housing in Fontana are super close together and on top of each other. They are the states minimum required distance from each other. I would never buy a new home in Fontana.	Stop letting developers develop crappy houses all built on top of each other.
74	6/19/21 8:47:08	6/19/21 9:24:22	anonymous	English (United States)	I am a resident;	It's good you are expanding housing for all income groups, but how will you protect them? How will you get businesses built faster to provide jobs? As more people flood into this city, crime increases. Building businesses is too slow a process in our city and homeowners worry because you cannot control the crime or upkeep trash and fencing on streets & freeways. Many business complexes look horrible with people selling drugs on the streets, littering, homeless, etc. People need protection and upkeep for these homes and local jobs to keep them.	Is there a business element team? Why does building a tiny sprouts complex on highland take forever so people can have jobs. And upkeep of complexes is not there? It's looking run down already.

75	6/19/21 9:38:08	6/19/21 9:43:31	anonymous	English (United States)	I am a resident;I own property;Ex city employee ;	Remove Solar Panels from requirements, or add swimming pool, rev parking to the plan because they're also things that cost a fortune to buy and maintain. I've used solar panels for lighting for decades. They require constant maintenance and if you put them on a two story home, they're dangerous and will require a maintenance service like a pool cleaner.	The taxes to buy a home is more than double what a homeowner pays on their existing home.
76	6/19/21 10:13:58	6/19/21 10:24:45	anonymous	English (United States)	I am a resident;	I feel 30% of new housing going to the very low income housing is going to bring much less income tax to the city, lower the Real Estate values, and possible raise crime rates. 15% can be acceptable to most existing residents but 30% could drive out many existing residents. I have been involved in real estate for 50 years.	What is the justification for such a high very low income housing rate of 30% ??
77	6/19/21 11:03:41	6/19/21 11:20:58	anonymous	English (United States)	I am a resident;	All new homes MUST have #1) -SOLAR on roofs with battery backups, #2- Charging outlets for electric vehicles, lawn mowers, etc. #3-NO grass, ONLY FAKE turf, #4- ALL utilities underground, #5- CCR required to keep area neat & clean, #5- NO HOA, NO Mello-Roos, # 6- Possibly surveillance cameras due to excessive crime wave, #7- All property near a fire hydrant, #8- Keep TAX rate down, #9- DO NOT make any more STUPID useless laws & regulations that the Police cannot enforce or take to a judge for a conviction (probably need a better method of selecting & training cops, #10- Finally, DO NOT ruin Fontana for political or monetary gain.	This team needs to go to a University/College that teaches modern urban design (like NOT putting railroad tracks down the middle of our Main (Sierra Ave) artery causing more unnecessary traffic & smog) or building warehouses across from homes & schools.
78	6/19/21 18:28:06	6/19/21 18:31:09	anonymous	English (United States)	I am a resident;	No affordable housing project	No charges on zoning planning residential housing
79	6/19/21 18:40:49	6/19/21 18:46:07	anonymous	English (United States)	I am a resident;	No to affordable housing projects	No change to zoning houses laws
80	6/21/21 10:46:55	6/21/21 10:50:37	anonymous	English (United States)	I am a resident;I am a business owner;I own property;	The documented added excellent context and information, special thanks to the city for providing informative information.	Is there a plan to develop more high-rise buildings in Fontana? With the expected growth rates in population, I have concerns that we are utilizing most of the land for single home dwellings which is not conducive to large scale growth. Can we please start to prioritize the following two things: (1) develop high rise residential and business complexes to allow for our city to stand out from surrounding areas and to allow for greater growth potential & (2) stop allowing residential development within 1/10th of a mile of freeways. The development close to freeways is going to continue to increase the prevalence of lung disease in our population, especially youth population. We should utilize this area for industrial parks that have better ventilation or green space that can help filter the pollution developed by freeway traffic.
81	6/21/21 12:22:30	6/21/21 12:23:16	anonymous	English (United States)	I am a resident;	No low income housing.	
82	6/22/21 19:26:08	6/22/21 19:29:09	anonymous	English (United States)	I am a resident;	I don't think it's a great idea to build smaller houses just so low income can purchase property. The focus should be more on helping the residents who currently live in Fontana on improving there homes. There are many areas that are run down.	

83	6/23/21 21:56:32	6/23/21 21:57:16	anonymous	English (United States)	I am a resident;	We need more high end housing and less low income housing to attract quality businesses to the city.	
84	6/24/21 12:43:06	6/24/21 12:46:59	anonymous	English (United States)	I am a resident;	There needs to be more housing in south fontana.	There needs to be more housing in south fontana.
85	6/24/21 16:21:51	6/24/21 16:27:52	anonymous	English (United States)	I am a resident;	Building out all of the open space in Fontana is a big mistake. Where can kids go near home to play and discover nature? Might as well just cement the whole thing. Bad planning!!! Sounds like the city just wants to collect it's fees. Is there a water source to support all of the new residents? Of course not! There is not enough water now! BAD PLANNING!!!	Same as above
86	6/24/21 18:08:10	6/24/21 18:10:43	anonymous	English (United States)	I am a resident;	I think city of fontana can accommodate more higher density housing in thr north end. Too many single homes.	Nope
87	6/24/21 22:15:46	6/24/21 22:22:01	anonymous	English (United States)	I am a resident;	Please stop rezoning the areas that are intended to be used for housing, we also would like to see more commercial areas to accommodate the housing since we only have two grocery stores.	I am concerned about the traffic on the streets and the traffic of the grocery stores.



Appendix D

GLOSSARY OF HOUSING TERMS





Appendix D: Glossary of Housing Terms

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