

COLTON
General Plan



City of Colton
General Plan

2013-2021
Housing Element

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Executive Summary

Conditions in Colton and Focus of the Housing Element

Traditionally, the General Plan Housing Element focuses on programs that will facilitate the production of affordable housing in a community pursuant to goals established by regional planning agencies, which in Colton's case is the Southern California Association of Governments (SCAG). This focus results from State housing law directive that every jurisdiction must accommodate its "fair share" of affordable housing and establish programs toward accomplishing regional and statewide housing goals. The City of Colton faces many challenges as it looks toward meeting short- and long-term community housing needs, but providing additional affordable housing opportunities is not one of them.

By any reasonable measure, Colton has taken on more than its fair share of affordable housing. Colton has long been and remains one of the most affordable cities in San Bernardino County, with among the lowest housing costs in the County, low homeownership rates, and an aging housing stock. Also, median household incomes in the City fall well below all of those of neighboring cities, with the exception of San Bernardino.

From an economic perspective, the national financial crisis that began in late 2007 affected Colton particularly hard, with reduced sales and property tax revenues. Decreased revenues significantly impact the City's ability to invest in all types of programs, including those that increase housing opportunities for current and new residents. The City's ongoing efforts to attract investment and pursue economic development have also been hindered by the fact that large tracts of strategically located vacant lands – from a commercial real estate perspective – are protected habitat of the Delhi Sands flower-loving fly, a federally listed endangered species.

These circumstances create an environment where community investment is extremely difficult but absolutely critical to improving the quality of life in Colton. This 2013-2021 Housing Element, therefore, sets forth housing strategies that will help move toward improved housing conditions for current Colton residents, safer neighborhoods in which residents feel comfortable investing, and move-up housing opportunities that can diversify household income demographics in the City. Move-up housing will allow current residents who gradually are able to afford better housing to do so and thus remain in Colton, where they have families and community roots. By providing new housing opportunities for current residents and attractive new housing for all economic segments of the community, including households with higher incomes, the City can improve housing conditions and establish a broader market for non-residential investment.

Overview of Housing and Demographic Conditions

According to recent Census data, Colton had an estimated 16,350 housing units. Colton has a much higher ratio of renters to owners as compared with the County as a whole, and the highest percentage of multi-family units among its neighbor cities.

Recent Census data reported the median household income in Colton at \$41,788, just 75 percent of San Bernardino County's median income of \$55,853.

With regard to for-sale housing prices, the 2008 dramatic crash of the national housing market, which in Colton and the rest of San Bernardino County really started in 2007, drove home prices far below values that homeowners paid in the preceding boom period. A continuous wave of foreclosures has left many neighborhoods in Colton with numerous vacant houses. The Colton median home price in October 2012 was \$125,000 – significantly lower than the \$170,000 median home price for San Bernardino County as a whole.

Rents in Colton are very low, reflecting land values and the ability of households generally to afford only lower-cost housing. According to recent data from the Department of Housing and Urban Development (HUD), fair market rents in San Bernardino County ranged from \$763 per month for an efficiency unit to \$1,924 for a four-bedroom unit. Historically, rents in Colton have been below countywide fair market estimates.

Purpose of the Housing Element

The Housing Element is one of seven mandatory elements of the General Plan, and its primary purpose is to identify ways in which the housing needs of existing and future Colton residents can be met. Consistent with State Housing Element laws, the Housing Element must be updated every eight years. This Housing Element covers the period for the SCAG region extending from October 2013 to October 2021.

By law, the Housing Element must contain these following major components:

- An analysis of the City's demographic and housing characteristics and trends
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs
- An evaluation of land, administrative, and financial resources available to address the housing goals
- A review of past accomplishments under the previous Housing Element
- A housing plan to address the identified housing needs, including housing goals, policies, and programs

Regional Housing Needs Allocation (RHNA)

A core component of the Housing Element is the Regional Housing Needs Assessment, or RHNA. The RHNA, developed through a process directed by SCAG, represents the number of housing units – divided into various household income categories – that have been determined to represent Colton’s “fair share” of the regional housing need during the Housing Element planning period. By law, the City is required to show in the Housing Element that adequate sites are available in Colton to accommodate the construction of new housing units consistent with the RHNA. Recognizing that development is often constrained by the market and environmental and other factors, the law does not mandate that these units actually be built. Rather, housing law requires that the City do its part to facilitate housing construction by designating and zoning land for residential use at appropriate densities, and by eliminating impediments to housing development.

The RHNA is based on population and housing needs projections made by the State and assigned to the regional Councils of Government (COGs) throughout California. The regional COGs, in turn, allocate housing absorption to its member jurisdictions. SCAG fulfills this role for the six-county region that includes Colton. According to recent Census data, housing growth in Colton has been slow, and the City has still not fully recovered from the housing market crash that began in 2008. For example, between 2000 and 2013, Colton’s housing stock increased by just 4 percent, while the number of housing units in San Bernardino County as a whole increase by 16 percent during that same period. For the 2013 – 2021 planning period, SCAG assigned Colton a RHNA of 1,923 housing units.

The growth projections for Colton also do not take into consideration the significant environmental habitat constraints that severely limit development in the City. Nearly one-third of all the vacant land in Colton, including many of the largest parcels, either lie within the habitat of the Delhi Sands flower-loving fly or within a federally designated flood zone. Although the City has been working with the U.S. Fish and Wildlife Service to establish focused habitat preservation areas as a way to free up other properties for new housing and economic development projects, the process has proven expensive, extremely challenging, and time consuming.

Meeting the RHNA

Although the City disagrees with the RHNA process – faulting its assumptions, methodology, application, and results – under State housing law, Colton is, nevertheless, obligated to show that through General Plan land use and related policies, properties have been planned and zoned to provide sufficient development capacity to accommodate the RHNA. This Element meets that requirement by describing vacant and underutilized sites that can accommodate residential development commensurate with the RHNA for all income levels.

Moving Forward

The community strongly believes that providing opportunities for new housing, especially for lower-income families, should not be the sole strategy for addressing Colton’s housing and economic development challenges. Quality of life means having decent housing and having equal access to local jobs, quality education, community services, parks, libraries, transportation, and recreation. Quality of life means having safe neighborhoods. These are Colton’s priorities. Too often in the past, “affordable housing” has implied substandard or crime-ridden housing. The City of Colton is proud to welcome families of all incomes with a well-planned strategy for improving the neighborhoods and the entire community. Colton’s goals include providing opportunities for all households to work to improve their economic status and to enhance the lives of their children. By improving the community one neighborhood at a time, affordable housing can become a positive reality.

Introduction

The General Plan Housing Element provides Colton residents with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. This Element identifies opportunities for all types of housing so that Colton residents have decent homes and suitable living environments now and for years to come. This Element describes housing conditions, identifies constraints to building more housing, and sets out a plan to improve and expand housing diversity for all income groups in Colton.

Role and Organization of the Housing Element

The Housing Element is one of seven mandatory General Plan elements. It identifies ways in which the housing needs of existing and future residents can be met. Consistent with State Housing Element laws, it must be updated every eight years. This Housing Element covers the period extending from October 2013 to October 2021.

The Housing Element consists of the following major components:

- An introduction of the purpose and organization of the Housing Element
- An analysis of the City's demographic and housing characteristics and trends
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs
- An evaluation of land, administrative, and financial resources available to address the housing goals
- A review of past accomplishments under the previous Housing Element
- A Housing Plan to address the identified housing needs, including housing goals, policies, and programs

State Requirements and Legislative Changes

The California Legislature has determined that a primary housing goal for the State is ensuring every resident has a decent home and suitable living environment. Section 65580 of the California Government Code describes the goal in detail:

- 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 of all economic levels.
- c. The provision 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.
- e. 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.

State law requires housing elements to be updated every eight years to reflect a community's changing housing needs. The Government Code also requires that each draft Housing Element be reviewed by the California Department of Housing and Community Development and that the Department's findings be considered prior to adoption.

In response to changing State laws pertaining to the housing element, this Housing Element addresses recent changes to State Housing Element laws that are intended to facilitate and expedite the construction of affordable housing:

- Extremely Low Income – AB2635 requires local jurisdictions to assess the housing needs of extremely low-income households, in addition to the established requirement to examine the needs of very-low, low-, and moderate-income households. Extremely low-income are those that earn 0 to 30 percent of the Area Median Income. The community needs assessment includes extremely low-income households in discussions on housing need.
- Land Inventory and Analysis – AB2348 (Chapter 724) amended housing element law to include more specific requirements for the content of the land inventory and analysis section. Specifically, the land inventory must include site-specific listing of available land inventory, including the parcel number or "unique" reference. The land inventory is included at the end of the Element in Appendix D.
- Constraints for Persons with Disabilities – SB520 requires that housing elements identify potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities. The Constraints section addresses possible constraints for housing for persons with disabilities, including developmental disabilities.
- Emergency Shelters, Transitional Housing and Supportive Housing – SB2, Chapter 633 requires that local government assess homeless need and identify opportunities for addressing this need. Program 16 is included in the Housing Plan to comply with State law.

Relationship to Other General Plan Elements

The Colton General Plan consists of the following elements: Land Use, Housing, Circulation, Open Space and Conservation, Safety, Noise, Model Air Quality, and Cultural Resources. The Housing Element primarily draws upon the development capacity levels given in the Land Use Element to determine the appropriate location for affordable housing development.

Public Participation

Public participation is an important component of the planning process, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for review and comment. Public notices of all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as posting the notices on the City's website. The draft Housing Element was made available for review at City Hall, posted on the City's website, as well as at the Public Library. The document was also made available to housing advocates and non-profit organizations representing the interests of lower-income persons and special needs groups.

On November 26, 2013, a public hearing on the Housing Element was conducted by the Planning Commission. Subsequently the draft element was submitted to the State Housing and Community Development Department (HCD) for review, as required by state law. After receiving comments on the draft Housing Element from HCD, a proposed final Housing Element was prepared and made available for public review prior to consideration by the City Council.

Notice was sent to the following organizations that represent the interests of lower-income persons describing where they can obtain and review the Housing Element:

- Housing Authority of San Bernardino County
- Inland Fair Housing and Mediation Board
- California Housing Partnership Corporation
- Southern California Association of Non-Profit Housing
- San Bernardino County Department of Aging and Adult Services
- Neighborhood Housing Services of the Inland Empire, Inc.

Please refer to Appendix E for more information regarding the Housing Element update public participation process.

Data Sources

The data used in this Housing Element has been collected from the U.S. Census, California Department of Finance, and various other sources. While the Census Bureau's American Community Survey (ACS) provides the most current estimates for many demographic

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trends, it should be noted that ACS estimates are based on a relatively small sample and as a result, the reported data have a significant margin of error especially for smaller cities.

Housing Resources

This section summarizes the land, financial, and administrative resources available for the rehabilitation, preservation, and focused development of housing in Colton. The analysis provided includes an evaluation of the availability of land resources for future housing development consistent with City objectives, the City's ability to accommodate housing growth for targeted income levels, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

Regional Housing Needs Assessment (RHNA)

A core component of the Housing Element is the Regional Housing Needs Assessment, or RHNA. The RHNA, developed through a process directed by SCAG, represents the number of housing units – divided into various household income categories – that have been calculated to represent Colton's "fair share" of the regional housing need during the Housing Element planning period. By law, the City is required to show in the Housing Element that adequate sites are available in Colton to accommodate the construction of new housing units consistent with the RHNA. Recognizing that development is often constrained by the market and environmental and other factors, the law does not mandate that these units actually be built. Rather, housing law merely requires that the City do its part to facilitate housing construction by designating and zoning land for residential use at appropriate densities, and by eliminating impediments to housing development.

Colton's RHNA for the 2013-2021 planning period was determined by SCAG to be 1,923 housing units, including 443 units for very-low-income households¹, 302 units for low-income households, 347 units for moderate-income households, and 831 units for above-moderate-income households.

¹ AB2634 mandates that localities calculate the subset of the very low income regional need that constitutes the communities need for extremely low income housing. As an alternative to calculating the subset, local jurisdictions may assume that 50 percent of the very low income category is represented by households of extremely low income (less than 30 percent of the AMI).

Housing Sites Inventory to Accommodate Housing Needs

Colton continues to be one of the most affordable cities in San Bernardino County, with among the lowest housing costs in the County, low homeownership rates, and an aging housing stock. As such, the City supports efforts to improve housing conditions for current Colton residents, create safer neighborhoods in which residents feel comfortable investing, and provide move-up housing opportunities that can diversify household income demographics in the City. Even so, the City is required by State law to show that there are residential sites available in the City with densities high enough to facilitate housing for all income levels. Table H-1 indicates that altogether, the City has available sites with realistic capacity that exceeds the RHNA allocation for all income levels during the 2013-2021 planning period.

Appendix D provides a description of the methodology used to compile the inventory of parcels available for residential development, including sites that are vacant or underutilized (i.e., not developed to the potential allowed by General Plan policy and zoning regulations). The greatest potential for affordable housing production is within the R-3/R-4, Residential Overlay and Mixed-Use/Downtown zoning districts.

**Table H-1
Comparison of Sites Inventory and RHNA**

	Lower	Moderate	Above Moderate
Approved Projects	120	10	269
Vacant Sites	1,017	658	1,736
Underutilized Sites	136	-	-
Total Capacity	1,273	668	2,005
RHNA (2013-2021)	745	347	831
Unaccommodated Prior Need	186		
Total Need	931		
Adequate Sites?	Yes	Yes	Yes

Administrative Resources

The City of Colton Development Services Department

The Development Services Department’s mission is to maintain Colton’s physical environment through the effective and efficient use of the City's legislative mandates (for example, maintaining the General Plan and zoning, building, and property maintenance codes), which provide a solid foundation for a high quality of life for residents. This Department provides services that promote the community's short- and long-term development interests and specifically, preserving the integrity of Colton’s existing established neighborhoods. The Development Services Department includes three divisions: Planning, Building, and Business Licensing. The Department’s staff provides assistance to the City Council and Planning Commission, Design Review Committee and Historic Preservation Commission.

The City of Colton Economic Development Department

The Economic Development Department is responsible for creating and administering programs designed to stimulate economic activity and enhance the City's economy. This includes the development of quality commercial corridors and neighborhoods, and establishing mutual support between the residential community and local businesses. The Department focuses on several areas including, but not limited to, business attraction programs and business retention programs. Prior to the dissolution of redevelopment agencies in California, this City Department also oversaw redevelopment activities and the spending of set-aside funds to preserve, increase, and improve the supply of affordable housing in the community. During the past several years, the Department has been very successful in meeting this goal. For example, in order to increase housing opportunities the Department acquired the 259-lot Rancho Mediterrania Mobile Home Park and has undertaken efforts to convert the park to resident ownership. At present, 229 lots have been sold to residents. The majority of existing residents and future residents are expected to be of lower or moderate income. The Department has also made investments within the park to repair and replace substandard infrastructure.

The Department also acquired property along the Mt. Vernon Avenue corridor to develop senior housing. The City has previously requested proposals from interested developers to identify the funding strategy and development potential for this site and a vacant site adjacent to Civic Center. As described in the inventory of sites (Appendix D) this property is within the Residential Overlay Zone, which allows residential development at up to 30 units/acre.

Non-Profit Housing Developers

Due to the high cost of housing development in Southern California, many communities have found that partnerships with non-profit housing developers are an effective tool for creating affordable, deed-restricted housing units. The City has worked with non-profit affordable housing developers and will continue to collaborate with interested firms as opportunities arise.

Financial Resources

Funding resources available to assist in the development and rehabilitation of affordable housing are described below.

Community Development Block Grant (CDBG)

The City of Colton participates in the federal CDBG program through the County of San Bernardino. Since the beginning of the CDBG Program in 1974, the County of San Bernardino has continuously qualified to receive federal housing and community development grant funds each year from the U.S. Department of Housing and Urban

Development (HUD) to provide decent housing, suitable living environments and expanded economic opportunities, principally for low- and moderate-income persons.

The Community Development Division of the Community Development and Housing Department (CDH) of San Bernardino County is responsible for obtaining CDBG and other grants from HUD to fund a wide variety of construction, service and revitalization projects throughout the County. Eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation, and construction (under certain limitations) of housing, homeownership assistance, and clearance activities. In order to be eligible for CDBG funding, a project must meet one of the three National Objectives. The principle National Objective is that the project must primarily benefit persons of low and moderate income. The County's Community Development Division provides project oversight in implementation of over 375 CDBG-funded projects through contracts with 13 cooperating cities (including Colton), over 80 non-profit agencies, and other County Departments. During the past few years, several County programs that provided funding for home repairs and down payment assistance have been eliminated due to lack of funding.

Home Investment Partnership (HOME)

The Home Investment Partnership Act (HOME) programs are federally funded housing programs serving individuals and households earning 80 percent or less of the area median income level established by HUD, who reside within the County of San Bernardino HOME Consortium program area. HOME funds can be used to promote affordable rental housing and homeownership, including but not limited to: building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance.

The Fair Housing Program

The San Bernardino County's Fair Housing Program, which the City of Colton contracts with for its fair housing needs, is administered through a CDBG-funded contract with the Inland Fair Housing and Mediation Board, Inc. to assist local housing industry groups and other professionals with the implementation of HUD's Voluntary Affirmative Marketing Agreement to guarantee the right of all people to choose freely where they want and can afford to live. It is promoted through a comprehensive program of training, education, advertising and marketing, minority and women involvement, outreach and recruitment conducted by the contractors. In addition to Fair Housing, Tenant/Landlord Mediation services are available to residents in the San Bernardino County CDBG Consortium program area, which includes the unincorporated and incorporated areas of the County with the exception of the cities of Chino, Fontana, Hesperia, Ontario, Rancho Cucamonga, Rialto, San Bernardino, Upland, Victorville, and the Town of Apple Valley.

Section 8 Rental Assistance

The federal Section 8 Housing Choice Voucher Program provides rental assistance as a voucher to very low-income persons in need of affordable housing. Typically, the voucher pays for the difference between the Fair Market Rent for the unit and 30 percent of the

voucher recipient's household income. Like many jurisdictions, the demand for rental assistance is high.

Energy Conservation Opportunities and Assistance Programs

Utility-related costs can impact the affordability of housing in Southern California. However, Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires adoption of an "energy budget." In turn, the home building industry must comply with these standards, while localities are responsible for enforcing the energy conservation regulations.

The City of Colton provides electric, water, and wastewater services to its residents and businesses. All three utility departments operate under the umbrella of Colton Public Utilities. The following are assistance programs available by the Colton Public Utilities to their customers.

Solar Electric System Rebate Program

Colton Electric Utility provides rebate to assist customers in purchasing Solar Electric Systems (Photovoltaic) to provide power to their homes and businesses. The rebate amount is \$4.00 per installed watt up to 50 percent of the costs with a cap of \$20,000 for residential and \$50,000 for commercial systems.

Residential Low-Income Assistance

Eligible low-income customers that receive electric service from Colton Electric Utility can receive a credit for the Public Benefits Charge and a once a year a credit for one months electric bill. (Low-income customers are also eligible to receive an exemption from the Utility Users Tax).

Commercial and Residential Energy Services

Colton Electric Utility can help customers by providing information on energy use and energy conservation techniques. The Utility can help solve high bill problems by analyzing customers' energy use history and pinpointing high electricity consuming equipment.

Housing Plan

The City of Colton’s overarching, long-term housing goals are to improve the quality of housing available to all economic segments of the community while ensuring that the community has the economic resources to remain viable. Over the course of the 2013-2021 Housing Element planning period, these goals will be pursued through the objectives, policies, and programs set forth in this Housing Plan. These goals, policies, and programs respond to identified housing needs in Colton, the City’s desire to improve conditions in established neighborhoods, constraints that may impede achievement of these objectives, and the resources available to address the housing needs. In particular, these goals and policies reflect local conditions that have been exacerbated by the national housing and economic crises that began in 2008.

Goals are statements of community desires that are broad in both purpose and aim, but are designed to establish direction. Policies provide standards and/or end states for achieving a goal. Further articulation of how the City will achieve the stated goals and implement policies is found in the programs. Programs identify specific actions the City will undertake toward putting each goal and policy into action. Quantified objectives identified in particular programs are estimates of assistance the City will be able to offer, subject to available financial and administrative resources.

To make adequate provision for the housing needs of all economic segments of the community, the programs in the Housing Plan aim to:

- Improve overall housing conditions and establish a broader market for non-residential investment by providing new, “move-up” housing opportunities for current residents and attractive new housing for households with higher incomes;
- Improve the condition of the existing affordable housing stock;
- Identify adequate sites to encourage the development of a variety of types of housing for all income levels; and
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of quality housing

Provide “Move-Up” Housing Opportunities

By any reasonable measure, Colton has more than its fair share of affordable housing. What the City lacks is housing opportunities for current residents who are able and look to move up to higher-quality housing within this community where they have deep roots, and for higher-income households from outside the community who wish to move to Colton. Today, the City loses many of its residents who find financial success. The limited

availability of newer, higher-quality housing means that Colton cannot compete with neighboring cities for higher-income households. Until it provides opportunities for and incentives to the development community to build homes for such households to live, overall housing conditions will continue to suffer, and the City will be unable to establish a broader market for non-residential investment.

GOAL H-1 Provide opportunities for the development of quality housing for households at and above the median income – housing that does not currently exist in the City in sufficient quantities.

Policy H-1.1 Through appropriate zoning and development standards, facilitate moderate- and above-moderate-income housing in the Hub City Centre Specific Plan area.

Policy H-1.2 Require high-quality construction and amenities through the establishment and enforcement of modern development standards and comprehensive residential design guidelines.

Program 1: Master Plans to Accommodate Diverse Housing Types

Adopt an amendment to the Hub City Centre Specific Plan to incorporate a range of residential land uses to accommodate quality move-up housing opportunities.

Objective:

- To improve the diversity of housing in Colton and address demand of current residents for move-up housing

Timeframe: 2013-2014

Responsible Agency: Development Services Department

Funding Sources: General Fund; development fees; CIP

Program 2: Update Development Standards

Establish and enforce development standards that require high-quality construction and the provision of high-quality amenities. Engage the development community and residents to participate in the drafting of these standards. (See also Program 12)

Objectives:

- To improve the quality of new construction (new housing and additions) and the overall quality of residential neighborhoods.
- To invite public participation, including the development community in updating the Zoning Code and adopting the Hub City Center Specific Plan.

Timeframe: 2013-2014
Responsible Agency: Development Services Department
Funding Sources: General Fund

Improve and Maintain the Existing Housing Stock

Improving the housing stock helps maintain investment in the community. Because the majority of the housing stock is more than 30 years old, significant rehabilitation needs are anticipated. A number of factors can cause residential units to become unsafe or unhealthy to live in. Preventing these problems from occurring and addressing them when they do occur protect the safety and welfare of the residents and assist in meeting housing needs throughout Colton. The City will focus its efforts on rehabilitation and code enforcement.

The Land Use Element includes goals and policies specifically aimed at preserving and protecting established residential neighborhoods. Policies focus on eliminating land use conflict and providing opportunities for neighborhoods to be in a healthy and attractive physical condition. The following Housing Element goal aims to be consistent and complement the Land Use Element’s goals and policies.

GOAL H-2: Enhance the existing viable housing stock as a source of low- and moderate-income housing for Colton residents and as an integral part of the community character.

- Policy H-2.1** Enforce adopted code requirements that set forth acceptable health and safety standards for the occupancy of existing housing.
- Policy H-2.2** Utilize Code Compliance and the City’s Building Official to bring substandard units into compliance with City codes and to improve overall housing conditions in Colton.
- Policy H-2.3** Continue to facilitate access to rehabilitation programs that provide financial and technical assistance to low- and moderate-income households for the repair and rehabilitation of existing housing with substandard conditions.
- Policy H-2.4** Facilitate the removal of existing housing, including illegal, non-conforming, and blighted properties, that poses serious health and safety hazards to residents and adjacent structures.
- Policy H-2.5** Assist in the preservation of all units at risk of converting from affordable housing to market rate.

Program 3: Housing Rehabilitation Program

The City of Colton will continue with vigor its Housing Rehabilitation Program for single-family units to assist very-low-, low-, and moderate-income households. This program will target various areas of the City to create maximum impact in declining neighborhoods.

Objectives:

- The Housing Rehabilitation Program will identify the number of low- and moderate-income homeowners who will be assisted annually.
- Utilize available funding resources to assist 100 low- and moderate-income single-family homeowners during the 2013-2021 planning cycle.

Timeframe: Ongoing
Responsible Agency: Development Services Department
Funding Sources: CDBG funds (through the County), General Fund, Grants

Program 4: Code Compliance

The City's Code Compliance Division takes a proactive approach to ensure compliance with City codes. The Division conducts periodic code inspections throughout the City. With the resources of several City departments, Code Compliance targets cases of blight, deteriorated living conditions, and criminal activity citywide. Specific issues in residential neighborhoods include dilapidated, broken, and unpermitted fencing; dead landscaping or lack of landscaping; lack of paint; missing trash enclosures or enclosure in disrepair; illegal vehicle parking; lack of maintenance to lots and/or structures; and illegal garage conversions (to residential units).

Objectives:

- To continue to provide proactive and helpful code compliance activities to maintain and improve housing and neighborhood qualities.
- To continue to conduct exterior surveys of all parcels in Colton to update the extent of code violations.

Timeframe: 2013-2021
Responsible Agency: Development Services Department
Funding Sources: CDBG funds (through the County), General Fund

Program 5: Monitor At-Risk Units

There are no units in Colton at risk of conversion during the 2013-2023 period. However, making use of the HUD database the City will continue to monitor assisted units and if any are determined to be at-risk of conversion to market rate, the City work with the County, non-profit agencies, and property owners of at-risk units to try to facilitate the maintenance of affordability restrictions on these units.

Objectives:

- To monitor the status of assisted units.
- To maintain the affordable status of developments specifically constructed to provide housing opportunities for households of lower incomes.

Timeframe: Ongoing

Responsible Agency: Colton Development Services Department

Funding Sources: General Fund

Program 6: Targeted Neighborhood Revitalization

Identify specific neighborhoods with predominate conditions of poor property maintenance, lack of investment, deteriorating infrastructure, recurrent crime, and other conditions that create undesirable living conditions. Develop a comprehensive neighborhood revitalization program that involves all relevant City departments, as well as County agencies, such as social service agencies.

Objective:

- To achieve effective and long-lasting revitalization of Colton’s most deteriorated neighborhoods.

Timeframe: Begin identification of target neighborhood(s) and program development within 12 months of adoption of the Housing Element (early 2015); gain approval and begin implementation within 18 months of the adoption of the Housing Element (mid-2015)

Responsible Agencies: Development Services Department, Police Department, Public Works Department, Code Enforcement, County Social Service Agencies

Funding Sources: CDBG funds (through the County), federal and state grants

Create Opportunities for the Development of Higher-Density Housing

Housing that meets the needs of households with lower income levels provides balance in the community. One of Colton’s key goals is to preserve and improve the existing affordable housing stock. Some new housing may be in the form of higher-density for-sale and rental housing. The City actively works with both non-profit and for-profit developers in the production of affordable for-sale and rental housing. Also, land use policies specifically within the Residential Overlay and Mixed-Use: Downtown areas allow for housing densities up to 30 units per acre. Recognizing that homeownership plays a significant role in establishing strong neighborhoods, the City supports programs that make purchasing a home a realistic option for qualifying lower-income households.

GOAL H-3 Create opportunities for the development of new housing that responds to all economic segments of the community.

Policy H-3.1	Allow for densities up to 30 units per acre as set forth in the Residential Overlay designation and Mixed-Use: Downtown area.
Policy H-3.2	Use density bonuses and other incentives to facilitate the development of new higher-density housing that is affordable to lower-income households.
Policy H-3.3	Form collaborative partnerships with non-profit agencies and for-profit developers to maximize resources available for the provision of housing affordable to lower-income households.
Policy H-3.4	Address the housing needs of special populations and extremely low-income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units.

Program 7: Density Bonus

Colton Municipal Code Section 18.48.070 establishes regulations for density bonuses in conformance with State law. Density bonuses and financial incentives or regulatory concessions will continue to be granted when a developer proposes to construct affordable housing.

Objective:

- Continue to implement Zoning Code provisions in conformance with State density bonus law.

Timeframe: Ongoing
Responsible Agency: Development Services Department
Funding Sources: General Fund

Program 8: Mixed Use Development

Mixed-use development regulations provide the opportunity to add residential units within Downtown Colton and neighborhood areas. The Mixed Use-Downtown designation allows for residential developments at densities up to 30 dwelling units per acre. Allowing higher density residential development within the established downtown area can help create a more vibrant and pedestrian friendly district aimed at revitalizing Colton's established downtown.

Objectives:

- Continue to implement Zoning Code (Title 18) provisions allowing mixed-use development regulations that will facilitate and encourage the development of high-density mixed use developments, maximizing the density permitted in the zone.

- Facilitate the development of residential units in mixed-use areas by providing technical support to facilitate lot consolidation, financial assistance, where feasible, and streamlined permit processing.
- Play a proactive role in development of mixed-use areas by pursuing strategic partnerships with developers, lenders, and property owners to ensure the development of housing at appropriate densities and affordable housing units.

Timeframe: Ongoing
Responsible Agency: Development Services Department
Funding Source: Departmental Budget (General Fund)

Provide Adequate Housing Sites

A major element in meeting the Colton’s housing needs is designating sites citywide to accommodate all types, sizes, and prices of housing. Persons and households of different ages, incomes, and lifestyles have varying housing needs and preferences that evolve over time and in response to changing life circumstances. The Colton General Plan Land Use Policy Map and Zoning Code establish where housing may be located.

GOAL H-4 Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.

- Policy H-4.1** Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses, moderate-density townhomes, and higher-density apartments, condominiums, and units in mixed-use developments.
- Policy H-4.2** Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.
- Policy H-4.3** Encourage compatible residential development in areas where land use policies support higher densities.
- Policy H-4.4** Allow flexibility in the City’s standards and regulations to encourage a variety of housing types.

Program 9: Provision of Adequate Sites

The sites inventory analysis of vacant and underutilized parcels presented in Appendix D indicates that the City can accommodate the level of housing development identified in the RHNA for all income levels.

Objectives:

- Continue to maintain adequate sites with appropriate zoning to accommodate the City’s RHNA allocation throughout the planning period.
- Encourage new development to be constructed to maximize the density potential of limited land resources, with the goal of promoting residential densities that

achieve at least 80 percent of the maximum allowable density for the specific property.

- Continue to provide a variety of incentives to facilitate the development of vacant and underutilized properties. These include the planned development/cluster bonus, site area bonus, and affordable housing bonus.

Timeframe: 2013-2021
Responsible Agency: Development Services Department
Project Funding: General Fund

Program 10: Recycling of Underutilized Properties and Lot Consolidation Assistance

Production of new higher-density housing can be facilitated by providing up-to-date information on potential sites and assisting prospective developers with the assembly of project sites. City assistance and incentives to encourage residential and mixed-use projects will facilitate and encourage development in Colton. The City will facilitate the assembly and recycling of underutilized properties for new higher-density housing construction through technical and/or financial assistance to developers and property owners. Technical assistance includes land development counseling by City planners, coordination with agencies required to be involved in the development process, and access to a list of sites available for residential development (such as properties that are vacant and underutilized) for local real estate agents.

Lot Consolidation Assistance

Processing assistance will be provided to projects involving lot consolidation. Assistance may include, but is not limited to, 1) counseling applicants on the lot consolidation process, 2) presenting and explaining an alternative lot consolidation processing method to significantly expedite lot consolidation, and 3) completing a Covenant to Hold as a Single Parcel (lot tie) in place of recording a parcel or tract map. The lot tie process can expedite the lot consolidation process most significantly for traditional multi-family projects.

To take full advantage of the highest density areas, particularly in Downtown Colton where many parcels are small, the City will facilitate the assembly and recycling of underutilized properties for new affordable housing construction by maintaining a database of lots with consolidation potential. This database will be made available to affordable housing developers.

Objective:

- Achieve quality higher-density residential developments by creating larger development sites.

Timeframe: Ongoing
Responsible Agencies: Development Services Department
Funding: General Fund

Program 11: Update the Colton Zoning Code Development Standards

The City of Colton will continue to implement the Zoning Code and development standards to encourage higher-density development where supported by land use policies and to allow flexibility within City’s standards and regulations to encourage a variety of housing types. Zoning districts that facilitate affordable housing include the R-3 and R-4 zones, which allow up to 22 units per acre, and the Residential Overlay Zone, which allows up to 30 units per acre.

Objective:

- To encourage higher density development where appropriate
- To encourage a variety of housing types

Timeframe: Phase I of the Zoning Code update completed October 2013; Phase II scheduled for completion by March 2014

Responsible Agency: Colton Development Services Department

Funding Sources: General Fund

Remove Governmental Constraints

Pursuant to State law, the City is obligated to address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help address housing needs in the City by expediting construction and lowering development costs.

GOAL H-5 Mitigate any potential governmental constraints to housing production and affordability.

Policy H-5.1 Review and adjust as appropriate residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on the development of housing.

Program 12: Update the Colton Zoning Code and Zoning Map

The City will finalize the Zoning Code update to ensure consistency with Land Use Element policies and to allow flexibility within City’s standards and regulations to encourage a variety of housing types. Changes to the Zoning Code will include the following:

Amendments to Zoning Code and Zoning Map

- Apply a Special Development Area overlay zone on industrially zoned properties that abut properties zoned for residential uses, and apply appropriate conditions through the discretionary review process to minimize impacts.

Objectives:

- To achieve consistency between the General Plan and Zoning Code
- To encourage higher density development where appropriate
- To encourage a variety of housing types
- To invite public participation, including the development community, and gain public feedback in updating the Zoning Code and the Hub City Centre Specific Plan

Timeframe:	March 2014
Responsible Agency:	Development Services Department
Funding Sources:	General Fund

Program 13: Zoning Regulations and Initiatives for Extremely Low-Income and Special Needs Housing

Extremely low-income households and households with special needs have unique housing requirements. Housing types appropriate for these groups include emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) housing. Persons with developmental disabilities also may take advantage of these special housing types. State housing law requires that the Zoning Code address these specific housing types. The Zoning Code will be amended as necessary, consistent with State law, to facilitate these types of housing and address the needs of extremely-low-income households and persons with special needs.

Amendments to Zoning Code

- *Transitional and Supportive Housing:* Amend the Zoning Code, consistent with State and federal law, to recognize transitional and supportive housing as residential uses, subject only to the same restrictions and standards of similar residential dwellings in the same zone.

Create Partnerships and Opportunities

In addition to ensuring zoning regulations provide the flexibility needed to accommodate housing for extremely-low-income and special needs households, including persons with developmental disabilities, the City will actively seek partnerships and/or developers that will lead to the development of housing for these population groups. Particularly, the City will work with the Inland Regional Center to identify whether there are any unmet needs for developmentally disabled individuals, and to inform the Center of opportunities that exist in Colton.

To indicate to potential developers the opportunities for such housing, the City will maintain a list of available sites that can be used for development of supportive housing, SROs, and community care facilities.

Also, the City will prioritize a portion of CDBG and HOME funding to assist in the development of housing affordable to extremely low-income households and appropriate for developmentally disabled individuals.

Objectives:

- To comply with State law regarding zoning provisions that address reasonable accommodation, transitional housing, supportive housing, SRO housing, and emergency shelters
- To meet the particular needs of developmentally disabled individuals
- To identify and create opportunities for the development of such housing

Timeframe:

Amend the Zoning Code provisions regarding transitional and supportive housing in conformance with state law concurrent with Housing Element adoption

For partnerships and opportunities, outreach will be ongoing

For CDBG and HOME funding, annually as part of review process

Responsible Agency:

Development Services Department

Funding Sources:

General Fund, CDBG funds (through the County), HOME funds, State and/or federal Grants

Program 14: Permit Processing

Lengthy review periods associated with permit processing are perceived as one of the major constraints to housing development in any city, with delays in project development increasing the hold costs of developments. Complicated procedures may also discourage new development, especially by affordable and special needs housing developers.

Review of the Governmental Constraints section of the Housing Element identified a potential issue with the Architectural and Site Plan Review process, which may require Planning Commission discretionary review for residential projects even though the project is consistent with the General Plan and Zoning development standards, allowed uses, and are within the allowed density range. The City Council has directed that the Design Review Committee process be revised to increase the number of administrative approvals. City staff is currently working with a City Council ad-hoc committee to prepare a code amendment that will provide for administrative approvals. The code amendment is targeted for February/March 2014.

Objectives:

- Evaluate potential revisions to the permit processing system to streamline the review process through administrative review, where appropriate.
- Establish a protocol that prioritizes affordable and special needs housing for processing.
- Continue to utilize CEQA exemptions for infill development sites to shorten entitlement review time.

Timeframe: March 2014
Responsible Agency: Development Services Department
Funding Sources: General Fund

Program 15: Parking Standards

As part of the comprehensive Zoning Code update, the City will evaluate parking standards to ensure that they do not unreasonably constrain development of housing.

Objectives:

- As part of the comprehensive Zoning Code update, review the City's development regulation and ordinances, including the current parking requirements. Specifically, the City will assess its parking requirements to ensure they easily accommodate the development of mixed use and multi-family developments.
- Identify constraints to residential development based on the most up-to-date empirical studies, input from the local development community, and from development trends in the City. Clarify and formalize in the Zoning Code the parking considerations that would permit reduced parking requirements for mixed use and multi-family developments.
- Modify parking regulations or standards, as needed. Modification to parking standards should facilitate and encourage a variety of housing types including affordable lower income housing and should not constrain development. Modifications, if needed, can include reduction of parking standards for smaller units, such as studio and one-bedroom units, for affordable housing.
- Consider implementing ministerial procedures for reducing parking based on proximity to transit lines including Bus Rapid Transit (BRT) routes, larger projects, projects with on-site amenities, projects near community facilities (shopping, schools, recreation, etc), projects with a variety of unit types, and projects for senior, disabled, or that are affordable to very low and/or extremely low income households.
- Establish mixed use parking standards that facilitate and encourage a variety of housing types consistent with Program 8.
- Consider changing parking requirements for the R-3 Zone to allow carports for multi-family residential development projects.

Timeframe: Zoning Code Amendment to revise parking standards in mid-2014
Responsible Agency: Development Services Department
Funding Sources: General Fund

Program 16: Sites Monitoring

The City will continue to track how those properties zoned at densities that can accommodate affordable housing development (R-3/R-4, Mixed Use: Downtown, and Residential Overlay) are being developed. The objective is to ensure that sites zoned to accommodate affordable housing are being developed within the density ranges assumed in the Land Use Element or if not, that adequate sites remain available to achieve the RHNA for lower-income households. The City will report annually on the status of the sites to determine whether the density incentives afforded by these zones are resulting in the construction of affordable housing. As necessary, the City will revisit policies and incentives

and revise programs to create greater incentive (with an understanding of the influences of a down economy).

Objective:

- Continue to provide a sufficient inventory of sites zoned to accommodate affordable housing

Timeframe: Ongoing monitoring and annual progress reports

Responsible Agency: Development Services Department

Funding Sources: General Fund

Provide Equal Housing Opportunities

To meet the housing needs of all segments of the community, the Housing Plan includes a program to promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability. The City works with the Inland Fair Housing and Mediation Board, Inc., which provides fair housing and tenant/landlord services.

GOAL H-6 Continue to promote equal housing opportunity in the City’s housing market regardless of age, race, sex, marital status, ethnic background, source of income, and other factors.

Policy H-6.1 Provide fair housing services to Colton residents, and ensure that residents are aware of their rights and responsibilities regarding fair housing.

Policy H-6.2 Provide equal access to housing for special needs residents such as the homeless, elderly, and disabled.

Policy H-6.3 Promote the provisions of disabled-accessible units and housing for mentally and physically disabled.

Program 17: Fair Housing

The City, through the County of San Bernardino, contracts with the Inland Fair Housing and Mediation Board, Inc. to assist local housing industry groups and other professionals with the implementation of HUD's Voluntary Affirmative Marketing Agreement to guarantee the right of all people to choose freely where they want and can afford to live. It is promoted through a comprehensive program of training, education, advertising and marketing, minority and women involvement, outreach and recruitment conducted by the contractors. In addition to Fair Housing, Tenant/Landlord Mediation services are available to residents in Colton.

Objectives:

- To continue to promote fair housing practices and provide educational information on fair housing to the public.
- To continue to refer fair housing complaints to the Inland Fair Housing and Mediation Board, Inc.
- Continue to comply with all State and Federal fair housing requirements when implementing housing programs or delivering housing-related services.
- Initiate a Zoning Code amendment to revise the definition of *family* consistent with current law.

Timeframe: Ongoing; Code amendment in 2014

Responsible Agency: County of San Bernardino Housing Authority and Inland Fair Housing and Mediation Board

Funding Sources: County of San Bernardino Housing Authority and Inland Fair Housing and Mediation Board funding

Program 18: Reasonable Accommodation

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

Objectives:

- To continue to process requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities.
- To provide information to residents via public counters, the City website, and the City’s public access Channel 3.

Timeframe: Ongoing

Responsible Agency: Development Services Department

Funding Sources: General Fund

Promote Sustainable Development and Building Practices

This Housing Element provides opportunities to encourage the incorporation of energy-saving features, energy-saving materials, and energy-efficient systems and design for new residential development in the City of Colton. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases. Updated policies and programs could address the environmental significance and operational benefits of employing energy conservation in the building and retrofit of decent, safe and affordable housing. The Land Use Element incorporates goals and policies that reflect green building and sustainability approaches for new and existing development, including the following:

- Require new development to reflect the principles of Traditional Neighborhood Development such as walkable streets, pedestrian amenities, access to transit, mix of complementary uses, comfortable and accessible open space and range of housing types and densities.
- Incorporate green building and sustainable building standards.
- Promote adaptive reuse of historic buildings.
- Respect natural site features and groundwater recharge areas.
- Incorporate energy conservation features in all new construction and site development.
- Provide energy conservation incentives.

GOAL H-7 Promote and encourage sustainable development and green building practices for all new residential development and for the retrofitting of existing housing.

Policy H-7.1 Promote higher density residential development and mixed-use in Downtown Colton and along and major transit corridors.

Policy H-7.2 Encourage water- and energy-efficient appliances and features for new residential development and encourage water- and energy-efficient retrofitting improvements for existing residential homes.

Policy H-7.3 Provide incentives to promote weatherization, double-paned windows, and insulation for older homes.

Policy H-7.4 Provide initiatives to increase the use of solar energy and utilize passive solar design to increase energy conservation.

Program 19: Sustainable Building Practices and Energy and Water Conservation

For many residents, energy costs can be another major cost that is difficult to pay. There are two ways that energy costs can be reduced: 1) through the use of efficient technologies and strategies, and 2) through the changes in individual behavior. The City encourages energy and water conservation by residents through a variety of outreach methods.

Objectives:

- To continue assisting Colton households annually through the weatherization, rental housing inspection, and senior code enforcement relief programs, for a total of 300 households during the planning cycle.
- Promote sustainable building design, construction, and operations that facilitate lower energy costs for residents.
- Encourage owners of existing buildings to conduct energy and water conservation retrofits.
- Assist in distributing information to the public regarding free analysis of energy use, rebates, and other programs offered by Colton Public Utilities through the provision of educational information at City Hall.
- Pursue demonstration projects as a source for community education and serve as an example of sustainable design and energy and water efficiency in government buildings and facilities.
- Continue to pursue programs and educate residents regarding water conservation programs offered by the City and other agencies, including but not limited to Inland Empire Garden Friendly Program, San Bernardino Valley Municipal Water District Weather-Based Irrigation Controller Program, and freesprinklernozzles.com.
- Consider establishing a water rebate program for Colton customers that implement water conservation methods, products, and equipment in an effort to reduce water consumption and improve water efficiency.

Timeframe: Ongoing

Responsible Agency: Development Services Department, Electric Department and Public Works/Water-Wastewater Division

Funding Sources: General Fund

Summary of Quantified Objectives

Table H-2 summarizes the City’s quantified objectives for the 2013-2021 planning period.

**Table H-2
Summary of 2013-2021 Quantified Objectives**

	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction – Adequate Sites (RHNA) ¹	222	221	302	347	831	1,923
Rehabilitation of Units	45					45
Conservation/Preservation ²	129					129

Notes:

1. AB2634 mandates that localities calculate the subset of the very low income regional need that constitutes the communities need for extremely low income housing. As an alternative to calculating the subset, local jurisdictions may assume that 50 percent of the very low income category is represented by households of extremely low income (less than 30 percent of the MFI). Using this calculation the Extremely Low need would be 222.
2. Reflects assisted units, but these units are not at-risk during the planning period.

Appendices

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Appendix A:

Housing Profile

This section provides an overview of housing and population conditions in Colton. This profile serves as a foundation for the Housing Element update and includes information required by the State Department of Housing and Community Development (HCD). Housing needs vary by demographic and household characteristics, cultural backgrounds and preferences, and income, as well as other special circumstances. Determining the City's housing needs requires understanding population growth trends, age, race/ethnicity, and employment characteristics.

Community Location

The City of Colton is located in the western portion of San Bernardino County, approximately 60 miles to the east of Los Angeles. The City is directly served by two major freeways: Interstate 10 transverses the community and Interstate 215 runs along the eastern boundary. Adjacent jurisdictions include the City of Rialto on the west, the City of San Bernardino on the east, and the City of Grand Terrace to the south. Originally an agricultural and railroad town, Colton's development has been heavily impacted by the presence of the Colton Crossing, the intersection of the BNSF and Union Pacific train tracks immediately south of Interstate 10. This development increased regional connectivity to the Ports of Los Angeles and Long Beach.

Population Characteristics

According to recent Department of Finance estimates, the population of Colton is approximately 52,619 persons. From 1990 to 2000, the population of the city grew by approximately 18.3 percent. The city has experienced slower growth since 2000, growing about 10.5 percent from 2000 to 2013. The city's 2013 population represents approximately 2.6 percent of the county's total population of 2,063,919 (Table H-3).

Table H-3
Population Trends- Colton vs. San Bernardino County

	1990	2000	2013	Growth 1990-2000	Growth 2000-2013
Colton	40,273	47,662	52,690	18.3%	10.5%
San Bernardino Co	1,418,380	1,710,139	2,063,919	20.6%	20.7%

Source: U.S. Census, California Dept. of Finance Table E-5 (2013)

Like many cities in the Inland Empire, Colton has seen significant population growth in the past 20 years. However, the national and regional economic recession that began late in

2007 has significantly stymied local and regional jobs and housing growth. As the recovery begins, the Inland Empire may experience development activity at greater pace than communities elsewhere in Southern California due to more affordable land and construction costs, although the tightness of credit markets will produce lingering effects. The Southern California Association of Governments (SCAG) projects that by 2025, one in four SCAG residents will live in the Inland Empire, compared to one in 10 southlanders who lived in the inland valleys and desert areas in the 1950s².

SCAG projects that Colton's population will reach 71,700 by the year 2035, an average population increase of approximately 1.4 percent per year between 2000 and 2035.

Age Composition

The age structure of a population affects the evaluation of housing needs, as people have different housing needs at varying stages in their lives. The traditional assumption is that in many communities, young adults tend to prefer apartments, low- to moderate-cost condominiums, and smaller or more affordable single-family units, while mature adults provide the market for moderate- to high-end condominiums and detached housing. The senior population (65 years and older) tends to generate demand for low- to moderate-cost apartments and condominiums, community residential settings, and mobile homes.

San Bernardino County as a whole can be characterized as having a young population. Among Southern California counties, San Bernardino has the youngest median age at 31.7 years (compared with Los Angeles, Orange, Riverside, San Diego and Ventura counties)³. Colton's population is even younger than San Bernardino's average, with a median age of 28.4 according to recent Census data (Table H-4). According to recent Census data, preschool and school-age residents comprised over 40 percent of the population in Colton. Young adults between the age of 25 and 44 comprised over 28 percent. Although residents 65 years and older make up only seven percent of the population, the large proportion of adults over 45 years of age is indicative of the aging baby boomer population that will likely change the demographic and economic dynamic of the City over the next 15 to 20 years.

² Population Growth in the SCAG Region, 1950-2025. Southern California Association of Governments

³ American Community Survey, 2007 – 2011

**Table H-4
Age Characteristics – Colton vs. San Bernardino County**

Age Group	Colton		San Bernardino County	
	Persons	%	Persons	%
Under 5 years	4,885	9.4%	158,790	7.8%
5 to 9 years	4,521	8.7%	157,368	7.7%
10 to 14 years	4,501	8.6%	168,792	8.3%
15 to 19 years	4,528	8.7%	179,627	8.8%
20 to 24 years	4,596	8.8%	159,908	7.9%
25 to 29 years	4,449	8.5%	146,477	7.2%
30 to 34 years	3,776	7.2%	135,614	6.7%
35 to 39 years	3,467	6.6%	135,711	6.7%
40 to 44 years	3,273	6.3%	137,238	6.7%
45 to 49 years	3,199	6.1%	142,691	7.0%
50 to 54 years	3,031	5.8%	134,603	6.6%
55 to 59 years	2,520	4.8%	110,620	5.4%
60 to 64 years	1,745	3.3%	86,423	4.2%
65 to 69 years	1,173	2.2%	60,089	3.0%
70 to 74 years	875	1.7%	43,406	2.1%
75 to 79 years	685	1.3%	33,065	1.6%
80 to 84 years	534	1.0%	23,914	1.2%
85 years and over	396	0.8%	20,874	1.0%
Total	52,154	100%	2,035,210	100%
Median age	28.4		31.7	

Source: 2010 Census, Table DP-1

Race and Ethnicity

Most residents in Colton are Hispanic, constituting 71 percent of the population (see Table H-5). This population characteristic is indicative of the demographic shifts that have occurred across San Bernardino County over the past 15 to 20 years. Colton’s white population has continued to decline and is significantly lower than that of San Bernardino County’s white population.

The racial and ethnic composition of a community affects housing needs due to the unique household characteristics and preferences of different groups. According to recent Census data, for example, the average household size in Colton was 3.46. Hispanic households had a markedly larger average household size of 3.97 persons per household, indicating a potential increase in demand for larger housing units as the Hispanic population in Colton, and California as a whole, continues to grow.

Table H-5
Race and Ethnicity - Colton vs. San Bernardino County

Racial/Ethnic Group	Colton		San Bernardino County	
	Persons	%	Persons	%
Not Hispanic or Latino	15,115	29.0%	1,034,065	50.8%
-White	6,803	13.0%	677,598	33.3%
-Black or African American	4,648	8.9%	170,700	8.4%
-American Indian/Alaska Native	126	0.2%	8,523	0.4%
-Asian	2,430	4.7%	123,978	6.1%
-Native Hawaiian/Pacific Islander	136	0.3%	5,845	0.3%
-Other races or 2+ races	972	1.9%	47,421	2.3%
Hispanic or Latino (any race)	37,039	71.0%	1,001,145	49.2%
Total	52,154	100%	2,035,210	100%

Source: 2010 Census, Table DP-1

Employment

Colton residents are employed in diverse industries, with the largest percentage of workers (32 percent) employed in blue collar occupations such as machine operators, assemblers, farming, transportation, handlers and laborers (see Table H-6). A significant portion (29 percent) were employed in sales and office-related occupations. Management and professional occupations comprised 21 percent of the city’s working residents, and service-related occupations (such as waiters, waitresses and beauticians) constituted 18 percent of the city’s workforce. The high percentage of blue collar, retail sales and service-related employment in the Colton labor force is important to consider when assessing housing affordability, as salaries tend to be lower, which decreases the amount of income available for housing. The retail sector also frequently does not offer health and other employment benefits, further increasing economic strain.

Table H-6
Employment by Industry - Colton

Occupation	Persons	%
Civilian employed population 16 years and over	20,892	100%
Management, business, science, and arts occupations	4,423	21%
Service occupations	3,775	18%
Sales and office occupations	5,982	29%
Natural resources, construction, and maintenance occupations	2,538	12%
Production, transportation, and material moving occupations	4,174	20%

Source: U.S. Census 2006-2010 ACS, Table DP3

The recession following September 11, 2001 led to an increase in unemployment around the country. In San Bernardino County, unemployment rates reached over eight percent in 2003. Although by 2006 the unemployment rate had decreased below pre-recession levels, the national economic downturn that began in 2007 brought another increase in unemployment. In April 2009, the average unemployment rate in San Bernardino County was 12.4 percent. According to State Employment Development Department data (July 2013) unemployment rates in San Bernardino County have been reduced from 2009 levels

to 10.8 percent. Current unemployment rates in Colton, at 11.6 percent, exceed the countywide average.⁴

Household Characteristics

Household type and size, income level, the presence of persons with special needs, and other household characteristics can affect access to and demand for housing and housing programs. This section details the various household characteristics in Colton.

A household is defined by the Census as all persons occupying a housing unit. For the 2010 Census, families were identified as a subset of households and defined to include all persons living together who are related by blood, marriage, or adoption. Single households include persons living alone in housing units, but do not include persons in group quarters such as convalescent homes or dormitories. Other non-family households are unrelated people living together.

Household Type

In 2010, the U.S. Census determined that the City of Colton had 14,971 households. The distribution of households as indicated by recent Census data shows that over three-fourths of households were composed of families. Families headed by single parents made up 30.6 percent of all households (Table H-7).

Table H-7
Household Type - Colton vs. San Bernardino County

Household Type	Colton		San Bernardino County	
	Households	%	Households	%
Family households:	11,740	78.4%	470,440	76.9%
Husband-wife family	7,167	47.9%	326,927	53.5%
With own children under 18 years	4,029	26.9%	166,035	27.1%
Male householder, no wife present	1,340	9.0%	44,384	7.3%
With own children under 18 years	718	4.8%	22,598	3.7%
Female householder, no husband present	3,233	21.6%	99,129	16.2%
With own children under 18 years	1,845	12.3%	54,352	8.9%
Nonfamily households:	3,231	21.6%	141,178	23.1%
Householder living alone	2,452	16.4%	108,095	17.7%
Households with individuals under 18 years	7,826	52.3%	283,252	46.3%
Households with individuals 65 years and over	2,715	18.1%	134,771	22.0%
Total households	14,971	100%	611,618	100%
Average household size	3.46		3.26	

Source: 2010 Census, Table DP-1

Household composition and size factors are often interrelated. Communities with a large proportion of families with children tend to have a large average household size. Such communities have a greater need for larger units with adequate open space and recreational opportunities for children. The household size in Colton is slightly higher than

⁴ California Employment Development Department, October 2013 Release Schedule

that of San Bernardino County; the County average household size was 3.26 in 2010, versus Colton’s 3.46.

Tenure

Tenure in the housing industry typically refers to the occupancy of a housing unit – whether the unit is owner-occupied or renter-occupied. Tenure characteristics typically are related to household income, composition, and age of the householder. The tenure distribution of a community’s housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. Housing occupancy in Colton (Table H–8) is almost evenly divided between ownership and rentals (47 versus 44 percent), but ownership rates in Colton are lower than in the County as a whole (55 percent).

**Table H–8
Tenure – Colton vs. San Bernardino County**

Housing Type	Colton		San Bernardino Co	
	Units	%	Units	%
Occupied housing units	14,971	92%	611,618	87%
Owner-occupied housing units	7,766	47%	383,573	55%
Average household size of owner-occupied units	3.61		3.25	
Renter-occupied housing units	7,205	44%	228,045	33%
Average household size of renter-occupied units	3.3		3.28	
Vacant housing units	1,379	8%	88,019	13%
For rent	732	4%	21,892	3%
Rented, not occupied	61	0.4%	1,096	0.2%
For sale only	209	1%	12,138	2%
Sold, not occupied	31	0.2%	2,520	0.4%
For seasonal, recreational, or occasional use	45	0%	34,104	5%
All other vacants	301	2%	16,269	2%
Homeowner vacancy rate (%)	2.6		3.0	
Rental vacancy rate (%)	9.2		8.7	
Total housing units	16,350	100%	699,637	100%

Source: 2010 Census, Table DP-1

Vacancy

Housing vacancy rates - the number of vacant units compared to the total number of units - reveal the housing supply and demand for a city. Some amount of housing vacancy is normal to allow for moving time and changing locations. According to recent Census data, Colton’s housing vacancy rate for homeowners is 2.6 percent. The city’s rental vacancy rate is 9.2 percent.

Household Income

Recent Census data reported the median household income in Colton at \$41,788, just 75 percent of San Bernardino County's median income of \$55,853 and lower than that of any of its neighbors with the exception of the City of San Bernardino. Household income is an important consideration when evaluating housing conditions because lower incomes typically constrain households' ability to obtain adequate housing.

Table H-9
Median Household Income – Colton vs. San Bernardino County

Jurisdiction	Median Income	% of County Median Income
Colton	\$41,788	75%
San Bernardino Co.	\$55,853	100%

Source: U.S. Census, 2007-2011 ACS

Housing Stock Characteristics

The Census Bureau defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

Housing Growth

The number of housing units in Colton has increased by 686 units, or 4.2 percent, since 2000 (see Table H-10).

Table H-10
Housing Unit Growth – Colton vs. San Bernardino County

Structure Type	2000		2013		Growth	
	Units	%	Units	%	Units	%
Colton						
Single-family	9,699	61.9%	10,130	61.9%	431	62.8%
Multi-family	5,166	32.9%	5,320	32.5%	154	22.4%
Mobile homes	815	5.2%	916	5.6%	101	14.7%
Total units	15,680	100%	16,366	100%	686	100%
San Bernardino County						
Single-family	442,952	73.7%	525,734	74.8%	82,782	81.5%
Multi-family	116,577	19.4%	133,591	19.0%	17,014	16.8%
Mobile homes	41,840	7.0%	43,586	6.2%	1,746	1.7%
Total units	601,369	100%	702,911	100%	101,542	100%

Source: Cal. Dept. of Finance, Tables E-5 & E-8

Housing Type

The housing stock composition in Colton has not changed significantly since 2000. Single-family detached houses comprise two-thirds of units in the City, while multi-family units comprise the other third (Table H-10).

Just five percent of the housing units in Colton are mobile homes, which have filled an affordable housing niche in the City for many years. As land values rise, however, mobile home parks face increased likelihood of being sold and redeveloped.

Age of Housing Stock

The age of housing is commonly used as a measure of when housing may begin to require repairs. In general, housing units over 30 years old are likely to have rehabilitation needs, including new roofing, foundation work, and new plumbing. According to recent Census data, over half of all housing units in Colton were constructed between 1980 and 2000. This makes half the City’s housing units about 30 years old or older. Table H-11 indicates that the City experienced substantial growth during the 1980s.

Table H-11
Age of Housing Stock - Colton vs. San Bernardino County

Year Built	Colton		San Bernardino County	
	Units	%	Units	%
Built 2005 or later	227	1%	33,826	5%
Built 2000 to 2004	580	3%	59,235	9%
Built 1990 to 1999	2,463	15%	91,168	13%
Built 1980 to 1989	5,468	33%	166,567	24%
Built 1970 to 1979	2,085	13%	125,421	18%
Built 1960 to 1969	1,202	7%	78,276	11%
Built 1950 to 1959	2,205	13%	81,221	12%
Built 1940 to 1949	1,237	7%	28,978	4%
Built 1939 or earlier	1,213	7%	26,629	4%
Total units	16,680	100%	691,321	100%

Source: Census 2006-2010 ACS, Table DP-4

Housing Problems

Overcrowding

Overcrowding occurs when housing costs are so high relative to income that families have to live in small units or double up to devote income to other basic needs such as food or medical care. However, cultural differences also contribute to overcrowded conditions, as some cultures tend to have larger household sizes due to the preference of living with extended family members. The federal government defines an overcrowded household as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with greater than 1.5 persons per room.

Generally, low-income families are disproportionately affected by overcrowding. Overcrowding is also more prevalent among renters than among owners. Table H–12 shows that Colton households in renter-occupied units generally experienced overcrowding and severe overcrowding at a higher proportion than households in owner-occupied units.

Table H–12
Overcrowded Housing Units - Colton vs. San Bernardino County

Occupants per Room	Colton		San Bernardino Co	
	Units	%	Units	%
Owner occupied units	8,302	100%	388,167	100%
1.01 to 1.50	752	9%	16,236	4%
1.51 to 2.00	48	1%	3,816	1%
2.01 or more	118	1.4%	874	0.2%
Renter occupied units	6,774	100%	207,958	100%
1.01 to 1.50	838	12%	22,274	11%
1.51 to 2.00	295	4%	6,291	3%
2.01 or more	66	1%	1,886	1%

Source: Census 2006-2010 ACS, Table B25014

Overpayment

The federal Department of Housing and Urban Development (HUD) generates an annual median family income for the purpose of determining program eligibility. The 2013 Median Family Income (MFI) for San Bernardino County was reported as \$87,200. Overpayment is defined as monthly housing costs that exceed 30 percent of a household’s gross income.

The State of California uses five income categories to determine housing affordability. These categories are as follows:

- Extremely-low income: 30 percent or less of the median income;
- Very-low income: 31 percent to 50 percent of the median income;
- Low income: 51 percent to 80 percent of the median income;
- Moderate income: 81 percent to 120 percent of the median income; and,
- Above-moderate income: greater than 120 percent of the median income.

Table H–13 shows recent estimates for overpayment by household income category for owners and renters in Colton. As expected, this table shows that the incidence of overpayment is highest for households in the lower-income categories.

Table H-13
Overpayment - Colton vs. San Bernardino County

Income Category	Owners		Renters	
	Households	Percent	Households	Percent
Extremely low households	150		570	
Households overpaying	150	100%	520	91.2%
Very low households	1,050		1,795	
Households overpaying	815	77.6%	1,605	89.4%
Low households	1,805		2,290	
Households overpaying	1,375	76.2%	1,765	77.1%
Subtotal: All lower-income households	3,005		4,655	
Subtotal: Households overpaying	2,340	77.9%	3,890	83.6%
Moderate households	2,195		1,605	
Households overpaying	985	44.9%	520	32.4%
Above moderate households	2,705		1,020	
Households overpaying	715	26.4%	230	22.5%

Source: U.S. Department of Housing and Urban Development, CHAS, based on the 2006-2008 ACS. Table 15.

Extremely Low Income Households

Extremely-low income (“ELI”) households are defined as households with income less than 30 percent of the MFI, which is approximately \$20,100 for a 4-person household in San Bernardino County. The provisions of *Government Code* §65583(a)(1) require quantification and analysis of existing and projected housing needs of ELI households. As noted in Table H-13 above, recent Census estimates reported that approximately 720 households in Colton households were within the ELI category. All of the owner households and 91 percent of renter households were reported to be overpaying for housing (i.e., more than 30 percent of gross income for housing expenses). ELI households often have other housing problems such as overcrowding due to insufficient incomes to afford large enough dwellings.

Substandard Housing Conditions

A variety of housing conditions can cause a home to be considered substandard. These homes often require extensive renovation to make a home safe. The number of homes that are likely to need major renovations can be estimated by looking at the percentage of older housing units and Census reports of residents regarding their housing conditions.

Because half of the housing units in Colton are at least 30 years old, significant rehabilitation needs are likely in those units that property owners have had limited means to invest. The older residential neighborhoods in Colton are likely to require the most significant rehabilitation, including seismic reinforcement in addition to maintenance and repairs. The City does not have comprehensive data on how many homes require substantial rehabilitation or replacement. All code enforcement responses are complaint based. The Code Compliance division handles about 800 cases per year, but not all of these are for substandard housing conditions. Code enforcement records combine all violations of the Colton Municipal Code. City staff estimates that the number of substandard units may be as high as 10 percent of all units in the City, using the following criteria to identify “substandard” housing: condition of water and sewer lines in a unit, electric power,

heating, and physical soundness of a structure. Additionally, the likelihood of homes with lead paint hazards increases for those built before 1980, especially in lower-income households.

According to the 2010 U.S. Census, of the 16,464 housing units in Colton, over 13,473 (82 percent) of the residential housing units were built prior to 1980. The City assumes the need for housing maintenance increases for houses that are older than 30 years of age (built prior to 1982). Approximately 1,300 housing units are estimated to be in need of rehabilitation or replacement.

Housing Cost and Affordability

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, causing extreme cost burdens or forcing households into overcrowded or substandard conditions.

Ownership Housing

According to 2010 Census data, just over half (52 percent) of occupied housing units in Colton were owner-occupied dwellings, with just under two-thirds (63 percent) of the housing units being single-family residential. The median single-family home price in Colton for calendar year 2012 was \$133,000. The median home price for San Bernardino County during the same time period was substantially higher than in Colton, at \$160,000. For condos, the 2012 median price in Colton was just \$52,000 compared to \$135,000 for San Bernardino County as a whole.⁵

Rental Housing

According to 2010 Census data, approximately 48 percent of occupied housing units in Colton were rental units. These housing units are composed primarily of apartments, as well as some condominiums, townhomes, and detached single-family residences.

According to recent data from the Department of Housing and Urban Development (HUD), fair market rents in San Bernardino County ranged from \$763 per month for an efficiency unit to \$1,924 for a four-bedroom unit (Table H-14). Historically, rents in Colton have been below countywide fair market estimates. A recent internet search of apartments for rent found a rental range from \$625 for a studio to \$1,375 for a 3-bedroom unit.⁶

Table H-14
2013 San Bernardino County Fair Market Rents

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$763	\$879	\$1,116	\$1,577	\$1,924

Source: HUD User 2013

⁵ DataQuick Information Systems, Southern California Home Sales Activity, February 23, 2013

⁶ www.apartments.com, 11/9/2013

Housing Affordability

Income Levels and Affordable Housing Payments

Housing affordability levels are determined by HCD and are divided into the following categories:

- Extremely Low Income = income less than 30 percent of area Median Family Income (MFI)
- Very Low Income = income greater than 30 percent, and less than 50 percent MFI
- Lower Income = income greater than 50 percent, and less than 80 percent MFI
- Moderate Income = income greater than 80 percent, and less than 120 percent MFI
- Above Moderate Income = income greater than 120 percent MFI

Housing affordability is determined by the ratio of income to housing costs. According to the HCD guidelines for 2013, the area median income (AMI) for a family of four in San Bernardino County is \$65,000. Based on state guidelines, income limits for a four-person family along with rents and estimated sales prices generally considered to be “affordable” are shown in Table H–15.

An affordable housing payment is considered to be no more than 30% of a household’s gross income. For rental units, this includes rent plus utilities. Assuming that a potential homebuyer within each income group has acceptable credit, a typical down payment (5% to 10%), and other housing expenses (taxes and insurance), the maximum affordable home price can be estimated for each income group, as seen in Table H–15. Based on the current home prices described below, both low- and moderate-income households would generally be able to purchase a home with a sufficient number of bedrooms to avoid overcrowding. Very-low-income households may be able to purchase a home, but it would most likely be a smaller, older unit or a condominium or mobile home.

**Table H–15
Income Categories and Affordable Housing Costs – San Bernardino County**

2013 Areawide Median Income = \$65,000	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30% AMI)	\$20,100	\$503	--
Very Low (31-50% AMI)	\$33,500	\$838	\$150,000
Low (51-80% AMI)	\$53,600	\$1,340	\$250,000
Moderate (81-120% AMI)	\$78,000	\$1,950	\$350,000
Above moderate (120%+ AMI)	\$78,000+	\$1,950+	\$350,000+

Assumptions: --Based on a family of 4
 -30% of gross income for rent or PITI
 -10% down payment, 4.5% interest, 1.25% taxes & insurance

Source: Cal. HCD; J.H. Douglas & Associates

The median single-family home price of \$133,000 and median condo price of \$52,000 means that affordable homeownership is within reach for even very-low-income households, provided financing can be secured. Many rental units are also affordable many lower-income households.

Special Needs Groups

Certain segments of the population may have more difficulty finding decent, affordable housing due to their special needs. In Colton, these special needs groups include the elderly, persons with disabilities, large households, female-headed households, farmworkers and homeless.

Elderly

The elderly population (generally defined as those over 65 years of age) has several concerns: limited and fixed incomes, high health care costs, transit dependency, and living alone. Specific housing needs of the elderly include affordable housing, supportive housing (such as intermediate care facilities), group homes, and other housing that includes a planned service component. According to recent Census data, there are 1,929 elderly households residing within Colton, representing approximately 12.8 percent of the City's 15,076 total households (Table H-16).

Many elderly persons have limited income potential, as they are most often retired and have fixed income (retirement funds and Social Security Income). According to recent Census data, about 15 percent of Colton's elderly population had incomes below the poverty level compared to 19 percent for working-age adults. The majority of elderly in Colton own their homes, estimated at 85 percent, or 1,646 households (Figure H-12). Seniors who own their homes frequently have low or no mortgage payments, as they have held loans to or near the typical 30-year mortgage period; also, many long-term homeowners benefit from pre-Proposition 13 property tax rates. Renters, however, face real challenges. According to recent Census data, more than 79 percent of Colton seniors renting their housing paid more than 30 percent of their income on housing and thus experienced a housing cost burden. The percentage of renter seniors who overpaid was much higher than for homeowners, of which 28.4 percent experienced housing cost burden.

Table H-16
Elderly Households by Tenure

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	6,656	80%	6,491	96%
65 to 74 years	968	12%	210	3%
75 to 84 years	436	5%	25	0%
85 years and over	242	3%	48	1%
Total Households	8,302	100%	6,774	100%

Source: U.S. Census 2006-2010 ACS, Table B25007

According to recent Census data, 37.7 percent of Colton's elderly population was also disabled. Despite the large number of seniors who have disabilities, nearly one-third live alone, according to the U.S. Census.

Large Households

In general, large households (with five or more members) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and in turn, accelerating unit deterioration. According to recent Census data, approximately 23 percent of Colton’s households are large households (Table H–17).

Table H–17
Large Households by Tenure

Householder Age	Owner		Renter	
	Households	%	Households	%
1 person	1,259	15%	1,332	20%
2 persons	1,949	23%	1,977	29%
3 persons	1,333	16%	1,008	15%
4 persons	1,507	18%	1,272	19%
5 persons	1,333	16%	712	11%
6 persons	343	4%	324	5%
7 persons or more	578	7%	149	2%
Total Households	8,302	100%	6,774	100%

Source: U.S. Census 2006-2010 ACS, Table B25009

The existing housing stock in Colton provides large families a variety of options. Recent Census data indicated that 49 percent of the housing units in Colton contained three or more bedrooms. The majority of these units are owner-occupied (83 percent). Because of the substantial number of large units, the existing housing stock likely could meet the needs of large families, although affordability (both price and availability of mortgage financing) issues may limit the accessibility of these units to many large low-income families.

Female-Headed Households

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other facilities. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group. According to recent Census data, of the 14,971 households in the city, 3,233 (21.6 percent) were headed by a female (Table H–18).

Table H-18
Female-Headed Households – Colton vs. San Bernardino County

Household Type	Colton		San Bernardino County	
	Households	%	Households	%
Family households:	11,740	78.4%	470,440	76.9%
Husband-wife family	7,167	47.9%	326,927	53.5%
With own children under 18 years	4,029	26.9%	166,035	27.1%
Male householder, no wife present	1,340	9.0%	44,384	7.3%
With own children under 18 years	718	4.8%	22,598	3.7%
Female householder, no husband present	3,233	21.6%	99,129	16.2%
With own children under 18 years	1,845	12.3%	54,352	8.9%
Nonfamily households:	3,231	21.6%	141,178	23.1%
Householder living alone	2,452	16.4%	108,095	17.7%
Households with individuals under 18 years	7,826	52.3%	283,252	46.3%
Households with individuals 65 years and over	2,715	18.1%	134,771	22.0%
Total households	14,971	100%	611,618	100%
Average household size	3.46		3.26	

Source: 2010 Census, Table DP-1

Persons with Disabilities

Both mentally and physically disabled residents face housing access and safety challenges. Disabled persons may face difficulty in finding accessible housing (housing that is made accessible to people with disabilities through such things as the positioning of appliances and fixtures, heights of installations and cabinets, and layout of unit to facilitate wheelchair movement).

In Colton, approximately 9 percent of residents five years of age and older were identified as having a disability according to recent Census data. Types of disabilities by age group are shown in Table H-19. The age group in which disabilities are most common is seniors above age 65. However, the age group of 18 to 64 also has a sizable portion of the population with a disability. This age group is especially important as it almost entirely encompasses the working population, and disabilities may often affect a person's ability to work consistently and regularly.

**Table H-19
Disabilities by Age**

Disability by Age Group	Persons	Percent
Under Age 5 - total persons	4,358	--
With a hearing difficulty	0	0.0%
With a vision difficulty	0	0.0%
Age 5 to 17 - total persons	12,532	
With a hearing difficulty	22	0.2%
With a vision difficulty	105	0.8%
With a cognitive difficulty	179	1.4%
With an ambulatory difficulty	28	0.2%
With a self-care difficulty	101	0.8%
Age 18 to 64 - total persons	31,911	
With a hearing difficulty	362	1.1%
With a vision difficulty	927	2.9%
With a cognitive difficulty	1511	4.7%
With an ambulatory difficulty	1547	4.8%
With a self-care difficulty	847	2.7%
With an independent living difficulty	1,235	3.9%
Age 65 and over* - total persons	3,433	
With a hearing difficulty	479	14.0%
With a vision difficulty	243	7.1%
With a cognitive difficulty	337	9.8%
With an ambulatory difficulty	962	28.0%
With a self-care difficulty	377	11.0%
With an independent living difficulty	732	21.3%

Source: U.S. Census, 2009-2011 ACS Table S1810

Note: Totals may exceed 100% due to multiple disabilities per person

Developmental Disabilities

As of January 1, 2012, housing law requires that the needs of the developmentally disabled be specifically addressed. According to Section 4512 of the federal Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years and continues — or can be expected to continue — indefinitely, and constitutes a substantial disability for that individual. This definition includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation. A developmental disability does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals 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 the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of

the population that can be defined as developmentally disabled is 1.5 percent. In an individual community, the percentage may be higher if land use regulations or other localized conditions are conducive to the establishment of group homes, special housing, or institutions that specifically serve the needs of the developmentally disabled. Colton does not have a concentration of group homes or an unusually high number of institutional housing settings (see Table H-20).

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes (defined as group homes under California law), inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and hospice care. 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 this need 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 disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

The City of Colton complies with the federal Lanterman Developmental Disabilities Services Act, which provides that state-authorized, licensed community care facilities serving six or fewer persons be permitted by right in all residential zones. Other types of community care housing may be permitted in specific zones subject to conditional use permit approval. There are currently 15 community care facilities in Colton, with the combined capacity to serve 118 individuals (Table H-20).

**Table H-20
Licensed Community Care Facilities**

Licensed Community Care Facilities	Number of Sites	Total Capacity
Small family	1	4
Group home	0	0
Adult residential	9	45
Elderly residential	4	24
Adult day care	1	45
Total	15	118

Source: California Community Care Licensing Division, 2012

Notes:

1. Small family homes provide care to children who are mentally disabled, developmentally disabled, or physically handicapped.
2. Group Homes provide social, psychological, and behavioral programs for troubled youths.
3. Adult residential facilities provide care for adults with various disabilities or disorders
4. Also known as assisted living facilities, elderly residential facilities provide care for persons age 60 and above.

To assist with addressing the housing needs for persons with all types of disabilities, including developmental disabilities, the City has included provisions in Program 16 (Zoning Regulations and Initiatives for Very Low-Income and Special Needs Housing) to ensure that the housing needs of developmentally disabled residents are accommodated. The City will continue to conduct outreach with the Inland Regional Center based in San Bernardino to identify any gaps in housing availability for this particular population, and to identify opportunities in Colton for organizations looking to establish housing to accommodate developmentally disabled individuals.

Farmworkers

Recent Census data indicate that 186 Colton residents have occupations in the farming, forestry, and fishing industry. These residents are most likely employed by gardening and landscaping companies. The low number of farmworkers is due to the absence of farming-related land uses in Colton. As such, the City does not have a need for housing specifically for farmworkers. The City allows affordable housing in all residential zones; therefore, affordable housing needs of people within the “Farming, Forestry, and Fishing” occupations can be accommodated.

Homeless

Homelessness can be triggered by a variety of factors, including mental illness, family violence, severe and sudden economic burdens, and housing costs. In April 2013, the San Bernardino County Homeless Partnership published the preliminary results of the 2013 Point in Time Survey to assess the number of homeless persons on the streets and in emergency shelters. The Survey estimated the point in time (daily) number of homeless residents in San Bernardino County to be 2,321 persons. This number included both sheltered and unsheltered persons. The survey estimated that approximately 73 homeless persons were in Colton, or 3 percent of the county total. Of these, 15 were sheltered and 58 were unsheltered.

The City of Colton participates in the San Bernardino County Continuum of Care Plan, which helps bring homeless people into shelters, provides supportive services, and helps in the transition to permanent housing. Most of the homeless shelters in San Bernardino County are located in or near the City of San Bernardino.

In compliance with Senate Bill 2 of 2007, the City has amended the Zoning Code by adding Section 18.48.160 to allow emergency shelters by-right in the M-1 zone subject to appropriate standards (see additional discussion in Appendix B: Constraints).

Assisted Housing At-Risk of Conversion

Several affordable housing options exist in Colton, funded by local and nonprofit sources. Over the next 10 years (2013-2023), none of these assisted developments are at risk of conversion. Affordability covenants in Colton include restrictions placed on developments that are financed with County Mortgage Revenue Bonds, State low income housing tax credits, and federal programs such as HUD Section 8.

Project-based Section 8 developments receive federal subsidies that provide the owners of these units with the difference between 30 percent of the tenant’s income and a HUD-established rent for the units. One Section 8 housing development has been built in Colton, with a total of 129 units. In 2013 this project was refinanced using Low Income Housing Tax Credits with a 55-year affordability covenant to 2068. The County will continue to monitor the status of these projects. If a Notice of Intent to opt out of the Section 8 program is filed, tenants will be properly notified of their rights under California law.

State, county, and local governments have the authority to issue tax-exempt mortgage revenue bonds which result in financing that is approximately two percent below conventional interest financing rates. State and federal law require that multi-family projects built with tax-exempt bond proceeds set aside a portion of units as affordable to lower-income households for a specified period of time. The typical contractual period is 10 to 15 years. After the term expires, the property owners may rent the units at market rates. The Casa del Rio Apartments’ subsidy termination extends well beyond 2023; therefore, the 35 restricted units are not at risk for conversion to market rate.

Table H-21
Inventory of Assisted Housing in Colton

Project	Number of Restricted Units	Program	Monitoring Agency	Potential Date of Subsidy Termination	Number At Risk
Casa del Rio	35	Tax Exempt Bond Financing	San Bernardino County	2031	0
Rancho & Mill/Arbor Apartments	129	Section 8 Loan Management	County Housing Authority	2068	0
Public Housing Units	130	Public Housing	County Housing Authority	Permanently Affordable	0

Source: California Housing Partnership Corporation, 2013

Appendix B:

Constraints

State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels and disabilities. Should constraints preclude the achievement of housing goals, the law requires jurisdictions to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. This section addresses these potential constraints that affect the supply of housing in Colton. The City notes that the current availability of lower-cost housing in the community suggests that historically, few obstacles have existed to the production of housing. The most significant constraints today stem from environmental conditions that largely cannot be controlled by the City.

Governmental Constraints

Government constraints are policies, regulations, processing procedures, and fees a jurisdiction may impose for the maintenance, development, and improvement of housing. Local governments have the inherent power to impose restrictions that are reasonably related to the promotion and maintenance of public health, safety, and general welfare; these powers are referred to as the police powers. However, many policies and regulations put into place have an unintended consequence that may indirectly affect local housing development. Restrictions on property that are overbearing or costly may restrict affordable housing development. Also, state and federal government agencies can adopt policies and programs that limit development opportunities, such as in Colton's case, where the federal designation of protected Delhi Sands flower-loving fly habitat prohibits development on many strategically located acres. This section reviews governmental constraints in the City of Colton that relate to housing development.

Local government housing regulations are necessary to assure: (1) that housing is constructed and maintained in a safe manner, (2) that the density and design of housing is consistent with community standards, and (3) that adequate infrastructure to support new housing is provided. Local policies and regulations can also affect the price and availability of housing and, in particular, the availability of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors may constrain the maintenance, development, and improvement of housing.

Consistent with state law (Section 65583), this section addresses five potential constraints to housing development:

- Land use controls
- Codes and enforcement

- Fees and exactions
- Processing and permit procedures
- Housing for people with disabilities

Part I: Land Use Controls

Land use controls are the standards and policies that provide direction and guidance on the development or revitalization of properties, construction of buildings, and uses applied to those buildings. The two primary regulatory land use documents in Colton are the General Plan and Zoning Code (Title 18 of the Municipal Code). In addition, the City also uses specific plans as a method of planning for the various types of uses and buildings on an individual property or grouping of properties.

General Plan Land Use Element

The Land Use Element sets forth policies that guide development. These policies, together with zoning regulations, establish the amount and distribution of land allocated for different uses. The Land Use Element allows for a variety of housing types at different densities. In conjunction with this Housing Element, the City has updated the Land Use Element to include new land use categories that respond to community needs and emerging development trends. The paragraphs below and Table H–22 detail those land use categories that apply to residential uses.

Very Low Density Residential

The Very Low Density Residential designation provides for detached, single-family residences within a density range of 0.1 to 2.0 dwelling units per acre. Development is characterized generally by single-family detached homes on large, individual lots in areas where terrain, access, and the presence of natural resources may limit the extent to which development can occur. This designation applies generally to hillside areas, such as the La Loma Hills, the Pellissier Ranch area, and Reche Canyon. Within this designation, clustering of dwelling units may be allowed through a discretionary permit process to limit grading and provide opportunities to preserve natural open space. Other uses, such as accessory dwelling units and group homes and, may be permitted consistent with the zoning regulations for the implementing zone.

Low Density Residential

The Low Density Residential designation provides for the development of detached residences within a density range of 2.1 to 8.0 dwelling units per acre. Development is characterized generally by detached homes on individual lots, forming a cohesive neighborhood. Residential subdivisions in this category are similar to those found in many of Colton’s established residential tracts. Clustering of dwelling units is allowed to provide a diversity of housing types and architectural styles, and to provide functional common open space areas. New housing within Low Density Residential areas must be compatible and similar in character to surrounding residential uses. Design objectives include elements that enhance the visual characteristics of the neighborhood through site planning, architecture, open space, and landscaping.

Medium Density Residential

The Medium Density Residential designation allows detached units and attached townhouses, condominiums, and apartments. Development densities range from 8.1 to 16.0 units per acre. Development is characterized generally by detached or attached houses on small lots, alley-loaded homes, duplexes, triplexes, condominiums, townhouses, and live/work lofts with common open space and small private patios or yards. Other uses such as mobile home parks and schools are permitted subject to a Conditional Use Permit consistent with the City's R-2 zone regulations. Design objectives include elements that enhance the visual characteristics of the neighborhood through site planning, architecture, open space, and landscaping.

High Density Residential

The High Density Residential designation accommodates multi-family housing, and specifically housing development of a more intensive form, including condominiums, apartments, stacked flats, and senior housing. Density range includes 16.1 to 22.0 dwelling units per acre. The higher densities are intended for specialized housing, such as senior housing, at locations where adequate support infrastructure exists. Other uses such as mobile home parks and family day care homes may be permitted subject to a conditional use permit consistent with the City R-3/R-4 zone regulations. Design objectives include well-designed and visually pleasing buildings that contribute to creating a sense of community and take into consideration the scale proportion and character of the surrounding areas.

Mixed Use - Downtown Colton

The Mixed Use - Downtown Colton designation provides for the creation of a downtown district that integrates civic, public, commercial, office, and residential uses. The district is intended to accommodate a physical pattern of development often found along village main streets and in neighborhood commercial areas of older cities. Supporting convenience retail and personal service uses are permitted to serve the needs of local residents, employees, and visitors. Higher-density residential uses are encouraged at select locations to add vibrancy and create a 24-hour presence. Long-established, low-density residential areas containing homes dating to Colton's early years will be encouraged to retain their density and character. Public and shared parking facilities are encouraged. Drive-through and motor vehicle service/repair businesses are specifically prohibited.

All development within the district will consist of attractive, pedestrian-oriented design that complements the area's historic character and establishes a "village-like" environment. The density range is 2.1 to 30 units per acre.

Mixed Use - Neighborhood

The Mixed Use - Neighborhood designation is intended to preserve the low-scale nature of older districts where residences and small local business have co-existed well for many years. Mixed Use – Neighborhood areas allows for office, commercial, and residential uses within the same structure or adjacent to each other. This designation facilitates preservation of historic homes for either residential or office/commercial use (adaptive

reuse of residential structures) and encourages connections between residential neighborhoods and civic land uses.

In addition to residential uses, the Mixed Use - Neighborhood designation provides opportunities for office and commercial uses similar to those allowed within the Neighborhood Commercial designation. Development standards require compatibility with the scale and character of the established neighborhood. Design objectives for the Mixed Use – Neighborhood are to protect and preserve the scale and architectural elements of the established historical buildings. Consistent with the established character of these areas, the density range is 2.1 to 8.0 dwelling units per acre.

Residential Overlay

The Residential Overlay is established to promote higher-density residential uses along major corridors in the City, specifically along Mount Vernon Avenue. This overlay works in concert with underlying designations to create an active mixed-use, pedestrian-friendly environment with supporting convenience retail and service uses that serve the needs of local residents. Design objectives are to provide high-quality development that provides pedestrian-friendly spaces such as plazas, courtyards, and other amenities. Densities of up to 30.0 units per acre will be permitted for developments meeting performance criteria contained in the zoning regulations. The increased density offered by the Residential Overlay is not a discretionary incentive in return for concessions from a developer, but will be available to all projects that meet design and other pertinent criteria established in the Residential Overlay development standards under the Zoning Code. The Residential Overlay may apply to four base land use designations: General Commercial, Mixed-Use Neighborhood, Industrial Park, and Light Industrial.

**Table H-22
Land Use Designations for Residential Uses**

General Plan Designation	Corresponding Zoning District	Permitted Densities DU/Acre	Typical Residential Types
Very Low Density Residential	R-E	0-2.0	Very low-density single-family detached homes on large, individual lots in areas where terrain, access, and the presence of natural resources may limit the extent to which development can occur
Low Density Residential	R-1	2.1-8.0	Detached, single-family residences characterized generally by single-family detached homes on individual lots
Medium Density Residential	R-2	8.1-16.0	Detached and attached units, townhouses, and condominiums. Development is characterized generally by detached and attached single-family homes on small lots, alley-loaded homes, duplexes, triplexes, condominiums, townhouses, and live/work lofts with common open space and small private patios or yards.
High Density	R-3/R-4	14.1-22.0	Multi-family housing and specifically, housing development of a more intensive form, including condominiums, apartments, stacked flats, and senior housing

General Plan Designation	Corresponding Zoning District	Permitted Densities DU/Acre	Typical Residential Types
Mixed Use - Downtown Colton	MU-D	2.1-30.0	Provides for the integration of civic, public, commercial, office, and residential uses. Higher-density residential uses are encouraged at select locations to add vibrancy to the area. Long-established, low-density residential areas containing homes dating to Colton’s early years will retain their density and character.
Mixed Use - Neighborhood	MU-N	2.1-8.0	Office, commercial, and residential uses within the same structure or adjacent to each other. This designation is intended to preserve the established housing stock and residential character of the neighborhood while allowing for the development of office or commercial opportunities, adaptive reuse of residential structures, and encouraging connections between residential neighborhoods and commercial and civic land uses.
Residential Overlay	R-O	2.0-30.0 Up to 60.0 for senior projects	The R-O Residential Overlay promotes high-quality market rate and affordable housing construction, as well as assisted living facilities, in areas where residents can easily walk to shops, services, schools and transit stops. Design must include pedestrian-friendly spaces such as plazas, courtyards, and other amenities.

Specific Plans

The City of Colton has adopted several specific plans over the years that include residential components. A specific plan is a tool used by Colton for the systematic implementation of the General Plan for a defined smaller portion of a community's planning area. A specific plan must specify in detail the development standards and requirements relating to density, lot size and shape, siting of buildings, setbacks, circulation, drainage, landscaping, architecture, water, sewer, public facilities, grading, open space, financing, and any other element needed for proper development of the property. Specific plans allow the City to incorporate flexible development standards and housing types, as long they are consistent with the General Plan. They also provide greater detail regarding the type and quality of housing development. The City is in the process of revising the West Valley Specific Plan (renamed “Hub City Centre Specific Plan”). The specific plan will accommodate a variety of residential development forms.

Hub City Centre Specific Plan

The Hub City Centre Specific Plan site is generally bounded by San Bernardino Avenue to the north, I-10 to the south, Hermosa Avenue to the east, and the Colton corporate boundary to the west. As part of a significant revitalization effort, the City looks to amend a portion of an adopted specific plan to create an integrated, mixed-use village of homes and businesses adjacent to a major regional medical facility.

Zoning Code

The Zoning Code (Title 18 of the Municipal Code) establishes the standards of development on properties citywide. Specifically, the Zoning Code identifies the uses allowed, setbacks,

height requirements, lot coverage, landscaping and open space requirements, parking, and other similar standards that regulate the type and size of buildings. The Zoning Code is made up of two components: a zoning map and zoning text. The zoning map identifies the geographic location of the various districts or zones. The zoning text describes the standards that apply to the zones, as well as other development standards.

The 2012 General Plan Land Use Element includes new land use designations. By State law the General Plan and Zoning Code must be consistent with each other. Development standards for Mixed Use Zones were adopted by the Colton City Council on October 10, 2013.

Residential Zoning Districts

- R-E Residential Estate Zone – The R-E zone provides for the development of single-family detached dwellings and estate size lots, with not more than one dwelling on each lot.
- R-1 Single-Family Residential Zone – The R-1 single-family residential zone provides for the development of single-family dwellings on urban size lots, with not more than one dwelling on each lot.
- R-2 Duplex Residential Zone –The R-2 duplex residential zone provides for the development of two-family residential structures either in the form of duplexes or two detached dwellings, where such buildings are reasonably spaced on the lot to provide for light, air, safety, and privacy.
- R-3/R-4 Multiple-Family Residential Zones –The R-3/R-4 multiple-family residential zones provide for the development of high-density multiple-family residential structures in the form of apartment houses, apartment courts and similar dwelling units. The maximum density is 22 units per acre in the R-3 zone and 30 units per acre in the R-4 zone. The Zoning Code also allows development “by right” of manufactured homes, small residential group care homes, supportive housing facilities and transitional housing facilities in the R-3/R-4 Zones.

PC (Planned Community) Overlay

The PC (Planned Community) overlay zone provides for greater flexibility in design and development of parcels of land and to permit and encourage a variety of housing types and environments; a more creative and imaginative approach to the design of developments and promote a mixture of residential densities and housing types, community facilities, both public and private, and commercial and industrial areas; more efficient use of land, resulting in smaller networks of utilities and streets; the provision of greater amounts of open space and amenities for the recreational and visual enjoyment; and, the preservation and enhancement of valuable natural areas.

Residential Development Standards

Colton regulates the type, location, density, and scale of residential development primarily through the Zoning Code. Zoning regulations are designed to protect and promote the

health, safety, and general welfare of residents, as well as implement the policies of the General Plan.

The Zoning Code sets forth development standards for each of the zones described above; through the PC overlay, these standards can be modified, except for the density standard. The specific plans have specific residential development standards established in those plans. Table H-23 summarizes the most pertinent development standards for the residential zones. Historically, the maximum permitted density in the R-3 zone was 15 units per acre which may have presented challenges to construction of housing affordable to very low-income and low-income residents. In response, the City recently amended the provisions of the R-3/R4 zone to reflect the maximum density of 22 units per acre of the High Density land use designation, creating a new zone to correspond to the Mixed Use – Downtown Colton designation (up to 30 units per acre), and create a new Residential Overlay zone.

**Table H-23
Residential Development Standards**

Zone	Max. Density (units/acre)	Lot Area – Min. (square feet)	Lot Dimension – Minimum (feet)	Building Height (Max.)	Stories (Max.)	Lot Coverage – Max. (%)	Front/ Side/ Rear Setbacks (feet)	Dwelling Size - Minimum (sq. ft.)
A	2 du/ac	20,000	w: 100 d: 120	35	2.5	10	f: 35 s: 10% of lot width r: 25	2,000
V-L	2 du/ac	20,000	w: 100 d: 120	35	2.5	10	f: 35 s: 10% of lot width r: 25	2,000
R-1	8 du/ac	7,200	w: 60 d:100	35	2.5	40	f: 25 s: 10% of lot width r: 20	1,300
R-2	16 du/ac	7,200	w: 60 d: 100	35	2.5	40	f: 25 s: 10% of lot width r: 20	3: 1,200 2: 1,000 1: 800 0: 600
R-3/R-4	R-3: 22 du/ac R4: 30 du/ac	7,200	w: 60 d: 100	35	2.5	70	f: 25 s: 10% of lot width r: 20	3: 1,200 2: 1,000 1: 800 0: 600

Notes: w: width; d: depth; f: front setback; s: side setback; r: rear setback; 3: 3 bedroom;; 2: 2 bedrooms; 1: 1 bedroom; 0: efficiency/studio.

Permitted Uses

Single-family residential dwelling units and manufactured homes are permitted in all residential zones by right, including V-L, R-1, R-2, and R-3/R-4. Duplexes and multi-family dwelling units are prohibited in the V-L and R-1 zones. Mobile home parks require a conditional use permit in the R-2 and R-3/R-4 zones (Table H-24).

**Table H-24
Residential Land Use Regulations**

Uses	V-L	R-1	R-2	R-3/R-4	A
Single-family dwellings, not more than one dwelling per lot	P	P	P	P	P
Two-family dwellings, either in one structure or in two detached structures, and guesthouses	X	X	P	P	X
Multiple-family dwellings, either in one structure or in a group of structures and group dwellings	X	X	X	P	X
Single mobile homes	P	P	X	X	X
Mobile home park	X	X	CUP	CUP	X
Agriculture	P	P	P	P	P
Animal boarding	P	X	X	X	P
Cemetery	P	X	X	X	P
Utility distribution facilities	P	P	P	P	P
Child care services	CUP	CUP	CUP	X	X
Educational facilities	X	CUP	CUP	CUP	X
Library	X	X	X	CUP	X
Religious assembly	CUP	CUP	CUP	CUP	CUP
Administrative and professional offices	X	X	X	P	X
Business support services	X	X	X	CUP	X

Notes: P: permitted use; CUP: conditional use permit required; and X: prohibited use.

Parking

The City’s parking standards for residential development are tailored to vehicle ownership patterns associated with different residential uses (Table H-25). Currently, two garage spaces are required for single-family homes.

**Table H-25
Existing Parking Requirements (As of 2012)**

Zone	Minimum Parking Spaces Required
V-L	2 spaces in garage; +1 for every bedroom over 3
R-1	2 spaces in garage per dwelling unit
R-2	2 spaces in garage per dwelling unit
R-3/R-4	2 spaces in enclosed garage per dwelling unit. Parking Requirements for Group Dwellings: 1 enclosed space provided for each guest room in a group dwelling, plus 1 space for each 2 beds in a dormitory in any group dwelling.

Source: Colton Municipal Code, 18.10.180, 18.12.170, 18.14.180, and 18.16.180

Open Space and Recreation Requirements for R-2 and R-3/R-4 Zones

To provide comfortable living environments, cities typically require that housing development incorporate a certain amount of open space, such as yards, common space, and landscaping. For single-family homes open space is reflected in setbacks, yard sizes, and lot coverage requirements. Multi-family projects (apartments and condominiums) are also required to have dedicated open space, both common and private to each individual unit.

Recreation Requirements

The R-2 zone requires a minimum of one square foot of outdoor recreation space for every three square feet of gross floor area within each dwelling unit. At least half of the space required must be in the form of private recreation space, with a minimum dimension of eight feet and a minimum area of 150 square feet per dwelling. The private space may be provided in the form of patios, porches, balconies, or recessed areas open on at least two sides, and may only be located in the side and rear yard areas. Common recreation space is required to consist of at least 500 square feet with minimum dimensions of 20 feet.

On-Site and Off-Site Improvements

Site improvements are an important component of new development and include water, sewer, circulation, and other infrastructure needed to make development feasible. The City requires developers of larger tracts to fund off-site extension of the water, sewer, and storm drain systems, traffic signals, and other needed infrastructure. Developers must construct all internal streets, sidewalks, curbs, gutters, and affected portions of off-street arterials. The City also requires landscaping along arterials.

The basic site improvements required by Colton for residential development essentially match those of most Southern California cities. In addition to the items listed above, they include:

- Parking
- Open space, private and common
- Landscaping and perimeter walls
- Pedestrian access from sidewalk to entry
- Personal storage areas
- Exterior lighting
- Storm water drainage facilities
- Fire suppression apparatus and fire exits
- Water pressure apparatus – related to fire safety and water quality
- ADA accessibility requirements
- Service utilities, sidewalk and property lighting – more common for larger developments
- Curb, gutter, sidewalk facilities
- Alley and alley drain reconstruction – applies to developments with alleys.

The City requires developers to construct site improvements, pay toward other infrastructure costs, or provide public services and utility systems increase the cost of housing. While these impact affordability, these requirements are necessary to maintain the quality of life desired by City residents, and are consistent with the City's General Plan goals to ensure that public services and facilities are in place at the time of need, thus avoiding the overloading of existing urban service systems. These requirements are common for all communities throughout the region and therefore are not considered to be a constraint to housing development.

Furthermore, improvements required of new developments are mostly related to basic site function that allow for use/habitation and address health and safety considerations. The

City provides flexibility in many cases. In cases where site improvements pose a hardship and or a request is made for a modification, City staff can work with the applicant to identify alternatives to satisfying the improvement requirement in the pre-application or plan check process. The City provides greater flexibility on improvements not directly related to safety and health issues (fire, basic site necessities such as utility connections).

Developments using the state density bonus provisions may benefit from the concession/incentive requirements of SB 1818 that requires localities to offer up to three concessions/incentives (including incentive or concession proposed by either party that results in an “identifiable, financially sufficient, and actual cost reductions.”⁷) based on the percentage of targeted units.

Providing for a Variety of Housing Types

Per Government Code Section 65583, land use regulations must permit the development of multi-family rental housing, factory-built housing, mobile homes, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. The City’s regulations for these uses are described below.

Residential Care Facilities

In any zoning district where residential uses are permitted, a residential or group care facility or a congregate residence may be permitted, per the Zoning Code. All residential or group care facilities and congregate residences are subject to all zoning, subdivision, housing and building regulations and codes applicable to that district, in addition to any building or housing regulations and codes expressly applicable to residential or group care facilities or congregate residence, particularly building and fire safety requirements.

Licensed residential or group care facilities consisting of six or fewer residents, not including any provider or provider’s family or staff, are exempt from the provisions of the Section 18.48.100 of the Zoning Code, provided the facility is licensed by the appropriate agency.

Congregate residences with six or fewer occupants are permitted by right in all residential zoning districts, provided they meet parking space requirements and that no signs which call attention to the fact that the property is a congregate residence may be posted. Congregate residences with more than six occupants are allowed in all residential zones subject to the approval of a conditional use permit and provided such use meets parking space requirements and that no signs which call attention to the fact that the property is a congregate residence may be posted.

Emergency Shelters

Emergency shelters are facilities for the temporary shelter and feeding of indigents or disaster victims and operated by a public or nonprofit agency as define by *California Health and Safety Code* §50801. Emergency shelters provide short-term shelter for homeless persons or persons facing other difficulties, such as domestic violence. To facilitate the

⁷ *California Government Code* §65915

development of emergency housing and comply with state law⁸, the Municipal Code allows emergency shelters by-right in the M-1 (Light Industrial) subject to the following requirements:

1. Maximum Beds. The maximum number of beds/persons is twenty five (25);
2. Parking. Parking shall meet the requirements of Chapter 18.36 of the Code;
3. Waiting/Intake Area. The shelter may have a waiting and intake area no larger than one hundred square feet combined;
4. On-Site Manager. The shelter must have at least one on-site manager at all times during hours of operation;
5. Distance Requirements. The distance between emergency shelters shall be a minimum of three hundred feet. No emergency shelter shall be located within three hundred feet of any public park and/or school;
6. Security. The emergency shelter shall provide a security plan that ensures the safety of the residents, visitors and employees. The plan shall be reviewed by the Director and shall include, but is not limited to, the following:
 - a. Color, security surveillance system with recording capability;
 - b. On-site security guard(s);
 - c. Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and meet the requirements of Section 15.10 of this Code;
7. Length of Stay. Emergency shelter shall only be provided for a time period of six months for any individual resident;
8. Laundry Facility. The shelter shall provide laundry facilities or services adequate for the number of residents;
9. Outdoor Activities. Any emergency shelter adjacent to a residential use shall limit outdoor activities to the following hours: 8:00 a.m. to 9:00 p.m. Monday through Sunday;
10. Pay Phone. There shall not be any outdoor public telephones on the site nor along the public right of way in front of the facility;

⁸ On October 15, 2007, Governor Arnold Schwarzenegger signed into law SB 2, which amends Government Code Sections 65582, 65583, and 65589.5 of State Housing Element Law. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. This legislation will take effect January 1, 2008 and will apply to jurisdictions with housing elements due June 30, 2008 and after.

Figure H-1
Portions of the M-1 Zone Allowing Emergency Shelters

Insert map

11. Signage. Maximum eight (8) square feet is permitted at entry areas of emergency shelter and shall be removed when emergency shelter is closed.
12. Toilets. No outdoor toilets are allowed on the site unless during construction or a special event;
13. Shelter Provider. The agency or organization operating the emergency shelter shall comply with the following requirements:
 - a. Staff and services shall be provided to assist residents to obtain permanent shelter and income;
 - b. A written management plan including, as applicable, provision for staff training, neighborhood outreach, security, screening of residents to ensure compatibility with services provided at the facility, and for training, counseling, and treatment outreach programs for residents.

The M-1 zone allows light industrial uses, including light manufacturing, warehousing, outdoor sales, and dental, optical, and general medical offices by right. The average lot size in the M-1 zone is 2.5 acres. Figure H-1 shows the portions of the M-1 zone where emergency shelters are permitted. There are 49 vacant lots in this area, 23 of which are one acre in size or greater. Opportunities for homeless shelter siting also exist in developments that can accommodate tenants in large, ready-to-occupy spaces that would be appropriate for reuse as a homeless shelter.

Based on the amount of available industrial land, vacant properties, range of lot sizes available, and opportunities for adaptive reuse of existing buildings, the designated portion of the M-1 zone has sufficient capacity to accommodate Colton’s identified homeless need of 73 persons.

Transitional and Supportive Housing

“Transitional housing” is defined as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance, as provided by *California Government Code* §65582(h). “Supportive housing” is defined as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists 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 [*California Government Code* §65582(f)]. “Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people [*California Government Code* §65582(g)].

The Zoning Code currently allows transitional and supportive housing only in the R-3 and R-4 zones. Under state law, transitional and supportive housing must be treated as a

residential use subject only to the same standards and procedures as apply to other residential uses of the same type in the same zone. Program 13 in the Housing Plan includes a commitment to process a Code amendment in conformance with state law concurrent with adoption of the Housing Element.

Manufactured and Mobile Homes

According to recent Census data, there were approximately 916 mobile homes in the City, most within mobile home parks. A single mobile home or manufactured housing unit may be located on a lot in the R-1 zone subject to the following conditions:

1. The site plans and elevations of the proposed location of the housing unit shall be reviewed by the design review committee. Applicants are required to submit designs which are in keeping with the overall character and quality of the neighborhood and community.
2. Any unit constructed after September 15, 1971 and issued an insignia of approval by the California Department of Housing and Community Development, or constructed after July 1, 1976, and issued an insignia of approval by the U.S. Department of Housing and Urban Development may be permitted.
3. The unit has not been altered in violation of applicable codes.
4. The unit shall be occupied only as a single-family dwelling
5. The unit shall be subject to all provisions of these chapters applicable to residential structures.
6. The unit shall be attached to a permanent concrete base foundation system in compliance with all applicable building regulations.
7. The unit shall be covered with an exterior material customarily used on conventional dwellings and approved by the committee. The exterior covering material shall extend to the ground.
8. The unit shall have a roof with a pitch of not less than two-inch vertical rise for each twelve inches of horizontal run and consisting of shingles or other material customarily used for conventional dwellings and approved by the building official.
9. The mobile home may be required to have rain gutters, porches and eaves, or roofs with eaves when, in the opinion of the committee, it is necessary to make it compatible with the dwellings in the area.

A mobile home or manufactured home may also be located in an R-2 Zone, subject to the approval of a conditional use permit.

Farmworker Housing

As indicated in the Housing Profile (Appendix A), 186 Colton residents have “Farming, Forestry, and Fishing” occupations, according to recent Census data. The majority of workers in this group are most likely employed in plant nurseries, limited agriculture, landscaping, or gardening companies. Throughout Riverside and San Bernardino counties there are active farming operations that may employ Colton residents.

Single-Room Occupancy Facilities

State law requires that the Housing Element and zoning regulations address single-room occupancy (SRO) dwellings. An SRO is a form of housing in which people live in single rooms, with tenants often sharing bathrooms and kitchens. While Colton currently does not have any SRO housing, the Zoning Code allows SRO housing in two zones, subject to the approval of a conditional use permit: C-2 (Commercial) and MU-D (Mixed Use – Downtown).

Part II: Codes and Enforcement

The Building Division of the Development Services Department is responsible for the enforcement of City standards governing the construction, alteration, and maintenance of buildings. This includes structural, electrical, mechanical engineering, plan check services; administration of abatement programs for substandard and unsafe structures; and providing State and local code administration interpretations.

The City of Colton has adopted the Uniform Building Code, which establishes standards and requires inspections at various stages of construction to ensure code compliance. The City's building code also requires new residential construction to comply with the Federal American Disabilities Act (ADA) standards, which ensure accessibility for persons with disabilities. While the incorporation of these measures may raise the cost of construction and therefore housing, these standards are necessary to provide access to homes for people with disabilities. Further, uniform codes are adopted by many cities throughout Southern California and do not pose a constraint to residential development.

Local amendments were made to the California Building Code to facilitate fire safety and standards related to Colton. Modified fire standards include those tailored specifically to tall buildings so that fire personnel may reach upper floors during emergencies. These standards include automatic fire sprinkler systems and pressurized doors for buildings with more than 55 feet above the lowest floor having building access.

The City also requires installation of an automatic sprinkler system in all multi-family residential structures, with some exceptions (Colton Fire Code 15.16.280). This is a standard amendment and helps prevent and quickly extinguish fires that may have far more costly impacts. Because of the positive outcomes of the automatic sprinkler system in terms of response and prevention, this amendment is not considered a constraint but rather an asset to not only the building's occupants but to the public in general.

Energy Conservation

Title 24 of the California Administrative Code mandates uniform energy conservation standards for new construction. Minimum energy conservation standards implemented through Title 24 may increase initial construction costs throughout the State, but reduce operating expenses and expenditure of natural resources over the long run.

Part III: Fees and Exactions

The City of Colton charges planning fees, as shown on Table H–26, to process and review permits for residential developments. The City reviews and updates these fees periodically to ensure they reflect the actual cost of processing a particular type of case.

**Table H–26
Colton Development Fees**

Permit	Fee Rate
Appeal	\$400 or original application fee, whichever is less
Planning	
Architectural and Site Plan Review	
Structure less than 500 sq. ft.	\$475
Structure 500 to 14,999 sq. ft.	\$1,200
Structure 15,000 to 100,000 sq. ft.	\$1,860
Structure over 100,000 sq. ft.	\$2,605
Mobile Home Review	\$440 per plan type
Plan Check Review – Planning	50% of building plan check fee
Conditional Use Permit	\$3,000
Variance - Major	\$1,020
Variance - Minor	\$400
Development Agreement	At cost
Specific Plan	At cost
Zone Change	At cost
General Plan Amendment	At cost
Extension of Time	\$366
Environmental	
Environmental Assessment for wildlife	\$425 + \$50 NOD
State Wildlife Fee/NOD	\$1,800
Initial Study	\$1,400 or at cost + 15% if prepared by consultant
Environmental Impact Report/ND/MND	At Cost + 15% if prepared by consultant
Subdivision	
Lot Line Adjustment	\$289
Parcel Merger	\$370
Tentative Subdivision	
Parcel map	\$1,150
5 to 29 lots	\$2,000
30 to 99 lots	\$2,500
100+ lots or PUD	\$3,000
Water and Wastewater Fees	
Water Connection: 1, 1 ½, and, 2 inches	\$1,250, \$1,570, \$1,780
Meter Box: 1, 1 ½, and, 2 inches	\$170, \$325, \$440
Capital Improvement Fee: 1, 1 ½, and, 2 inches	\$2,900, \$5,200, \$7,900
Wastewater Connection Fee	\$2,800 per unit

Source: City of Colton, 2013

The City also charges impact fees to ensure that services and infrastructure are funded and in place to serve development. The fees are intended to provide funds to recoup the cost of providing infrastructure, while not unduly constraining the feasibility of both market-rate and affordable housing, including streets, water, sewage treatment and disposal, storm drainage, police and fire protection, libraries, landscaping, traffic control, etc. State

law requires that all development impact fees must have a substantial nexus to the residential development and that fees must be proportional to the impact. The City's development impact fees were last updated in 2013.

**Table H-27
Development Impact Fees**

Impact Fees	Housing Type	
	Single-Family	Multi-Family
General Government Facilities Fee	\$77	\$67
Fire Facilities Fee	\$106	\$93
Library Facility Fee	\$215	\$191
Park Fee	\$5,636	\$3,593
Police Facilities Fee	\$149	\$131
Traffic Impact Fee	\$1,382	\$838
School Impact Fees(a)	\$3.45 to \$6.89 per square foot*	
Total	\$7,565	\$4,913

Source: City of Colton, 2013

*Notes:

(a) The Colton Joint Unified School District charges a \$3.45 to \$6.89 per square foot for all new residential new construction for both single-family and multifamily dwelling units. School Impact fees are not included in the total calculation.

Colton's impact fees, in comparison to other nearby jurisdictions, are very low. Lower impact fees generally allows for more affordable housing in Colton, whereas higher fees are not passed on to the buyer from the developer.

Table H-28 identifies the costs to build a single-family home and a 20-unit multi-family development, including construction costs, land costs, and development and impact fees. The total costs to build one new single-family and a multi-family development are approximately \$224,000 and \$204,000 per unit, respectively.

**Table H-28
Estimated Development Costs**

Development Costs for a Typical Unit	New Single Family (2,000 sq. ft. home in new residential area)	New Multi-Family (20-unit multi-family complex)
Total Square Footage	2,000	40,000 (2,000 per unit)
Construction Cost per Square Foot	\$90	\$90
Total Construction Costs	\$180,000	3,600,000
Land Costs (assumes vacant land)	\$30,000 (6,000 sq. ft. lot)	\$218,000 (1-acre lot)
Estimated Fees per Unit	\$20,091	\$259,541 (\$12,977 per unit)
Total Costs	\$230,091	\$4,077,541
Development Cost per Unit	\$224,221	\$203,877
Proportion of Total Development Cost	9%	6%

Source: City of Colton, 2013

Table H-28 identifies the hypothetical fees that would be collected for a new 2,000-square-foot two-story house and a 20-unit multi-family project. These fees would be approximately \$20,091 and \$12,977 per unit, respectively. This represents about 9 percent of the total development cost for single-family unit and 6 percent for a multi-family unit.

Part IV: Processing and Permit Procedures

The development review process is important for developers as the first step in receiving entitlements before they can actually begin construction of their project. This process allows planners and staff in other departments to review a project closely so that they meet the requirements of the Municipal Code, General Plan and other applicable laws, codes, and standards.

Processing a development application can be a time-consuming process due to variables that can affect the application process. Such variables include, but are not limited to changes in market demand, changes in a project, financing, City staff availability, environmental laws, and public review.

The Development Services Department is responsible for processing residential development applications and as appropriate, coordinating the processing of these applications with other City departments and agencies. The City uses various development permits to require quality housing while minimizing the costs associated with lengthy reviews, and provides a procedural guide to facilitate the submittal process.

The Permit Streamlining Act (*California Government Code §65920-§65963.1*), signed into law in 1977, helps reduce governmental delays by limiting processing time in most cases to one year and requiring agencies to specify the information needed to complete an acceptable application. The City makes available a procedural guide for submitting proposed projects. Planning staff is actively involved in maintaining efficient permit processing procedures. Processing times for residential projects vary according to the complexity of the proposal.

**Table H-29
Development Review Time Frames**

Residential Type	Planning Review	Building Permit Process	Variations or Discretionary Permit	Planning Commission Review
Single Family (single lot)	None	1-2 months	2-3 months	None (Development in Reche Canyon Specific Plan area requires Planning Commission approval)
Single Family (multiple lots)	8-12 weeks	1-2 months	2-3 months	3+ months (CEQA) 2-3 months (no CEQA)
Multi-Family	8-12 weeks	1-2 months	2-3 months	3+ months (CEQA) 2-3 months (no CEQA)

Source: City of Colton Planning Staff, 2013

Note: Processing times may be substantially longer if an environmental impact report (EIR) is required.

Design Review Process

The Development Services Department, under Section 18.58.030.A.1 facilitates the Architectural and Site Plan review process. It is a discretionary review process for any single-family residential project involving more than a singular detached residential unit. Multi-family projects of any size are permitted by-right. A single-family residential project, where the cumulative total of the floor areas of the residences is less than 15,000 square

provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act. No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted.

Reasonable Accommodation

In 2001, the State Office of the Attorney General issued a letter encouraging local governments to adopt a reasonable accommodation procedure. Many homes in Colton were built before modern accessibility standards were developed. As such, modifications to homes may be necessary for a disabled person to gain reasonable access. The City allows for improvements to accommodate disabled persons. Depending on the scale and scope of the improvements, improvements may be reviewed and permitted over the counter. Larger projects may require variance and possibly Planning Commission review.

The Fair Housing Act requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal opportunity to housing. To create a process for making requests for land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities, the City has adopted reasonable accommodation procedures and provides information to residents via public counters and the City's website.

Part VI: Market, Environmental and Infrastructure Constraints

Market Constraints

Many factors affecting housing costs are related to the larger housing market. Land costs, construction costs, and labor costs all contribute to the cost of housing, and can hinder the production of affordable housing. Additionally, the availability of financing can limit access to homeownership for some low-income households. The market impacts discussed in this section are prevalent throughout the region and as such, these factors do not represent unique or unusual constraints. Nonetheless, the City strives to encourage and facilitate new home purchases and maintenance of housing through homebuyer assistance programs and homeowner rehabilitation programs.

The single biggest constraint on development in Colton is the historic collapse of the housing bubble in 2008, the subsequent credit crunch, and the resulting recession throughout the economy. These economic events led to multiple other factors including foreclosures, a drop in demand for housing, widespread layoffs, and severe tightening of mortgage lending practices. As the economy recovers, more normal housing market conditions are slowly returning to the Inland Empire.

Development Costs

Development costs can severely affect development of potential affordable housing developments. Limited supply, combined with a high demand, keeps land costs relatively high throughout Southern California. 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.

Construction Costs

An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not take into account regional differences, and does not include the price of the land upon which the building is built. The August 2013 national averages for costs per square foot unit of apartments and single-family homes are as follows:

- Type I or II, Multi-Family: \$143.99 to \$150.25 per sq. ft.
- Type V Wood Frame, Multi-Family: \$100.18 to \$104.74 per sq. ft.
- Type V Wood Frame, One and Two Family Dwelling: \$110.29 to \$117.71 per sq. ft.

Another factor related to construction costs is development density. With an increase in the number of units built in a project, overall costs generally decrease as builders can benefit from the economies of scale.

Land Costs

The price of land is one of the largest components of housing development costs. Land costs vary depending on site location and zoning. Similarly, site constraints such as environmental issues (steep slopes, soil stability, seismic hazards, or flooding) also affect land prices. The depressed real estate market during the past several years has apparently discouraged landowners from making sites available for sale. Current land values are estimated at \$7 to \$9 per square foot for land zoned for single-family development and \$10 to \$12 per square foot for multi-family land.

**Table H-30
Vacant Residential Land Prices**

Zoning	Est. Price per Square Foot
Single-family	\$7 - \$9
Multi-family	\$10 - \$12

Source: City of Colton, 2013

Labor Cost

The California Labor Code applies prevailing wage rates to public works projects exceeding \$1,000 in value. Public works projects include construction, alteration, installation, demolition, or repair work performed under contract and paid for in whole or in part out of public funds. While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies.

Foreclosures and the Availability of Financing

The economic crisis that began in 2008 resulted in a dramatic increase in the number of foreclosures. In many cases, financing for these homes was made through the sub-prime credit market. Sub-prime loans are characterized by higher interest rates and fees than prime loans. Although the number of foreclosures has dropped dramatically throughout Southern California when compared to one year ago (Table H-31), the issue continues to be a significant problem throughout Southern California. Due to the effects of the recession, financial institutions and regulatory agencies have tightened real estate lending policies and as a result, the availability of mortgages for persons without strong credit has been restricted. However, for those with good credit the historic low interest rates and decline in property values has had a positive effect on home affordability.

Table H-31
Southern California Foreclosures, 2012-2013

County/Region	2012 Q1	2013 Q1	Yr/Yr % Change
Los Angeles	10,568	5,525	-47.7%
Orange	3,599	1,651	-54.1%
San Diego	4,099	2,008	-51.0%
Riverside	5,677	2,522	-56.6%
San Bernardino	4,487	2,172	-51.6%
Ventura	1,152	546	-52.6%
Southern California*	29,832	14,567	-51.2%

* Includes additional counties

Source: DataQuick October 8, 2013 News Release, "California Foreclosure Starts Up from First Quarter," www.dqnews.com

Environmental Constraints

Significant environmental constraints exist in Colton that affect all development opportunities. These constraints include local earthquake faults, steep topography, flood zones, and habitat for the federally protected Delhi Sands flower-loving fly.

Topographic Constraints

Reche Canyon and the La Loma Hills are two landforms that provide a dramatic change in elevation and topography in the southern portion of Colton. Reche Canyon traverses the southeastern portion of the City from Barton Road to the Riverside County boundary. Scattered low-density residential development can be found along Reche Canyon, as well as

a mobile home park. There are opportunities for housing development in Reche Canyon, but steep slopes, undulating terrain, infrastructure and roadway limitations, wildland fire issues, and natural and biological resources constrain large-scale housing development within the canyon area.

The La Loma Hills area is located in the southwestern portion of Colton, just south of the bend of the Santa Ana River as it flows into Riverside County. The hills are largely undeveloped except for a few public and private facilities. The Colton Landfill, Southern California Edison transmission lines, several reservoirs, and a radio tower are located along the northern area of the hills. There are opportunities for housing development in the La Loma Hills, but slopes greater than 25 percent, limited road access, infrastructure constraints, and natural and biological resources limit residential densities within these hillsides. The Land Use Element provides for clustered residential development on less steep terrain, with the possibility of estate-type homes in other areas.

Delhi Sands Flower-Loving Fly Habitat

The Delhi Sands flower-loving fly (DSF) is a federally protected species that requires very specific unique habitat for its survival. DSF habitat consists of fine, sandy soils, often with wholly or partly consolidated dunes referred to as the “Delhi” series. The fly is typically found in relatively intact, open, sparse, native habitats with less than 50 percent vegetative cover. The DSF is restricted (endemic) to the Colton Dunes (Delhi soil series) that once covered approximately 40 square miles in northwestern Riverside and southwestern San Bernardino counties in irregular patches. The historic range of the DSF likely extended over much of this area.

All known extant populations of the DSF occur within an eight- to 11-mile radius of each other within the counties of Riverside and San Bernardino, straddling Interstate 10 in the vicinity of Colton and Rialto, and in Riverside and San Bernardino counties ranging from Colton to Mira Loma. Nearly all remaining habitat occurs on privately owned properties that are distributed largely within the cities of Colton, Rialto, Fontana, Ontario, and the Prado-Mira Loma area, with the most contiguous and highest quality habitat in Colton.

The DSF was put on the federal Endangered Species list in 1993 by the U.S. Fish and Wildlife Service (USFWS). In 1997, the DSF Recovery Plan was completed; the plan identifies the historical habitat of the fly species and requires conservation measures that would lead to “recovery” of the species. The 1997 Recovery Plan identified three recovery units: the Ontario Recovery Unit, the Jurupa Recovery Unit, and the Colton Recovery Unit.

The USFWS has moved to provide conservation areas along the Valley Boulevard Corridor (also known as the West Valley Specific Plan area). Since then, the DSF habitat has prohibited any kind of development along the I-10 Freeway and Valley Boulevard corridors. The City of Colton is working in conjunction with the USFWS to prepare a Habitat Conservation Plan that designates DSF conservation areas, but also designate vacant, developable land for development. The City is in the process of amending the Colton’s Hub City Centre Specific Plan (formerly the West Valley Specific Plan) as described above to create an urban village, with planned DSF habitat mitigation in suitable areas, both inside and outside of the Specific Plan.

Santa Ana River Floodplain

The City of Colton participates in the National Flood Insurance Program (NFIP). The NFIP provides federal flood insurance subsidies and federally financed loans for property owners in flood-prone areas. Flood Insurance Rate Maps (also known as FIRMs) are an important part of the NFIP and are prepared by the Federal Emergency Management Agency, or FEMA.

FIRMs show potential flood zones for the 100-year and 500-year floods. These are floods that, respectively, have a 1 percent and 0.2 percent chance of occurring in any year. Flood risk information presented on FIRMs is based on historic, meteorological, hydrologic, and hydraulic data, as well as open-space conditions, flood control works, and development. Colton's geographic location within the Santa Ana River floodplain contributes to the presence of flood risk for several area of the City (see Figure H-14). The most significant flood hazards are present in the southern and eastern parts of the City. Floodplain areas are present around the periphery of the Santa Ana River and its tributaries. Development within the floodplain may be susceptible to flood and mudslide hazards unless specific flood protection measures are taken.

Seismic Conditions

The San Jacinto fault traverses through Colton, generally paralleling Reche Canyon and running north diagonally through San Bernardino Valley College. The San Jacinto fault is considered to be one of the most active faults in Southern California. An Alquist-Priolo Earthquake Zone has been established for the San Jacinto fault. State regulations require most development applications within the Alquist-Priolo Zone to include geologic reports addressing potential surface rupture due to faulting (see Figure H-15). No structure for human occupancy is permitted to build across the trace of an active fault nor generally within 50 feet of any active fault trace.

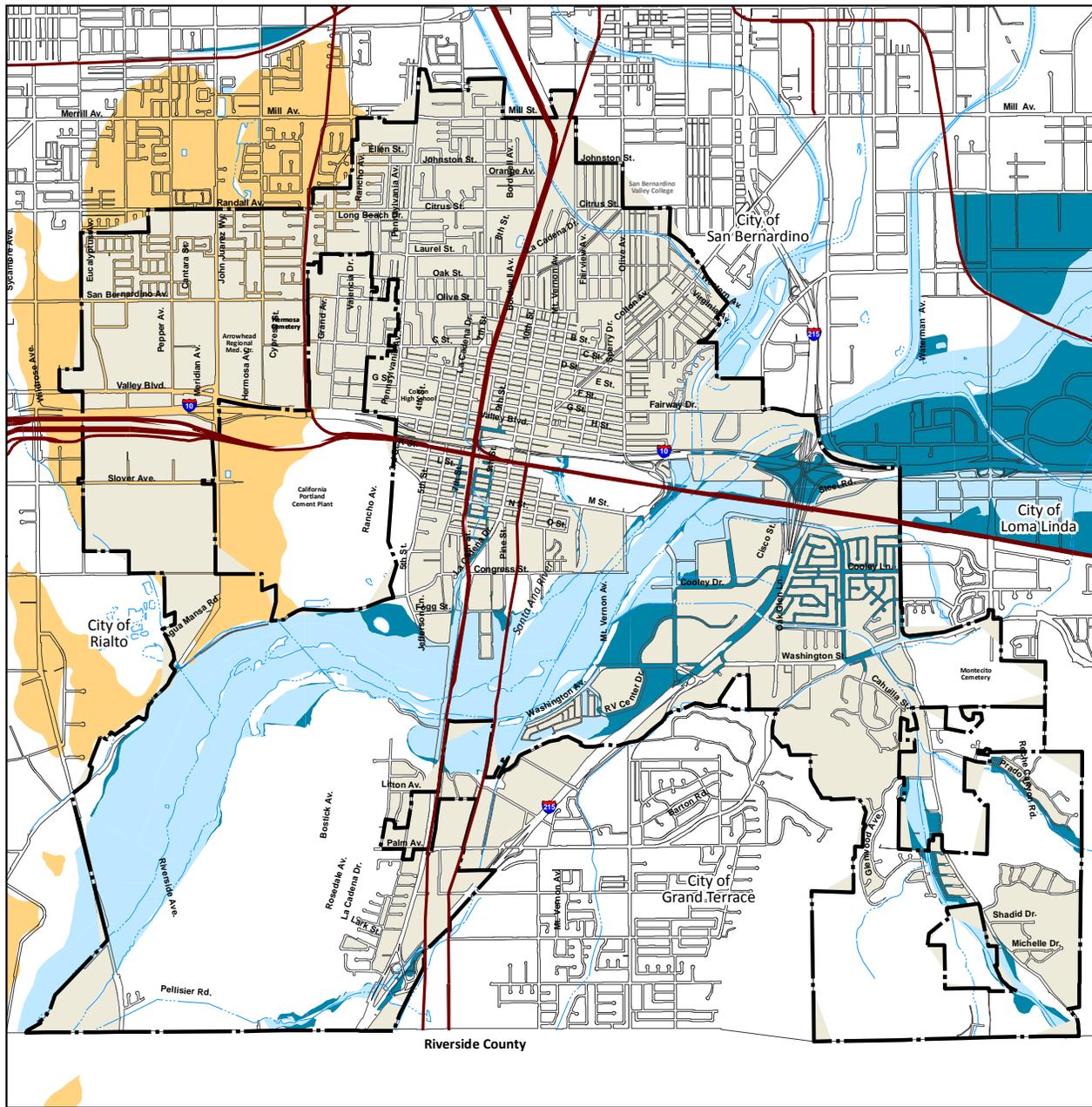
Availability of Infrastructure

Water Supply. Water supply services are provided to the Colton planning area by four separate water agencies: City of Colton Water Department, West Valley Water District, Terrace Water District, and the Riverside Highland Water Company. The City Water Department anticipates sufficient water supplies to meet the long-term demand of the City, therefore water supply is not a significant constraint to housing development during the 2013-2021 planning period.

Wastewater Treatment. Wastewater discharges from the planning area are treated by two wastewater treatment plants. The City owns and operates the Colton Wastewater Reclamation Facility (CWRF), a secondary wastewater treatment plant located at 1201 South Rancho Avenue. The CWRF serves a population of approximately 65,687 from Colton, Grand Terrace, and unincorporated San Bernardino County. The facility treats an average daily flow of 5.6 million gallons per day (MGD). The CWRF is designed to treat a maximum of 10.4 MGD. The City has prepared a Wastewater System Master Plan that identifies long-term programs designed to maintain and expand wastewater treatment facilities to accommodate existing and future growth. Incremental expansion of facilities in accordance with the Wastewater System Master Plan is achieved through collection of

Public Improvement Fees. Facilities may be expanded by development project proponents as well to ensure that adequate facilities are available to serve new development needs, therefore wastewater treatment capacity is not a significant constraint to housing development during the 2013-2021 planning period.

Figure H-3
Environmental Constraints



Legend

Constraints

- Delhi Sands Flower Loving Fly Habitat
- 100-year Floodplain
- 500-year Floodplain
- Railroads

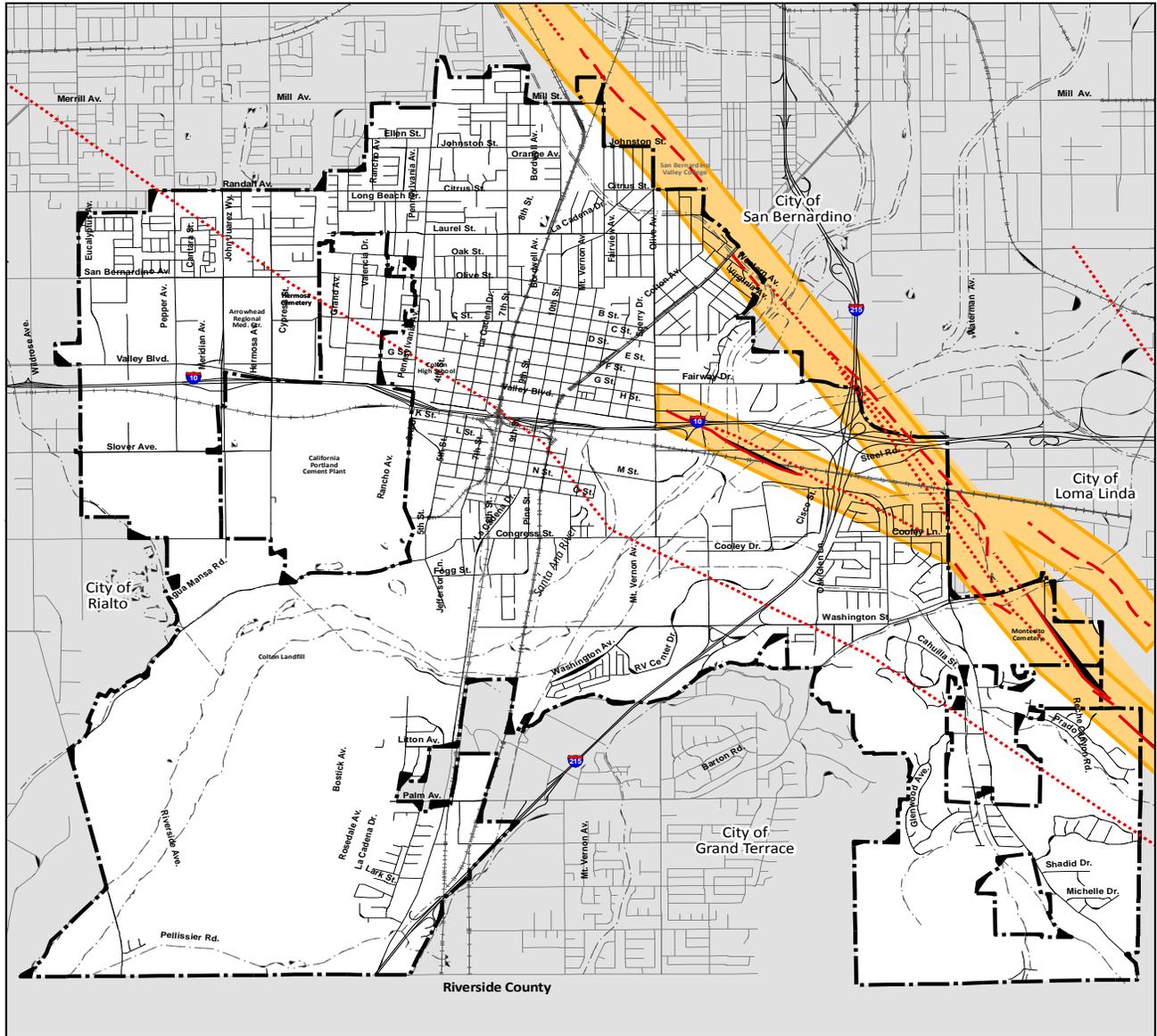
Base Map

- City Boundary
- Sphere of Influence

Date: January 2009
Map Prepared by: Hogle-Ireland, Inc.
Source: City of Colton 2008 and San Bernardino County, GIS 2007



Figure H-4
Seismic Constraints



Legend

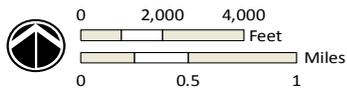
- City Boundary
- - - Sphere of Influence
- County Boundary
- Freeway
- Street
- Railroad
- Hydrology

Potentially Active Faults

- Accurate Location
- - - Approximate Location
- · · Inferred Location
- Alquist Priolo Zone

Source:

Bryant, W.A. (compiler), 2005, Digital Database of Quaternary and Younger Faults from the Fault Activity Map of California, version 2.0; California Department of Conservation, California Geological Survey (CGS).
Alquist-Priolo Special Study Map, 1977, San Bernardino Quadrangle; California Division of Mines & Geology (CDMG).



Appendix C: Evaluation of 2008-2014 Housing Element

California Government Code §65588(a) requires jurisdictions to review their prior Housing Elements to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives; and
- The progress in implementation of the Housing Element.

These results should be quantified where possible (e.g., rehabilitation results), but may be qualitative where necessary (e.g., mitigation of governmental constraints). Past accomplishments are compared with what was projected or planned as part of the earlier Housing Element. The evaluation helps a jurisdiction identify the extent to which adopted programs have been successful in achieving stated objectives and addressing local needs, and how such programs continue to be relevant in addressing current and future housing needs. The evaluation provides the basis for recommended modifications to policies and programs in the updated element, and provides meaningful guidance for establishing new objectives.

This section summarizes Colton's accomplishments toward implementing the 2008-2014 Housing Element. A program-by-program review is presented in Table H-32. The following Table H-33 summarizes the quantified objectives contained in the City's previous Housing Element and evaluates the progress toward meeting these objectives.

Table H-32
Review of 2008-2014 Housing Element Programs

Program	Program Goals and Actions	2008-2014 Accomplishments	Effectiveness and Appropriateness
Goal H-1: Provide opportunities for the development of quality housing for households at and above the median income – housing that does not currently exist in the city in sufficient quantities.			
<p>Program 1. Master Plans to Accommodate Diverse Housing Types</p>	<p>ACTION: Adopt amendment to the West Valley Specific Plan to incorporate a range of residential land uses at densities ranging from medium to high (8 to 30 du/ac).</p>	<p>The City is proposing to reduce previously proposed medium and high residential densities in the West Valley Specific Plan (renamed “Hub City Centre Specific Plan”). Alternative sites are being identified to accommodate RHNA in the medium to high density ranges.</p>	<p>The relocated medium to high density units will produce no net loss of medium to high density units, and will implement programs to accommodate diverse housing types.</p>
<p>Program 2. Update Development Standards</p>	<p>ACTION: Establish and enforce development standards that require high-quality construction and the provision of high-quality amenities. Engage the development community and residents to participate in the drafting of these standards.</p>	<p>Staff is currently in consultation with the development community and residents to update development standards as part of a comprehensive zoning code update.</p>	<p>Consultation with a diversity of interests will ensure that updated development standards will result in the high quality amenities and construction that is desired by the community because of its economic feasibility and wide acceptance.</p>
GOAL H-2: Enhance the existing viable housing stock as a source of low- and moderate-income housing for Colton residents and as an integral part of the community character.			
<p>Program 3. Single Family Home Improvement Loan Program</p>	<p>ACTION: To provide rehabilitation loans to qualified low- and moderate-income homeowners through our cooperation in the County’s HOME Consortium. In 2013, the home rehabilitation loan program was discontinued. City is looking for additional funding.</p> <p>ACTION: To provide information to homeowners regarding rehabilitation standards, preventive maintenance, and energy conservation.</p>	<p>As part of the annual allocation of CDBG and HOME funds, the City had been cooperating in the County’s home rehabilitation loan program for qualified low- and moderate income homeowners.</p> <p>The Development Services Department will prepare guidelines and standards for rehabilitation and preventative maintenance. Energy conservation standards will be prepared in coordination of the Building Division and Electric Utility.</p>	<p>CDBG and HOME funds, albeit limited, are an effective and appropriate means to fund single family rehabilitation projects citywide. However, since this program has been discontinued, new funding must be secured and any funding must be accompanied with proactive support to homeowners with appropriate standards and guidance.</p>
<p>Program 4. Housing Rehabilitation Program</p>	<p>ACTION: The City is seeking new funding for the Housing Rehabilitation Program, formerly funded by County HOME funds. The goal is to assist at least 40 low- and moderate-income households annually.</p>	<p>The City’s Economic Development and Development Services Department staff will identify the number of low- and moderate-income homeowners who will be assisted annually. Although the goal is to assist 40 low- and moderate-income single-</p>	<p>The City is committed to supporting the rehabilitation of 40 single-family units, and will seek resources to fund this effort.</p>

Program	Program Goals and Actions	2008-2014 Accomplishments	Effectiveness and Appropriateness
	<p>ACTION: Utilize available HOME funding resources to assist 40 low- and moderate-income single-family homeowners during the 2008-2014 planning cycle.</p>	<p>family homeowners during the planning cycle, the precise number of homeowners who can be assisted will depend on CDBG and HOME allocations, and other funding sources to be determined.</p>	
<p>Program 5. Senior Home Repair Program</p>	<p>ACTION: To continue to provide rehabilitation loans to qualified low- and moderate-income senior homeowners. Assist at least 45 senior and disabled homeowners during the 2008-2014 planning cycle.</p> <p>ACTION: To provide information to homeowners regarding rehabilitation standards, preventive maintenance, and energy conservation.</p>	<p>Although the Senior Home Repair Program was discontinued in 2013 – approximately 9 to 12 qualified seniors and disabled homeowners were assisted each year during the planning period, for a total of nearly 70 assisted. New funding needs to be secured for the project to move forward.</p> <p>The Development Services Department will prepare guidelines and standards for rehabilitation and preventative maintenance. Energy conservation standards will be prepared in coordination of the Building Division and Electric Utility.</p>	<p>During this planning period, Development Services worked with identified contractors to complete the repairs to the homes of eligible seniors. Through coordination and implementation of the County’s Senior Home Repair Program, the City has been committed to supporting the rehabilitation of homes for seniors and disabled homeowners.</p>
<p>Program 6. Code Enforcement</p>	<p>ACTION: To continue to provide proactive and helpful code enforcement activities to maintain and improve housing and neighborhood qualities.</p> <p>ACTION: To continue to conduct exterior surveys of all parcels in Colton to update the extent of code violations.</p> <p>ACTION: To continue assisting Colton households annually through the weatherization, rental housing inspection, and senior code enforcement relief programs, for a total of 300 households during the 2008-2014 planning cycle.</p>	<p>The City will continue to provide proactive and helpful code enforcement activities with the objective of improving housing and neighborhood qualities.</p> <p>The City’s Code Compliance Division systematically conducts exterior surveys of parcels and residential buildings within each Code Compliance Officers’ assigned area in order to inventory and address code violations.</p> <p>The City coordinates with the San Bernardino County on home weatherization programs. Although the City does not currently have a “senior code enforcement relief program,” Code Compliance staff works cooperatively with seniors and lower income</p>	<p>The City’s Code Compliance officers provide assistance to homeowners/property owners to achieve compliance with City codes and standards. Initial contacts always seek voluntary compliance.</p> <p>Home repair/weatherization programs are dependent on continuing funding (CDBG) through the County.</p>

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Program	Program Goals and Actions	2008-2014 Accomplishments	Effectiveness and Appropriateness
		<p>households to address code violations in a reasonable manner.</p> <p>On June 19, 2012, the City Council adopted a Rental Inspection Ordinance. Implementation of the Ordinance is currently suspended.</p>	
<p>Program 7. Monitor At-Risk Units</p>	<p>ACTION: To monitor the status of at-risk units.</p> <p>ACTION: To maintain the affordable statute of developments specifically constructed to provide housing opportunities for households of lower incomes.</p>	<p>Affordability covenants on existing affordable units are monitored by the Development Services Department, and appropriate actions taken to ensure the continued affordability of all regulated units.</p>	<p>Proactive monitoring and intervention, as appropriate, will ensure that affordability of regulated units continues without interruption.</p>
<p>Program 8. Targeted Neighborhood Revitalization</p>	<p>ACTION: To achieve effective and long-lasting revitalization of Colton’s most deteriorated neighborhoods.</p>	<p>City departments (Police/ Code Compliance, Public Works, Development Services) and County Social Service Agencies initiate and implement targeted neighborhood revitalization programs throughout 2014.</p>	<p>Starting with identification of target neighborhoods, this effort will focus a wide range of expertise and resources on addressing deteriorated neighborhood conditions.</p>
<p>GOAL H-3: Create opportunities for the development of new housing that responds to all economic segments of the community.</p>			
<p>Program 9. Homeownership Programs</p>	<p>ACTION: To continue to apply for HOME funds and other funding sources to support Homeownership Assistance program and other down payment assistance programs.</p>	<p>City staff will continue coordination with the San Bernardino County Department of Community Development and Housing to secure HOME funds and other funding opportunities that may be identified.</p>	<p>All available home-ownership program funds that are available at the County and City level will be used to assist Colton homebuyers through funding closing costs, down payments, gap financing and other home financing needs.</p>
<p>Program 10. Density Bonuses</p>	<p>ACTION: To amend the Zoning Code to add State density bonus law provisions.</p>	<p>A local density bonus ordinance was adopted by the Colton City Council on October 15, 2013.</p>	<p>The local density bonus ordinance brought the City’s Zoning Code into conformity with State density bonus law.</p>
<p>Program 11. Mixed Use Development</p>	<p>ACTION: Amend the Zoning Code (Title 18) to establish mixed-use development zone and development standards to implement the General Plan mixed-use designations, see also Program 13.</p> <p>ACTION: Establish development standards for mixed use zone that will facilitate and encourage the</p>	<p>Mixed used zones and associated development standards were adopted by the Colton City Council on October 15, 2013.</p> <p>Specific and objective criteria for mixed used site plan reviews at targeted densities will be prepared immediately following adoption of the</p>	<p>Proactive coordination between Development Services and Economic Development will facilitate the development of the residential components of mixed use development, especially units that are affordable to low and very low income residents.</p>

Program	Program Goals and Actions	2008-2014 Accomplishments	Effectiveness and Appropriateness
	<p>development of high-density mixed use developments, maximizing the density permitted in the zone.</p> <p>ACTION: Facilitate the development of residential units in mixed-use areas by providing technical support to facilitate lot consolidation, financial assistance, where feasible, and streamlined permit processing. The City will establish specific and objective criteria for mixed use site plan reviews and will target development densities as estimated in the Housing Element.</p> <p>ACTION: Play a proactive role in development of mixed-use areas by pursuing strategic partnerships with developers, lenders, and property owners to ensure the development of housing at appropriate densities and affordable housing units.</p> <p>ACTION: Include opportunities for input from the local development community during drafting and adoption of mixed use standards in the Land Use Code.</p>	<p>mixed use zones. Such criteria, along with staff instructions and interpretation, will facilitate lot consolidation, financial assistance options, and streamlined permit processing.</p> <p>Development Services, in coordination with Economic Development, will identify housing opportunity sites, and seek out non-profit and for-profit developers, lenders and property owners to facilitate housing at appropriate densities; especially those that are affordable to very low/low income residents.</p> <p>During the General Plan update process, which concluded with adoption on August 20, 2013, staff solicited and received input on mixed use standards. This input was considered and is included in the ordinance adopted by the City Council on October 15, 2013.</p>	

GOAL H-4: Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price and tenure.

<p>Program 12. Provision of Adequate Sites</p>	<p>ACTION: Amend the Zoning Code to provide sites with R3 zoning designation that allows owner-occupied and rental multi-family uses by-right sufficient to accommodate housing identified in the vacant and underutilized sites inventory and in the General Plan Land Use Plan.</p> <p>ACTION: Add a new zoning district at strategic sites along major corridors or adjacent to commercial centers through the Residential Overlay designation and/or zoning overlay and development standards that implement the Mixed-Use Designations (30 du/ac) and Residential Overlay (30 du/ac) land use overlay designation. Mixed use and multi-family residential</p>	<p>Appropriate amendments to the R3 zone to allow development “by right,” and expansion of the Residential Overlay zone were adopted by the Colton City Council on October 15, 2013.</p> <p>The goal to encourage new development to be constructed at densities that achieve at least 80 percent of the maximum allowable density is included in the zoning code amendments adopted by City Council. This goal will apply to the higher density zones (i.e. R-2, R-3 and M-U zones).</p> <p>The zoning code amendments include a</p>	<p>“By right” development of higher density housing on vacant and underutilized sites will facilitate the provision of a wider range of housing that is accessible to very low, low and moderate income residents.</p> <p>Codification of goals to encourage higher densities, and flexibility in site development standards will facilitate infill development of sites that might not otherwise be developed due to challenges in meeting development standards.</p>
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Program	Program Goals and Actions	2008-2014 Accomplishments	Effectiveness and Appropriateness
	<p>development projects that meet the zoning standards under this designation will be allowed by right.</p> <p>ACTION: Encourage new development to be constructed to maximize the density potential of limited land resources, with the goal of promoting residential densities that achieve at least 80 percent of the maximum allowable density for the specific property.</p> <p>ACTION: Continue to provide a variety of incentives to facilitate the development of vacant and underutilized properties. These include the planned development/cluster bonus, site area bonus, and affordable housing bonus.</p>	<p>density bonus ordinance, as well as allowances for minor site development standard modifications to planned development/clustering, and minimum site standard flexibility.</p>	
<p>Program 13. Recycling of Underutilized Properties and Lot Consolidation Assistance</p>	<p>ACTION: Achieve quality higher-density residential developments by creating larger development sites.</p> <p>ACTION: Processing assistance will be provided to projects involving lot consolidation. Assistance may include, but is not limited to, 1) counseling applicants on the lot consolidation process, 2) presenting and explaining an alternative lot consolidation processing method to significantly expedite lot consolidation, and 3) completing a Covenant to Hold as a Single Parcel (lot tie) in place of recording a parcel or tract map. The lot tie process can expedite the lot consolidation process most significantly for traditional multi-family projects.</p> <p>ACTION: To take full advantage of the highest density areas, particularly in Downtown Colton where many parcels are small, the City will facilitate the assembly and recycling of underutilized properties for new affordable housing construction by maintaining a database of lots with consolidation potential. This</p>	<p>The City continues to seek higher quality residential developments by creating larger development sites. This is currently being pursued in the West Valley area of the City (“Colton’s Hub City Centre Specific Plan”).</p> <p>City staff who are involved in the land entitlement process are trained to encourage lot consolidation when working with applicants, including explaining options to property owners/developers.</p> <p>The City’s Development Services, Economic Development and GIS staff are working cooperatively to develop a data base of lots with consolidation potential. Upon completion (est. mid-2014), this data base will be made available to affordable housing developers.</p>	<p>The proposed zoning code amendments, land use entitlement staff training for lot consolidation purposes, as well as assembly of a data base for reference by affordable housing developers, will facilitate the recycling of underutilized properties for housing development purposes.</p>

Program	Program Goals and Actions	2008-2014 Accomplishments	Effectiveness and Appropriateness
	database will be made available to affordable housing developers.		
<p>Program 14. Update the Colton Zoning Code and Development Standards</p>	<p>ACTION: Create a new R-4 zone that has a maximum allowed density of 22 units per acre and a minimum density of 20 units per acre.</p> <p>ACTION: Create an overlay zone to implement the Residential Overlay land use category which allows up to 30 units per acre.</p>	<p>A new “R-4” zone is included in the zoning code amendment adopted by the City Council on October 15, 2013.</p>	
GOAL H-5: Mitigate any potential governmental constraints to housing production and affordability.			
<p>Program 15. Update the Colton Zoning Code and Zoning Map</p>	<p>ACTION: Add a new zoning district and development standards that implement the Mixed-Use: Downtown (30 du/ac) land use designation. Mixed-use or multi-family residential development projects that meet the zoning standards and criteria under this designation will be allowed by right. A minimum density of 20 units per acre will be established.</p> <p>ACTION: Add a new zoning district and development standards that implement the Mixed-Use: Neighborhood (8 du/ac) land use designation.</p> <p>ACTION: Add a new zoning district and/or zoning overlay and development standards that implements the Residential Overlay (30 du/ac) land use overlay designation. Mixed-use or multi-family residential development projects that meet the zoning standards and criteria under this designation will be allowed by right. A minimum density of 20 units per acre will be established.</p> <p>ACTION: Create a new R-4 zone that has a maximum allowed density of 22 units per acre and minimum density of 20 units per acre. Multi-family residential development projects that meet the zoning standards and criteria for this zone will be allowed by right.</p> <p>ACTION: Apply a Special Development Area overlay zone on</p>	<p>All specified zoning actions were included in the zoning text and map amendments that were adopted by the City Council on October 15, 2013.</p> <p>Following the code amendments, the City will review development activity to determine whether the density range established for the <i>High Density Residential</i> land use designation and the new R-4 zone (20-22 units per acre) provides an appropriate density range to facilitate the development of affordable housing.</p>	<p>The code amendments and follow-up monitoring will reduce governmental constraints to housing production and affordability, and allow for future modifications of policies and standards, as warranted.</p>

Program	Program Goals and Actions	2008-2014 Accomplishments	Effectiveness and Appropriateness
	<p>industrially zoned properties that abut properties zoned for residential uses, and apply appropriate conditions through the discretionary review process to minimize impacts.</p> <p>ACTION: Establish new zoning districts to replace the current designations for the Cooley Ranch Planned Community, with the objective to create zones and overlays that implement the land use designations identified on the Land Use Plan map.</p> <p>ACTION: Update the Zoning Map to achieve consistency with the Land Use Plan.</p> <p>ACTION: Prior specific plans and community plans that have been rescinded or planned for elimination include the Cooley Ranch Community Plan, Santa Ana River Specific Plan, and Agua Mansa Specific Plan (a multijurisdictional plan adopted in the 1980s). Conventional zoning designations will take their place.</p> <p>ACTION: To accommodate the remaining RHNA of 1,396 very low- and low-income units, the City will, at a minimum, rezone properties as follows:</p> <p style="padding-left: 40px;">Residential Overlay: 78 acres</p> <p style="padding-left: 40px;">Mixed Use-Downtown Colton: 48.6 acres</p> <p style="padding-left: 40px;">R-4 (new zone): 18 acres</p> <p style="padding-left: 40px;">West Valley Specific Plan (PA 30): 14.7 acres</p> <p>Of these areas to be rezoned, the R-4 and WVSP (PA 30) will be exclusively for residential use and can accommodate 837 units, or more than 50% of the remaining RHNA for the lower-income categories.</p> <p>ACTION: Toward the end of the planning period (October 2013) for this Housing Element, the City will review development activity to</p>		

Program	Program Goals and Actions	2008-2014 Accomplishments	Effectiveness and Appropriateness
	<p>determine whether the density range established for the <i>High Density Residential</i> land use designation and the new R-4 zone (20-22 units per acre) provides an appropriate density range to facilitate the development of affordable housing. Any findings of the review will be accounted for in the drafting of the Housing Element for the fifth planning cycle.</p>		
<p>Program 16. Zoning Regulations and Initiatives for Extremely Low Income and Special Needs Housing</p>	<p>ACTION: <i>Transitional and Supportive Housing:</i> Amend the Zoning Code, consistent with State and federal law, to recognize transitional and supportive housing as residential uses, subject to the restrictions and standards of similar residential dwellings in the same zone. Specifically, permit such housing in the R-3 and new R-4 zones by right, as per State law.</p> <p>ACTION: <i>Emergency Shelters:</i> Permit emergency shelters by right in the City’s M-1 zones subject to performance standards to be established. Develop objective standards for emergency shelters as permitted under SB2, including:</p> <ul style="list-style-type: none"> The maximum number of beds/persons permitted to be served nightly; Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone; The size/location of exterior and interior onsite waiting and client intake areas; The provision of on-site management; The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart; The length of stay; Lighting; and 	<p>Standards pertaining to transitional and supportive housing, emergency shelters, SROs and reasonable accommodation are included in the zoning code amendments adopted by the City Council on October 15, 2013.</p> <p>The City will continue seek partnerships, including working with the Inland Regional Center, to facilitate the development of housing for these specified groups.</p> <p>The data base (currently under development) of properties that are candidates for lot consolidation and infill opportunities, will also include sites that are appropriate for SROs, supportive housing and community care facilities.</p> <p>As part of the annual CDBG allocation process, staff will seek designated funds for the development of housing affordable to extremely low-income households and appropriate for developmentally disabled individuals. The HOME fund application process will also include a proposal to designate funds for these purposes.</p>	<p>By incorporating appropriate standards into the zoning code, seeking partnerships, preparing a data base of candidate properties, and seeking to designate CDBG and HOME funds, the City will increase incentives and opportunities for extremely low and special needs housing.</p>

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Program	Program Goals and Actions	2008-2014 Accomplishments	Effectiveness and Appropriateness
	<p>Security during hours that the emergency shelter is in operation.</p> <p>ACTION: Reasonable Accommodations: Include provisions that establish a ministerial process for allowing reasonable accommodations to Zoning Code development standards to meet the needs of disabled individuals.</p> <p>ACTION: SROs: Define SROs, and permit them as a conditional use in commercial zones, as such zones generally provide more ready access to employment opportunities and needed services.</p> <p>ACTION: In addition to ensuring zoning regulations provide the flexibility needed to accommodate housing for extremely low-income and special needs households, including persons with developmental disabilities, the City will actively seek partnerships and/or developers that will lead to the development of housing for these population groups. Particularly, the City will work with the Inland Regional Center to identify whether there are any unmet needs for developmentally disabled individuals, and to inform the Center of opportunities that exist in Colton.</p> <p>ACTION: To indicate to potential developers the opportunities for such housing, the City will maintain a list of available sites that can be used for development of supportive housing, SROs, and community care facilities.</p> <p>ACTION: Prioritize a portion of CDBG and HOME funding to assist in the development of housing affordable to extremely low-income households and appropriate for developmentally disabled individuals.</p>		
<p>Program 17. Permit Processing</p>	<p>ACTION: Revise the Architectural and Site Plan Review process to exclude residential projects from</p>	<p>The comprehensive zoning code amendment, adopted by the City Council on</p>	<p>The permit processing changes implemented through zoning code</p>

Program	Program Goals and Actions	2008-2014 Accomplishments	Effectiveness and Appropriateness
	<p>Planning Commission discretionary review that meet Zoning requirements and standards.</p> <p>ACTION: Evaluate and improve the processing system to facilitate residential development.</p> <p>Establish a protocol that prioritizes affordable and special needs housing for processing.</p> <p>ACTION: Establish a protocol that prioritizes affordable and special needs housing for processing.</p> <p>ACTION: Utilize CEQA exemptions for infill development sites to shorten entitlement review time.</p>	<p>October 15, 2013, included exemptions for residential projects from Planning Commission discretionary review if zoning requirements and standards are met.</p> <p>Internal permit processing procedures are in the process of re-evaluation to determine protocols to prioritize affordable and special needs housing. Completion of revised procedures is targeted for early 2014.</p> <p>The City continues to utilize CEQA exemptions, as appropriate, to facilitate infill development.</p>	<p>amendments and internal processing procedures will streamline and facilitate permitting for residential projects, especially affordable and special needs housing.</p>
<p>Program 18. Parking Standards</p>	<p>ACTION: As part of the comprehensive Zoning Code update, review the City’s development regulation and ordinances, including the current parking requirements. Specifically, the City will assess its parking requirements to ensure they easily accommodate the development of mixed use and multi-family developments.</p> <p>ACTION: Identify constraints to residential development based on the most up-to-date empirical studies, input from the local development community, and from development trends in the City.</p> <p>ACTION: Clarify and formalize in the Zoning Code the parking considerations that would permit reduced parking requirements for mixed use and multi-family developments.</p> <p>ACTION: Modify parking regulations or standards, as needed. Modification to parking standards should facilitate and encourage a variety of housing types including affordable lower income housing and should not constrain development. Modifications, if needed, can include reduction of parking standards for smaller units, such as</p>	<p>A comprehensive zoning code update, to be initiated in 2015, will identified constraints to residential development due to existing parking requirements, and propose modifications to promote mixed use and multi-family developments, including affordable units.</p> <p>Consideration will also be given to reducing parking requirements based on proximity to transit lines and other criteria that may promote affordability.</p> <p>Allowing carports in-lieu of garages in the R-3 zone will also be analyzed and considered.</p>	<p>The comprehensive evaluation and appropriate modification of parking standards will facilitate the development of a diversity of housing types, by introducing greater flexibility, and reducing costs of parking standard compliance.</p>

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Program	Program Goals and Actions	2008-2014 Accomplishments	Effectiveness and Appropriateness
	<p>studio and one-bedroom units, for affordable housing.</p> <p>ACTION: Consider implementing ministerial procedures for reducing parking based on proximity to transit lines including Bus Rapid Transit (BRT) routes, larger projects, projects with on-site amenities, projects near community facilities (shopping, schools, recreation, etc.), projects with a variety of unit types, and projects for senior, disabled, or that are affordable to very low and/or extremely low income households.</p> <p>ACTION: Establish mixed use parking standards that facilitate and encourage a variety of housing types consistent with Program 11.</p> <p>ACTION: Consider changing parking requirements for the R-3 Zone to allow carports for multi-family residential development projects.</p>		
<p>Program 19. Sites Monitoring</p>	<p>ACTION: Continue to provide a sufficient inventory of sites zoned to accommodate affordable housing.</p>	<p>The data base of available housing sites, including sites appropriate for lot consolidation, will be maintained and made available to affordable housing developers.</p>	<p>By maintaining and making available the City's housing sites inventory, the City will be able to seek interest from developers and take advantage of opportunities as they arise.</p>
<p>GOAL H-6: Continue to promote equal housing opportunity in the city's housing market regardless of age, race, sex, marital status, ethnic background, source of income, and other factors.</p>			
<p>Program 20. Fair Housing</p>	<p>ACTION: To continue to promote fair housing practices and provide educational information on fair housing to the public.</p> <p>ACTION: To continue to refer fair housing complaints to the Inland Fair Housing and Mediation Board, Inc.</p> <p>ACTION: Continue to comply with all State and Federal fair housing requirements when implementing housing programs or delivering housing-related services.</p>	<p>The City will continue to refer fair housing complaints to its partner, the Inland Fair Housing and Mediation Board, and promote fair housing practices by providing educational information on fair housing practices. Compliance with all State and Federal fair housing requirements will also continue.</p>	<p>By continuing fair housing practices, the City will promote equal housing opportunities, and address problems/complaints as they arise.</p>
<p>Program 21. Reasonable Accommodation</p>	<p>ACTION: To create a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding,</p>	<p>The City's Planning entitlements and building plan review processes address compliance with accessibility requirements,</p>	<p>The City's ongoing efforts to ensure compliance with accessibility standards and disseminate such standards to the public/applicants,</p>

Program	Program Goals and Actions	2008-2014 Accomplishments	Effectiveness and Appropriateness
	<p>development and use of housing for people with disabilities.</p> <p>ACTION: To provide information to residents via public counters, the City website, and the City’s public access Channel 3.</p>	<p>and respond to input/ requests for reasonable accommodation.</p> <p>Accessibility/reasonable accommodation standards are provided on the City’s website, and are available at the Development Services Department public counter.</p>	<p>helps to promote equal opportunity with regard to reasonable accommodation for people with disabilities.</p>
<p>GOAL H-7: Promote and encourage sustainable development and green building practices for all new residential development and for the retrofitting of existing housing.</p>			
<p>Program 22. Sustainable Building Practices and Energy and Water Conservation</p>	<p>ACTION: To continue assisting Colton households annually through the weatherization, rental housing inspection, and senior code enforcement relief programs, for a total of 300 households during the 2008-2014 planning cycle.</p> <p>ACTION: Promote sustainable building design, construction, and operations that facilitate lower energy costs for residents.</p> <p>ACTION: Encourage owners of existing buildings to conduct energy and water conservation retrofits.</p> <p>ACTION: Assist in distributing information to the public regarding free analysis of energy use, rebates, and other programs offered by Colton Public Utilities through the provision of educational information at City Hall.</p> <p>ACTION: Pursue demonstration projects as a source for community education and serve as an example of sustainable design and energy and water efficiency in government buildings and facilities.</p> <p>ACTION: Continue to pursue programs and educate residents regarding water conservation programs offered by the City and other agencies, including but not limited to Inland Empire Garden Friendly Program, San Bernardino Valley Municipal Water District Weather-Based Irrigation Controller Program, and freesprinklernozzles.com.</p>	<p>The City’s Electric and Water utilities implement the sustainable energy and water conservation measures by:</p> <p>Colton Electric Utility provides rebates for upgrading pre-existing residential homes with energy efficient mechanical systems or lighting that lowers energy costs for residents.</p> <p>Energy Efficiency Upgrade Rebates: offers varying rebates on a number of home energy efficiency improvements. Currently Colton Electric Utility offers rebates on: Occupancy sensors, pool pumps, solar attic fans, whole house fans, room A/C’s and ceiling fans. Customers who participate in the rebate program will experience a reduction in their annual energy costs. Residential energy audits are also available for high energy users.</p> <p>Colton Electric has developed an interactive touch screen exhibit that will educate the residence of Colton on energy efficiency for Electricity, water, and waste management. Recognizing the value of energy efficiency awareness and education in creating behavioral change and customer demand for, and satisfaction with, its</p>	<p>Due to direct management and control of both electric and water services to City residents, the City is able to promote water and energy conservation practices, including the provision of incentives to homeowners and renters.</p>

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Program	Program Goals and Actions	2008-2014 Accomplishments	Effectiveness and Appropriateness
	<p>ACTION: Consider establishing a water rebate program for Colton customers that implement water conservation methods, products, and equipment in an effort to reduce water consumption and improve water efficiency.</p>	<p>programs. Colton electric utility is planning to implement the Living Wise Resource Action Program partnering with Colton Unified School District. The project plan includes the delivery of 340 Living Wise Kits to students who attend schools in Colton Electric’s service area. The goal of the program is to change customer behavior and experience energy savings from their actions.</p> <p>The Colton Water Utility is developing a plan for a demonstration garden at City Hall which will include various species of drought tolerant plants and information on water wise gardening. The goal will be to provide public education workshops twice a year in conjunction with Inland Empire Garden Friendly plant sales.</p> <p>Colton Water Utility has assisted in the development of a regional website where citizens can learn about rebates in their area, as well as any upcoming local educational events or plant sales. Customers can also visit Colton Water’s Conservation webpage for helpful conservation tips. In the future this page will also provide information on outreach water education.</p>	

Table H-33

Quantified Objectives and Progress from Previous Housing Element (2008-2013)

	Income Level				Total
	Very Low ¹	Low	Moderate	Above Mod	
Construction Objectives					
Goal	827	569	692	1,421	3,509
Progress	0	5 ²	0	57	62
Rehabilitation Objectives					
Goal	0	45	0	0	45
Progress	0	0	0	0	0
Conservation Objectives					
Goal	0	129	0	0	129
Progress	0	129 ³	0	0	129

Notes:

1. Includes extremely-low units
2. Market-rate rental units (based on prevailing rents affordable to low-income households)
3. At-risk units preserved

Appendix D:

Sites Inventory

State law requires that jurisdictions provide an adequate number of sites to allow for and facilitate production of their regional share of housing (RHNA). *California Government Code* §65583(c)(1) states that adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels.

“Appropriate zoning and development standards,” in the context of this law, means a higher residential density, because a factor directly related to development cost is development density. With an increase in the number of units built in a project, overall costs generally decrease as builders benefit from economies of scale. Because of this, State law equates the identification of higher density sites with meeting the RHNA. Specifically, HCD guidance states: “The densities of sites identified in the inventory must be sufficient to encourage and facilitate the development of housing affordable to lower-income households.”

As noted throughout this Housing Element, Colton has more than met its obligation to accommodate affordable housing. Low rents, low purchase prices, and the age of existing housing have created entire neighborhoods where virtually any unit is affordable to lower-income households. The City’s overall focus is to create a much better local economy that will facilitate investment in these neighborhoods, with that economy including opportunities for move-up and higher-quality housing. The City’s primary housing goal is to encourage and help current property owners improve aging and substandard housing, and to make neighborhoods safer. With this goal in mind, the City has defined an overall strategy for accommodating new housing within a range of densities to accommodate the City’s needs.

Cost of Housing and Density Assumptions

HCD has deemed affordability to be correlated with density. Consequently, state law has established “default densities” that by definition are considered sufficient to provide market-based incentives for the development of housing for lower-income households. For jurisdictions that have a population greater than 25,000 and are located within a Metropolitan Statistical Area (MSA) with a population of more than two million, the default density is 30 dwelling units per acre. This default standard applies equally to communities of relative affluence, with higher residential property values (such as Rancho Cucamonga or Claremont), and to communities with significant economic challenges, where home prices, rents, and the cost of vacant land is significantly below the regional average.

Colton has a population greater than 25,000 and is within the Riverside-San Bernardino-Ontario MSA. Thus, State law establishes a default density for Colton of 30 units per acre. The City's General Plan land use and zoning standards allow densities at this default level in the Mixed Use: Downtown zone and the Residential Overlay Zone.

State law also provides that densities below 30 units per acre may be suitable for lower-income housing in some market areas. Market conditions in Colton are such that densities of 22 units per acre are sufficient to accommodate lower-cost housing. The High Density Residential land use designation (R-3 and R-4 zones) sets a maximum of 22 units per acre.

Based on the sites inventory analysis, designations that allow up to 30 dwelling units per acre can accommodate more than half of the City's RHNA allocation in the Very Low and Low income categories. Sites with a High Density Residential (R-3/R-4) designation allow up to 22 dwelling units per acre and can accommodate 100 percent of the very-low and low-income RHNA allocation. Total site capacity represents over 170 percent of the lower-income RHNA allocation.

The following analysis demonstrates that current housing costs in Colton, including market demand, and information on actual affordable housing development projects in the Inland Empire will lead to the conclusion that General Plan and zoning density standards will facilitate housing development for all household income levels.

Cost of Housing in Colton

Colton has long supplied a disproportionate amount of affordable housing compared to other jurisdictions in Southern California. Many cities have a history of actively discouraging the provision of multi-family or entry-level housing. As a result, Colton has long been and remains one of the most affordable cities in San Bernardino County for both renters and owners. In addition, Colton has some of the lowest rates of home ownership in the region. Colton's housing stock distribution is evenly divided between owner-occupied housing (47 percent) and renter-occupied housing (44 percent), with a markedly lower ownership rate than in the County as a whole (55 percent).

Rents in Colton are very low, reflecting land values and the ability of households generally to afford only lower-cost housing. A survey of existing rental rates in Colton revealed that typical rents are affordable to very-low- and low-income households.

The median home price in Colton for the year 2012 was \$133,000 compared to \$160,000 for San Bernardino County as a whole. For condos, the 2012 median price was just \$52,000 compared to \$135,000 for the county as a whole. At these prices, even lower-income families can afford the required mortgage payments.

Studies by HUD have shown that homeownership helps stabilize neighborhoods, as owners have a greater economic and emotional stake in their community and thus are more likely than renters to act in ways that maintain and strengthen that community.⁹ The dynamics of stable neighborhoods also tend to deter crime. Colton seeks to increase homeownership to stabilize neighborhoods and provide move-up opportunities for existing residents.

⁹ HUD Urban Policy Brief, Number 2, August 1995, Homeownership and Its Benefits.

Facilitating higher density developments can benefit both the housing developer and low-income families if units are constructed. The City can encourage developers by offering incentives in an effort to assist in the development of higher density projects. However, low-income residential projects in the San Bernardino MSA are typically developed at a far lower density than the default density of 30 units per acre established by law.

Affordable Housing Densities in the Colton Market Area

A number of housing developments in and around Colton have been constructed as deed-restricted affordable housing at densities significantly lower than 30 units per acre. For example, Global Premier Development submitted plans to develop a new multi-family apartment complex, which consists of 38 units on 1.96 acres, at a density of 19.37 dwelling units per acre. In addition, in neighboring Rialto, National CORE, a nonprofit affordable housing developer, has completed two affordable housing projects at densities comparable to the highest allowable densities in Colton (Table H-34).

Table H-34
Examples of Recent Affordable Housing Projects

City/Project	Allowable Maximum Density	Built Density	Total Affordable Dwelling Units	Approved/Constructed
Big Bear				
Crossings at Big Bear Lake	12 du/ac	16.0 du/ac*	42	Constructed (Fall 2011)
Desert Hot Springs				
Arroyo De Paz	14 du/ac	9.81 du/ac	94	Constructed
Brisas De Paz	14 du/ac	13.0 du/ac	62	Approved (February 2009)
Fontana				
Ceres Way Apartments	12 du/ac	10.91 du/ac	60	Approved (October 2009)
Paso Verde – Phase 1	12 du/ac	9.96 du/ac	50	Approved (March 2009)
Toscana Apartments	24 du/ac	14.0 du/ac	53	Under Construction
Hesperia				
KDF Communities	15 du/ac	15.17 du/ac	110	Constructed
KDF Communities	15 du/ac	17.14 du/ac	72	Constructed
Simpson Housing Solutions	15 du/ac	12.79 du/ac	67	Approved (March 2007)
Palm Desert Development	15 du/ac	14.96 du/ac	123	Approved (February 2007)
Rancho Cucamonga				
San Sevine Villas	14 du/ac	17.48 du/ac	225	Under Construction
Villagio Apartments	20 du/ac	16 du/ac	166	Constructed
Rialto				
Renaissance Village Apartments	24 du/ac	24 du/ac	144	Constructed
The Crossings Apartment Homes	16 du/ac	16 du/ac	100	Constructed

* Project includes density bonus.

The City has had discussions with developers that specialize in the construction of affordable housing, and these developers have confirmed that due largely to land costs,

but also the relatively lower cost of materials and labor in the Inland Empire, affordable housing can be constructed at lower densities than the default density of 30 units per acre.

Meta Housing, a Southern California-based developer and manager of affordable housing, has constructed many affordable rental housing projects throughout the southland, including in the cities of Ontario, Upland, and San Bernardino, all San Bernardino County communities like Colton. The firm builds both family and senior housing, and has built over 12,000 units. Meta staff states that the firm has constructed several affordable housing projects in the 20 to 22 units per acre range. The product typically consists of two-story walk-up housing with surface parking. This construction approach, particularly when combined with lower land costs in inland cities, allows moderate density product to be affordable to lower-income households. Meta staff indicates that the High Density Residential maximum density of 22 units per acre in Colton can produce affordable housing.¹⁰



*Meta Housing,
Yorba Linda Town Apartments*

National CORE is another developer active in the Inland Empire, with new construction and substantial rehabilitation projects completed in Fontana and Rialto (communities in San Bernardino County near Colton), as well as several projects in the city of San Bernardino. CORE’s offices are located in Rancho Cucamonga, a San Bernardino County community. According to Byron Ely, CORE’s Vice President of Construction, densities from 20 to 22 units per acre represent a “sweet spot” for constructing affordable housing in the Inland Empire.¹¹ Mr. Ely states that product that allows surface parking to be provided makes the economics work well. Any density that pushes a product toward podium or structured parking and buildings over three stories generally will not yield affordable housing due to construction costs. (Mr. Ely’s credentials include more than 30 years of government and private sector development consulting experience. He worked for many years in various capacities with the City of Ontario, followed by seven years at the Community Development Commission of Los Angeles County. He oversaw both private and commission-owned affordable housing developments averaging \$500 million per year.)

As Table H–34 illustrates with regard to recent projects and discussions with experienced affordable housing developers confirms, the maximum density of 22 units per acre for the High Density Residential land use designation will provide sufficient incentive to developer for the construction of affordable housing, especially in consideration of state density bonus law, which requires cities to grant a density bonus of up to 35 percent when the required minimum number of lower-income units are provided. With the required density bonus, the allowable density in the R-3 zone is 29.7 units/acre, equivalent to the state-prescribed default density.

¹⁰Personal communication with Christopher Maffris and Michelle Espinosa Coulter, Meta Housing, May 3, 2012.

¹¹ Personal communication with Byron Ely, National CORE, May 10, 2012.

Land Use Districts that Facilitate Lower-Income Housing Development

The land use districts with greatest potential for affordable housing development are the R-3/R-4, the Residential Overlay, and the Mixed Use-Downtown districts. The characteristics of these districts are discussed below.

High Density Residential (R-3/R-4)

The High Density Residential (R-3 and R-4) zones allow multi-family development at up to 22 units/acre. The only difference between these designations is that the R-4 zone requires a minimum density of 20 units/acre. As shown in Table H-38, vacant sites in these districts can accommodate 464 units based on an assumed realistic density of 20 units/acre. This represents 36 percent of the City's total inventory of sites suitable for lower-income housing.

Residential Overlay

The Residential Overlay designation applies to vacant parcels totaling 10.8 acres. The Residential Overlay expands the development potential on designated properties beyond that allowed by the underlying zone and permits exclusive residential development by-right at up to 30 units per acre as an alternative to commercial development, subject to non-discretionary site plan review. A minimum density of 20 units per acre is required for residential projects that take advantage of the alternative residential opportunity.

Mixed Use: Downtown

The Mixed Use: Downtown land use designation allows mixed use or exclusive residential development at a density of 30 units/acre. The sites inventory focuses on four underutilized sites totaling 6.8 acres (of the total 48.6 acres designated Mixed Use: Downtown). These four sites are considered to have the greatest potential for development within the MU:D zone. This land use designation allows exclusive residential development, with land use policies encouraging the horizontal integration of uses throughout Downtown, as opposed to vertically integrated mixed-use development projects. A new 120-unit affordable senior project ("The Villas") was recently approved in the Mixed Use: Downtown zoning district at a density of 39 units/acre.

The sites inventory analysis has been conservative in identifying Residential Overlay and Mixed Use: Downtown properties to accommodate the City's RHNA allocation for lower-income housing, and only those parcels with the greatest potential for residential development have been included in the sites inventory. If developers choose not to pursue projects at these particular sites, ample additional affordable housing development opportunities are available on other properties within the Residential Overlay and Mixed Use: Downtown zoning districts.

Analysis of Unaccommodated Need

Program 15 of the prior Housing Element included a commitment to rezone sites to accommodate 1,396 additional lower-income units. The following table compares the rezoning requirements to accomplishments during the previous planning period. The table shows that rezoned sites allowing exclusive residential use (R-4 zone) provided additional

capacity for 625 units and of those, sites that could accommodate at least 16 units had a total capacity of 512 units compared to the rezoning requirement of 698 units. Therefore, a carryover of 186 units has been added to the City’s lower-income RHNA allocation for the 2013-2021 planning period. With regard to overlay/mixed-use sites, the rezoned Residential Overlay and Mixed Use: Downtown sites exceeded the requirement by a substantial margin.

**Table H-35
Analysis of Unaccommodated Need from the Prior Planning Period**

Zoning Designation	Rezoning Required (units)	Sites Rezoned (units)	Sites Allowing 16+ Units (units)	Unaccommodated Need (units)
Exclusive Residential Sites	698			
R-4		625	512	
West Valley Specific Plan		-	-	
Subtotals	698	625	512	186
Mixed-Use/Overlay Sites	698			
Residential Overlay		692	512	
Mixed Use: Downtown		921	396	
Subtotals	698	1,613	908	0
TOTALS	1,396	2,238	1,420	186

Note:
Site capacity based on the minimum density of 20 units/acre

Inventory of Sites to Accommodate the RHNA

The City’s sites inventory consists of three components: projects that have been approved but are not yet built; vacant sites with potential for residential development; and previously developed properties that are underutilized and have potential for additional residential development or redevelopment (Table H-36).

**Table H-36
Comparison of Sites Inventory and RHNA**

	Lower	Moderate	Above Moderate
Approved Projects	120	10	269
Vacant Sites	1,017	658	1,736
Underutilized Sites	136	-	-
Total Capacity	1,273	668	2,005
RHNA (2013-2021)	745	347	831
Unaccommodated Prior Need	186		
Total Need	931		
Adequate Sites?	Yes	Yes	Yes

Approved Projects

Approved projects are shown in Table H-37. These projects include 120 lower-income units, 10 moderate-income units and 269 above-moderate-income units. The Villas is a deed-restricted affordable multi-family senior project in the downtown area.

**Table H-37
Approved Residential Projects**

Project	Density (du/acre)	Very Low/Low	Moderate	Above Moderate	Total Units
The Villas	39	120			120
Iron Horse Hills				186	186
Crystal Ridge (custom lots)				36	36
Tract 17187 (DAP-000-551)			10		10
TT 16249 (DT-65-01, Ralph Herzig)				47	47
Totals		120	10	269	399

Vacant Sites

As part of the sites inventory analysis, vacant uncommitted residential land was identified throughout the City. Vacant residential sites have the potential for over 3,400 new dwelling units, including sites that can accommodate over 1,000 lower-income units (Table H-38).

The estimated capacity of vacant sites is based on the assumed densities indicated in the City’s General Plan. These assumed densities are intended to portray the typical density of residential development, accounting for development standards such as lot coverage requirements, parking, setbacks, open space, infrastructure, and public facilities. This typical density has been applied in calculating the capacity for vacant sites to ensure that it is consistent with projections contained in the Land Use Element.

Table H-38
Vacant Sites Inventory

APN	General Plan	Residential Overlay	Zoning	Constraints	Potential for Lot Consolidation	Parcel Size (acres)	Allowable Density	Realistic Density	Income Category			
									Lower	Mod	Above Mod	
016025109	General Commercial	Yes	C1	None	B	0.2	30	20	4			
016025122	General Commercial	Yes	C1	None		0.21	30	20	4			
016401101	General Commercial	Yes	C2	None		0.17	30	20	3			
016025119	General Commercial	Yes	C1	None		0.18	30	20	3			
016026402	General Commercial	Yes	C2	None	C	0.19	30	20	3			
016026401	General Commercial	Yes	C2	None		0.19	30	20	3			
016026406	General Commercial	Yes	C1	None		0.19	30	20	3			
016026403	General Commercial	Yes	C2	None		0.19	30	20	3			
016026414	General Commercial	Yes	C2	None		0.21	30	20	4			
016026405	General Commercial	Yes	C2	None		0.19	30	20	3			
016025416	General Commercial	Yes	C2	None		D	0.17	30	20	3		
016025417	General Commercial	Yes	C2	None			0.17	30	20	3		
016025418	General Commercial	Yes	C2	None	0.17		30	20	3			
016025419	General Commercial	Yes	C2	None	0.13		30	20	2			
027614431	General Commercial	Yes	PC	None		5.22	30	20	104			
027650116	General Commercial	Yes	PC	None		1.11	30	20	22			
027650115	General Commercial	Yes	PC	None		1.62	30	20	32			
116702101	General Commercial	Yes	C2	Topography		12.87	22	20	257			
016025422	Mixed Use Neighborhood	Yes	C2	None	F (1 Owner)	0.18	30	20	3			
016025421	Mixed Use Neighborhood	Yes	C2	None		0.14	30	20	2			
Subtotal						10.83			464			
016210726	Mixed Use Downtown		MU/D	None	E (1 Owner)	0.23	30	20	4			
016210704	Mixed Use Downtown		MU/D	None		0.26	30	20	5			
016210705	Mixed Use Downtown		MU/D	None		0.09	30	20	1			
016210706	Mixed Use Downtown		MU/D	None		0.09	30	20	1			
016210707	Mixed Use Downtown		MU/D	None		0.09	30	20	1			
016210726	Mixed Use Downtown		MU/D	None		0.04	30	20	0			
016210713	Mixed Use Downtown		MU/D	None		0.09	30	20	1			
016210712	Mixed Use Downtown		MU/D	None		0.09	30	20	1			
016210711	Mixed Use Downtown		MU/D	None		0.09	30	20	1			
016210710	Mixed Use Downtown		MU/D	None		0.09	30	20	1			
016210709	Mixed Use Downtown		MU/D	None		0.09	30	20	1			
016210708	Mixed Use Downtown		MU/D	None		0.09	30	20	1			
016205220	Mixed Use Downtown		MU/D	None			2.35	30	20	47		
Subtotal							3.69			65		
016416107	High Density Residential		R3	Landlocked	G	0.3	22	20	6			
016034120	High Density Residential		R3	Landlocked		1.19	22	20	23			
016414328	High Density Residential		R3	Landlocked		0.1	22	20	2			
016414301	High Density Residential		R3	Landlocked		0.1	22	20	2			
016318216	High Density Residential		R3	Narrow		0.09	22	20	1			

APN	General Plan	Residential Overlay	Zoning	Constraints	Potential for Lot Consolidation	Parcel Size (acres)	Allowable Density	Realistic Density	Income Category		
									Lower	Mod	Above Mod
016034121	High Density Residential		R3	Slight Hill		0.58	22	20	11		
016413207	High Density Residential		R3	None		3.34	22	20	66		
016413197	High Density Residential		R3	None	H	0.38	22	20	7		
016413141	High Density Residential		R3	None		0.07	22	20	1		
016413140	High Density Residential		R3	None		0.17	22	20	3		
016413142	High Density Residential		R3	None		0.39	22	20	7		
016318206	High Density Residential		R3	None		0.06	22	20	1		
016318205	High Density Residential		R3	None	I	0.07	22	20	1		
016318204	High Density Residential		R3	None		1.04	22	20	20		
016318202	High Density Residential		R3	None	J	0.99	22	20	19		
016318201	High Density Residential		R3	None		3.95	22	20	79		
016001239	High Density Residential		R3	None		0.59	22	20	11		
016318210	High Density Residential		R3	None	K	0.8	22	20	16		
016318203	High Density Residential		R3	None		0.07	22	20	1		
016318217	High Density Residential		R3	None	L	1.75	22	20	35		
016318214	High Density Residential		R3	None		0.56	22	20	11		
016416127	High Density Residential		R3	None	M	0.25	22	20	5		
016416130	High Density Residential		R3	None		0.67	22	20	13		
016418102	High Density Residential		R3	None		0.46	22	20	9		
016418103	High Density Residential		R3	None		1.55	22	20	31		
016416106	High Density Residential		R3	None		0.23	22	20	4		
016416102	High Density Residential		R3	None		0.09	22	20	1		
116702120	High Density Residential		R3	None		5.14	22	20	102		
Subtotal						37.85			488		
016416302	Medium Density Residential		R2	Landlocked		0.14	16	12		1	
016416301	Medium Density Residential		R2	Landlocked		1.03	16	12		12	
116702101	Medium Density Residential		R2	Topography		38.02	16	12		456	
116701101	Medium Density Residential		R2	Topography		9.1	16	12		109	
016406307	Medium Density Residential		R2	None		0.2	16	12		2	
016406308	Medium Density Residential		R2	None		0.2	16	12		2	
016406305	Medium Density Residential		R2	None		0.31	16	12		3	
016406306	Medium Density Residential		R2	None		0.2	16	12		2	
016406304	Medium Density Residential		R2	None		0.31	16	12		3	
016219204	Medium Density Residential		R2	None		0.17	16	12		2	
016220301	Medium Density Residential		R2	None		0.17	16	12		2	
016405202	Medium Density Residential		R2	None		0.17	16	12		2	
016405201	Medium Density Residential		R2	None		0.16	16	12		1	
016327107	Medium Density Residential		R2	None		0.58	16	12		6	
016327124	Medium Density Residential		R2	None		0.38	16	12		4	
016204125	Medium Density Residential		R2	None		0.26	16	12		3	
016204124	Medium Density Residential		R2	None		0.26	16	12		3	
016211124	Medium Density Residential		R2	None		0.14	16	12		1	
016401118	Medium Density Residential		R2	None		0.13	16	12		1	

2013-2021 HOUSING ELEMENT - APPENDIX D

APN	General Plan	Residential Overlay	Zoning	Constraints	Potential for Lot Consolidation	Parcel Size (acres)	Allowable Density	Realistic Density	Income Category		
									Lower	Mod	Above Mod
016327106	Medium Density Residential		R2	None		0.61	16	12		7	
016327112	Medium Density Residential		R2	None		0.81	16	12		9	
016316125	Medium Density Residential		R2	None		0.9	16	12		10	
016316101	Medium Density Residential		R2	None		0.16	16	12		1	
016123220	Medium Density Residential		R2	None		0.29	16	12		3	
016220207	Medium Density Residential		R2	None		0.34	16	12		4	
016405203	Medium Density Residential		R2	None		0.16	16	12		1	
016405204	Medium Density Residential		R2	None		0.17	16	12		2	
016405205	Medium Density Residential		R2	None		0.17	16	12		2	
016416240	Medium Density Residential		R2	None		0.15	16	12		1	
016417205	Medium Density Residential		R2	None		0.16	16	12		1	
016417123	Medium Density Residential		R2	None		0.16	16	12		1	
016417211	Medium Density Residential		R2	None		0.16	16	12		1	
Subtotal						56.17				658	
016027101	Low Density Residential		R1	Electrical pole		0.2	8	6			1
016007120	Low Density Residential		R1	Landlocked		0.35	8	6			2
016311608	Low Density Residential		R1	Railroad Property		0.81	8	6			4
016317123	Low Density Residential		R1	Railroad Property		0.68	8	6			4
016302226	Low Density Residential		R1	Railroad Property		0.47	8	6			2
016302227	Low Density Residential		R1	Railroad Property		0.75	8	6			4
016311507	Low Density Residential		R1	Railroad Property		1.98	8	6			11
016306515	Low Density Residential		R1	Railroad Property		0.69	8	6			4
016306512	Low Density Residential		R1	Railroad Property		0.34	8	6			2
016302302	Low Density Residential		R1	Railroad Property		1.3	8	6			7
016306516	Low Density Residential		R1	Railroad Property		0.28	8	6			1
016321230	Low Density Residential		R1	Railroad Property		1.83	8	6			10
016322126	Low Density Residential		R1	Railroad Property		0.76	8	6			4
116703121	Low Density Residential		R1	Steep Topography		5.22	8	6			31
116703101	Low Density Residential		R1	Steep Topography		14.29	8	6			85
116703120	Low Density Residential		R1	Steep Topography		4.08	8	6			24
027508101	Low Density Residential		R1	Topography		15.45	8	6			92
027508102	Low Density Residential		R1	Topography		4.39	8	6			26
016119313	Low Density Residential		R1	None		0.28	8	6			1
016122237	Low Density Residential		R1	None		0.51	8	6			3
016118109	Low Density Residential		R1	None		0.2	8	6			1
016114206	Low Density Residential		R1	None		0.18	8	6			1
016402301	Low Density Residential		R1	None		0.14	8	6			0
016406203	Low Density Residential		R1	None		0.26	8	6			1
016406303	Low Density Residential		R1	None		0.25	8	6			1
016120301	Low Density Residential		R1	None		0.17	8	6			1
016120305	Low Density Residential		R1	None		0.17	8	6			1
016120306	Low Density Residential		R1	None		0.15	8	6			0
016311104	Low Density Residential		R1	None		0.11	8	6			0

2013 - 2021 HOUSING ELEMENT - APPENDIX D

APN	General Plan	Residential Overlay	Zoning	Constraints	Potential for Lot Consolidation	Parcel Size (acres)	Allowable Density	Realistic Density	Income Category		
									Lower	Mod	Above Mod
016013324	Low Density Residential		R1	None		0.12	8	6			0
016102216	Low Density Residential		R1	None		0.34	8	6			2
016313109	Low Density Residential		R1	None		0.11	8	6			0
016310308	Low Density Residential		R1	None		0.52	8	6			3
016308414	Low Density Residential		R1	None		0.17	8	6			1
016311127	Low Density Residential		R1	None		0.11	8	6			0
016311103	Low Density Residential		R1	None		0.11	8	6			0
016313108	Low Density Residential		R1	None		0.11	8	6			0
016313216	Low Density Residential		R1	None		0.17	8	6			1
016402310	Low Density Residential		R1	None		0.16	8	6			0
016407108	Low Density Residential		R1	None		0.16	8	6			0
016007103	Low Density Residential		R1	None		0.19	8	6			1
016433114	Low Density Residential		R1	None		0.24	8	6			1
016007104	Low Density Residential		R1	None		0.21	8	6			1
016308407	Low Density Residential		R1	None		0.17	8	6			1
016007105	Low Density Residential		R1	None		0.21	8	6			1
016006434	Low Density Residential		R1	None		0.52	8	6			3
016112403	Low Density Residential		R1	None		0.19	8	6			1
016310119	Low Density Residential		R1	None		0.17	8	6			1
016301126	Low Density Residential		R1	None		0.17	8	6			1
016307305	Low Density Residential		R1	None		0.17	8	6			1
016306216	Low Density Residential		R1	None		0.17	8	6			1
016308205	Low Density Residential		R1	None		0.17	8	6			1
016007102	Low Density Residential		R1	None		0.16	8	6			0
016307315	Low Density Residential		R1	None		0.17	8	6			1
016013323	Low Density Residential		R1	None		0.23	8	6			1
016007127	Low Density Residential		R1	None		0.21	8	6			1
016325301	Low Density Residential		R1	None		0.11	8	6			0
016325204	Low Density Residential		R1	None		0.14	8	6			0
016325239	Low Density Residential		R1	None		0.14	8	6			0
016325238	Low Density Residential		R1	None		0.14	8	6			0
016325201	Low Density Residential		R1	None		0.14	8	6			0
016024138	Low Density Residential		R1	None		0.15	8	6			0
016024139	Low Density Residential		R1	None		0.15	8	6			0
016107314	Low Density Residential		R1	None		0.2	8	6			1
016024122	Low Density Residential		R1	None		0.16	8	6			0
016321253	Low Density Residential		R1	None		0.19	8	6			1
016104116	Low Density Residential		R1	None		0.2	8	6			1
016104117	Low Density Residential		R1	None		0.2	8	6			1
016104119	Low Density Residential		R1	None		0.42	8	6			2
016321246	Low Density Residential		R1	None		0.16	8	6			0
016319218	Low Density Residential		R1	None		0.35	8	6			2
016030139	Low Density Residential		R1	None		0.55	8	6			3

2013-2021 HOUSING ELEMENT - APPENDIX D

APN	General Plan	Residential Overlay	Zoning	Constraints	Potential for Lot Consolidation	Parcel Size (acres)	Allowable Density	Realistic Density	Income Category		
									Lower	Mod	Above Mod
016319153	Low Density Residential		R1	None		0.11	8	6			0
016104115	Low Density Residential		R1	None		0.2	8	6			1
016104118	Low Density Residential		R1	None		0.21	8	6			1
016319154	Low Density Residential		R1	None		0.11	8	6			0
016319145	Low Density Residential		R1	None		0.11	8	6			0
016319152	Low Density Residential		R1	None		0.11	8	6			0
016317107	Low Density Residential		R1	None		0.14	8	6			0
016317104	Low Density Residential		R1	None		0.14	8	6			0
016317115	Low Density Residential		R1	None		0.14	8	6			0
016319171	Low Density Residential		R1	None		0.2	8	6			1
016317201	Low Density Residential		R1	None		0.27	8	6			1
016317121	Low Density Residential		R1	None		0.18	8	6			1
016007169	Low Density Residential		R1	None		0.41	8	6			2
016408203	Low Density Residential		R1	None		0.17	8	6			1
027507149	Low Density Residential		R1	None		0.46	8	6			2
027507148	Low Density Residential		R1	None		0.71	8	6			4
027507147	Low Density Residential		R1	None		0.77	8	6			4
116702105	Low Density Residential		R1	None		0.02	8	6			0
116702121	Low Density Residential		R1	None		1.25	8	6			7
116702101	Low Density Residential		R1	None		13.32	8	6			79
116703114	Low Density Residential		R1	None		1.45	8	6			8
116703116	Low Density Residential		R1	None		0.79	8	6			4
Subtotal						86.39					475
016447101	Reche Canyon Specific Plan		SP	Topography		22.17	2	2			44
016423136	Reche Canyon Specific Plan		SP	Topography		7.53	2	2			15
028219209	Reche Canyon Specific Plan		SP	Topography		1.2	2	2			2
028219245	Reche Canyon Specific Plan		SP	Topography		0.92	2	2			1
028219215	Reche Canyon Specific Plan		SP	Topography		41.91	2	2			83
028219224	Reche Canyon Specific Plan		SP	Topography		11.37	2	2			22
028219223	Reche Canyon Specific Plan		SP	Topography		3.1	2	2			6
028219246	Reche Canyon Specific Plan		SP	Topography		8.87	2	2			17
027637209	Reche Canyon Specific Plan		SP	Topography		21.68	2	2			43
016335125	Very Low Density Residential		VL	Topography		50.14	2	2			100
016335125	Very Low Density Residential		VL	Topography		175.58	2	2			351
016334104	Very Low Density Residential		VL	Topography		1.84	2	2			3
027701107	Very Low Density Residential		VL	Topography		39.1	2	2			78
027701105	Very Low Density Residential		VL	Topography		1	2	2			2
027505119	Very Low Density Residential		VL	Topography		5.19	2	2			10
116701101	Very Low Density Residential		VL	Topography		229.62	2	2			459
116703119	Very Low Density Residential		VL	Topography		3.15	2	2			6
116702101	Very Low Density Residential		VL	Topography		9.65	2	2			19

APN	General Plan	Residential Overlay	Zoning	Constraints	Potential for Lot Consolidation	Parcel Size (acres)	Allowable Density	Realistic Density	Income Category			
									Lower	Mod	Above Mod	
Subtotal						634.02						1,261
TOTALS									1,017	658		1,736

The most significant of the vacant sites with potential for affordable housing development are described below.

Vacant Site A: Mount Vernon Avenue and San Antonio Drive East

The vacant site located east of Mount Vernon Avenue along San Antonio Drive (see Figure H-5) is designated by the General Plan Land Use Map as General Commercial with a Residential Overlay. The Residential Overlay allows stand-alone multi-family residential development up to 30 dwelling units per acre, which can yield 156 units on this 5.2-acre site, although a yield of only 104 units (20 units/acre) has been assumed for the sites inventory. The site is adjacent to multi-family housing to the east and commercial uses to south within walking distance.

**Figure H-5
Vacant Site A**



Vacant Site B: Mount Vernon Avenue and San Antonio Drive West

This vacant site, located west of Mount Vernon Avenue along San Antonio Drive, is designated under the General Plan Land Use Map as General Commercial with a Residential Overlay, which allows up to 30 dwelling units per acre (Figure H-6). The site consists of two lots totaling 2.7 acres, which can yield 54 units at the assumed density of 20 units/acre. The site is adjacent to multi-family housing to the west and commercial uses immediately to the east and south.

**Figure H-6
Vacant Site B**



Vacant Site C: Pellissier Ranch/La Loma Hills Area

This vacant site is located in the southern portion of the Pellissier Ranch and La Loma Hills area. It is directly adjacent to the Cadena Creek Mobile Home Park (Figure H-7). The site is designated under the General Plan Land Use Map as General Commercial with a High Density Residential Overlay, which allows up to 30 dwelling units per acre. The site consists of 12.9 acres, and the site could yield 257 units at the assumed density of 20 units/acre.

Figure H-7
Vacant Site C



Vacant Site D: Southern La Cadena Drive Site

This vacant site, located in the southern boundary of the City, is a flag lot with access to La Cadena Drive (Figure H-8). The property is located on the east side of the Cadena Creek Mobile Home Park. The site is designated as High Density Residential, which allows up to 22 dwelling units per acre. The site consists of 5.1 acres, which can yield 112 units, although only 102 units has been assumed (20 units/acre) in the sites inventory.

Figure H-8
Vacant Site D



Underutilized Sites

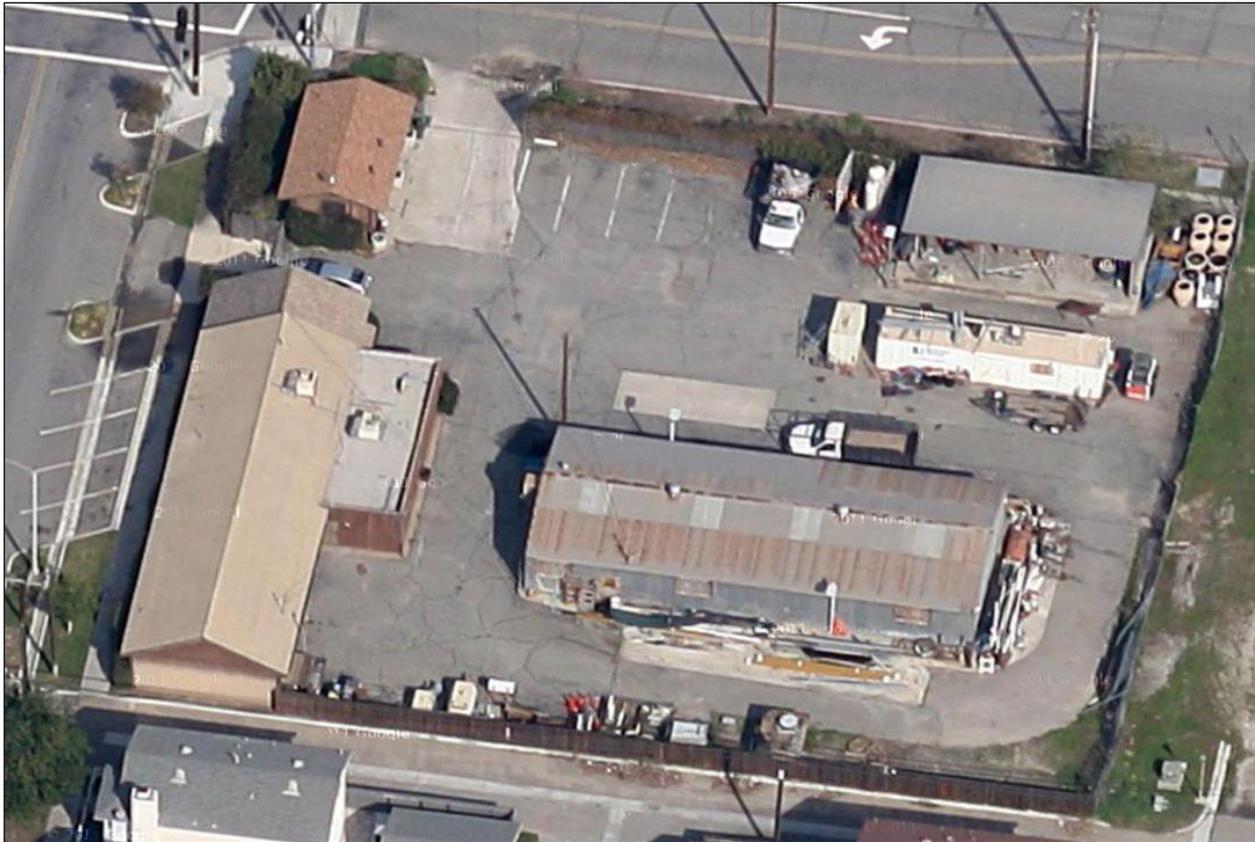
Four sites have been identified as underutilized and available for residential development within Downtown Colton. As identified in the Land Use Element, these sites are designated Mixed-Use: Downtown. This designation provides for a downtown district that integrates civic, public, commercial, office, and residential uses. The intent for this area is re-creation of a vibrant downtown with a walkable setting. Mixed use and higher-density residential uses are encouraged. The four underutilized sites within the Mixed-Use: Downtown land use designation allow up to 30 dwelling units per acre. These sites are described in the following paragraphs and Table H-39. Although the General Plan land use designation allows for mixed use, the City anticipates that these four sites will be developed exclusively with residential uses due to: 1) location away from the core downtown area (along La

Cadena Avenue), 2) adjacency to established residential neighborhoods, and 3) close proximity to the Colton Avenue bike lane and proposed bus rapid transit line along 10th Street and Colton Avenue.

Underutilized Site A

Underutilized Site A (Figure H-9) consists of one parcel approximately 0.6 acres (26,000 square feet) in size located on the southeast corner of 10th Street and G Street. The site is occupied by a contractor's office and storage area, and includes older industrial buildings. The site is just south of the terminus of the Colton Avenue bicycle path and would be along the proposed Bus Rapid Transit route. The General Plan designation for the site is Mixed Use- Downtown, and the site has the potential for 18 dwelling units at maximum density of 30 units/acre, although only 12 units has been assumed in the sites inventory (20 units/acre).

Figure H-9
Underutilized Site A

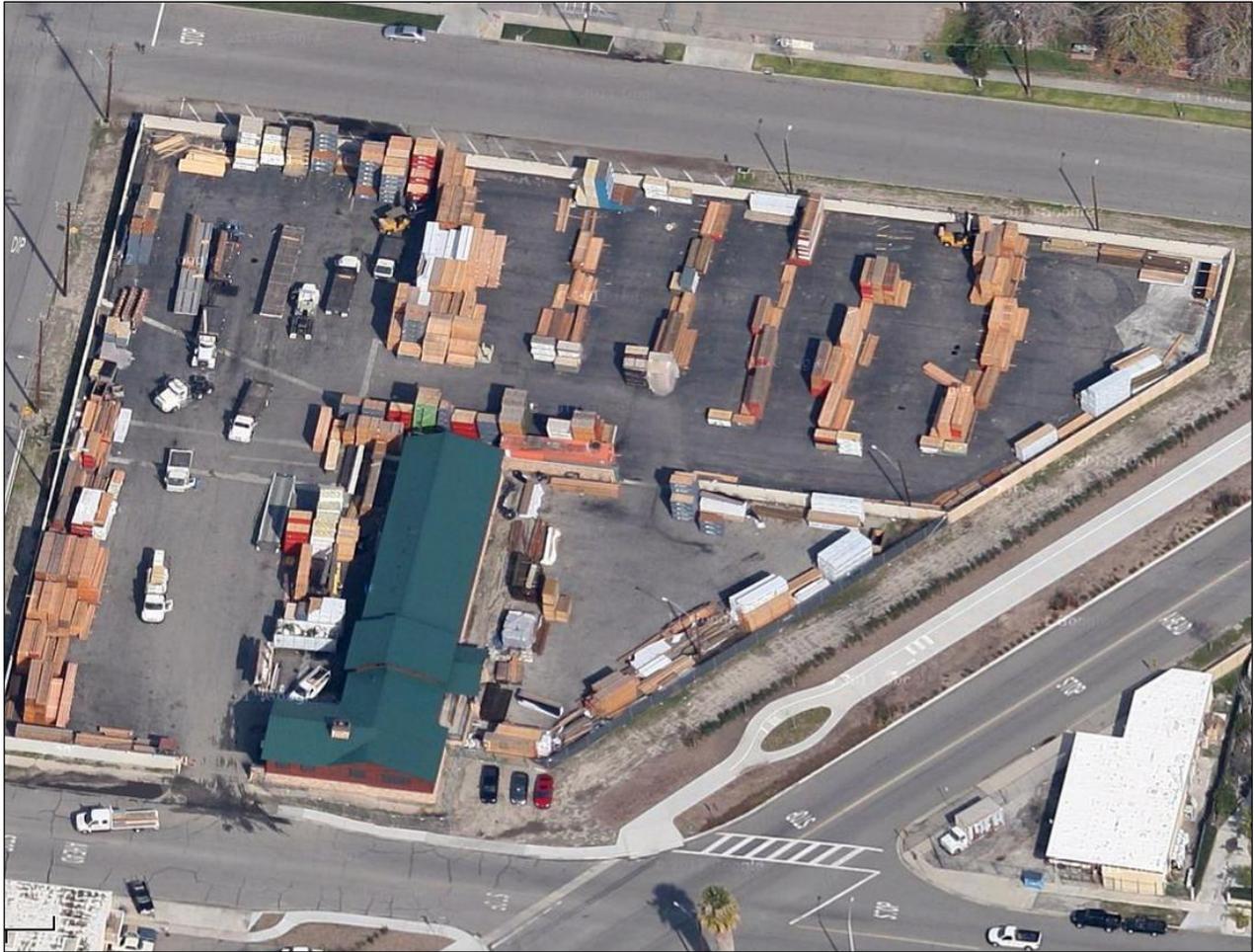


Underutilized Site A consists of various light industrial buildings.

Underutilized Site B

Underutilized Site B (Figure H-10) consists of one parcel approximately 2.2 acres in size located on the southeast corner of 10th Street and E Street. The site is occupied by an operating lumber yard, with the majority of the site used for lumber storage. The site is adjacent to the Colton Avenue bicycle path and along the proposed Bus Rapid Transit route. The General Plan designation for the site is Mixed Use – Downtown, and the site has the potential for 66 dwelling units, although only 44 units has been assumed in the sites inventory (20 units/acre).

Figure H-10
Underutilized Site B

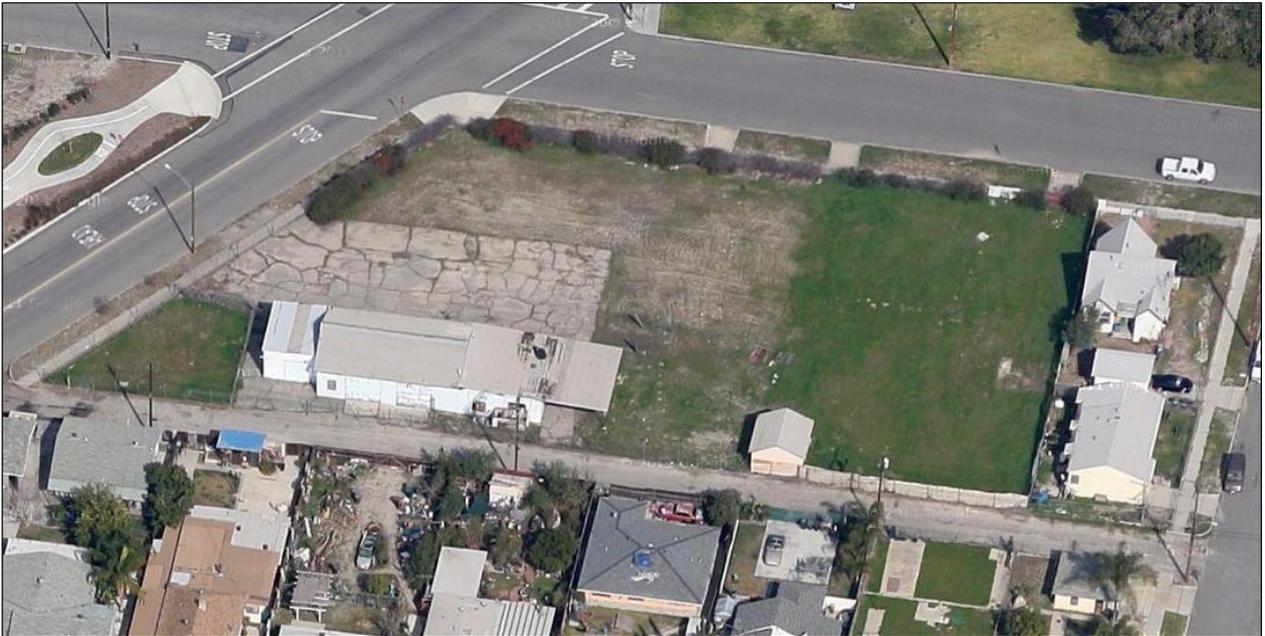


Underutilized Site B is used by a lumber yard.

Underutilized Site C

Underutilized Site C (Figure H-11) consists of one parcel approximately 1.2 acres in size located on the southeast corner of Colton Avenue and E Street. The site is largely unimproved except with one vacant building along the southern property line. The site is also adjacent to the Colton Avenue bicycle path and along the proposed Bus Rapid Transit route. The General Plan designation for the site is Mixed Use – Downtown; the site has the potential for 35 dwelling units, although only 24 units has been assumed in the sites inventory (20 units/acre).

Figure H-11
Underutilized Site C

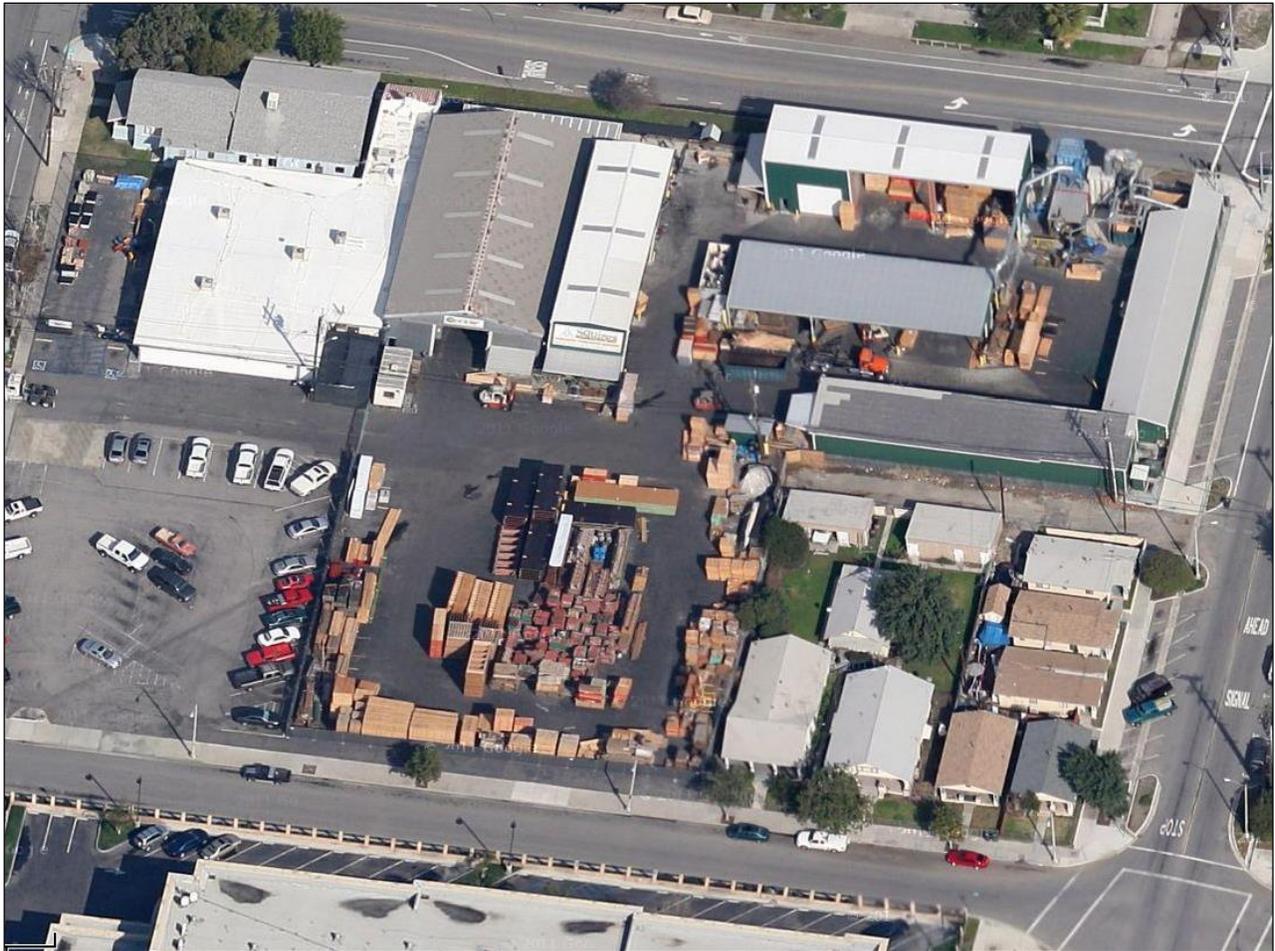


Underutilized Site C is generally undeveloped with one vacant building.

Underutilized Site D

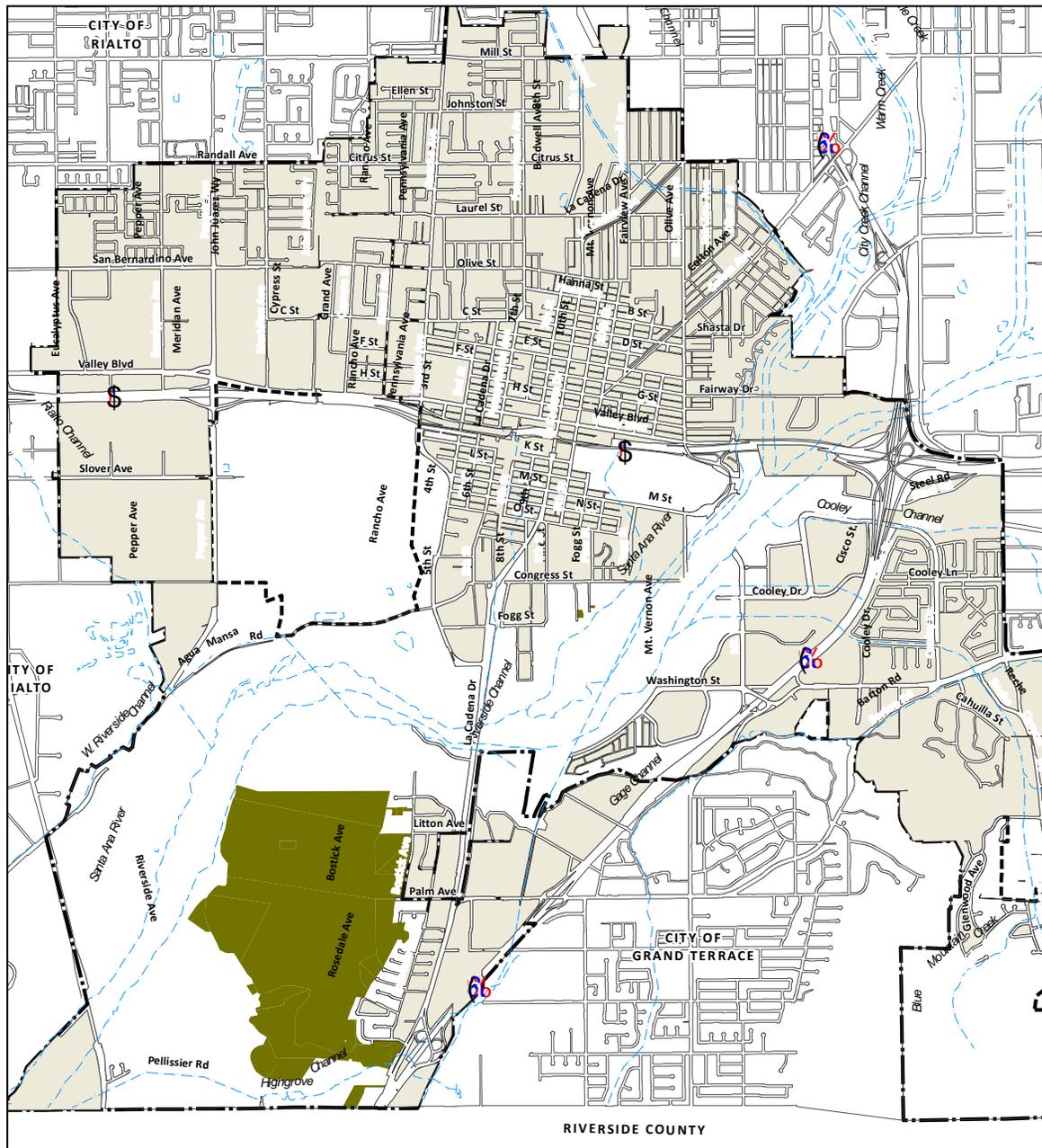
Underutilized Site D (Figure H-12) consists of eight parcels totaling approximately 2.8 acres. The site is bounded by 9th Street to the west, G Street to the north, 10th Street to the east, and H Street to the south. Of the eight parcels, five are owned by the property owner operating a lumber yard (Squires Lumber) located on most of the site (2.3 acres). The northwest corner of the block contains a house that has been converted to a religious institution. There are eight detached units located on two separate properties. The lumber yard lots have the potential to be consolidated since they are under a single ownership. The General Plan designation for the site is Mixed Use – Downtown, and the site has the potential for 84 dwelling units, although only 56 units is assumed in the sites inventory (20 units/acre). The site is also adjacent to the Colton Avenue bicycle path and would be along the proposed Bus Rapid Transit route.

Figure H-12
Underutilized Site D



Underutilized Site D consists of eight properties; uses include a lumber yard, a small church, and several detached residential units.

**Figure H-13
Residential Sites Inventory**

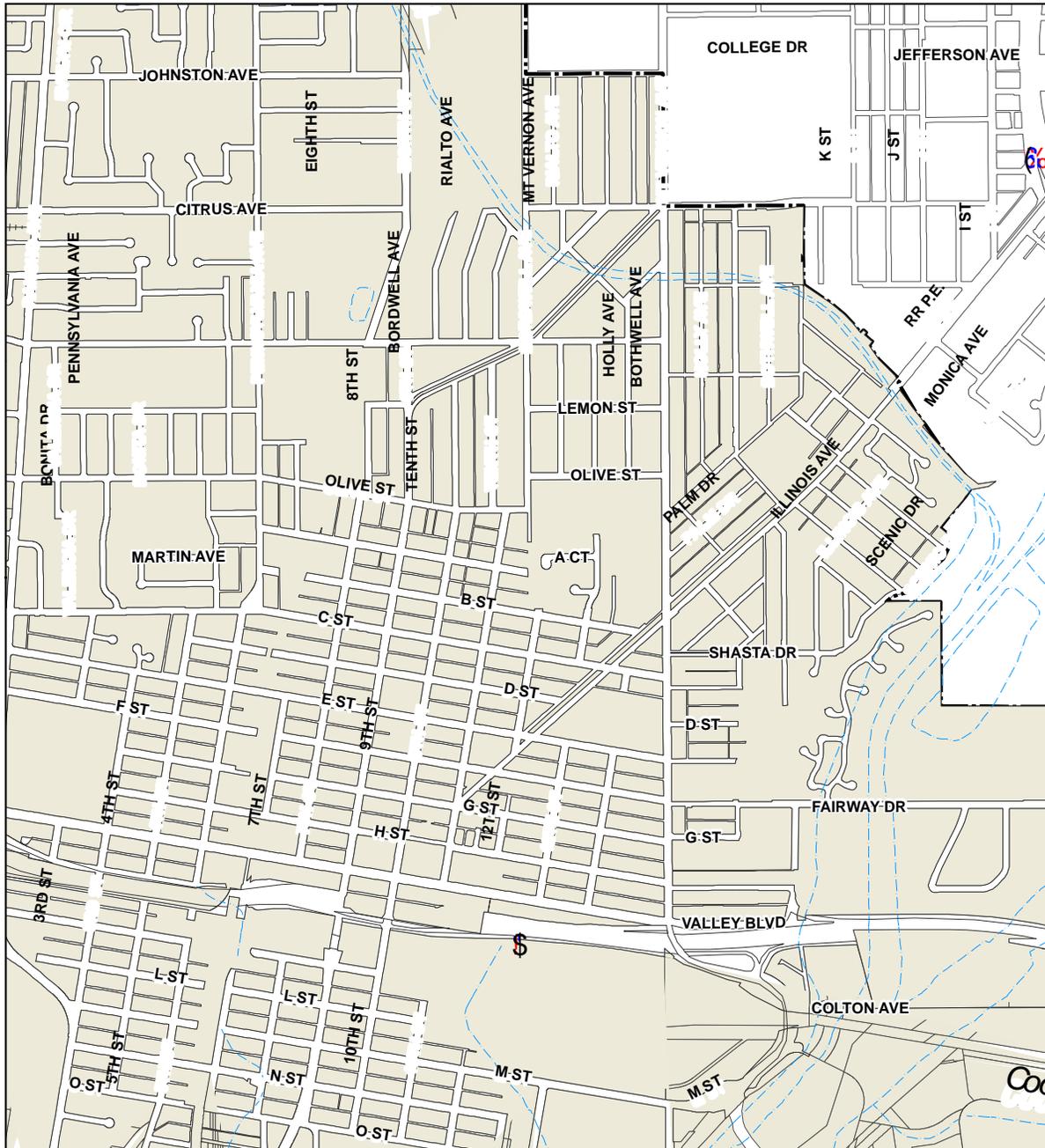


- | | |
|---------------------------------|---------------------|
| Residential Sites | Base Map |
| Underutilized Residential Sites | City Boundary |
| Vacant Sites | Sphere of Influence |
| | Watercourse |

Date: March 1, 2012
 Prepared by: Hogle-Ireland, Inc.
 Source: San Bernardino County Assessor, 2010 and City of Colton, 2011.



Figure H-14
Mixed Use Sites



Mixed Use Designations

- Mixed Use - Downtown (2.0-30.0 DU/AC; 2.0 FAR)
- Mixed Use - Neighborhood (2.0-8.0 DU/AC; 1.0 FAR)

Base Map

- City Boundary
- Sphere of Influence
- Watercourse

Date: March 15, 2012
 Prepared by: Hogle-Ireland, Inc.
 Source: San Bernardino County Assessor, 2010 and City of Colton, 2011.

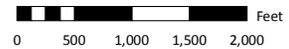


Table H-39
Underutilized Sites

Sites	APN	Existing Use	Site Conditions	General Plan	Zoning	Lot Consolidation Potential	Square Feet	Acres	Allowable Density	Realistic Density	Allowable Units	Realistic Units
Site A	016210701	Light Industrial	Marginal use	MU:D	MU:D		26,136	0.60	30	20	18	12
Site B	016205601	Light Industrial	Operating lumber yard	MU:D	MU:D		96,268	2.21	30	20	66	44
Site C	016206225	Office	Vacant building	MU:D	MU:D		51,401	1.18	30	20	35	24
Site D	016210402	Church	House converted to church (Marginal use)	MU:D	MU:D	Entire Block (Squires Lumber) can be Consolidated	4,792	0.11	30	20	3	2
	016210414	Light Industrial	Operating lumber yard	MU:D	MU:D		33,977	0.78	30	20	23	16
	016210409	Light Industrial	Operating lumber yard	MU:D	MU:D		7,405	0.17	30	20	5	3
	016210415	Light Industrial	Operating lumber yard	MU:D	MU:D		35,719	0.82	30	20	25	16
	016210401	Light Industrial	Operating lumber yard	MU:D	MU:D		10,019	0.23	30	20	7	5
	016210403	Light Industrial	Operating lumber yard	MU:D	MU:D		11,326	0.26	30	20	8	5
	016210412	Medium Density Residential	Multi-family units	MU:D	MU:D		11,326	0.26	30	20	8	5
	016210405	Medium Density Residential	Multi-family units	MU:D	MU:D		7,405	0.17	30	20	5	3
	Subtotals							2.80			84	56
Total											204	136

Appendix E: Public Participation

This update to the Colton Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers. Public notices of all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as by direct mail to interested parties and posting the notices on the City's website. The draft Housing Element was made available for review at City Hall and posted on the City's website.

As part of the public review process, the following public meetings were held to review the draft Housing Element.

November 26, 2013	Planning Commission Public Hearing
February 4, 2014	City Council Hearing

Table H-40 provides a list of persons and organizations that were sent direct mail notice of all public meetings on the Housing Element while Table H-41 summarizes comments received and how those comments were addressed.

**Table H-40
Public Notice List**

Corporation for Better Housing
15303 Ventura Boulevard, Suite 1100
Sherman Oaks, CA 91403

HDSI Management
Noel Sweitzer
3460 S. Broadway
Los Angeles, CA 90007

Jamboree Housing Corporation
17701 Cowan Ave. Suite 200
Irvine, CA 92614

Affirmed Housing Group
13520 Evening Creek Dr. North, Ste. 160
San Diego, CA 92128

The Olson Company
30200 Old Ranch Pkwy, #250
Seal Beach, CA 90740

So. Calif. Housing Development Corp.
8265 Aspen Street, Suite 100
Rancho Cucamonga, CA 91730

RC Hobbs Company
1110 E. Chapman Ave., Suite 206
Orange, CA 92866

LINC Housing Corporation
110 Pine Avenue, Suite 500
Long Beach, CA 90802

Palm Desert Development Company
Dan Horn
P.O. Box 3958
Palm Desert, CA 92261

Riverside Housing Development Corp.
Bruce Kulpa
4250 Brockton Ave.
Riverside, CA 92501

Inland Fair Housing and Mediation Board
10681 Foothill Blvd, Suite 101,
Rancho Cucamonga, CA 91730

Table H-41
Summary of Public Comments

Comment	Response
None were received	n/a

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