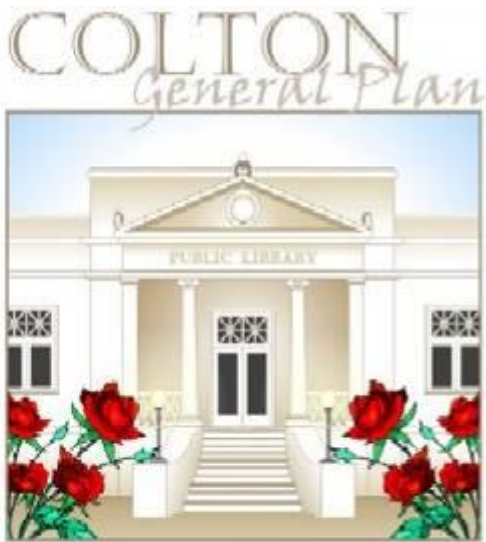




City of Colton  
General Plan

**2021-2029**

**Housing Element**

**6<sup>th</sup> Cycle**

**DRAFT**

**JULY 2021**

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# Executive Summary

## Housing 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 adopt land use plans and development regulations that accommodate its assigned portion of housing needs and establish programs toward accomplishing regional and statewide housing goals.

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 Southern California, with low homeownership rates and an aging housing stock.

From an economic perspective, the national financial crisis that began in late 2007 affected Colton particularly hard, with reduced sales and property tax revenues. While the local economy has improved over the past several years, decreased revenues continue to 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 ("DSF"), a federally listed endangered species. This has been alleviated somewhat through adoption of the West Valley Habitat Conservation Plan in 2014, which has set aside 50 acres for permanent conservation of DSF habitat.

These circumstances create an environment where community investment is difficult due to limited funding, but absolutely critical to improving the quality of life in Colton. This Housing Element sets forth housing strategies that will help move toward improved housing conditions for 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.

## Purpose of the Housing Element

Under State law, the Housing Element is a mandatory element 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 law, the Housing Element must be updated every 8 years. This Housing Element covers the period extending from October 2021 to October 2029.

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

- 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 and affirmatively further fair housing, 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 assigned to Colton's 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 facilitate housing construction by designating sufficient land with appropriate zoning and development standards that could accommodate development commensurate with the RHNA allocation.

# 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 opportunities for 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 8 years. This Housing Element covers the period extending from 2029 to 2037.

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

## 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 was provided in advance of each meeting, and 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.

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

# 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 and regional needs, 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 assigned as Colton's share of 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 additional 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 cities achieve RHNA allocations. Rather, housing law requires that the City facilitate new housing construction by adopting land use plans and development regulations to encourage residential development at appropriate densities to accommodate the RHNA allocation, and minimize potential impediments to housing development.

Colton's RHNA for the 2021-2029 planning period was determined by SCAG to be 5,434 housing units, including 1,318 units for very-low-income households<sup>1</sup>, 668 units for low-income households, 906 units for moderate-income households, and 2,542 units for above-moderate-income households.

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<sup>1</sup> AB2634 mandates that localities determine the subset of the very-low-income regional need that constitutes the communities need for extremely-low-income households. Jurisdictions may assume that 50% of the very-low-income category is represented by households of extremely-low-income (up to 30% 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, lower homeownership rates than the regional average, 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 adequate sites are available in the City with allowable densities high enough to facilitate housing for all income levels. Table H-1 indicates that based upon the requirements of State law the City does not currently have sufficient sites with appropriate zoning to fully accommodate the RHNA allocation during the 2021-2029 planning period; therefore, amendments to land use and zoning designations will be necessary as described in Program 9 in the Housing Plan.

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), and identifies candidate sites to be considered for potential rezoning to address the shortfall.

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

|                                   | <b>Lower</b>   | <b>Moderate</b> | <b>Above Moderate</b> |
|-----------------------------------|----------------|-----------------|-----------------------|
| Approved Projects                 | -              | 140             | 233                   |
| Vacant Sites                      | 43             | 593             | 1,268                 |
| Underutilized Sites               | 163            | 50              | -                     |
| ADUs                              | 65             | 38              | 9                     |
| <b>Total Capacity</b>             | <b>271</b>     | <b>821</b>      | <b>1,510</b>          |
| RHNA (2021-2029)                  | 1,986          | 906             | 2,542                 |
| <b>Adequate Sites (shortfall)</b> | <b>(1,715)</b> | <b>(85)</b>     | <b>(1,032)</b>        |

## 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 and implementing the General Plan and zoning, building, and historic preservation 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, Planning Commission, and Application Review Committee.

## The City of Colton Economic Development Department

The Economic Development Department, under direction of the City Manager's Office, 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, expansion and retention programs. Prior to the dissolution of redevelopment agencies in California, this 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. However, redevelopment was dissolved by the State legislature in 2011.

During the past several years, in spite of the dissolution of redevelopment, the Division has had some success in meeting this goal through its successor agency, the Colton Housing Authority (CHA). Under Redevelopment Dissolution Law, the Colton Housing Authority accepted all assets of the former Redevelopment Agency. As such, the CHA entered into a Disposition and Development Agreement; whereby, a Developer constructed 120 units of senior citizen rental housing on the property located at the northwest corner of North 9th Street and East "F" Street (former Colton Palms site). This project provided 101 units for low-income senior citizen households. Further, the CHA sold all 259-lots in Rancho Mediterranea Mobile Home Park for converting the park to resident ownership with affordability deed restrictions.

## 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. To be eligible for CDBG funding, a project must meet one of the three National Objectives. The principal 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 the 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 and the City continues to see alternate funding sources.

## 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 area and some incorporated cities including Colton.

## 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% 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.

## Electric Residential Rebate Programs

Colton Electric Utility (formerly the Colton Electric Department (CED)) provides rebates to assist customers in purchasing energy efficiency updates to their homes.

- **AC Tune-Up Rebate:** This program offers a rebate for preventive maintenance on residential customer AC units up to 5 tons in size. The program requires customers to select their own licensed AC contractor that will replace filters, check refrigerant levels, and adjust the AC unit to minimize seasonal air conditioning costs.
- **Air Conditioner Upgrade and Replacement Program:** This program offers rebates to replace a SEER 11 or lower AC system with a SEER 16 or higher AC system. Upgrading AC systems will significantly lower residential a customer's energy costs.
- **Online Energy Audit:** Colton Electric Utility's online energy assessment tool assists customers find ways to save energy and money. The MyEnergyXpert is easy to use and designed to be completed in just a few minutes. This assessment tool provides an easy-to-follow improvement plan. Residents will also be connected to rebates available through the online platform that also links to the WebShop.
- **Refrigerator Replacement Program:** CED will provide a new ENERGY STAR refrigerator to replace an existing inefficient refrigerator to qualified customers for a low cost. The customer is charged a portion of the payment for 12 consecutive months. To qualify for the new refrigerator, customers must have an older, inefficient refrigerator that CED can recycle.
- **Residential Energy Audit:** CED residential customers with energy usage of over 10,000 kWh annually can qualify to participate in a residential energy audit. Participants can be eligible for additional direct install opportunities depending on audit recommendations.
- **Residential WebShop:** CED residents can now purchase LED light bulbs, smart power strips, holiday lights, and smart thermostats from the comfort of their own home. CED provides up to \$50.00 per fiscal year to buy down the cost of these items and provides free shipping. The customer can order directly from CED's website, and the items are shipped directly to the customer's home.
- **Residential Weatherization Rebates:** CED offers residential customers rebates for installing replacement windows and insulation in their homes. Windows must meet Energy Star approval with a U-Factor less than 0.35 and SHGC less than 0.30.
- **Treebate:** CED residents are offered a rebate to plant an approved tree on their property that would reduce their energy bill by providing shade to their home. Residents have a maximum of five trees a lifetime.
- **Energy Efficiency Rebates Non-Residential:** Commercial and industrial customers participating in lighting and equipment upgrades and custom measures were rebated \$0.10 per kWh saved on the projected first year's savings.

- **Energy Saving Tree Program:** Residents can sign up annually in conjunction with Earth Day for the Community Canopy program. This program combines trees with an interactive web experience to help homeowners and communities save energy and money by strategically planting trees to maximize their environmental benefits.
- **Education School kits:** This program provides energy efficiency and water conservation kits to middle and high school Colton Unified School District students. As part of the program, students and parents will install resource efficiency measures in their homes. Students and parents learn how to measure pre-existing devices to calculate saving that is generated by their efficiency upgrade. The goal of the program is to change customer behavior and experience energy savings from their actions.
- **Low Income Mobile Home Energy Efficiency (EE) Program:** In partnership with Southern California Gas Company (SCGC), CED offers mobile home building envelope and lighting retrofits to qualifying customers at the same time as SCGC. SCGC provides gas and water saving efficiency measure direct installation.
- **Digital Monthly Newsletter on Energy Efficiency:** Residential and commercial customers receive a monthly newsletter that provides current information on energy efficiency (EE) and energy education. It is emailed in a digital print format but also includes video clips on EE. The City also posts the articles from the newsletter to CED's social media platforms.

## Electric Commercial Rebate Programs

- **Municipal Direct Install:** This program provided direct installation of energy efficiency measures throughout City owned facilities.
- **Commercial Direct Install:** Small business customers with less than 20 kW participated in an energy audit and direct install of EE measures.
- **The Commercial/Industrial Energy Rebate Program** provides rebates to commercial/industrial customers that install new energy efficiency equipment from lighting upgrades to programs specific to the customer's business. The amount of the rebate depends upon the annual energy savings.
- **Lighting and Equipment Upgrade Rebates:** Commercial and industrial buildings can benefit from substantial rebates given for improving lighting and equipment by increasing energy efficiency and lowering consumption. CED offers rebates based on kWh saved on the projected first year of savings.
- **Commercial Energy Audit:** Small commercial businesses that use less than 30 kWh annually qualify to participate in CED's commercial energy audit. Businesses can be eligible for additional direct install opportunities depending on audit recommendations. This is a program to assist small businesses that are concerned with their energy consumption and want to learn how they can minimize their usage, shift their load, and save on energy costs.
- **Multifamily Energy Efficiency Direct Install Program:** Apartment complexes throughout CED territory can apply to have common area EE upgrades in lighting, thermostats, and AC tune-ups.

## Electric 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 month's electric bill. Below is the detailed available programs:

- Low-Income Programs: Income qualified applicants were provided a Tier 1 allotment increase of 139 kWh. This brings the Tier 1 allotment from 250 kWh to 389 kWh each month for 12 consecutive months from the date of approval.
- Low-Income Community Solar: Customers who qualify for the City's low-income assistance program and also have low energy use, may qualify for the City's new Low-Income Community Solar Program. Participants receive a monthly credit towards their bill using solar energy provided by the City's Community Solar System.

## Electric Vehicle Residential and Commercial Programs

### Used Electric Vehicle Rebate Program

Electric vehicle (EV) owners under Colton Electric service territory are eligible to receive a rebate. Customers enrolled in the low-income program are eligible to receive an increase rebate.

### Residential and Commercial Program EV Rate

If a resident or business owns an Electric Vehicle (EV) for their home or work fleet, they can receive savings on their monthly electric rate so they can charge their EV for less. Colton Electric Utility will provide an additional 250 kWh's to Tier 2 on the electric bill.

### EV Charger Rebate

Electric vehicle drivers who install Level 2 (240-Volt AC) plug-in chargers at their residence in the service territory of Colton Electric Department are eligible for a rebate.

### Colton Recharged

Colton Electric launched a website that provides customers estimates and comparison costs for savings and incentives up to date. <https://ev.coltononline.com/>.

## Water Residential Rebate Programs

The City of Colton Water Conservation Division has several incentives for water reduction for indoor and outdoor use. Below is a list of rebates available.

- Toilets
- High Efficient Washing Machine
- High Efficient Dishwasher
- Low-Flow Showerhead

#### Outdoor Rebates:

- Weather Based Irrigation Timer
- High Efficient Sprinkler Nozzles
- Drought Tolerant Plants
- Drip/Mulch

Rebate provided per square foot (maximum 400 square feet per project). Projects must be completed within 4 months to guarantee funds. Residents can apply for backyard and front yard as separate projects.

The city also provides residents with household items to help conserve water. These items include:

- Water Efficient Shower Head (minimum flow rate 0.94 GPM, maximum flow rate 1.25 GPM)
- Leak Detector Dye Tablet
- Bathroom Aerators
- Water Efficient Hose Nozzle

Customers who may be experiencing unexplained high water consumption can reach out to the water conservation division for assistance. City staff can provide a WIFI enabled Flume technology to help identify indoor or outdoor leaks.

## Water Conservation Commercial Rebate Programs

Commercial account rebates are offered on a case-by-case basis on a first come/first served basis as budget allows.

# 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 2021-2029 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.

Goals are statements of community desires that are broad in both purpose and aim, but are designed to establish direction. Policies provide strategies 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 desired results, 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;
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of quality housing; and
- Affirmatively further fair housing

## Provide “Move-Up” Housing Opportunities

By any reasonable measure, Colton has more than its fair share of affordable housing for the Inland Empire region. The primary shortfall for the City 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 has difficulty competing 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.

|                     |                                                                                                                                                                                                 |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>GOAL H-1</b>     | <b>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.</b> |
| <b>Policy H-1.1</b> | Through appropriate zoning and development standards, facilitate moderate- and above-moderate-income housing in the Hub City Centre Specific Plan and Roquet Ranch Specific Plan areas.         |
| <b>Policy H-1.2</b> | 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

Encourage development of Specific Plans that 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:** Throughout the planning period

**Responsible Agency:** Development Services Department

**Funding Sources:** General Fund; development impact fees; CIP; Community Facilities Districts

## Program 2: Appropriate 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.

**Objectives:**

- To improve the quality of new construction (new housing and additions) and the overall quality of residential neighborhoods.

**Timeframe:** Throughout the planning period

**Responsible Agency:** Development Services Department

**Funding Sources:** General Fund; development fees and compliance with City codes, policies and conditions of approval

# 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 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 conflicts and providing opportunities for neighborhoods to be in a healthy and attractive physical condition. The following Housing Element goal aims to complement Land Use Element's goals and policies.

|                     |                                                                                                                                                                                                                                    |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>GOAL H-2:</b>    | <b>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.</b>                                                          |
| <b>Policy H-2.1</b> | Enforce adopted code requirements that set forth acceptable health and safety standards for the occupancy of existing housing.                                                                                                     |
| <b>Policy H-2.2</b> | 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.                                                           |
| <b>Policy H-2.3</b> | 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. |
| <b>Policy H-2.4</b> | 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.                                         |
| <b>Policy H-2.5</b> | 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 2021-2029 planning cycle.

**Timeframe:** Ongoing

**Responsible Agency:** Development Services Department

**Funding Sources:** CDBG funds (through the County, if available), 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 enclosures 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:** 2021-2029

**Responsible Agency:** Development Services Department

**Funding Sources:** CDBG funds (through the County), General Fund, court receivership funds

## Program 5: Monitor At-Risk Units

There are no deed-restricted low-income units in Colton at risk of conversion during the 2021-2031 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. Continue to implement 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:**

Throughout the planning period

**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, court receivership funds

## 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.

|                     |                                                                                                                                                     |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>GOAL H-3</b>     | <b>Create opportunities for the development of new housing that responds to all economic segments of the community.</b>                             |
| <b>Policy H-3.1</b> | Allow for densities up to 30 units per acre as set forth in the Residential Overlay designation and Mixed-Use: Downtown area.                       |
| <b>Policy H-3.2</b> | Consider allowing mixed-use development in the Hub City Centre Specific Plan to provide additional housing opportunities.                           |
| <b>Policy H-3.3</b> | Use density bonuses and other incentives to facilitate the development of new higher-density housing that is affordable to lower-income households. |

|                     |                                                                                                                                                                                             |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy H-3.4</b> | 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.      |
| <b>Policy H-3.5</b> | 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 18.48.170 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. The City will continue to monitor amendments to State law and process amendments to the Zoning Code as necessary to ensure ongoing conformance with density bonus provisions.

**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 other appropriate areas. The Mixed Use-Downtown and Mixed Use Neighborhood designations currently allow for residential developments at densities up to 30 dwelling units per acre in the downtown. Allowing high-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. A mixed use designation may also be appropriate for other areas of the city.

**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.
- Consider allowing mixed-use development in the Hub City Centre Specific Plan to provide additional housing opportunities (see also Program 9).

**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 adequate sites citywide to accommodate all types, sizes, and prices of housing commensurate with the City's assigned share of regional housing needs. 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 and the development standards for new housing.

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

|                     |                                                                                                                                                                                                                                                              |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy H-4.1</b> | 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.            |
| <b>Policy H-4.2</b> | Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and high-quality transportation corridors such as Downtown, Hub City Centre Specific Plan and South Colton. |
| <b>Policy H-4.3</b> | Encourage compatible residential development in areas where land use policies support higher densities.                                                                                                                                                      |
| <b>Policy H-4.4</b> | 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 presented in Appendix D indicates that the City has adequate sites to accommodate the level of housing need identified in the RHNA for the moderate and above-moderate income levels but there is a shortfall of sites to accommodate 1,570 lower-income units. To address this shortfall the City will process zoning amendments for sufficient sites with appropriate densities during 2022-2024 to fully accommodate the City's

unaccommodated housing need. Rezoned sites will comply with the requirements of Government Code Sec. 65583.2(h).

In addition, the City will continue to track how those properties zoned at densities suitable for 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.

**Objectives:**

- Process amendments to the General Plan and zoning regulations to make adequate sites available 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% 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.
- Monitor progress annually through Annual Progress Reports

**Timeframe:** General Plan and Development Code amendments in 2022-2024  
**Responsible Agency:** Development Services Department  
**Project Funding:** State grant funds, 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 and Public Works

**Funding:** 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 11: 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 (SDA) 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:** 2022

**Responsible Agency:** Development Services Department

**Funding Sources:** General Fund

## Program 12: 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

- In 2018 AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria.
- AB 101 (2019) added the requirement that low barrier navigation centers meeting specified standards be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses pursuant to Government Code §65660 et seq.

### Create Partnerships and Opportunities

In addition to ensuring that 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.

In addition, the City will prioritize a portion of CDBG funding to assist in the development of housing affordable to extremely low-income households and supportive housing appropriate for persons with developmental disabilities.

**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 supportive housing and low barrier navigation centers in conformance with State law concurrent with Housing Element adoption

For partnerships and opportunities, outreach will be ongoing

For CDBG funding, annually as part of review process

**Responsible Agency:**

Development Services Department

**Funding Sources:**

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

## Program 13: 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.

**Objectives:**

- Evaluate potential revisions to the permit processing system to streamline the review process through administrative review, where appropriate, and implementing a new permitting software program, including the ability for online application submittal and electronic plan check.
- 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:**

2022

**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 fair 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.

|                     |                                                                                                                                                                                         |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>GOAL H-6</b>     | <b>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.</b> |
| <b>Policy H-6.1</b> | Provide fair housing services to Colton residents, and ensure that residents are aware of their rights and responsibilities regarding fair housing.                                     |
| <b>Policy H-6.2</b> | Provide equal access to housing for special needs residents such as the homeless, elderly, and persons with disabilities.                                                               |
| <b>Policy H-6.3</b> | Promote the provisions of accessible units and housing suitable for persons with mental or physical disabilities.                                                                       |

## Program 14: Affirmatively Furthering 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.

### **Timeframe:**

Ongoing

### **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 15: Reasonable Accommodation

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 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. Section 18.48.180 of the Municipal Code provides procedures for processing requests for reasonable accommodation in land use and zoning regulations for people with disabilities in conformance with State law.

**Objectives:**

- 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.**

|                     |                                                                                                                                                                                                   |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy H-7.1</b> | Promote higher density residential development and mixed-use in Downtown Colton and along major transit corridors and near high quality transit stops.                                            |
| <b>Policy H-7.2</b> | Encourage water- and energy-efficient appliances and features for new residential development and encourage water- and energy-efficient retrofitting improvements for existing residential homes. |
| <b>Policy H-7.3</b> | Provide incentives to promote weatherization, double-paned windows, and insulation for older homes.                                                                                               |
| <b>Policy H-7.4</b> | Provide initiatives to increase the use of solar energy and utilize passive solar design to increase energy conservation.                                                                         |

## Program 16: 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 2021-2029 Quantified Objectives**

|                                                       | Income Level  |          |     |          |                | Total |
|-------------------------------------------------------|---------------|----------|-----|----------|----------------|-------|
|                                                       | Extremely Low | Very Low | Low | Moderate | Above Moderate |       |
| New Construction – Adequate Sites (RHNA) <sup>1</sup> | 659           | 659      | 668 | 906      | 2,542          | 5,434 |
| Rehabilitation of Units                               |               | 45       |     |          |                | 45    |
| Conservation/Preservation <sup>2</sup>                |               | 129      |     |          |                | 129   |

Notes:

1. The extremely-low-income objective is assumed to be 50% of the very-low-income need identified in the RHNA.
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, which serves as a foundation for the Housing Element update. Housing needs vary by demographic and household characteristics, cultural backgrounds and preferences, and income, as well as other special circumstances.

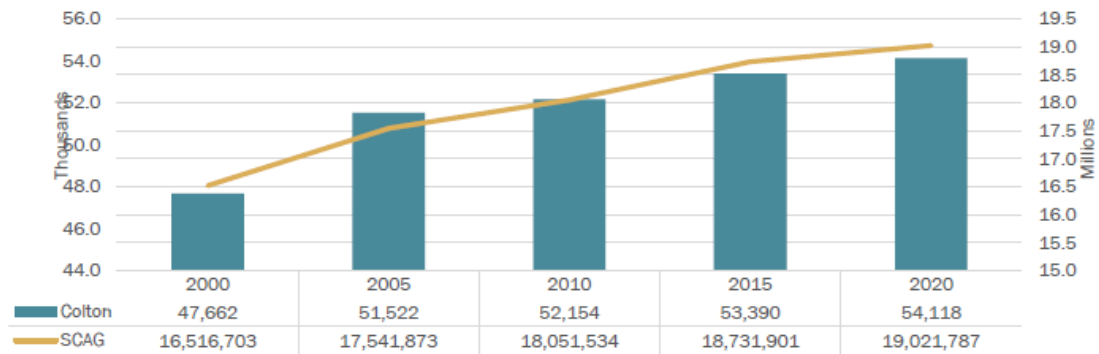
## Community Location

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

Colton had a 2020 total population of 54,118 including 330 living in group quarters according to the California Department of Finance. Table H-3 shows population trends in Colton from 2000 to 2020. Over this period Colton had an annual growth rate of 0.6% compared to 0.7% for the region. SCAG's 2020 growth projections expect Colton's population to reach approximately 70,700 by 2045.

**Table H-3**  
**Population Trends- Colton vs. SCAG Region**



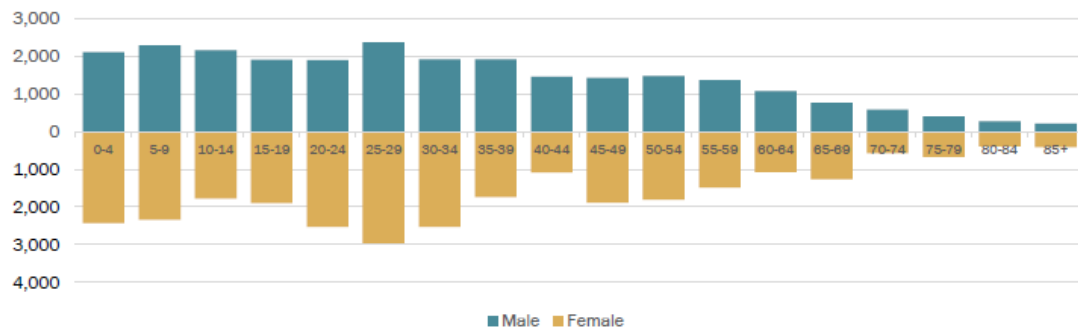
CA DOF E-5 Population and Housing Unit Estimates

## Age Characteristics

The age structure of a population affects 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 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.

According to recent Census estimates, the population of Colton is 47.1% male and 52.9% female. About 28.5% of the population under 18 years of age, which is higher than the regional share of 23.4%. Colton's seniors (65 and above) make up 10.2% of the population compared to 13% for the SCAG region as a whole (Table H-4).

**Table H-4**  
**Age Characteristics – Colton**



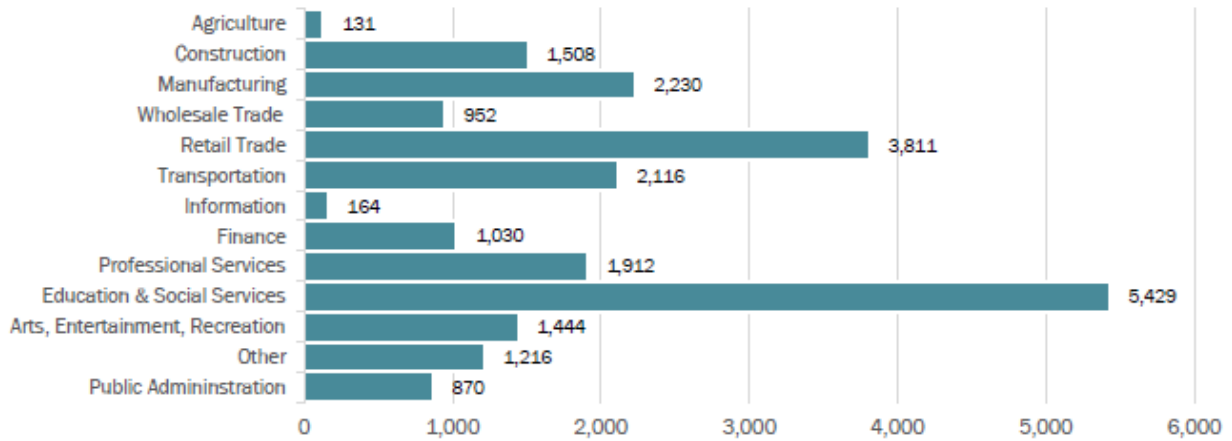
American Community Survey 2014-2018 5-year estimates

## Employment

Recent Census estimates reported that Colton had 22,813 workers living within its borders who work across 13 major industrial sectors (Table H-5). The most prevalent industry was

Education & Social Services with 5,429 employees (23.8% of total) and the second most prevalent industry is Retail trade with 3,811 employees (16.7% of total).

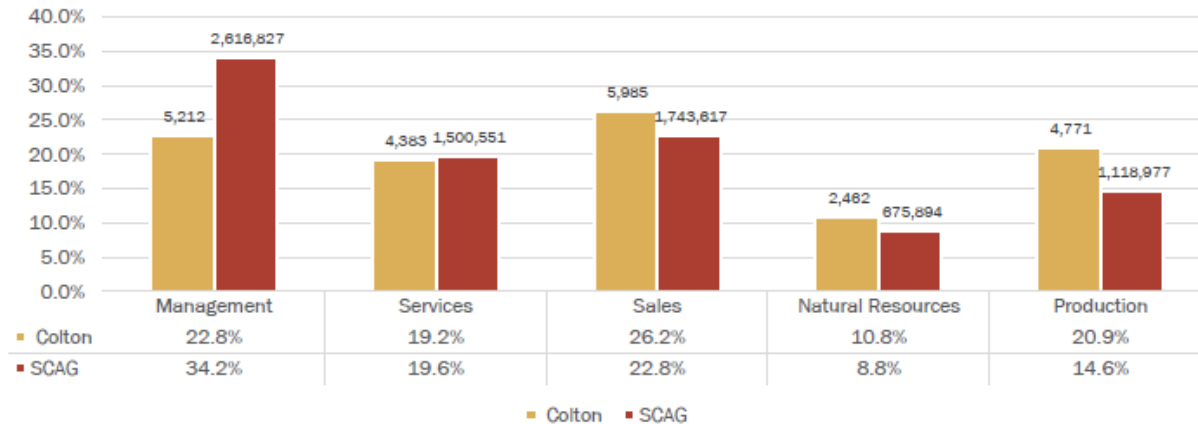
**Table H-5**  
**Employment by Industry – Colton**



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

In addition to understanding the industries in which the residents of Colton work, it is also possible to analyze the types of jobs they hold. The most prevalent occupational category reported in Colton is Sales, in which 5,985 (26.2% of total) employees worked. The second-most prevalent type of work was in Management, with 5,212 employees (22.8% of total) in Colton (Table H-6).

**Table H-6**  
**Employment by Occupation – Colton vs. SCAG Region**



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

# Household Characteristics

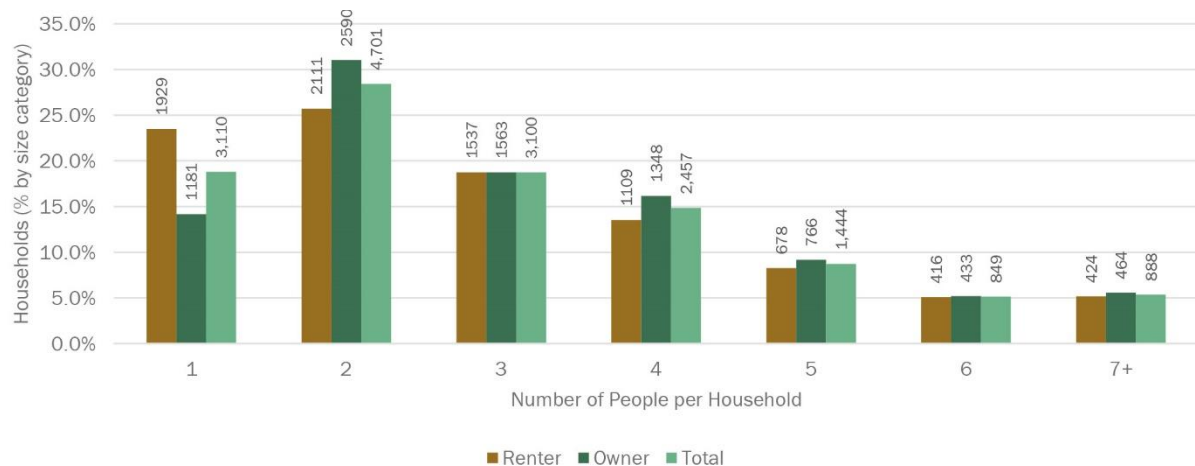
Household type and size, income level, the presence of persons with special needs, and other household characteristics can affect access to and demand for housing and housing programs. This section details the various household characteristics in Colton.

A household is defined by the Census as all persons occupying a housing unit, but do not include persons in group quarters such as convalescent homes or dormitories.

## Household Size

Table H-7 illustrates the range of household sizes in Colton for owners, renters, and overall. The most commonly occurring household size is two people (28.4%) and the second-most commonly occurring household is one person (18.8%). Colton has a lower share of single-person households than the SCAG region overall (18.8% vs. 23.4%) and a higher share of 7+ person households than the region (5.4% vs. 3.1%).

**Table H-7**  
**Household Size - Colton**



American Community Survey 2014-2018 5-year estimates.

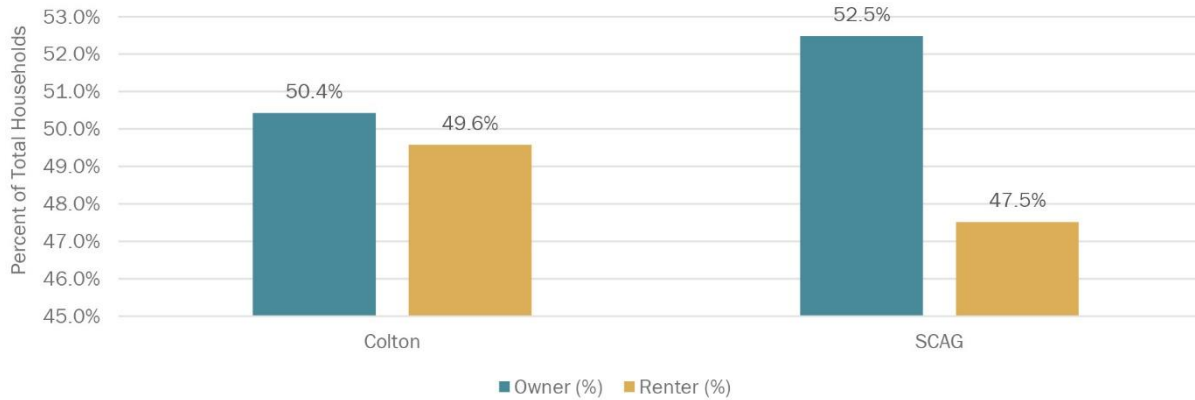
Household composition and size factors are often interrelated. Communities with a large proportion of families with children tend to have a large average household size. Such communities have a greater need for larger units with adequate open space and recreational opportunities for children.

## Tenure

Tenure refers to whether a housing 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.

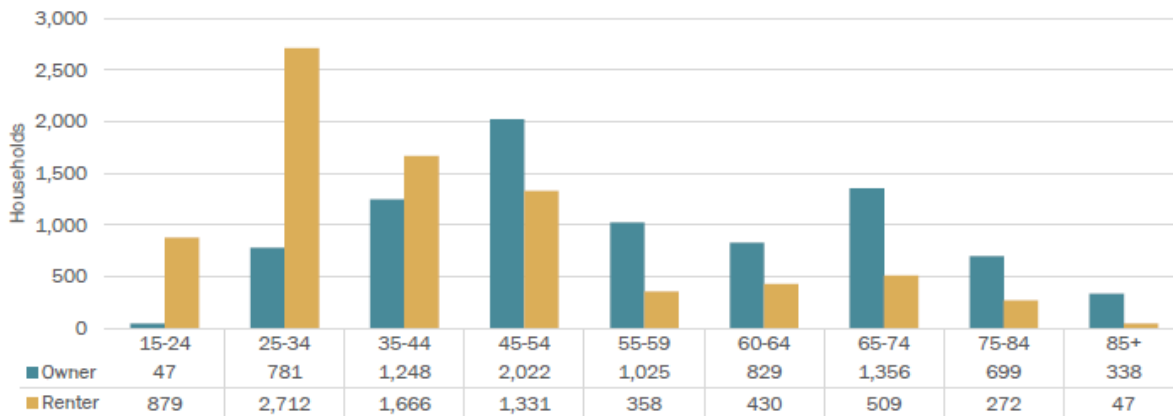
Recent Census estimates reported that Colton's housing stock consisted of 16,549 total units, 8,345 of which were owner-occupied and 8,204 of which were renter-occupied. The share of renters in Colton was higher than in the SCAG region overall (Table H-8).

**Table H-8**  
**Tenure – Colton vs. SCAG Region**



In many places, housing tenure varies substantially based on the age of the householder. In Colton, the age group where renters outnumber owners the most is 15-24 while owners outnumbered renters the most in the 85+ age group (Table H-9).

**Table H-9**  
**Tenure by Age – Colton**



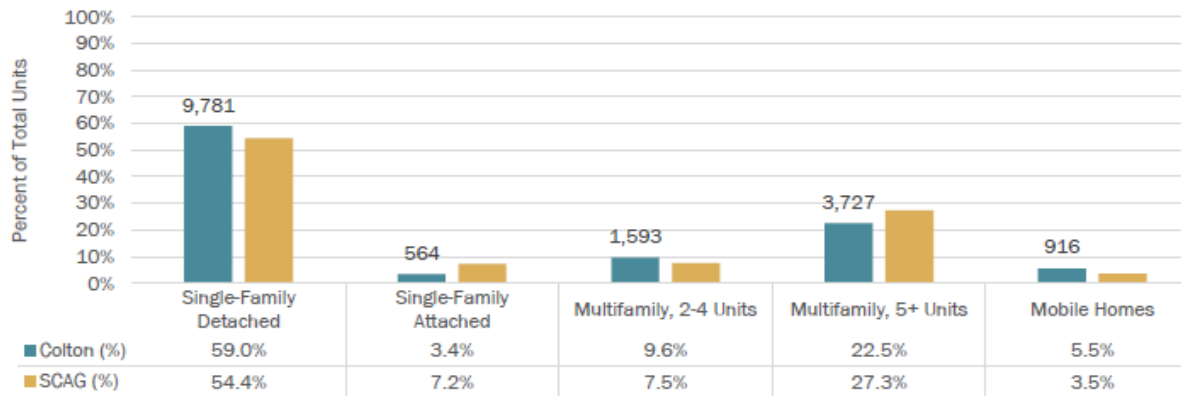
## Housing Stock Characteristics

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 Type and Vacancy

Table H-10 shows the types of housing units in Colton. Of the city's estimated 16,581 housing units, the most prevalent housing type is single-family detached with 9,781 units. The share of all single-family units in Colton is 62.4%, which is slightly higher than the 61.7% share in the SCAG region. The average household size in Colton was 3.5 persons per unit.

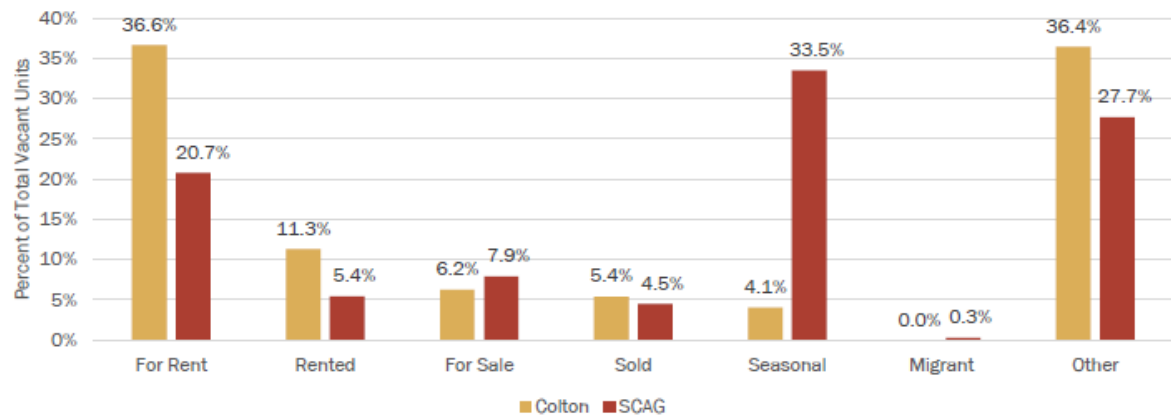
**Table H-10**  
**Housing Type - Colton vs. SCAG Region**



CA DOF E-5 Population and Housing Unit Estimates

Recent Census data reported a 7.6% total vacancy rate in Colton. The most common types of vacant units were “for rent” and “other” (Table H-11).

**Table H-11**  
**Vacant Units by Type - Colton vs. SCAG Region**



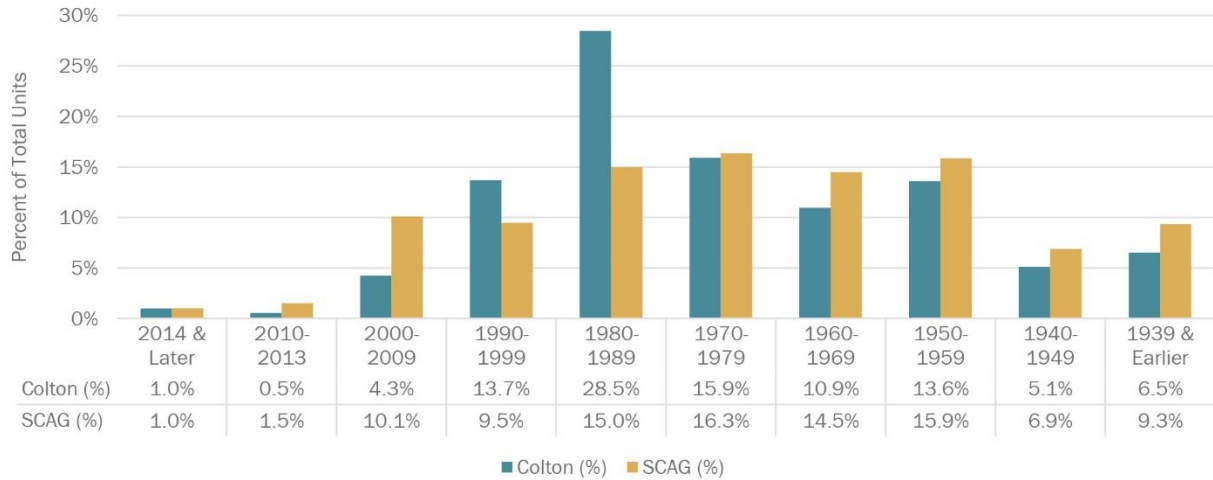
American Community Survey 2014-2018 5-year estimates.

## 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, or new plumbing. According to recent Census data,

about 80% of all housing units in Colton were constructed before 1990 and are at least 30 years old (Table H-12). Program 3 in the Housing Plan describes the City's efforts for the maintenance and rehabilitation of the housing stock.

**Table H-12**  
**Age of Housing Stock - Colton vs. SCAG Region**



American Community Survey 2014-2018 5-year estimates.

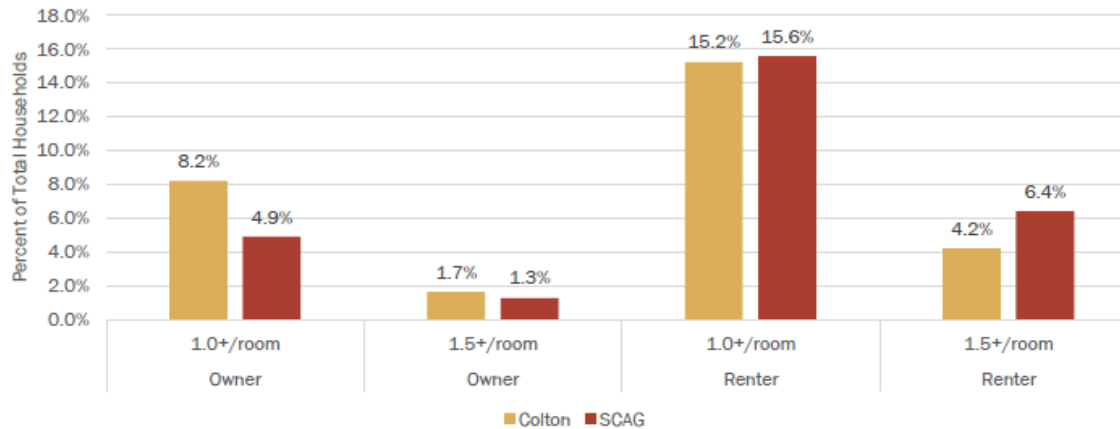
# Housing Problems

## 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 those with more 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-13 shows that Colton households in renter-occupied units generally experienced overcrowding and severe overcrowding at a higher proportion than households in owner-occupied units. In Colton, 686 owner-occupied and 1,249 renter-occupied households had more than 1.0 occupants per room, while 138 owner-occupied households and 346 renter-occupied households had more than 1.5 occupants per room.

**Table H-13**  
**Overcrowded Housing Units by Tenure - Colton vs. SCAG Region**



*American Community Survey 2014-2018 5-year estimates.*

## Overpayment

Overpayment is defined as monthly housing costs that exceed 30% of a household's gross income. The State of California uses five income categories to determine housing affordability, as follows:

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

Table H-14 shows recent HUD 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-14**  
**Overpayment by Income Category- Colton**

| Households by Share of Income Spent on Housing Cost: |              |              |              |
|------------------------------------------------------|--------------|--------------|--------------|
| Income                                               | < 30%        | 30-50%       | > 50%        |
| < 30% HAMFI                                          | 185          | 220          | 1,640        |
| 30-50% HAMFI                                         | 345          | 1,010        | 1,180        |
| 50-80% HAMFI                                         | 1,390        | 1,780        | 460          |
| 80-100% HAMFI                                        | 1,170        | 509          | 65           |
| > 100% HAMFI                                         | 5,140        | 564          | 20           |
| <b>Total Households</b>                              | <b>8,230</b> | <b>4,083</b> | <b>3,365</b> |

*HUD CHAS, 2012-2016.*

*HAMFI refers to Housing Urban Development Area Median Family Income.*

## Extremely Low Income Households

Extremely-low-income (“ELI”) households are defined as households with incomes of 30% or less of median, which is currently (2021) \$26,500 for a 4-person household in San Bernardino County. As noted in Table H-14 above, recent Census estimates reported that approximately 2,045 households in Colton households were within the ELI category and 220 of those (11%) paid between 30 and 50% of gross income for housing while an additional 1,640 households (80%) paid more than 50% of gross income for housing.

Table H-15 shows recent HUD estimates of extremely-low-income households in Colton by race and tenure. Approximately 14.5% of all households in Colton were extremely-low-income, with non-Hispanic Blacks having the highest proportion of ELI households (30.4%). Renter households were about three times more likely to have extremely-low incomes compared to owner households. ELI households often have other housing problems such as overcrowding due to insufficient incomes to afford large enough dwellings.

**Table H-15**  
**Extremely Low Income Households by Race and Tenure- Colton**

|                               | Total Households | Households below 30% HAMFI | Share below 30% HAMFI |
|-------------------------------|------------------|----------------------------|-----------------------|
| White, non-Hispanic           | 3,450            | 365                        | 10.6%                 |
| Black, non-Hispanic           | 1,694            | 515                        | 30.4%                 |
| Asian and other, non-Hispanic | 943              | 108                        | 11.5%                 |
| Hispanic                      | 9,890            | 1,325                      | 13.4%                 |
| <b>TOTAL</b>                  | <b>15,977</b>    | <b>2,313</b>               | <b>14.5%</b>          |
| Renter-occupied               | 7,955            | 1,725                      | 21.7%                 |
| Owner-occupied                | 8,030            | 610                        | 7.6%                  |
| <b>TOTAL</b>                  | <b>15,985</b>    | <b>2,335</b>               | <b>14.6%</b>          |

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

### 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 about 80% of the housing units in Colton are at least 30 years old (Table H-12), significant rehabilitation may be needed in a substantial number of housing units. 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% 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.

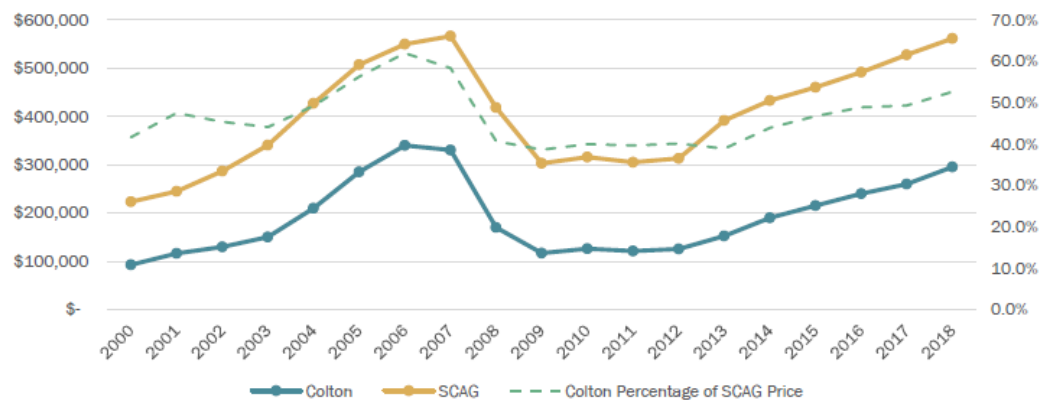
## Housing Cost and Affordability

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

Between 2000 and 2018, median home sales prices in Colton increased 217% while prices in the SCAG region increased 151%. 2018 median home sales prices in Colton were \$295,000, indicating a substantial recovery from the lows during the “Great Recession” but still less than the peak of \$340,000 in 2006 (Table H-16).

**Table H-16**  
**Median Sales Prices for Existing Homes- Colton vs. SCAG Region**

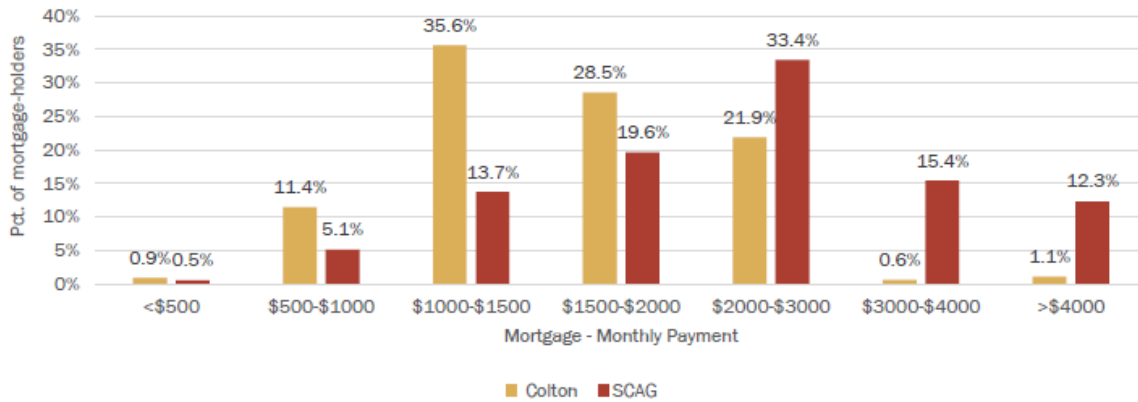


*SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.*

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 50.4% of all households in Colton and 52.5% of households in the SCAG region. The most commonly occurring mortgage payment in Colton is \$1000-\$1500/month, which is considerably lower than SCAG region as a whole.

Table H-17

## Monthly Owner Costs for Mortgage Holders- Colton vs. SCAG Region



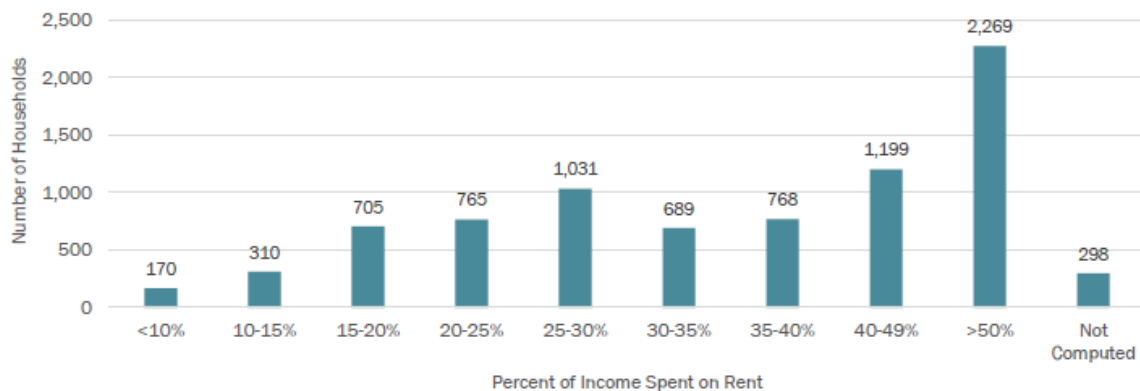
American Community Survey 2014-2018 5-year estimates.

## Rental Housing

According to recent Census estimates, about 60% of Colton's renter households spend 30% or more of gross income on housing cost, compared to about 55% in the SCAG region. Additionally, about 28% of Colton renters spend at least 50% of gross income on housing cost, compared to 28.9% in the SCAG region (Table H-18).

Table H-18

## Percent of Income Spent on Rent - Colton



## Housing Affordability

### Income Levels and Affordable Housing Payments

State law establishes the following housing affordability categories based on areawide median income (AMI):

- Extremely Low Income = income less than 30% of AMI
- Very Low Income = income greater than 30%, and less than 50% AMI
- Lower Income = income greater than 50%, and less than 80% AMI
- Moderate Income = income greater than 80%, and less than 120% AMI
- Above Moderate Income = income greater than 120% AMI

Housing affordability is determined by the ratio of income to housing costs. 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 (such as taxes, insurance, homeowner association dues), the maximum affordable home price can be estimated, as seen in Table H-19.

**Table H-19**

#### Income Categories and Affordable Housing Costs – San Bernardino County

| Income Category | Maximum Income | Affordable Rent | Affordable Price (est.) |
|-----------------|----------------|-----------------|-------------------------|
| Extremely low   | \$26,500       | \$663           | *                       |
| Very low        | \$39,500       | \$988           | *                       |
| Low             | \$63,200       | \$1,580         | *                       |
| Moderate        | \$93,000       | \$2,325         | \$375,000               |
| Above moderate  | Over \$93,000  | Over \$2,325    | Over \$375,000          |

Source: Cal. HCD; JHD Planning LLC

Assumptions:

- Based on a family of 4 and 2021 State income limits
- 30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
- 10% down payment, 3.75% interest, 1.25% taxes & insurance, \$300 HOA dues

\* For-sale affordable housing is typically at the moderate-income level

## 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 the homeless.

### Elderly

Federal housing data define a household type as “elderly family” if it consists of two persons with either or both age 62 or over. The elderly population may have concerns including 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 residential care facilities), group homes, and assisted living. According to recent Census

estimates, there are approximately 2,440 elderly households residing within Colton, of which 15.6% earn less than 30% of the surrounding area income, (compared to 24.2% in the SCAG region), and 35.2% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region) (Table H-20).

**Table H-20**  
**Elderly Households by Income and Tenure**

|                                                |               | Owner | Renter | Total | Percent of Total Elderly Households: |
|------------------------------------------------|---------------|-------|--------|-------|--------------------------------------|
| Income category, relative to surrounding area: | < 30% HAMFI   | 245   | 135    | 380   | 15.6%                                |
|                                                | 30-50% HAMFI  | 280   | 200    | 480   | 19.7%                                |
|                                                | 50-80% HAMFI  | 365   | 230    | 595   | 24.4%                                |
|                                                | 80-100% HAMFI | 200   | 35     | 235   | 9.6%                                 |
|                                                | > 100% HAMFI  | 685   | 65     | 750   | 30.7%                                |
| TOTAL                                          |               | 1,775 | 665    | 2,440 |                                      |

*HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.*

## 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 with lower incomes may lead to overcrowding of smaller dwelling units, which could accelerate deterioration.

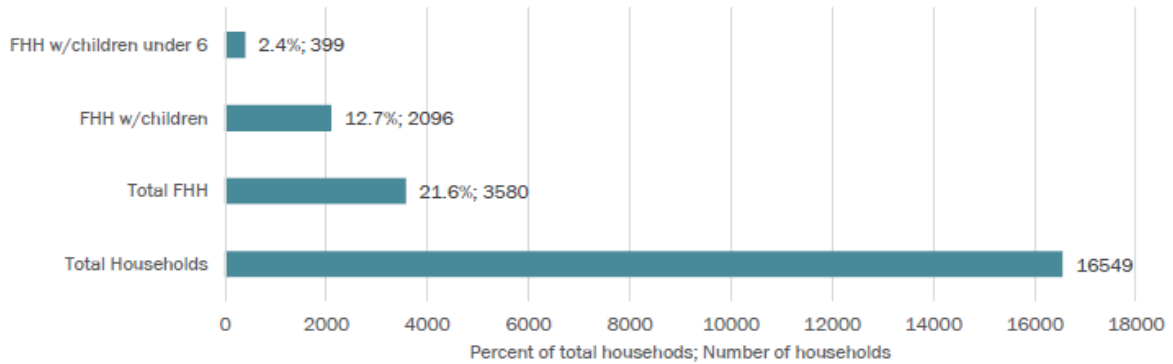
As shown previously (Table H-7), recent Census estimates reported that there were approximately 3,181 households in Colton with 5+ members.

The needs of large households can be addressed through construction of units with 4+ bedrooms with affordability restrictions, and also through rental assistance programs such as Section 8.

## Female-Headed Households

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other support services. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group. According to recent Census data, approximately 21.6% of Colton households are female-headed (compared to 14.3% in the SCAG region), 12.7% are female-headed and with children (compared to 6.6% in the SCAG region), and 2.4% are female-headed and with children under 6 (compared to 1.0% in the SCAG region). (Table H-21).

**Table H-21**  
**Female-Headed Households – Colton**



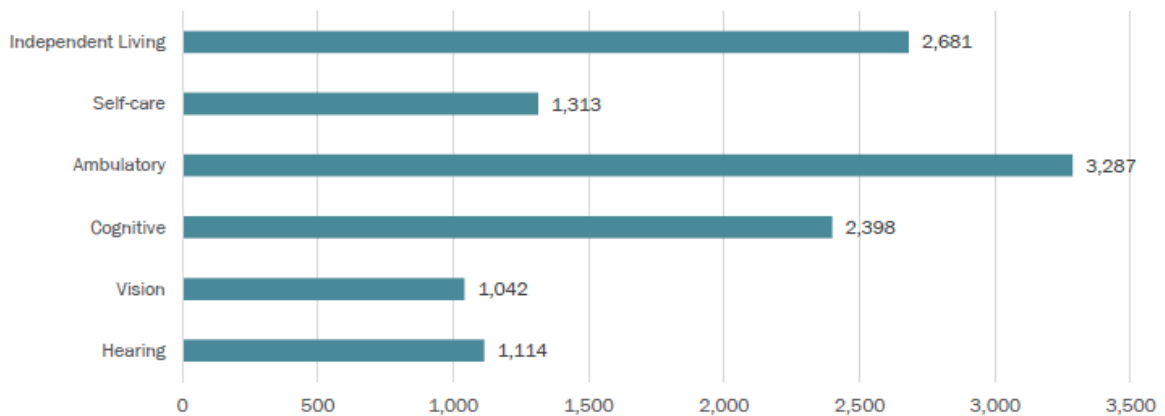
American Community Survey 2014-2018 5-year estimates.

## Persons with Disabilities

Recent Census data estimated that the most common types of disability for Colton residents are ambulatory, independent living and cognitive disabilities (Table H-22). Of those aged 65 and over in Colton, the most common type of disabilities were ambulatory and independent living (Table H-23).

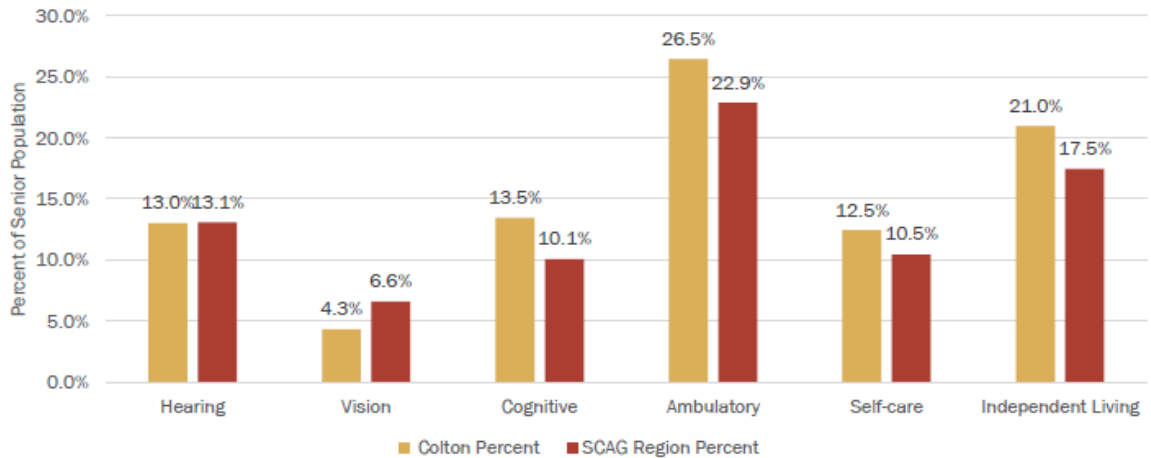
Housing opportunities for persons with disabilities can be maximized through housing assistance programs, universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units, residential care facilities and assisted living developments.

**Table H-22**  
**Disabilities by Type - Colton**



American Community Survey 2014-2018 5-year estimates.

**Table H-23**  
**Disabilities by Type for Seniors 65+ – Colton vs. SCAG Region**



*American Community Survey 2014-2018 5-year estimates.*

## Developmental Disabilities

State 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 persons with developmental disabilities can live and work independently within a conventional housing environment. More severely affected individuals may require a 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%. 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. Department of Developmental Services data compiled by SCAG reported a total of 1,372 persons in Colton with a developmental disability (Table H-24).

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.

**Table H-24**  
**Developmental Disabilities - Colton**

|                                                     | Colton      |
|-----------------------------------------------------|-------------|
| <b>By Residence:</b> Home of Parent/Family/Guardian | 459         |
| Independent/Supported Living                        | 32          |
| Community Care Facility                             | 36          |
| Intermediate Care Facility                          | 5           |
| Foster/Family Home                                  | 13          |
| Other                                               | 5           |
| <b>By Age:</b> 0 - 17 Years                         | 550         |
| 18+ Years                                           | 272         |
| <b>TOTAL</b>                                        | <b>1372</b> |

*CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.*

To assist with addressing the housing needs for persons with all types of disabilities, including developmental disabilities, the City has included provisions in Program 12 (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 estimated that approximately 159 Colton residents have occupations in the farming, fishing and forestry occupations. These residents are most likely employed by gardening and landscaping companies. The low number of farmworkers is due to the absence of major farming operations in Colton. As such, the City does not have a need for housing specifically targeted for farmworkers. The City allows affordable housing in all residential zones; therefore, affordable housing needs of farmworkers can be accommodated through the City's programs intended to facilitate the production of lower-income housing.

**Table H-25**  
**Farmworkers – Colton vs. SCAG Region**

*Farmworkers by Occupation:*

| Colton | Percent of total Colton workers: | SCAG Total |                                                                        |
|--------|----------------------------------|------------|------------------------------------------------------------------------|
| 159    | 0.70%                            | 57,741     | Total jobs: Farming, fishing, and forestry occupations                 |
| 159    | 0.98%                            | 31,521     | Full-time, year-round jobs: Farming, fishing, and forestry occupations |

*Employment in the Agricultural Industry:*

| Colton | Percent of total Colton workers: | SCAG Total |                                                                      |
|--------|----------------------------------|------------|----------------------------------------------------------------------|
| 106    | 0.46%                            | 73,778     | Total in agriculture, forestry, fishing, and hunting                 |
| 131    | 0.81%                            | 44,979     | Full-time, year-round in agriculture, forestry, fishing, and hunting |

*American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.*

## Homeless

Homelessness is a continuing national problem that persists within cities and communities of San Bernardino County. During the past two decades, an increasing number of single persons have remained homeless year after year and have become the most visible of all homeless persons. Other persons (particularly families) have experienced shorter periods of homelessness. However, they are often replaced by other families and individuals in a seemingly endless cycle of homelessness.

According to the 2020 San Bernardino County Homeless Count and Subpopulation Survey Report<sup>2</sup> there were 3,125 persons who were counted as homeless in the county on Thursday, January 23, 2020. The previous homeless count and subpopulation survey was completed in 2019 when 2,607 homeless persons were counted. A comparison of the last two counts reveals that:

- 518 more persons were counted in 2020, which represents an increase of 19.9%;
- 470 more persons were counted as unsheltered in 2020 when compared to the unsheltered count in 2019, which represents an increase of 24.5%; and
- 48 more persons were counted as sheltered in 2020 when compared to the sheltered count in 2019, which represents an increase of 7.0%.

The 2020 homeless count reported 136 unsheltered homeless persons in Colton.

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 State law, the Zoning Code allows emergency shelters by-right in the M-1 zone subject to appropriate standards. Program 12 also includes a Zoning Code amendment

<sup>2</sup> <https://wp.sbcounty.gov/dbh/sbchp/wp-content/uploads/sites/2/2020/04/2020-SBC-Homeless-Count-Report.pdf>

to allow low barrier navigation centers consistent with recent amendments to State law. (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 (2021-2031), none of these assisted developments is 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% 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 2% 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 to 2053; therefore, the project is not at risk for conversion to market rate.

**Table H-26**  
**Inventory of Assisted Housing in Colton**

| Project                 | Number of Restricted Units | Program        | Potential Date of Subsidy Termination | Number At Risk |
|-------------------------|----------------------------|----------------|---------------------------------------|----------------|
| Nova Point/Casa del Rio | 207                        | LIHTC          | 2053                                  | 0              |
| Arbor Terrace           | 129                        | LIHTC, HUD     | 2068                                  | 0              |
| Public Housing Units    | 130                        | Public Housing | Permanently Affordable                | 0              |

Source: City of Colton; California Housing Partnership Corporation, 2021

## Affirmatively Furthering Fair Housing

Under State law, "affirmatively furthering fair housing" means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster

inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

There are three parts to this requirement:

1. Include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019).
2. Conduct an Assessment of Fair Housing that includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and an assessment of the contributing factors for the fair housing issues.
3. Prepare the Housing Element Land Inventory and Identification of Sites through the Lens of Affirmatively Furthering Fair Housing.

In compliance with AB 686, the City has completed the following outreach and analysis.

## Outreach

As discussed in Appendix E, the City held a total of ## public meetings during the Housing Element update in an effort to include all segments of the community. Each meeting was publicized on the City’s website and meeting notices were also sent to persons and organizations with expertise in affordable housing and supportive services. Interested parties had the opportunity to interact with City staff throughout the Housing Element update process and provide direct feedback regarding fair housing issues.

The City also created a dedicated web page for the Housing Element update (<https://www.ci.colton.ca.us/992/Housing-Element-Update>) and provided opportunities for interested persons to participate in public meetings remotely, which made it possible for those with disabilities limiting their travel to participate and comment on the Housing Element regardless of their ability to attend the meetings.

## Assessment of Fair Housing

The following analysis examines geographic data regarding racial segregation, poverty, persons with disabilities, and areas of opportunity as identified by the TCAC/HCD Opportunity Areas map.

Racial segregation. As seen in Figure H-1, the percentage of non-white population in the City is similar to the adjacent areas. This map does not indicate any patterns of racial/ethnic concentration in the city.

Poverty. Recent Census estimates regarding poverty status of households in Colton are shown in Figure H-2. As seen in this map, the poverty rate in the City ranges between 10% and 30%, which is similar to most of the adjacent areas.

Persons with disabilities. The incidence of disabilities in Colton is similar to the surrounding areas. As shown in Figure H-3, the percentage of residents reporting a disability ranges from less than 10% in some areas of the City and between 10% and 20% in other areas.

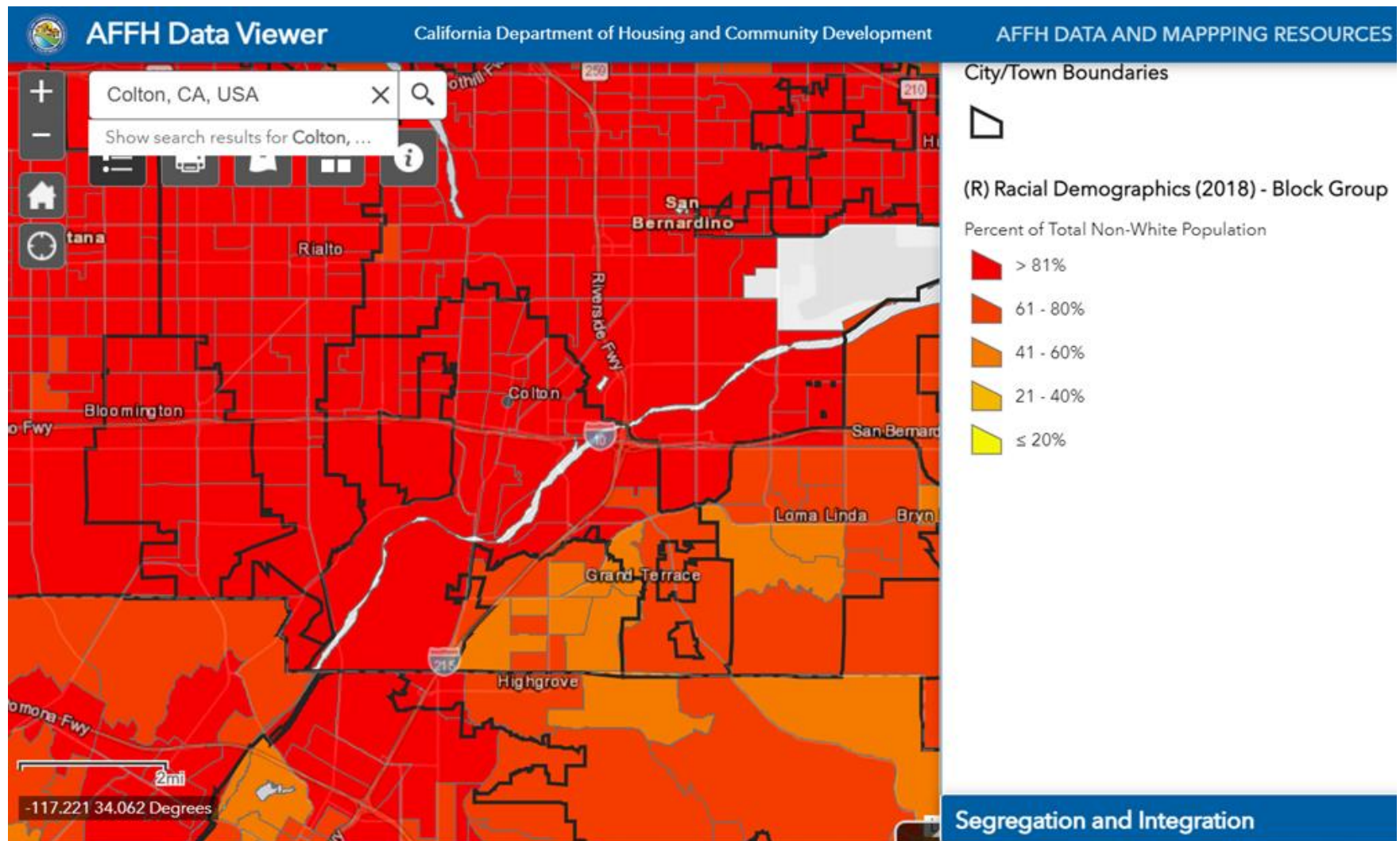
Access to opportunity. According to the 2020 California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) Opportunity Area Map (Figure H-4), Colton is designated a “Low Resource” area. This designation indicates areas with low index scores for a variety of educational, environmental, and economic indicators, such as employment and proximity to jobs, access to effective educational opportunities for children and adults, concentration of poverty, and levels of environmental pollutants, among others.

## Conclusion

This analysis shows that while Colton does not appear to indicate patterns of racial segregation or poverty, it is characterized as a low opportunity area by TCAC.

The Housing Plan includes several programs to encourage and facilitate affordable housing development, as well as the provision of accessory dwelling units, which can expand affordable housing opportunities for lower-income persons such as caregivers, household employees, and others working in service occupations. Program 14 describes actions the City will take to affirmatively further fair housing and address any issues of housing discrimination that may arise.

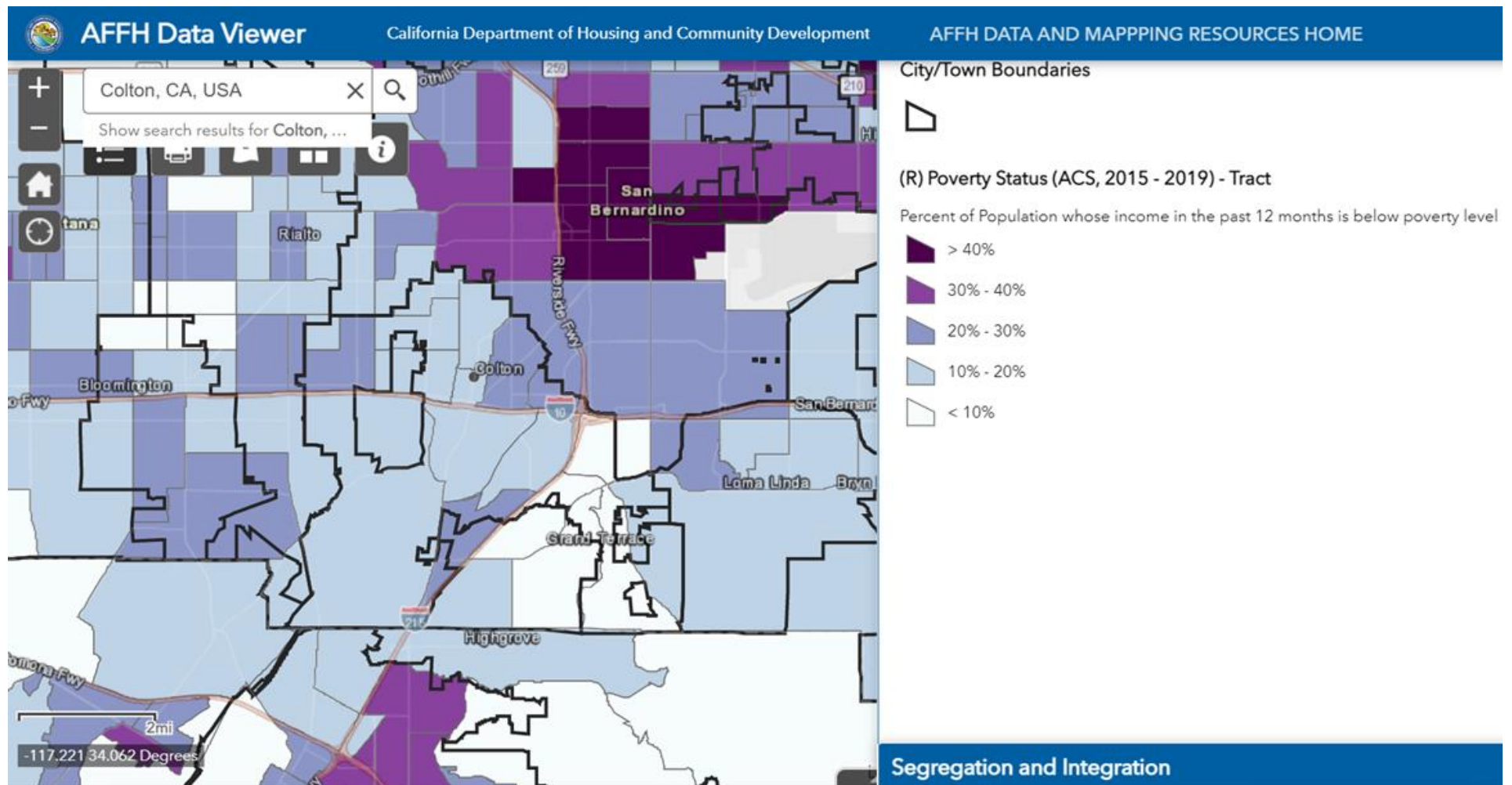
Figure H-1 Racial Characteristics – Colton



Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021

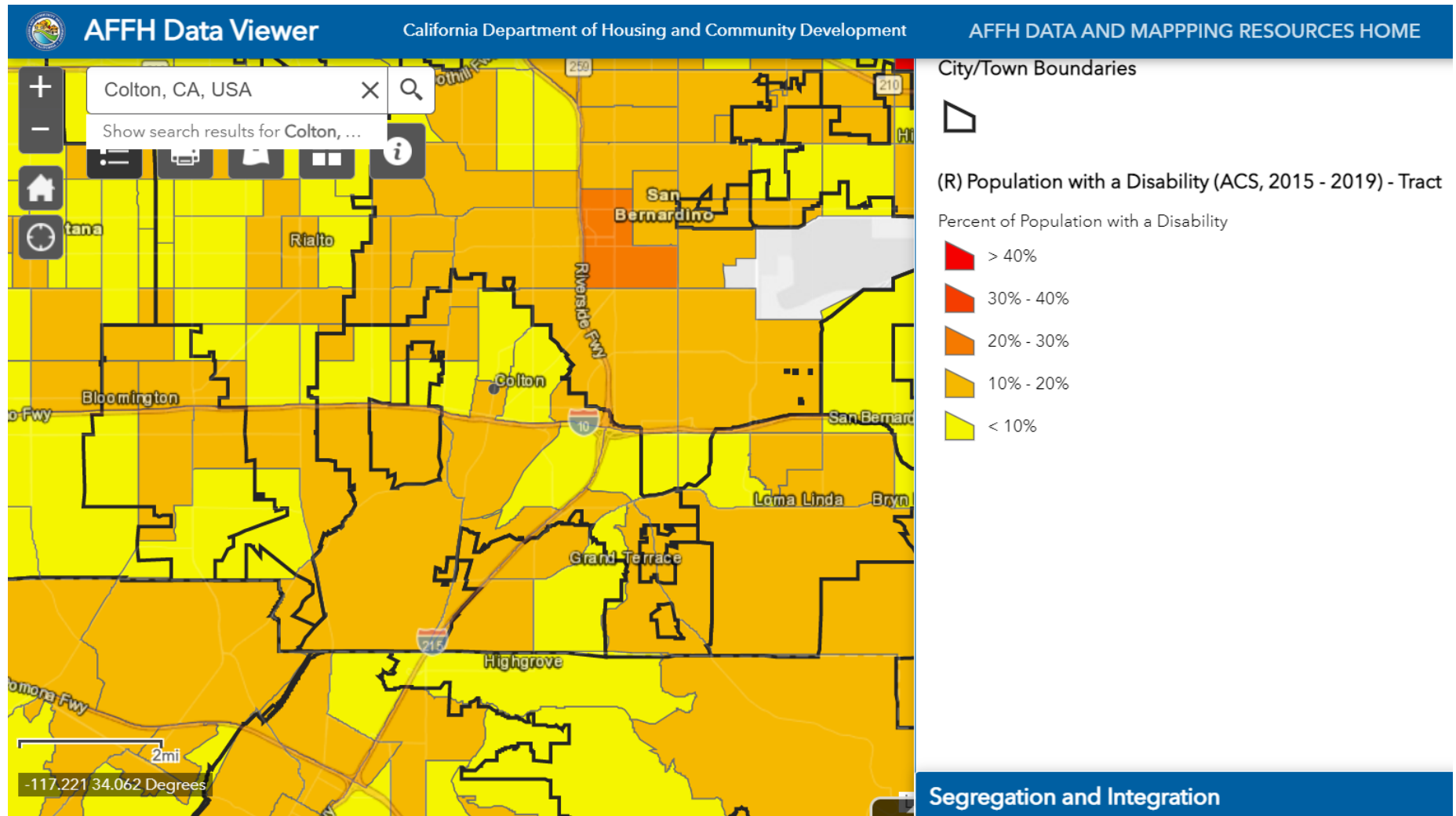
Note: For purposes of this analysis, the Hispanic category is included within the Total Non-White Population

Figure H-2 Poverty Status – Colton



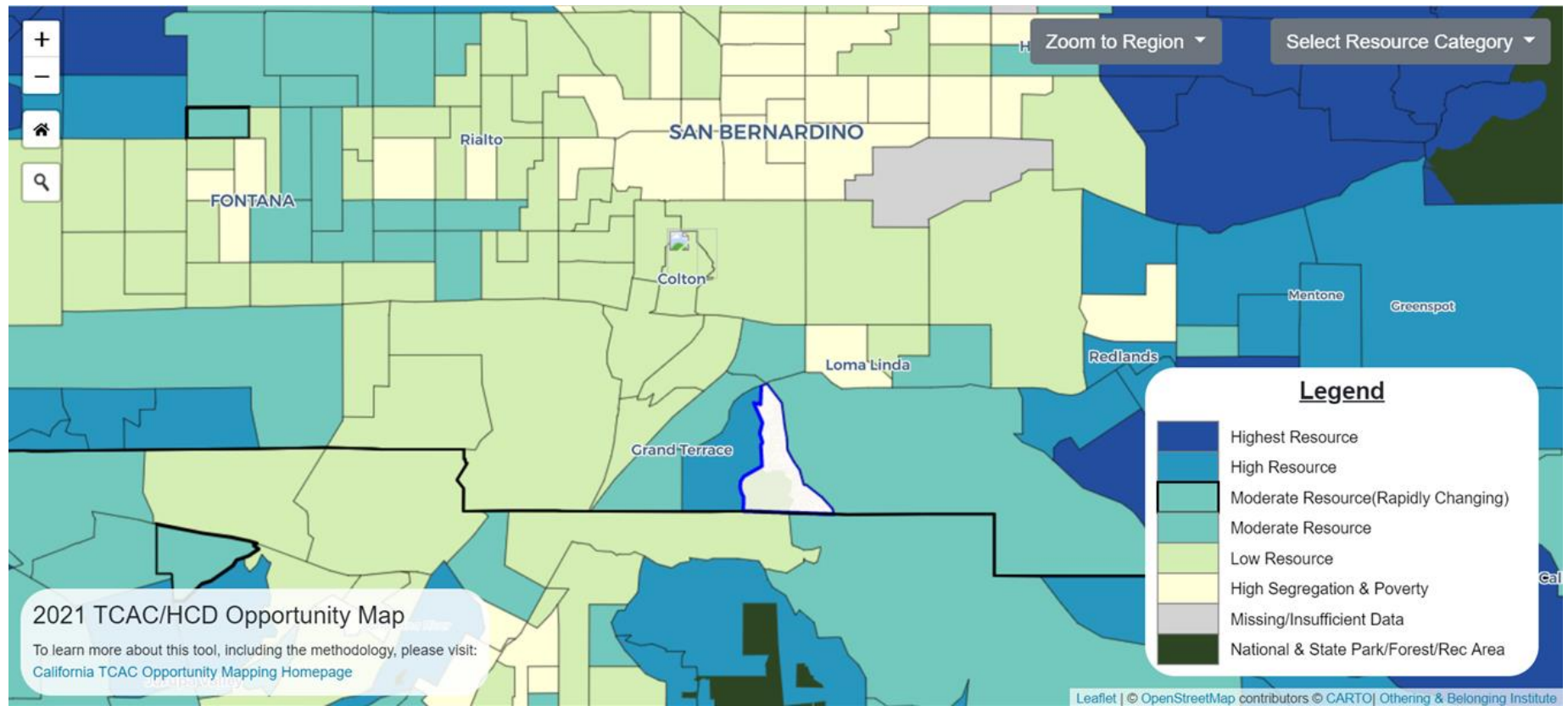
Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021

Figure H-3 Population with a Disability – Colton



Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021

Figure H-4 TCAC/HCD Opportunity Map – Colton



# Appendix B:

# Constraints

State law requires Housing Elements to 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 availability of housing in Colton. 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 current constraints to housing production stem from environmental and socio-economic conditions that largely cannot be controlled by the City.

## Governmental Constraints

Potential governmental constraints include land use policies and regulations, development processing procedures, and fees for development processing and to defray the cost of infrastructure required to serve developments. 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 governmental “police powers.” However, some policies and regulations could have an unintended consequence that may indirectly discourage housing development. Restrictions on property that are excessive may impact the feasibility of housing development. Also, State and federal 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 has constrained development in some strategically located areas.

Consistent with State law , 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 Land Use Element and the 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-27 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 (20,000 sf minimum lot size). 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 and Reche Canyon Specific Plan area. 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 (7,200 sf minimum lot size). 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 within hillside areas to provide a diversity of housing types and architectural styles, preserve hillsides and 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 large 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 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 affordability 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. Where designated, the Residential Overlay may apply to four base land use designations: General Commercial, Mixed-Use Neighborhood, Industrial Park, and Light Industrial.

**Table H-27**  
**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                                                                                                                                                                        |
| 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. |

| General Plan Designation | Corresponding Zoning District | Permitted Densities DU/Acre                | Typical Residential Types                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------|-------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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<br>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.

### 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 with the City of Rialto 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.

### Roquet Ranch Specific Plan

The Roquet Ranch Specific Plan was adopted in May 2018. The 336-acre site is located at the far southern part of the City of Colton, adjacent to the Riverside County line and surrounded on three sides by the La Loma Hills. The Specific Plan will provide for the development of up to 1,050 single-family and multi-family homes, with approximately 200 acres preserved as open space. At the time of this Housing Element update, a tentative tract map for the development has not been approved.

## Reche Canyon Specific Plan

The Reche Canyon Specific Plan is the City’s oldest Specific Plan, initially adopted in 1990 for a 1,562-acre rural area of the city. The Specific Plan provides for the development of up to 5,656 mostly single-family, very-low-density units. This area is nearing buildout.

## 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 2013 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 (Very Low Density Residential) – 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/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. Although the Cooley Ranch area was initially approved and built as a Planned Community, the zoning has since been converted to traditional zoning.

## 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-28 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 amended the R-3 and R4 zones to allow a maximum density of 22 units per acre, created a new zone to correspond to the Mixed Use – Downtown Colton designation (up to 30 units per acre), and created a new Residential Overlay zone allowing up to 30 units per acre.

**Table H-28**  
**Residential Development Standards**

| Zone    | Max. Density<br>(units/<br>acre ) | Lot Area –<br>Min.<br>(square<br>feet) | Lot<br>Dimension –<br>Minimum<br>(feet) | Building<br>Height<br>(Max.) | Stories<br>(Max.) | Lot<br>Coverage<br>– Max. (%) | Front/ Side/<br>Rear<br>Setbacks<br>(feet) | Dwelling<br>Size -<br>Minimum<br>(sq. ft.) |
|---------|-----------------------------------|----------------------------------------|-----------------------------------------|------------------------------|-------------------|-------------------------------|--------------------------------------------|--------------------------------------------|
| V-L     | 2 du/ac                           | 20,000                                 | w: 100<br>d: 120                        | 35                           | 2.5               | 10                            | f: 35<br>s: 10% of lot<br>width<br>r: 25   | 2,000                                      |
| R-1     | 8 du/ac                           | 7,200                                  | w: 60<br>d: 100                         | 35                           | 2.5               | 40                            | f: 25<br>s: 10% of lot<br>width<br>r: 20   | 1,300                                      |
| R-2     | 16 du/ac                          | 7,200                                  | w: 60<br>d: 100                         | 35                           | 2.5               | 40                            | f: 25<br>s: 10% of lot<br>width<br>r: 20   | 3: 1,200<br>2: 1,000<br>1: 800<br>0: 600   |
| R-3/R-4 | R-3: 22 du/ac<br>R4: 30 du/ac     | 7,200                                  | w: 60<br>d: 100                         | 35                           | 2.5               | 70                            | f: 25<br>s: 10% of lot<br>width<br>r: 20   | 3: 1,200<br>2: 1,000<br>1: 800<br>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. Accessory dwelling units are permitted by-right in all residential zones. Mobile home parks require a conditional use permit in the R-2 and R-3/R-4 zones (Table H–29).

**Table H–29**  
**Residential Land Use Regulations**

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

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–30). Currently, two garage spaces are required for single-family homes. In September 2020, City Council adopted an update to the City's existing Accessory Dwelling Unit (ADU) ordinance adopting Ordinance O-08-20 addressing single-family and multiple-family lots. The parking requirements for ADU/Junior ADU are consistent with state law requiring 0 to 1 open parking space depending on location to a public transit stop. Also, tandem parking for an ADU/JADU is also permitted.

**Table H–30**  
**Off-Street Parking Requirements**

| Zone    | Minimum Parking Spaces Required                                                                                                                                                  |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| V-L     | 2 spaces in a garage                                                                                                                                                             |
| R-1     | 2 spaces in a garage per dwelling unit                                                                                                                                           |
| R-2     | 2 spaces in a garage per dwelling unit                                                                                                                                           |
| R-3/R-4 | 2 spaces in an enclosed garage per dwelling unit. Projects with 6 or more dwelling units on a single lot require one-half parking space (unenclosed) per unit for guest parking. |

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 and street lighting 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. In addition, the City requires developers to annex into recently adopted Community Facilities Districts (CFDs) to fund citywide maintenance of public facilities and public safety services (police and fire). While these requirements affect affordability, they 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 most 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 allows flexibility in many cases. For example, where site improvement requirements pose a hardship and 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 (e.g., not including fire or basic site necessities such as utility connections).

Developments using the State density bonus law may benefit from the provisions allowing concessions/incentives (including incentive or concession proposed by either party that results in an "identifiable, financially sufficient, and actual cost reductions."<sup>3</sup>) based on the percentage of targeted units.

## Providing for a Variety of Housing Types

Per Government Code §65583, land use regulations must permit the development of a variety of housing types that are intended to serve the needs of lower-income households and persons with disabilities or other special needs such as 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 applicable zoning, subdivision, housing and building regulations and codes for that district, in addition to any building or housing regulations and codes expressly applicable to residential or group care facilities or congregate residences, particularly building and fire safety requirements.

Licensed residential or group care facilities serving 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.

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<sup>3</sup> California Government Code §65915

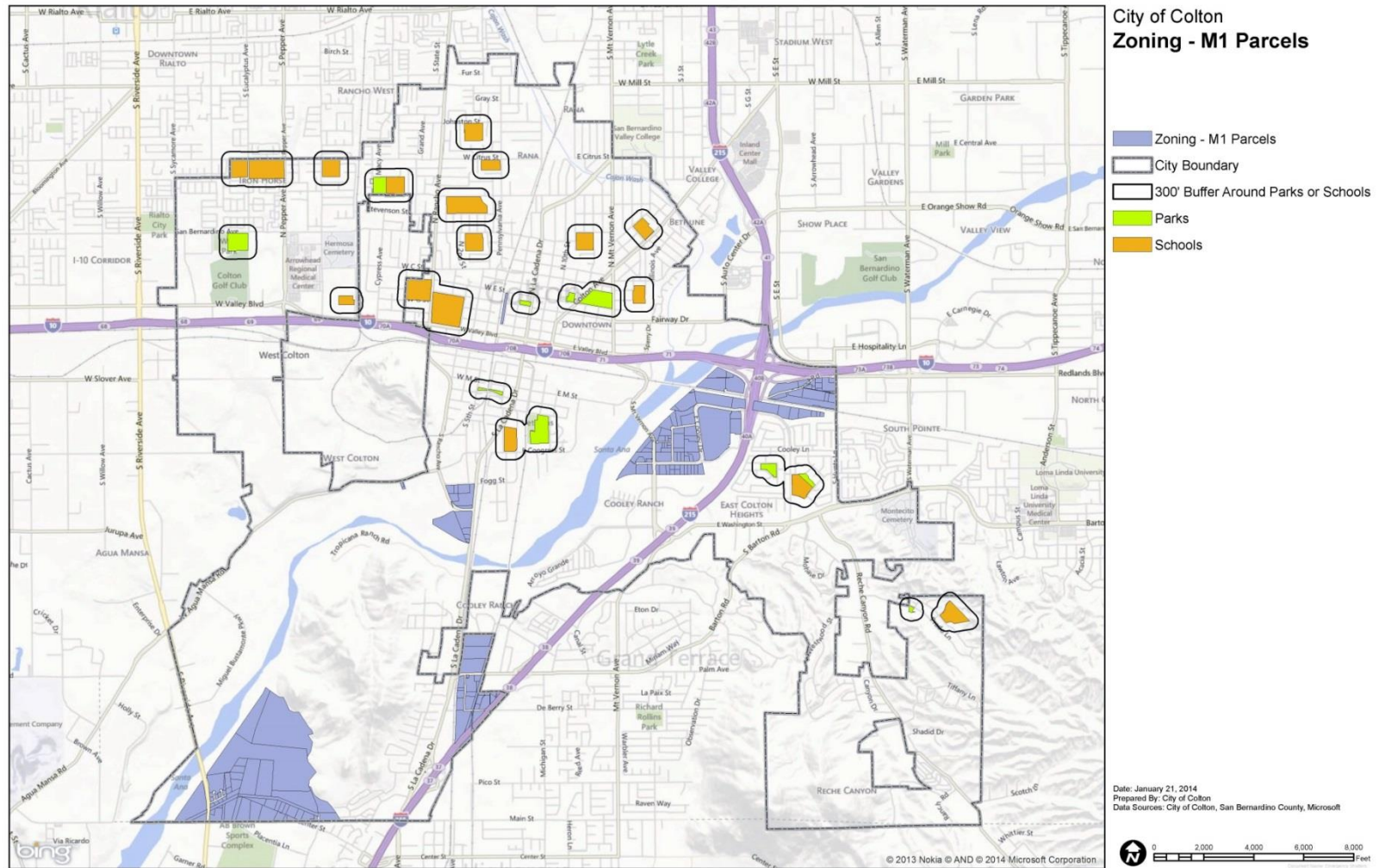
Congregate residences with six or fewer occupants are permitted by-right in all residential zoning districts, provided they meet parking space requirements and that no signs which call attention to the fact that the property is a congregate residence may be posted. Congregate residences with more than 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 and Low Barrier Navigation Centers**

Emergency shelters are facilities for the temporary shelter and feeding of indigents or disaster victims and operated by a public or nonprofit agency as defined 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 development of emergency housing, the Zoning Code allows emergency shelters by-right in the M-1 (Light Industrial) zone.

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-5 shows the locations of parcels in the M-1 zone where emergency shelters are permitted. There are approximately 49 vacant lots in this zone, 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. There are no public parks or schools located within 300 feet of M-1 parcels, therefore the distance requirement does not reduce available sites for emergency shelters.

Figure H-5 M-1 Zone Where Emergency Shelters are Permitted



Based on the amount of available industrial land, vacant properties, range of lot sizes available, and opportunities for adaptive reuse of existing buildings, the M-1 zone has sufficient capacity to accommodate Colton's identified homeless need of 136 persons as reported in the most recent (2020) homelessness survey.

In 2019 the State Legislature adopted AB 101 establishing requirements related to local regulation of low barrier navigation centers, which are defined as "Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." *Low Barrier* means best practices to reduce barriers to entry, and may include, but is not limited to:

- (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- (2) Accommodation of residents' pets
- (3) The storage of possessions
- (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms

Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. Program 12 in the Housing Plan includes a commitment to process a Zoning Code amendment in compliance with this requirement.

## 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 on-site or off-site 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 allows transitional and supportive housing subject only to the same standards and procedures as apply to other residential uses of the same type in the same zone in conformance with State law.

In 2018 AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. Program 12 in the Housing Plan includes a commitment to process an amendment to the Development Code in compliance with this requirement.

## Manufactured and Mobile Homes

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 Application 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, plumbing, 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 International 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 multi-family 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, international 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–31, 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.

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 such things as streets, water, sewage treatment and disposal, storm drainage, police and fire protection, libraries, landscaping, and traffic control. 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 2020.

**Table H–31**  
**Colton Development Fees**

| Permit                                                              | Fee Rate                                                                |
|---------------------------------------------------------------------|-------------------------------------------------------------------------|
| Administrative Review                                               | \$400 (Includes \$285 Fire Fee)                                         |
| Pre-Application                                                     | \$685(Includes \$285 Fire Fee)                                          |
| <b>Architectural and Site Plan Review (Includes \$285 Fire fee)</b> |                                                                         |
| Minimum                                                             | \$500                                                                   |
| Structure less than 500 sq. ft.                                     | \$825                                                                   |
| Structure 500 to 14,999 sq. ft.                                     | \$1,560                                                                 |
| Structure 15,000 to 100,000 sq. ft.                                 | \$2,285                                                                 |
| Structure over 100,000 sq. ft.                                      | \$3,285                                                                 |
| Plan Check Review – Planning                                        | 50% of building plan check fee                                          |
| Plan Check Review - Fire                                            | \$285 + consultant cost                                                 |
| Conditional Use Permit                                              | \$3,385 (Includes Fire Fee)                                             |
| Conditional Use Permit (Minor)                                      | \$1,385 (Includes Fire Fee)                                             |
| Variance                                                            | \$1,215                                                                 |
| Minor Deviation                                                     | \$410                                                                   |
| Development Agreement                                               | At cost                                                                 |
| Specific Plan & Specific Plan Amendment                             | At cost                                                                 |
| Zone Change                                                         | At cost                                                                 |
| General Plan Amendment                                              | At cost                                                                 |
| Extension of Time – Planning Commission                             | \$300                                                                   |
| Modification of Entitlement - Minor                                 | \$425 (Includes Fire Fee)                                               |
| Modification of Entitlement – no public hearing                     | \$725 (Includes Fire Fee)                                               |
| Modification of Entitlement – with public hearing                   | \$978 (Includes Fire Fee)                                               |
| <b>Environmental</b>                                                |                                                                         |
| Initial Study                                                       | \$1,700 (if prepared by staff); At cost + 15% if prepared by consultant |
| Environmental Impact Report/ND/MND                                  | At Cost + 15% if prepared by consultant                                 |

| Permit                                           | Fee Rate                  |                     |
|--------------------------------------------------|---------------------------|---------------------|
| <b>Subdivision</b>                               |                           |                     |
| Lot Line Adjustment                              | \$282                     |                     |
| Parcel Merger                                    | \$368                     |                     |
| Tentative Subdivision (Includes \$285 Fire Fee)  |                           |                     |
| Parcel map                                       | \$ 1,395                  |                     |
| 5 to 29 lots                                     | \$ 2,219                  |                     |
| 30 to 99 lots                                    | \$ 2,554                  |                     |
| 100+ lots or PUD                                 | \$3,025                   |                     |
| <b>Water and Wastewater Fees</b>                 |                           |                     |
| Water Connection: 1, 1½, and 2 in.               | \$3,068, \$3,358, \$3,358 |                     |
| Meter and Box: 1, 1½, and 2 inches               | \$1,182, \$1,182, \$1,182 |                     |
| Capital Improvement Fee: 1, 1½, and 2 in.        | \$2,900, \$5,200, \$7,900 |                     |
| Water Development Impact Fee: 3/4 and 1 in.      | \$1,036 and \$1,730       |                     |
| Wastewater Development Impact Fee: 3/4 and 1 in. | \$1,932 and \$3,226       |                     |
| Wastewater Connection Fee                        | \$2,800 per unit          |                     |
| <b>Impact Fees<sup>1</sup></b>                   | <b>Single-family</b>      | <b>Multi-family</b> |
| Government Facilities (“Civic Center”) Fee       | \$180                     | \$137               |
| Fire Facilities Fee                              | \$870                     | \$662               |
| Library Facility Fee                             | \$515                     | \$392               |
| Park Development Fee                             | \$5,714                   | \$4,351             |
| Quimby Park In-Lieu Fee                          | \$5,605                   | \$3,908             |
| Police Facilities Fee                            | \$1,134                   | \$863               |
| Traffic Impact Fee                               | \$1,623                   | \$1,236             |
| Infrastructure Fee (Regional SBCTA Fee)          | \$4,007                   | \$2,453             |
| School fees <sup>2</sup>                         | \$8,160                   | \$4,080             |

Source: City of Colton, 2021

Notes:

- 1) Based on a 2,000-square-foot single-family house on a legal lot and a 1,000-square-foot multi-family apartment in a 20-unit development
- 2) The eastern portion of the city is within the Colton Joint Unified School District while the western side of the City falls within the Rialto Unified School Districts. Both districts charge \$4.08 per square foot for new residential construction.

## Part IV: Processing and Permit Procedures

The development review process is important for developers as the first step in receiving entitlements before they can begin construction. This process allows City staff to review projects to ensure that applicable requirements of the Municipal Code, General Plan and other applicable laws, codes, and standards are met.

Processing a development application can be a time-consuming process due to variables that can affect the application process, such as changes to a project after initial submittal, delays caused by project financing, City staff workload, environmental laws, and public review requirements.

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 ensure that projects meet applicable standards while seeking to minimize time and cost.

The Permit Streamlining Act (California Government Code §65920-§65963.1) 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. To assist applicants in expediting the permit review process, the City makes available a procedural guide for submitting project applications. 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-32**  
**Development Review Time Frames**

| <b>Residential Type</b>       | <b>Planning Review</b> | <b>Building Permit Process</b> | <b>Variances or Discretionary Permit</b> | <b>Planning Commission Review</b>                                                                       |
|-------------------------------|------------------------|--------------------------------|------------------------------------------|---------------------------------------------------------------------------------------------------------|
| Single Family (single lot)    | None                   | 1-2 months                     | 2-3 months                               | None<br>(All development in Reche Canyon Specific Plan area requires Planning Commission design review) |
| Single Family (multiple lots) | 8-12 weeks             | 1-2 months                     | 2-3 months                               | 3+ months (CEQA)<br>2-3 months (no CEQA)                                                                |
| Multi-Family                  | 8-12 weeks             | 1-2 months                     | 2-3 months                               | 3+ months (CEQA)<br>2-3 months (no CEQA)                                                                |

Source: City of Colton Planning Staff, 2021

Note: Processing times are substantially longer if an environmental impact report (EIR) is required by CEQA.

## Design Review Process

The Development Services Department, under Zoning Code 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 single detached residential unit. Multi-family projects of any size are permitted by-right. A single-family residential project and Accessory Dwelling Units are permitted by ministerial permit. Multi-family projects are permitted by right and may be approved by the Development Services Director if the project is under 15,000 square feet. Multi-family projects over 15,000 square feet require review and approval by the Planning Commission. Proposed condominium projects or residential subdivisions require approval by the Planning Commission at a public hearing. In the past, most design review applications for residential projects (even new tract maps for single-family homes) have required Planning Commission approval. In practice, Architectural and Site Plan review is placed on the Planning Commission agenda as a “commission consideration” item and not as a public hearing.

## Accessory Dwelling Units Review Process

In 2019, the California Legislature approved, and the Governor signed into law a number of bills (“new ADU Laws”) that, among other things, amended Government Code section 65852.2 and 65852.22 to impose new limits on local authority to regulate Accessory Dwelling Units (ADU) and Junior ADUs. A city must ministerially approve a compliant ADU, and now a junior ADU (JADU) as well, within 60 days of receiving a complete application. But the city must extend that time if an applicant requests it. An ADU or JADU may be approved ministerially on any lot established with a single family home and limited discretionary review if an ADU is not compliant with the adopted ADU/JADU Code in compliance with recently

approved state legislation. The City of Colton adopted Ordinance No. O-08-20 amending the City's Zoning Code in compliance with recent changes by the state legislature. On September 28, 2021, a copy of the New ADU/JADU Code was also provided to the California Department of Housing and Community Development as required by the new state ADU/JADU requirements.

## Conditional Use Permits

The purpose of a conditional use permit is to allow City staff and decision makers to review development proposals that have the potential to create impacts on surrounding uses, and to impose conditions on such development and operation of uses to avoid adverse impacts on adjacent properties. A conditional use permit is a discretionary permit and requires a public hearing, with public input, with the decision for approval or denial made by the Planning Commission.

## Part V: Housing for Persons with Disabilities

State law requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for people with disabilities. The City has no special zoning or land use restrictions that regulate the siting of housing for persons with disabilities.

### Residential Care Facilities

In accordance with State law, Colton permits state-licensed residential care facilities serving six or fewer persons in all of its residential zoning districts by right. Large (7+) care facilities are conditionally permitted in the Very Low, R1, R2, R3 & R4 districts.

### Definition of *Family*

The Zoning Ordinance defines *Family* as one or more persons living together as a single housekeeping unit in a dwelling unit. *Single housekeeping unit* is defined as “the functional equivalent of a traditional family, whose members are an interactive group of persons jointly occupying a single dwelling unit, including the joint use of and responsibility for common areas, and sharing household activities and responsibilities (e.g., meals, chores, household maintenance, expenses) and where, if the unit is rented, all adult residents have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease with joint use and responsibility for the premises, and the makeup of the household occupying the unit is determined by the residents of the unit rather than the landlord or property manager.” These definitions are consistent with current law.

### Accessibility

To accommodate persons with disabilities in public facilities, the City implements Title 24 of the California Handicap Accessibility Code. The City has adopted the 2019 California Building Standards Code, which includes 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

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 housing opportunity. 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 (Section 18.48.181 of the Municipal Code) and provides information to residents via public counters and the City’s website. Requests for reasonable accommodation are reviewed and approved administratively by the Development Services Director, typically as part of the building permit zoning clearance review.

## 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 historic collapse of the housing bubble in 2008, the subsequent tightening of mortgage lending policies and the resulting recession had a major impact on the housing market in Colton. These economic events led to multiple other factors including foreclosures, a drop in demand for housing, and widespread layoffs. As the economy has recovered, housing market conditions have improved significantly in 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. As of 2020, national construction costs for apartments and single-family homes range from \$122 to \$167 per square foot.

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-33**  
**Vacant Residential Land Prices**

| Zoning        | Estimated 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.

## Cost and Availability of Financing

The economic crisis that began in 2008 resulted in a dramatic increase in the number of foreclosures, particularly in the Inland Empire. 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 have had a positive effect on home affordability.

## Environmental Constraints

Significant environmental constraints exist in Colton that affect all development opportunities. These constraints include local earthquake faults, steep topography, and flood

zones. During the previous planning period, constraints related to habitat for the Federally-protected Delhi Sands flower-loving fly were reduced through the adoption of a Habitat Conservation Plan as discussed below.

## 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 (now closed), 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%, 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% 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.

On February 3, 2015, the City of Colton adopted the West Valley Habitat Conservation Plan, which establishes a conservation strategy for 416 acres of DSF habitat within the City. USFWS subsequently issued an Incidental Take Permit for the DSF in exchange for the conservation of approximately 50 acres of DSF habitat. The City of Colton is currently in the process of acquiring DSF habitat land, and to date has acquired approximately 32 acres of habitat.

## 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% and 0.2% 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-7). 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 2021-2029 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), located at 1201 South Rancho Avenue in the City of Colton to

provide treatment of domestic, commercial, and industrial wastewater generated by the City of Colton, City of Grand Terrace, and some unincorporated areas of San Bernardino County with approximately 65,687 of population. The WWTP provides secondary treatment, nutrient removal, solids removal, and solids digestion utilizing conventional and extended aeration, anaerobic digestion, and solids drying. 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 2021-2029 planning period.

Figure H-7 Environmental Constraints

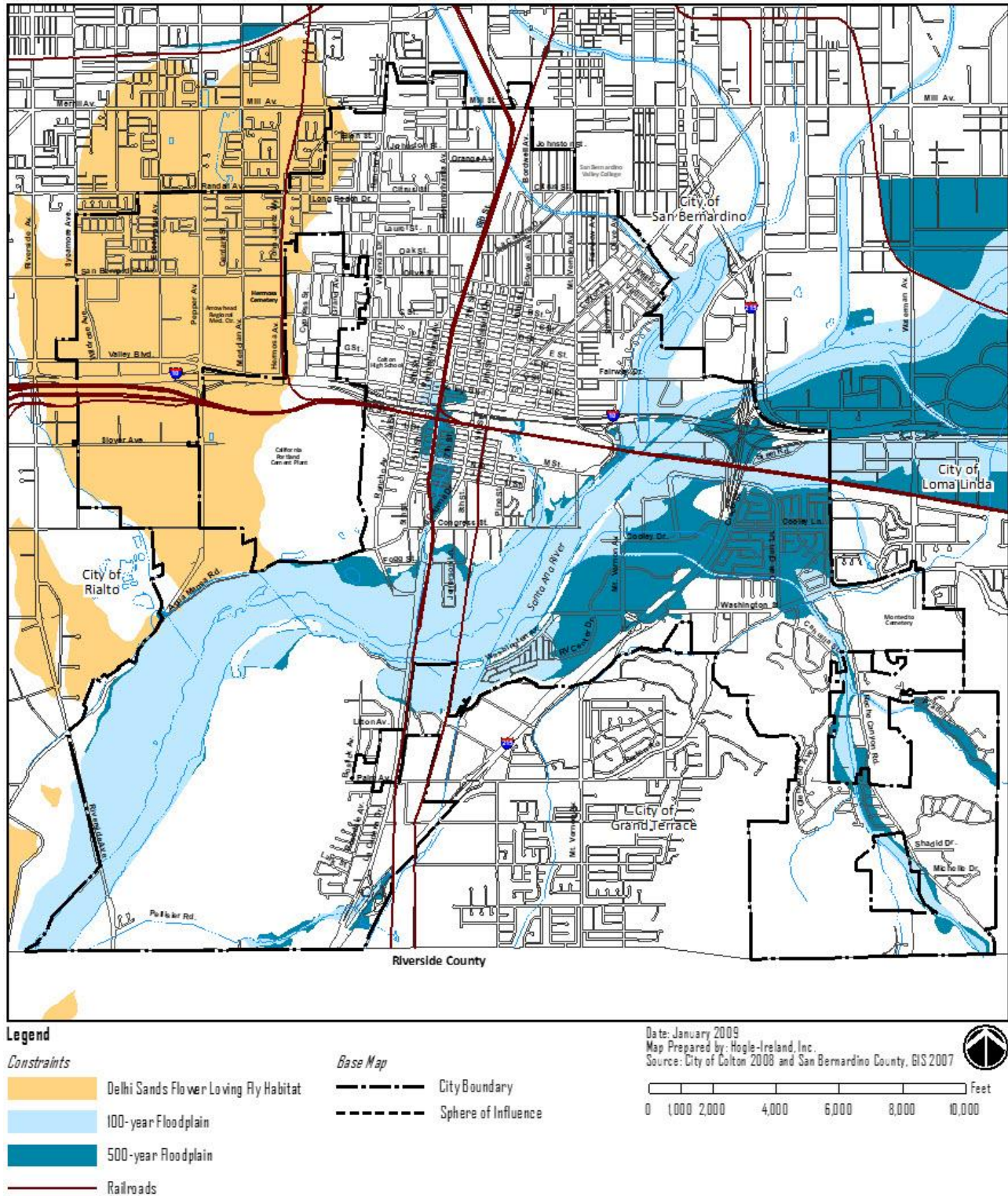
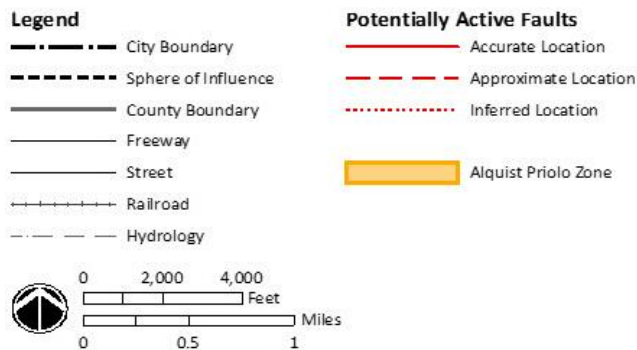
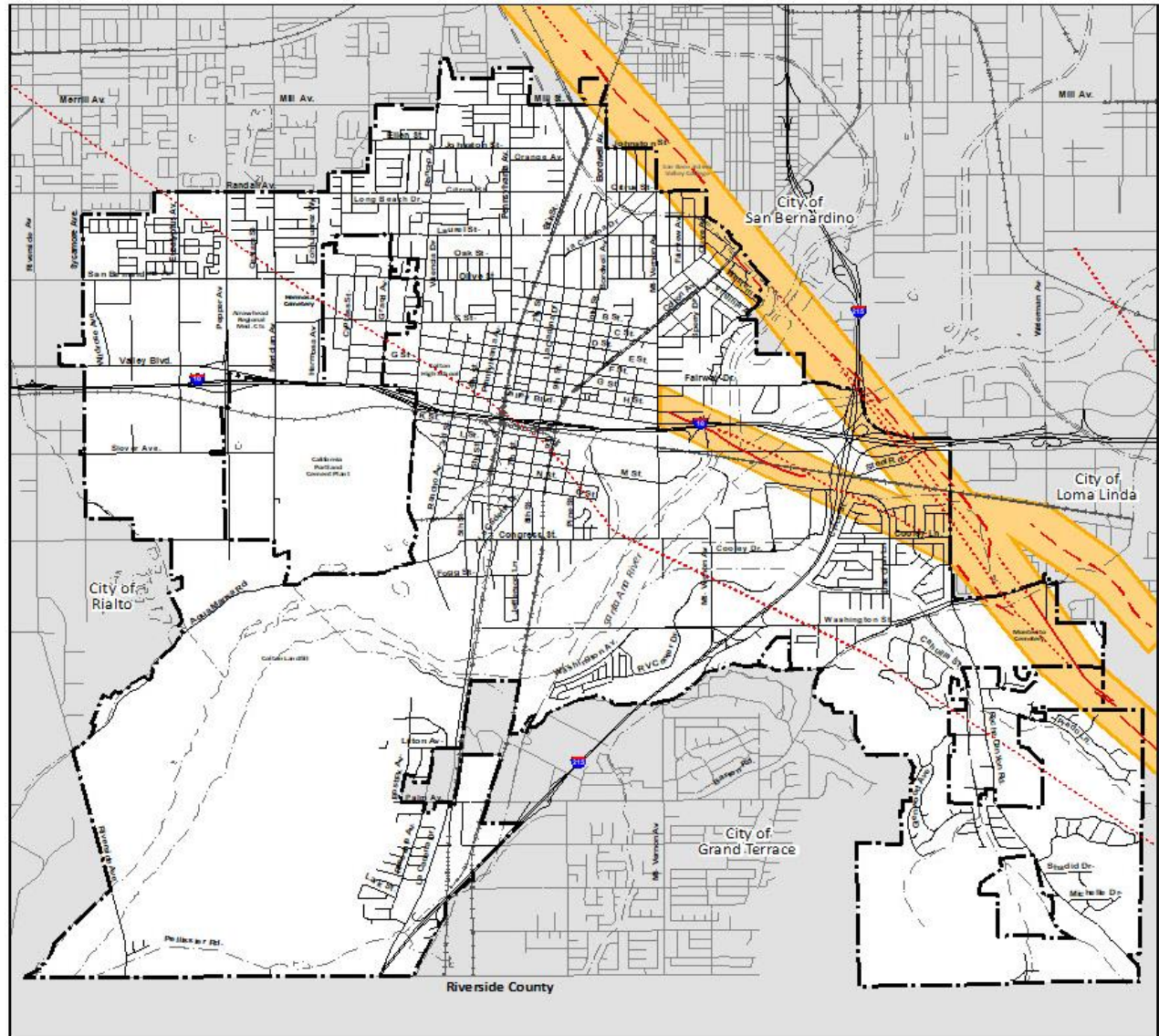


Figure H-8 Seismic Constraints



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).

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# Appendix C:

## Evaluation of

### 2013-2021

# 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 2013-2021 Housing Element. A program-by-program review is presented in Table H-34. The following Table H-35 summarizes the quantified objectives contained in the City's previous Housing Element and evaluates the progress toward meeting these objectives.

**Table H-34**  
**Review of 2013-2021 Housing Element Programs**

| Name of Program                                   | Objective                                                                                                             | Timeframe | Status of Program Implementation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Master Plans to Accommodate Diverse Housing Types | To improve the diversity of housing in Colton and address demand of current residents for move-up housing.            | On-going  | On November 21, 2014, the City adopted the Hub City Center Specific Plan. The Plan provides for 275 dwelling units at densities ranging from 4 to 11 du/ac. City adopted Roque Ranch S.P. in 2018 that provides up to 1,050 units at densities ranging from 2 to 22 du/ac.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Master Plans to Accommodate Diverse Housing Types | To improve the diversity of housing in Colton and address demand of current residents for move-up housing.            | On-going  | Subsequently on 11/22/16, the HUB City SP was amended to increase the allowable units to 360 at the same densities. City adopted Roque Ranch S.P. in 2018 that provides up to 1,050 units at densities ranging from 2 to 22 du/ac.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Update Development Standards                      | To improve the quality of new construction and the overall quality of residential neighborhoods.                      | On-going  | Phase I of the Zoning Code update completed October 2013. Phase 2 was completed on March 3, 2014, including standards for small lot/compact subdivisions. Phase 3 was completed on September 26, 2016, including changing certain Industrial zoned properties to Low Density Residential and Mixed-Use Zones and modifications to development standards in certain zoning districts and modifications to the types of uses requiring discretionary approvals. Phase 2 b was completed and approved on 10/4/16, including zone changes and new Sensitive Development Area (SDA) Overlays. Phase 3 of the Zoning Code Amendment approved on December 18, 2018, including adding regulations for manufactured housing. In September 2020, the City Council approved a separate Zoning Code Amendment to update of the City's ADU Ordinance including ADU/Junior ADU requirements. Phase 4 was completed in October 2020 including various updates and clean up to the Zoning Code such as updating Parking, Hillside Ordinance, Definitions and Signage. Phase 4A was completed in February 2021 including allowing congregate care in Downtown, Modifying Landscaping Requirements in the R-1 Zone, and other various clean up amendments to the Zoning Code. |
| Housing Rehabilitation Program                    | Identifying the number of low- and moderate- income homeowners who will be assisted annually.                         | On-going  | The city is seeking funding to implement this program.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Code Compliance                                   | Provide proactive and helpful code enforcement activities to maintain and improve housing and neighborhood qualities. | 2013-2021 | The City's Code Compliance Division systematically conducts exterior surveys of parcels and residential buildings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Monitor At-Risk Units                             | To maintain the affordable status of developments specifically constructed to provide housing                         | On-going  | Existing affordable units are monitored by the Development Services Department on an ongoing basis (No units are at risk of losing affordable status at this time).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Name of Program                                     | Objective                                                                                                                                                                    | Timeframe                                                                                                                   | Status of Program Implementation                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Targeted Neighborhood Revitalization                | To achieve effective and long-lasting revitalization of Colton's most deteriorated neighborhoods.                                                                            | Target neighborhood (s) and program development within 12 months of the Housing Element (early 2015)                        | City departments (Police/Code Compliance, Public Works, Development Services) and County Social Service Agencies initiated and implemented targeted neighborhood revitalization programs throughout 2015-2018. Development Services has completed a Community Plan in 2019 to help revitalize South Colton (median household income of \$26,000).                                               |
| Density Bonuses                                     | Continue to implement Zoning Code provisions in conformance with State density bonus law.                                                                                    | Ongoing                                                                                                                     | A local density bonus ordinance was adopted by the Colton City Council in October 2013.                                                                                                                                                                                                                                                                                                         |
| Mix Use Development                                 | Continue to implement Zoning Code (Title 18) provisions allowing mixed-use development regulations that will encourage the development of high-density mix use developments. | Ongoing                                                                                                                     | Mixed used zones and associated development standards were adopted by the Colton City Council in October 2013. On 8-2-16, City adopted a Downtown Overlay, including development standards & Design Manual. On 7/16/19, City adopted a South Colton Livable Corridor Plan, including a Neighborhood Revitalization Plan.                                                                        |
| Provision of Adequate Sites                         | Continue to maintain adequate sites with appropriate zoning to accommodate the City's RHNA allocation throughout the planning period.                                        | 2013-2021                                                                                                                   | Appropriate amendments to the R3 (Multi Family Residential) zone to allow new locations development and expansion of the Residential Overlay zone were adopted by the Colton City Council in October 2013.                                                                                                                                                                                      |
| Update the Colton Zoning Code Development Standards | To encourage higher density development where appropriate and a variety of housing types.                                                                                    | Phase I of the Zoning Code update completed October 2013.                                                                   | Housing development activity citywide has been limited. The newly adopted High Density Residential land use designation and R-4 zone adopted in 2013 provide an appropriate density range to facilitate the development of affordable housing. Development Standards in the downtown area were modified in July 2016, including setback and parking reductions, to facilitate higher densities. |
| Update the Colton Zoning Code Development Standards | To encourage higher density development where appropriate and a variety of housing types.                                                                                    | Phase II was completed on March 3, 2014, including standards for small lot/compact subdivisions.                            | Housing development activity citywide has been limited. The newly adopted High Density Residential land use designation and R-4 zone adopted in 2013 provide an appropriate density range to facilitate the development of affordable housing. Development Standards in the downtown area were modified in July 2016, including setback and parking reductions, to facilitate higher densities. |
| Update the Colton Zoning Code Development Standards | To encourage higher density development where appropriate and a variety of housing types.                                                                                    | Phase II b was completed and approved on 10/4/16, including zone changes and new Sensitive Development Area (SDA) Overlays. | Housing development activity citywide has been limited. The newly adopted High Density Residential land use designation and R-4 zone adopted in 2013 provide an appropriate density range to facilitate the development of affordable housing. Development Standards in the downtown area were modified in July 2016, including setback and parking reductions, to facilitate higher densities. |
| Update the Colton Zoning Code and Zoning Map        | To achieve consistency between the General Plan and Zoning Code.                                                                                                             | 3/1/2015                                                                                                                    | Specified zoning actions were included in zoning text and map amendments adopted by the City Council in October 2013 and March 2014.                                                                                                                                                                                                                                                            |

| Name of Program                                                                       | Objective                                                                                                                                                                  | Timeframe                                                                    | Status of Program Implementation                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zoning Regulations and Initiatives for Extremely Low-Income and Special Needs Housing | To comply with State law regarding zoning provisions that address reasonable accommodation, transitional housing, supportive housing, SRO housing, and emergency shelters. | Amend Housing Element to be consistent with State laws. Outreach is ongoing. | A Zoning Code Amendment was approved by the City Council on May 6, 2014 to facilitate emergency shelter, supportive and transitional housing, and reasonable accommodation.                                                                                                                                                                                                                                                   |
| Permit Processing                                                                     | Evaluate potential revisions to the permit processing system to streamline the review process through administrative review.                                               | On-going                                                                     | On March 4, 2014, the City Council adopted a Zoning Code Amendment to streamline the permitting process by expanding the range of projects that can be approved by the Development Services Director. A management audit completed in Jan. 2016 recommended further modifications which have been implemented as part of a Zoning Code Amendment adopted in 2016.                                                             |
| Parking Standards                                                                     | Modify parking regulations or standards, as needed. Consider implementing the Bus Rapid Transit to reduce parking.                                                         | Zoning Code Amendment to revise parking standards in mid-2016                | Parking standards were modified in part through Zoning Code Amendment on March 3, 2015 (Ordinance No. O-03-15). Parking standards have been modified in the downtown area thru a code amendment approved in July of 2016.                                                                                                                                                                                                     |
| Sites Monitoring                                                                      | Continue to provide a sufficient inventory of sites zoned to accommodate affordable housing.                                                                               | On-going Monitoring and Annual progress reports                              | The city's data base of available housing sites, including sites appropriate for lot consolidation, is maintained by planning staff and made available to affordable housing developers by the City.                                                                                                                                                                                                                          |
| Fair Housing                                                                          | Continue to promote fair housing practices and provide educational information on fair housing to the public.                                                              | On-going                                                                     | The City continues 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.                                                                                                                                                                                                           |
| Reasonable Accommodation                                                              | To provide information to residents via public counter's, the City website.                                                                                                | Ongoing                                                                      | Accessibility/reasonable accommodation standards are provided on the City's website, and are available at the Development Services Department public counter.                                                                                                                                                                                                                                                                 |
| Sustainable Building Practices and Energy and Water Conservation                      | Promote sustainable building design, construction, and operations that facilitate lower energy costs for residents.                                                        | On-going                                                                     | City adopted the State Model for Water Efficiency Landscape (Ordinance O-08-14) and updated the Ordinance on 12/1/15 (Ordinance O-12-15). City Amended the Municipal Code to establish requirements for recycling of construction development activities and ensure the recycling of construction and demolition debris (Ordinance O-04-14). The Building Official implements Title 24 energy standards for new construction. |

Table H-35

## Quantified Objectives and Progress from Previous Housing Element (2013-2021)

|                                      | Income Level          |     |          |           | Total |
|--------------------------------------|-----------------------|-----|----------|-----------|-------|
|                                      | Very Low <sup>1</sup> | Low | Moderate | Above Mod |       |
| Construction Objectives              |                       |     |          |           |       |
| Goal                                 | 444                   | 302 | 347      | 831       | 1,923 |
| Progress                             | 51                    | 50  | 43       | 195       | 339   |
| Rehabilitation Objectives            |                       |     |          |           |       |
| Goal                                 | 45                    |     |          |           | 0     |
| Progress                             |                       |     |          |           |       |
| Conservation Objectives <sup>2</sup> |                       |     |          |           |       |
| Goal                                 | 129                   |     |          |           | 129   |
| Progress                             |                       |     |          |           |       |

Notes:

1. Includes extremely-low units
2. At-risk units preserved

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# Appendix D:

## Sites Inventory

State law requires that jurisdictions adopt land use plans and development regulations to facilitate production of their assigned share of regional housing need as identified in the RHNA (see Table H-1). 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,” primarily relates to residential density, because development cost is affected by density. With an increase in the number of units built in a project, overall costs generally decrease due to economies of scale. Because of this, State law identifies “default” densities that are presumed to be appropriate to facilitate the production of lower-income housing. For cities in San Bernardino County with populations greater than 25,000 the default density is 30 units per acre, although State law allows cities to identify densities lower than the default based on local market conditions.

As noted throughout this Housing Element, housing in Colton is generally much more affordable than the urbanized areas of Los Angeles and Orange counties to the west. The City’s overall focus is to strengthen the local economy and facilitate investment in existing neighborhoods, including opportunities for move-up housing. The City’s primary housing goals are to encourage and help current property owners improve aging and substandard housing, and to make neighborhoods safer while also accommodating regional housing needs for housing at all price levels. With these goals in mind, the City has defined an overall strategy for accommodating new housing with a range of densities to accommodate the City’s needs.

### Cost of Housing and Density Assumptions

Although State law establishes a default density of 30 units per acre for lower-income housing in Colton, recent affordable housing developments demonstrate that densities in the range of 20 – 25 units/acre are appropriate for lower-income housing in this market area. This “base density” can be exceeded under density bonus law.

Land costs in the Colton market area are substantially lower than in the more urbanized areas of Los Angeles and Orange counties, which helps reduce the cost of housing production. Affordable housing developers typically indicate that land cost is a major component of total cost. Higher densities also result in increased construction cost due to more expensive structure parking and building code requirements such as steel-frame rather than wood-frame construction.

The City's General Plan land use and zoning standards allow densities of 30 units/acre in the Mixed Use: Downtown zone and the Residential Overlay Zone. For those areas listed in the sites inventory where the maximum density is currently 22 units/acre, Program 9 includes a commitment to process an amendment to increase the allowable density to 25 units/acre.

## 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. As noted in Program 9 in the Housing Plan, General Plan and zoning amendments are proposed to increase the allowable base density to 25 units/acre with a minimum density of 20 units/acre for designated parcels in the sites inventory.

### Residential Overlay

The Residential Overlay designation 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 stand-alone residential development at a density of 30 units/acre. This land use designation encourages 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 a portion of 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 and on other vacant and underutilized parcels that have been identified as candidates for rezoning.

## Inventory of Sites to Accommodate the RHNA

The City's sites inventory consists of four components: projects that have been approved but are not yet built; vacant sites with potential for residential development; previously

developed properties that are underutilized and have potential for additional residential development or redevelopment; and future accessory dwelling units (ADUs) (Table H-36). This table shows that based on existing General Plan and zoning designations there is currently a shortfall of potential capacity to accommodate the RHNA. State law<sup>4</sup> requires that where the inventory of sites does not accommodate the city's assigned housing need for all income levels, the Housing Element must identify actions that will be taken to make sites available with appropriate zoning and development standards to accommodate that portion of the city's share of the regional housing need for each income level that could not be accommodated on sites identified in the Housing Element without rezoning. The rezoning of sufficient sites must be completed within the first three years of the planning period. Sites to be rezoned to address this shortfall will be selected from the candidate sites shown in Table H-36. These sites have potential capacity for more than 3,000 units, which significantly exceeds the current shortfall.

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

|                                   | Lower          | Moderate     | Above Moderate |
|-----------------------------------|----------------|--------------|----------------|
| Approved Projects                 | -              | 140          | 233            |
| Vacant Sites                      | 43             | 514          | 1,692          |
| Underutilized Sites               | 153            | 50           | -              |
| ADUs                              | 65             | 38           | 9              |
| <b>Total Capacity</b>             | <b>261</b>     | <b>742</b>   | <b>1,934</b>   |
| RHNA (2021-2029)                  | 1,986          | 906          | 2,542          |
| <b>Adequate Sites (shortfall)</b> | <b>(1,725)</b> | <b>(164)</b> | <b>(608)</b>   |

## Approved Projects

Approved projects are shown in Table H-37. These projects include 140 moderate-income units and 233 above-moderate-income units.

**Table H-37**  
**Approved Residential Projects**

| Project                                          | Density<br>(du/acre)            | Very Low/<br>Low | Moderate   | Above<br>Moderate | Total<br>Units |
|--------------------------------------------------|---------------------------------|------------------|------------|-------------------|----------------|
| Iron Horse Hills                                 | 1.6                             | -                | -          | 186               | 186            |
| Wildrose II, TTM No. 20139 – Compact Lots        | 10.49 density at 6.1 acre site  | -                | 64         | -                 | 64             |
| Emerald Village I – TTM No. 20296 – Compact Lots | 8.48 density at 2.92 acres site | -                | 27         | -                 | 27             |
| WestCal Condos – TTM No. 20340                   | 20.77                           | -                | 49         | -                 | 49             |
| TT 16249 (DT-65-01, Ralph Herzig)                |                                 | -                | -          | 47                | 47             |
| <b>Totals</b>                                    |                                 | <b>0</b>         | <b>140</b> | <b>233</b>        | <b>373</b>     |

<sup>4</sup> Government Code Sec. 65583(c)(1)(A)

## Vacant Sites

As part of the sites inventory analysis, vacant residential land was identified throughout the City (Table H-38). The estimated capacity of vacant sites is based on the assumed densities allowed in the City's General Plan and zoning regulations. 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.

**Table H-38**  
**Vacant Sites Inventory**

| APN             | General Plan                | Zoning | Parcel Size (acres) | Potential for Lot Consolidation | Allowable Density (du/ac)        | Realistic Density (du/ac)              | Lower     | Mod        | Above Mod  | Total      | Residential Overlay |
|-----------------|-----------------------------|--------|---------------------|---------------------------------|----------------------------------|----------------------------------------|-----------|------------|------------|------------|---------------------|
| 116702101       | Roquet Ranch Specific Plan  | SP     | 74.65               |                                 | Low: 8<br>Medium: 16<br>High: 22 | Low: 7.5<br>Medium: 15.3<br>High: 21.8 |           | 79         | 502        | 581        | No                  |
| 116702122       | Roquet Ranch Specific Plan  | SP     | 4.84                |                                 | High: 22                         | 21.7 du/ac                             |           | 52         |            | 52         | No                  |
| 116701101       | Roquet Ranch Specific Plan  | SP     | 238.72              |                                 | Low: 8<br>Medium: 16             | Low: 7.5<br>Medium: 15.9               |           |            | 238        | 238        | No                  |
| <b>Subtotal</b> |                             |        | <b>79.49</b>        |                                 |                                  |                                        | <b>0</b>  | <b>131</b> | <b>740</b> | <b>871</b> |                     |
| 016025109       | General Commercial          | C2     | 0.2                 | B                               | 30                               | 20                                     |           | 5          |            | 5          | Yes                 |
| 016025122       | General Commercial          | C2     | 0.21                |                                 | 30                               | 20                                     |           | 5          |            | 5          | Yes                 |
| 016401101       | General Commercial          | C2     | 0.17                |                                 | 30                               | 20                                     |           | 4          |            | 4          | Yes                 |
| 016025119       | General Commercial          | C2     | 0.18                |                                 | 30                               | 20                                     |           | 4          |            | 4          | Yes                 |
| 016026402       | General Commercial          | C2     | 0.19                | C                               | 30                               | 20                                     | 5         |            |            | 5          | Yes                 |
| 016026401       | General Commercial          | C2     | 0.19                |                                 | 30                               | 20                                     | 5         |            |            | 5          | Yes                 |
| 016026406       | General Commercial          | C2     | 0.19                |                                 | 30                               | 20                                     | 5         |            |            | 5          | Yes                 |
| 016026403       | General Commercial          | C2     | 0.19                |                                 | 30                               | 20                                     | 5         |            |            | 5          | Yes                 |
| 016026414       | General Commercial          | C2     | 0.21                |                                 | 30                               | 20                                     | 5         |            |            | 5          | Yes                 |
| 016026405       | General Commercial          | C2     | 0.19                |                                 | 30                               | 20                                     | 5         |            |            | 5          | Yes                 |
| 016025416       | General Commercial          | C2     | 0.17                | D                               | 30                               | 20                                     | 4         |            |            | 4          | Yes                 |
| 016025417       | General Commercial          | C2     | 0.17                |                                 | 30                               | 20                                     | 4         |            |            | 4          | Yes                 |
| 016025418       | General Commercial          | C2     | 0.17                |                                 | 30                               | 20                                     | 4         |            |            | 4          | Yes                 |
| 016025419       | General Commercial          | C2     | 0.13                |                                 | 30                               | 20                                     | 3         |            |            | 3          | Yes                 |
| 016025422       | Mixed Use Neighborhood      | MU/N   | 0.18                | F (1 Owner)                     | 30                               | 20                                     |           | 4          |            | 4          | Yes                 |
| 016025421       | Mixed Use Neighborhood      | MU/N   | 0.14                |                                 | 30                               | 20                                     |           | 3          |            | 3          | Yes                 |
| <b>Subtotal</b> |                             |        | <b>2.88</b>         |                                 |                                  |                                        | <b>43</b> | <b>26</b>  | <b>0</b>   | <b>69</b>  |                     |
| 016414328       | Multiple Family Residential | R3/R4  | 0.1                 | G                               | 22                               | 20                                     |           | 2          |            | 2          |                     |
| 016414301       | Multiple Family Residential | R3/R4  | 0.1                 |                                 | 22                               | 20                                     |           | 2          |            | 2          |                     |
| 016034121       | Multiple Family Residential | R3/R4  | 0.58                |                                 | 22                               | 20                                     |           | 10         |            | 10         |                     |
| 016413197       | Multiple Family Residential | R3/R4  | 0.38                | H                               | 22                               | 20                                     |           | 7          |            | 7          |                     |
| 016413141       | Multiple Family Residential | R3/R4  | 0.07                |                                 | 22                               | 20                                     |           | 1          |            | 1          |                     |
| 016413140       | Multiple Family Residential | R3/R4  | 0.17                |                                 | 22                               | 20                                     |           | 3          |            | 3          |                     |
| 016413142       | Multiple Family Residential | R3/R4  | 0.39                |                                 | 22                               | 20                                     |           | 7          |            | 7          |                     |
| 016318202       | Multiple Family Residential | R3/R4  | 0.99                | J                               | 22                               | 20                                     |           | 17         |            | 17         |                     |
| 016318201       | Multiple Family Residential | R3/R4  | 3.95                |                                 | 22                               | 20                                     |           | 70         |            | 70         |                     |
| 016001239       | Multiple Family Residential | R3/R4  | 0.59                |                                 | 22                               | 20                                     |           | 10         |            | 10         |                     |
| 016416127       | Multiple Family Residential | R3/R4  | 0.25                | M                               | 22                               | 20                                     |           | 4          |            | 4          |                     |
| 016418102       | Multiple Family Residential | R3/R4  | 0.46                |                                 | 22                               | 20                                     |           | 8          |            | 8          |                     |

| APN             | General Plan                | Zoning | Parcel Size (acres) | Potential for Lot Consolidation | Allowable Density (du/ac) | Realistic Density (du/ac) | Lower    | Mod        | Above Mod | Total      | Residential Overlay |
|-----------------|-----------------------------|--------|---------------------|---------------------------------|---------------------------|---------------------------|----------|------------|-----------|------------|---------------------|
| 016418103       | Multiple Family Residential | R3/R4  | 1.55                |                                 | 22                        | 20                        |          | 27         |           | 27         |                     |
| 016416102       | Multiple Family Residential | R3/R4  | 0.09                |                                 | 22                        | 20                        |          | 2          |           | 2          |                     |
| 116702120       | Multiple Family Residential | R3/R4  | 5.14                |                                 | 22                        | 20                        |          | 90         |           | 90         |                     |
| <b>Subtotal</b> |                             |        | <b>14.81</b>        |                                 |                           |                           | <b>0</b> | <b>261</b> | <b>0</b>  | <b>261</b> |                     |
| 016416302       | Medium Density Residential  | R2     | 0.14                |                                 | 16                        | 12                        |          | 2          |           | 2          |                     |
| 016416301       | Medium Density Residential  | R2     | 1.03                |                                 | 16                        | 12                        |          | 13         |           | 13         |                     |
| 016406307       | Medium Density Residential  | R2     | 0.2                 |                                 | 16                        | 12                        |          | 3          |           | 3          |                     |
| 016406308       | Medium Density Residential  | R2     | 0.2                 |                                 | 16                        | 12                        |          | 3          |           | 3          |                     |
| 016406305       | Medium Density Residential  | R2     | 0.31                |                                 | 16                        | 12                        |          | 4          |           | 4          |                     |
| 016406306       | Medium Density Residential  | R2     | 0.2                 |                                 | 16                        | 12                        |          | 3          |           | 3          |                     |
| 016406304       | Medium Density Residential  | R2     | 0.31                |                                 | 16                        | 12                        |          | 4          |           | 4          |                     |
| 016219204       | Medium Density Residential  | R2     | 0.17                |                                 | 16                        | 12                        |          | 2          |           | 2          |                     |
| 016220301       | Medium Density Residential  | R2     | 0.17                |                                 | 16                        | 12                        |          | 2          |           | 2          |                     |
| 016327107       | Medium Density Residential  | R2     | 0.58                |                                 | 16                        | 12                        |          | 7          |           | 7          |                     |
| 016327124       | Medium Density Residential  | R2     | 0.38                |                                 | 16                        | 12                        |          | 5          |           | 5          |                     |
| 016204125       | Medium Density Residential  | R2     | 0.26                |                                 | 16                        | 12                        |          | 3          |           | 3          |                     |
| 016204124       | Medium Density Residential  | R2     | 0.26                |                                 | 16                        | 12                        |          | 3          |           | 3          |                     |
| 016211124       | Medium Density Residential  | R2     | 0.14                |                                 | 16                        | 12                        |          | 2          |           | 2          |                     |
| 016401118       | Medium Density Residential  | R2     | 0.13                |                                 | 16                        | 12                        |          | 2          |           | 2          |                     |
| 016327106       | Medium Density Residential  | R2     | 0.61                |                                 | 16                        | 12                        |          | 8          |           | 8          |                     |
| 016327112       | Medium Density Residential  | R2     | 0.81                |                                 | 16                        | 12                        |          | 10         |           | 10         |                     |
| 016316125       | Medium Density Residential  | R2     | 0.9                 |                                 | 16                        | 12                        |          | 12         |           | 12         |                     |
| 016123220       | Medium Density Residential  | R2     | 0.29                |                                 | 16                        | 12                        |          | 4          |           | 4          |                     |
| 016417205       | Medium Density Residential  | R2     | 0.16                |                                 | 16                        | 12                        |          | 2          |           | 2          |                     |
| 016417123       | Medium Density Residential  | R2     | 0.16                |                                 | 16                        | 12                        |          | 2          |           | 2          |                     |
| 016417211       | Medium Density Residential  | R2     | 0.16                |                                 | 16                        | 12                        |          | 2          |           | 2          |                     |
| <b>Subtotal</b> |                             |        | <b>7.57</b>         |                                 |                           |                           | <b>0</b> | <b>97</b>  | <b>0</b>  | <b>97</b>  |                     |
| 016027101       | Low Density Residential     | R1     | 0.2                 |                                 | 8                         | 6                         |          |            | 1         | 1          |                     |
| 016007120       | Low Density Residential     | R1     | 0.35                |                                 | 8                         | 6                         |          |            | 2         | 2          |                     |
| 016311608       | Low Density Residential     | R1     | 0.81                |                                 | 8                         | 6                         |          |            | 5         | 5          |                     |
| 016317123       | Low Density Residential     | R1     | 0.68                |                                 | 8                         | 6                         |          |            | 4         | 4          |                     |
| 016302226       | Low Density Residential     | R1     | 0.47                |                                 | 8                         | 6                         |          |            | 3         | 3          |                     |
| 016302227       | Low Density Residential     | R1     | 0.75                |                                 | 8                         | 6                         |          |            | 5         | 5          |                     |
| 016311507       | Low Density Residential     | R1     | 1.98                |                                 | 8                         | 6                         |          |            | 13        | 13         |                     |
| 016306515       | Low Density Residential     | R1     | 0.69                |                                 | 8                         | 6                         |          |            | 4         | 4          |                     |
| 016306512       | Low Density Residential     | R1     | 0.34                |                                 | 8                         | 6                         |          |            | 2         | 2          |                     |
| 016302302       | Low Density Residential     | R1     | 1.3                 |                                 | 8                         | 6                         |          |            | 8         | 8          |                     |
| 016306516       | Low Density Residential     | R1     | 0.28                |                                 | 8                         | 6                         |          |            | 2         | 2          |                     |

| APN       | General Plan            | Zoning | Parcel Size (acres) | Potential for Lot Consolidation | Allowable Density (du/ac) | Realistic Density (du/ac) | Lower | Mod | Above Mod | Total | Residential Overlay |
|-----------|-------------------------|--------|---------------------|---------------------------------|---------------------------|---------------------------|-------|-----|-----------|-------|---------------------|
| 016321230 | Low Density Residential | R1     | 1.83                |                                 | 8                         | 6                         |       |     | 12        | 12    |                     |
| 016322126 | Low Density Residential | R1     | 0.76                |                                 | 8                         | 6                         |       |     | 5         | 5     |                     |
| 116703121 | Low Density Residential | R1     | 5.22                |                                 | 8                         | 6                         |       |     | 33        | 33    |                     |
| 116703101 | Low Density Residential | R1     | 14.29               |                                 | 8                         | 6                         |       |     | 91        | 91    |                     |
| 027508101 | Low Density Residential | R1     | 15.45               |                                 | 8                         | 6                         |       |     | 99        | 99    |                     |
| 027508102 | Low Density Residential | R1     | 4.39                |                                 | 8                         | 6                         |       |     | 28        | 28    |                     |
| 016119313 | Low Density Residential | R1     | 0.28                |                                 | 8                         | 6                         |       |     | 2         | 2     |                     |
| 016122237 | Low Density Residential | R1     | 0.51                |                                 | 8                         | 6                         |       |     | 3         | 3     |                     |
| 016406203 | Low Density Residential | R1     | 0.26                |                                 | 8                         | 6                         |       |     | 2         | 2     |                     |
| 016311104 | Low Density Residential | R1     | 0.11                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016013324 | Low Density Residential | R1     | 0.12                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016310308 | Low Density Residential | R1     | 0.52                |                                 | 8                         | 6                         |       |     | 3         | 3     |                     |
| 016311127 | Low Density Residential | R1     | 0.11                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016311103 | Low Density Residential | R1     | 0.11                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016402310 | Low Density Residential | R1     | 0.16                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016407108 | Low Density Residential | R1     | 0.16                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016007103 | Low Density Residential | R1     | 0.19                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016007104 | Low Density Residential | R1     | 0.21                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016007105 | Low Density Residential | R1     | 0.21                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016310119 | Low Density Residential | R1     | 0.17                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016301126 | Low Density Residential | R1     | 0.17                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016307305 | Low Density Residential | R1     | 0.17                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016306216 | Low Density Residential | R1     | 0.17                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016308205 | Low Density Residential | R1     | 0.17                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016007102 | Low Density Residential | R1     | 0.16                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016013323 | Low Density Residential | R1     | 0.23                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016007127 | Low Density Residential | R1     | 0.21                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016325301 | Low Density Residential | R1     | 0.11                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016325204 | Low Density Residential | R1     | 0.14                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016107314 | Low Density Residential | R1     | 0.2                 |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016104116 | Low Density Residential | R1     | 0.2                 |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016104117 | Low Density Residential | R1     | 0.2                 |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016030139 | Low Density Residential | R1     | 0.55                |                                 | 8                         | 6                         |       |     | 4         | 4     |                     |
| 016319153 | Low Density Residential | R1     | 0.11                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016104118 | Low Density Residential | R1     | 0.21                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016319154 | Low Density Residential | R1     | 0.11                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016319145 | Low Density Residential | R1     | 0.11                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |
| 016319152 | Low Density Residential | R1     | 0.11                |                                 | 8                         | 6                         |       |     | 1         | 1     |                     |

| APN             | General Plan            | Zoning | Parcel Size (acres) | Potential for Lot Consolidation | Allowable Density (du/ac) | Realistic Density (du/ac) | Lower     | Mod        | Above Mod    | Total        | Residential Overlay |
|-----------------|-------------------------|--------|---------------------|---------------------------------|---------------------------|---------------------------|-----------|------------|--------------|--------------|---------------------|
| 016317107       | Low Density Residential | R1     | 0.14                |                                 | 8                         | 6                         |           |            | 1            | 1            |                     |
| 016317104       | Low Density Residential | R1     | 0.14                |                                 | 8                         | 6                         |           |            | 1            | 1            |                     |
| 016317115       | Low Density Residential | R1     | 0.14                |                                 | 8                         | 6                         |           |            | 1            | 1            |                     |
| 016319171       | Low Density Residential | R1     | 0.2                 |                                 | 8                         | 6                         |           |            | 1            | 1            |                     |
| 016317201       | Low Density Residential | R1     | 0.27                |                                 | 8                         | 6                         |           |            | 2            | 2            |                     |
| 016317121       | Low Density Residential | R1     | 0.18                |                                 | 8                         | 6                         |           |            | 1            | 1            |                     |
| 016007169       | Low Density Residential | R1     | 0.41                |                                 | 8                         | 6                         |           |            | 3            | 3            |                     |
| 016408203       | Low Density Residential | R1     | 0.17                |                                 | 8                         | 6                         |           |            | 1            | 1            |                     |
| 027507149       | Low Density Residential | R1     | 0.46                |                                 | 8                         | 6                         |           |            | 3            | 3            |                     |
| 027507148       | Low Density Residential | R1     | 0.71                |                                 | 8                         | 6                         |           |            | 5            | 5            |                     |
| 027507147       | Low Density Residential | R1     | 0.77                |                                 | 8                         | 6                         |           |            | 5            | 5            |                     |
| 116703116       | Low Density Residential | R1     | 0.79                |                                 | 8                         | 6                         |           |            | 5            | 5            |                     |
| <b>Subtotal</b> |                         |        | <b>60.62</b>        |                                 |                           |                           | <b>0</b>  | <b>0</b>   | <b>388</b>   | <b>388</b>   |                     |
| 016447101       | Reche Canyon SP         | SP     | 22.17               |                                 | 2                         | 2                         |           |            | 44           | 44           |                     |
| 016423136       | Reche Canyon SP         | SP     | 7.53                |                                 | 2                         | 2                         |           |            | 15           | 15           |                     |
| 028219209       | Reche Canyon SP         | SP     | 1.2                 |                                 | 2                         | 2                         |           |            | 2            | 2            |                     |
| 028219245       | Reche Canyon SP         | SP     | 0.92                |                                 | 2                         | 2                         |           |            | 1            | 1            |                     |
| 028219215       | Reche Canyon SP         | SP     | 41.91               |                                 | 2                         | 2                         |           |            | 83           | 83           |                     |
| 028219224       | Reche Canyon SP         | SP     | 11.37               |                                 | 2                         | 2                         |           |            | 22           | 22           |                     |
| 028219223       | Reche Canyon SP         | SP     | 3.1                 |                                 | 2                         | 2                         |           |            | 6            | 6            |                     |
| 028219246       | Reche Canyon SP         | SP     | 8.87                |                                 | 2                         | 2                         |           |            | 17           | 17           |                     |
| 027637209       | Reche Canyon SP         | SP     | 21.68               |                                 | 2                         | 2                         |           |            | 43           | 43           |                     |
| <b>Subtotal</b> |                         |        | <b>118.75</b>       |                                 |                           |                           |           |            | <b>190</b>   | <b>190</b>   |                     |
| 016335125       | Very Low Density Res    | VL     | 50.14               |                                 | 2                         | 2                         |           |            | 100          | 100          |                     |
| 016335125       | Very Low Density Res    | VL     | 175.58              |                                 | 2                         | 2                         |           |            | 351          | 351          |                     |
| 027701105       | Very Low Density Res    | VL     | 1                   |                                 | 2                         | 2                         |           |            | 2            | 2            |                     |
| 027505119       | Very Low Density Res    | VL     | 5.19                |                                 | 2                         | 2                         |           |            | 10           | 10           |                     |
| 016334104       | Very Low Density Res    | VL     | 1.84                |                                 | 2                         | 2                         |           |            | 2            | 2            |                     |
| <b>Subtotal</b> |                         |        | <b>233.75</b>       |                                 |                           |                           | <b>0</b>  | <b>0</b>   | <b>374</b>   | <b>374</b>   |                     |
| <b>TOTALS</b>   |                         |        |                     |                                 |                           |                           | <b>43</b> | <b>514</b> | <b>1,692</b> | <b>2,250</b> |                     |

## Underutilized Sites

Underutilized sites are those with significant opportunity for redevelopment with multi-family housing or mixed use based on the existing use and current General Plan and zoning designations (Table H-39). Potential units are estimated based on 80% of the allowable density.

## Accessory Dwelling Units

Under State law, two accessory dwelling units (ADUs) – one ADU and one “junior ADU - may be permitted on most single-family residential lots. ADUs represent a significant source of new affordable housing that can be created within the fabric of existing residential neighborhoods.

In December 2020, SCAG published a study of ADU affordability in Southern California<sup>5</sup> and concluded that a significant portion of ADUs built recently have been affordable to low- and moderate-income households. SCAG determined that the following affordability assumptions are appropriate for San Bernardino County:

| Very Low | Low | Moderate | Above Moderate |
|----------|-----|----------|----------------|
| 23%      | 35% | 35%      | 8%             |

Source: SCAG 2020

ADU permits during the 2018-2020 period in Colton are as follows:

2018: 7  
2019: 13  
2020: 14

Based on this trend and SCAG’s analysis, it is assumed that an average of 14 ADUs per year will be produced in the following income categories during the 2021-2029 planning period.

|                | Very Low | Low | Moderate | Above Moderate | Total 2021-2029 |
|----------------|----------|-----|----------|----------------|-----------------|
| Number of ADUs | 26       | 39  | 38       | 9              | 112             |

<sup>5</sup> [https://scag.ca.gov/sites/main/files/file-attachments/adu\\_affordability\\_analysis\\_120120v2.pdf?1606868527](https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527)

**Table H-39**  
**Underutilized Sites**

| Sites         | APN       | Existing Use                             | General Plan | Zoning        | Allowable Density | Parcel Size (ac) | Lower      | Mod       | Above Mod | Total Units |
|---------------|-----------|------------------------------------------|--------------|---------------|-------------------|------------------|------------|-----------|-----------|-------------|
| Site A        | 016210701 | Contractor's office and warehouse        | MU Downtown  | MU:D          | 30                | 0.60             | 14         | 0         | 0         | 14          |
| Site B        | 016205601 | Lumber yard, sales and admin offices     | MU Downtown  | MU:D          | 30                | 2.21             | 53         | 0         | 0         | 53          |
| Site C        | 016206225 | Vacant building                          | MU Downtown  | MU:D          | 30                | 1.18             | 28         | 0         | 0         | 28          |
| Site D        | 016210402 | House converted to church (Marginal use) | MU Downtown  | MU:D          | 30                | 0.11             | 3          | 0         | 0         | 3           |
|               | 016210414 | Operating lumber yard and admin offices  | MU Downtown  | MU:D          | 30                | 0.78             | 19         | 0         | 0         | 19          |
|               | 016210409 | Operating lumber yard and admin offices  | MU Downtown  | MU:D          | 30                | 0.17             | 4          | 0         | 0         | 4           |
|               | 016210415 | Operating lumber yard and admin offices  | MU Downtown  | MU:D          | 30                | 0.82             | 20         | 0         | 0         | 20          |
|               | 016210401 | Operating lumber yard and admin offices  | MU Downtown  | MU:D          | 30                | 0.23             | 6          | 0         | 0         | 6           |
|               | 016210403 | Operating lumber yard and admin offices  | MU Downtown  | MU:D          | 30                | 0.26             | 6          | 0         | 0         | 6           |
|               | Subtotal  |                                          |              |               |                   | 2.80             | 57         | 0         | 0         | 57          |
|               | 025405150 | Industrial                               | SP           | HCCSP Res M-1 | 14                | 1.32 ac          |            | 15        |           | 15          |
|               | 025405160 | Office                                   | SP           | HCCSP Res M-1 | 14                | 1.73 ac          |            | 19        |           | 19          |
|               | 025405161 | Office                                   | SP           | HCCSP Res M-1 | 14                | 1.40 ac          |            | 16        |           | 16          |
| <b>Totals</b> |           |                                          |              |               |                   |                  | <b>153</b> | <b>50</b> | <b>0</b>  | <b>203</b>  |

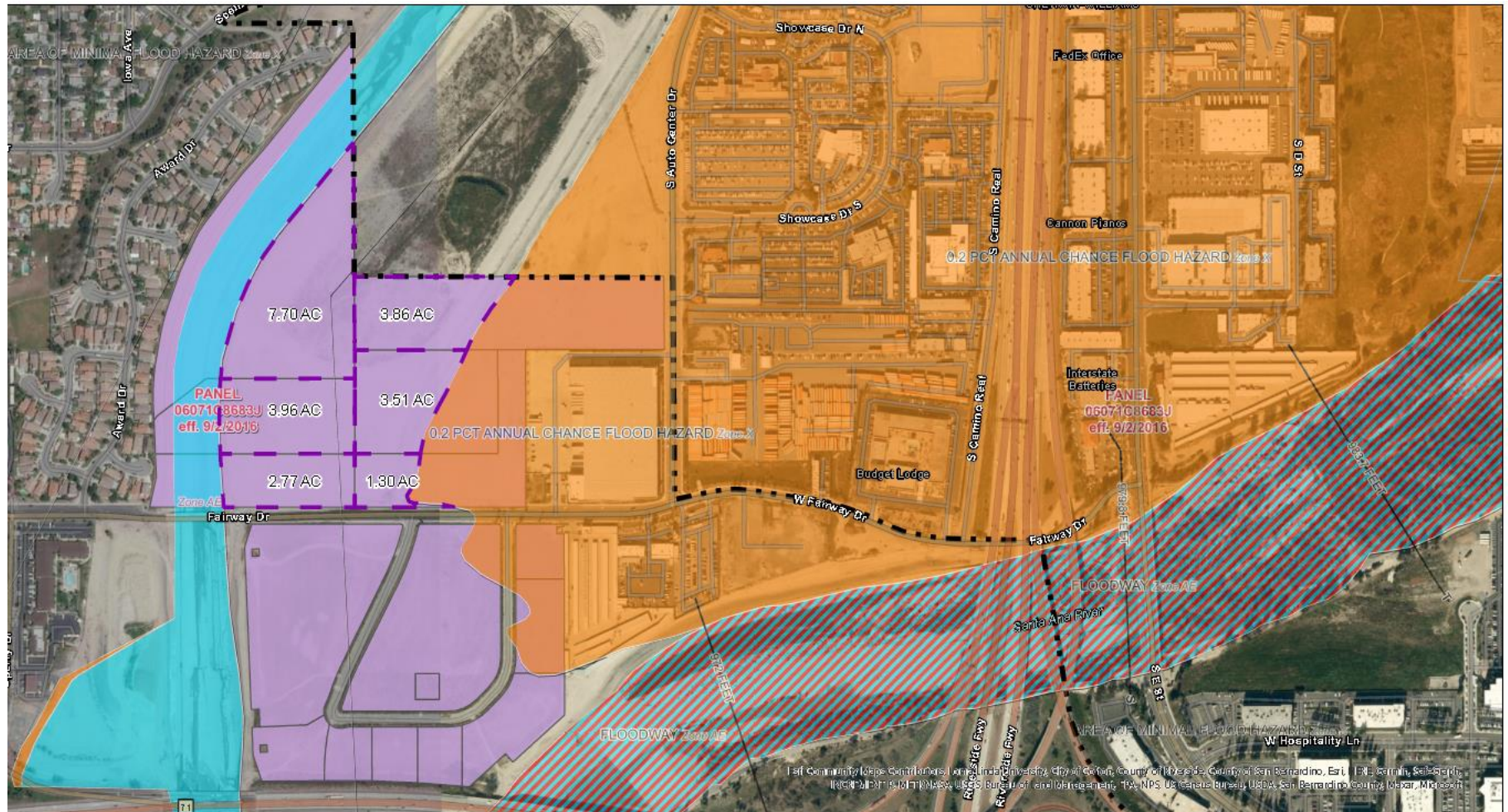
**Table H-40**  
**Candidate Sites for Rezoning**

| Parcel Number | Existing General Plan    | Existing Zoning                        | Existing Use      | Current Density | Proposed Zoning | Proposed Density | Parcel Size | Potential Units |
|---------------|--------------------------|----------------------------------------|-------------------|-----------------|-----------------|------------------|-------------|-----------------|
| 25406130      | Retail                   | Colton's Hub City Centre Specific Plan | Vacant            | 0               | MU              | 25               | 51.4        | 1,028           |
| 25407162      | Retail                   | Colton's Hub City Centre Specific Plan | Vacant            | 0               | MU              | 25               | 1.1         | 22              |
| 25407163      | Retail                   | Colton's Hub City Centre Specific Plan | Vacant            | 0               | MU              | 25               | 1.1         | 22              |
| 25407165      | Retail                   | Colton's Hub City Centre Specific Plan | Vacant            | 0               | MU              | 25               | 1.0         | 20              |
| 25407164      | Retail                   | Colton's Hub City Centre Specific Plan | Vacant            | 0               | MU              | 25               | 1.0         | 20              |
| 25407161      | Retail                   | Colton's Hub City Centre Specific Plan | Vacant            | 0               | MU              | 25               | 4.9         | 98              |
| 25405114      | Retail Mixed Use         | Colton's Hub City Centre Specific Plan | Vacant            | 0               | MU              | 25               | 20.6        | 412             |
| 25407158      | Office Mixed Use         | Colton's Hub City Centre Specific Plan | Vacant            | 0               | MU              | 25               | 1.8         | 36              |
| 25405169      | SP                       | HCCSP – Res M-1                        | Vacant            | 14              | HDR             | 25               | 2.76        | 55              |
| 25407165      | SP                       | HCCSP - Retail                         | Vacant            | 0               | MU              | 25               | 0.97        | 19              |
| 25407149      | HCCSP - Retail           | Colton's Hub City Centre Specific Plan | industrial        | 0               | MU              | 25               | 1.1         | 22              |
| 25407147      | HCCSP - Retail           | Colton's Hub City Centre Specific Plan | industrial        | 0               | MU              | 25               | 0.3         | 6               |
| 25407127      | HCCSP - Retail           | Colton's Hub City Centre Specific Plan | Trucking business | 0               | MU              | 25               | 4.1         | 82              |
| 25407150      | HCCSP - Retail           | Colton's Hub City Centre Specific Plan | industrial        | 0               | MU              | 25               | 0.3         | 6               |
| 25407143      | HCCSP - Retail           | Colton's Hub City Centre Specific Plan | industrial        | 0               | MU              | 25               | 0.5         | 10              |
| 25407144      | HCCSP - Retail           | Colton's Hub City Centre Specific Plan | industrial        | 0               | MU              | 25               | 0.8         | 16              |
| 25407125      | HCCSP - Retail           | Colton's Hub City Centre Specific Plan | trucking business | 0               | MU              | 25               | 0.3         | 6               |
| 25405113      | HCCSP - Retail Mixed Use | Colton's Hub City Centre Specific Plan | bar               | 0               | MU              | 25               | 0.8         | 16              |
| 25407126      | HCCSP - Retail           | Colton's Hub City Centre Specific Plan | Market            | 0               | MU              | 25               | 0.54        | 11              |
| 16321125      | General Commercial       | General Commercial                     | Vacant            | 0               | Res Overlay     | 25               | 1.2         | 24              |
| 16321105      | General Commercial       | General Commercial                     | Vacant            | 0               | Res Overlay     | 25               | 0.4         | 8               |
| 16321230      | Low Density Residential  | Low Density Residential                | Vacant            | 0               | Res Overlay     | 25               | 1.8         | 36              |
| 16322126      | Low Density Residential  | Low Density Residential                | Vacant            | 0               | Res Overlay     | 25               | 1.5         | 30              |
| 16307431      | General Commercial       | General Commercial                     | Vacant            | 0               | Res Overlay     | 25               | 0.3         | 6               |
| 16308108      | General Commercial       | General Commercial                     | Vacant            | 0               | Res Overlay     | 25               | 0.1         | 2               |
| 16308109      | General Commercial       | General Commercial                     | Vacant            | 0               | Res Overlay     | 25               | 0.1         | 2               |

2021-2029 HOUSING ELEMENT - APPENDIX D

| Parcel Number | Existing General Plan | Existing Zoning    | Existing Use | Current Density | Proposed Zoning | Proposed Density | Parcel Size  | Potential Units |
|---------------|-----------------------|--------------------|--------------|-----------------|-----------------|------------------|--------------|-----------------|
| 16308107      | General Commercial    | General Commercial | Vacant       | 0               | Res Overlay     | 25               | 0.2          | 4               |
| 16308106      | General Commercial    | General Commercial | Vacant       | 0               | Res Overlay     | 25               | 0.2          | 4               |
| 16418255      | Industrial Park       | Industrial Park    | Vacant       | 0               | MU              | 25               | 8.8          | 176             |
| 16418253      | Industrial Park       | Industrial Park    | Vacant       | 0               | MU              | 25               | 1.6          | 32              |
| 16418248      | Industrial Park       | Industrial Park    | Vacant       | 0               | MU              | 25               | 1.0          | 20              |
| 16418247      | Industrial Park       | Industrial Park    | Vacant       | 0               | MU              | 25               | 1.0          | 20              |
| 16418246      | Industrial Park       | Industrial Park    | Vacant       | 0               | MU              | 25               | 1.0          | 20              |
| 16418241      | Industrial Park       | Industrial Park    | Vacant       | 0               | MU              | 25               | 0.4          | 8               |
| 16418258      | Industrial Park       | Industrial Park    | Vacant       | 0               | MU              | 25               | 2.6          | 52              |
| 16418243      | Industrial Park       | Industrial Park    | Vacant       | 0               | MU              | 25               | 1.8          | 36              |
| 16418257      | Industrial Park       | Industrial Park    | Vacant       | 0               | MU              | 25               | 1.0          | 20              |
| 16418251      | Industrial Park       | Industrial Park    | Vacant       | 0               | MU              | 25               | 8.2          | 164             |
| 16418238      | Industrial Park       | Industrial Park    | Vacant       | 0               | MU              | 25               | 0.2          | 4               |
| 16327201      | Light Industrial      | Light Industrial   | Vacant       | 0               | MU              | 25               | 0.3          | 6               |
| 016428111     | Industrial Park       | Industrial Park    | Vacant       | 0               | MU              | 25               | 7.7          | 154             |
| 016428109     | Industrial Park       | Industrial Park    | Vacant       | 0               | MU              | 25               | 3.96         | 79              |
| 016428112     | Industrial Park       | Industrial Park    | Vacant       | 0               | MU              | 25               | 2.77         | 55              |
| 016418108     | Industrial Park       | Industrial Park    | Vacant       | 0               | MU              | 25               | 1.30         | 26              |
| 016428102     | Industrial Park       | Industrial Park    | Vacant       | 0               | MU              | 25               | 3.51         | 70              |
| 016428101     | Industrial Park       | Industrial Park    | Vacant       | 0               | MU              | 25               | 3.86         | 77              |
| <b>TOTALS</b> |                       |                    |              |                 |                 |                  | <b>116.8</b> | <b>3,044</b>    |

Figure H-9 Candidate Sites for Rezoning

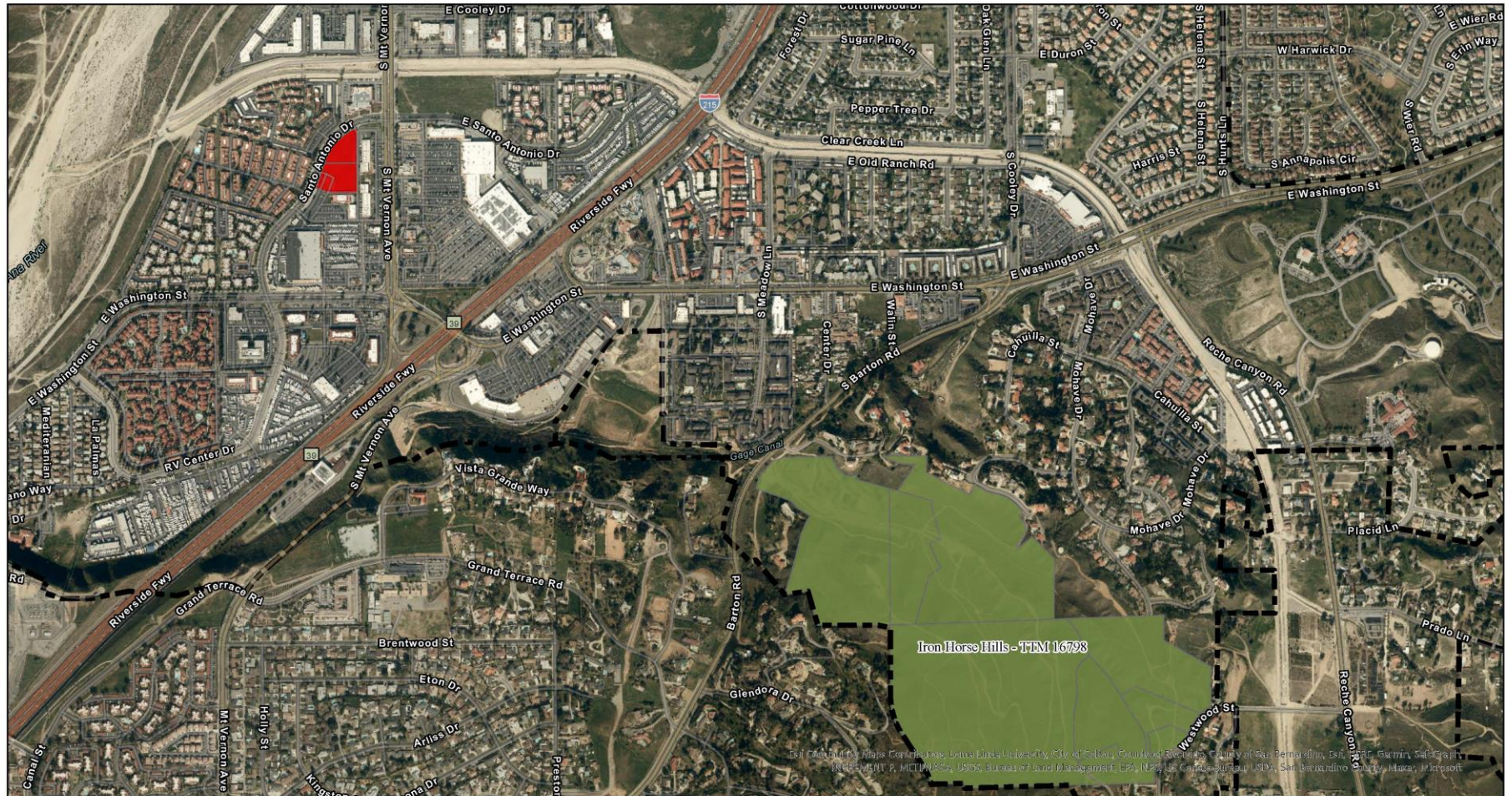


**City of Colton**  
Housing Element Analysis- Vacant Sites  
June 14, 2021

**Legend**  
Zoning Designation  
[I-P] Industrial Park (16)  
Developable Land

APN: 016418112 (AC 4.18), 016428111 (AC 6.85), 016428101 (AC 8.88), 016418108 (AC 4.70), 016428102 (AC 5.79), 016428109 (AC 5.47), 016418243 (AC 1.78), 016418258 (AC 2.56), 016418238 (AC 0.24), 016418253 (AC 1.55), 016418248 (AC 0.96), 016418245 (AC 1.00), 016418247 (AC 0.87), 016418254 (AC 0.34), 016418255 (AC 0.80), 016418257 (AC 1.00)

Figure H-10 Candidate Sites for Rezoning

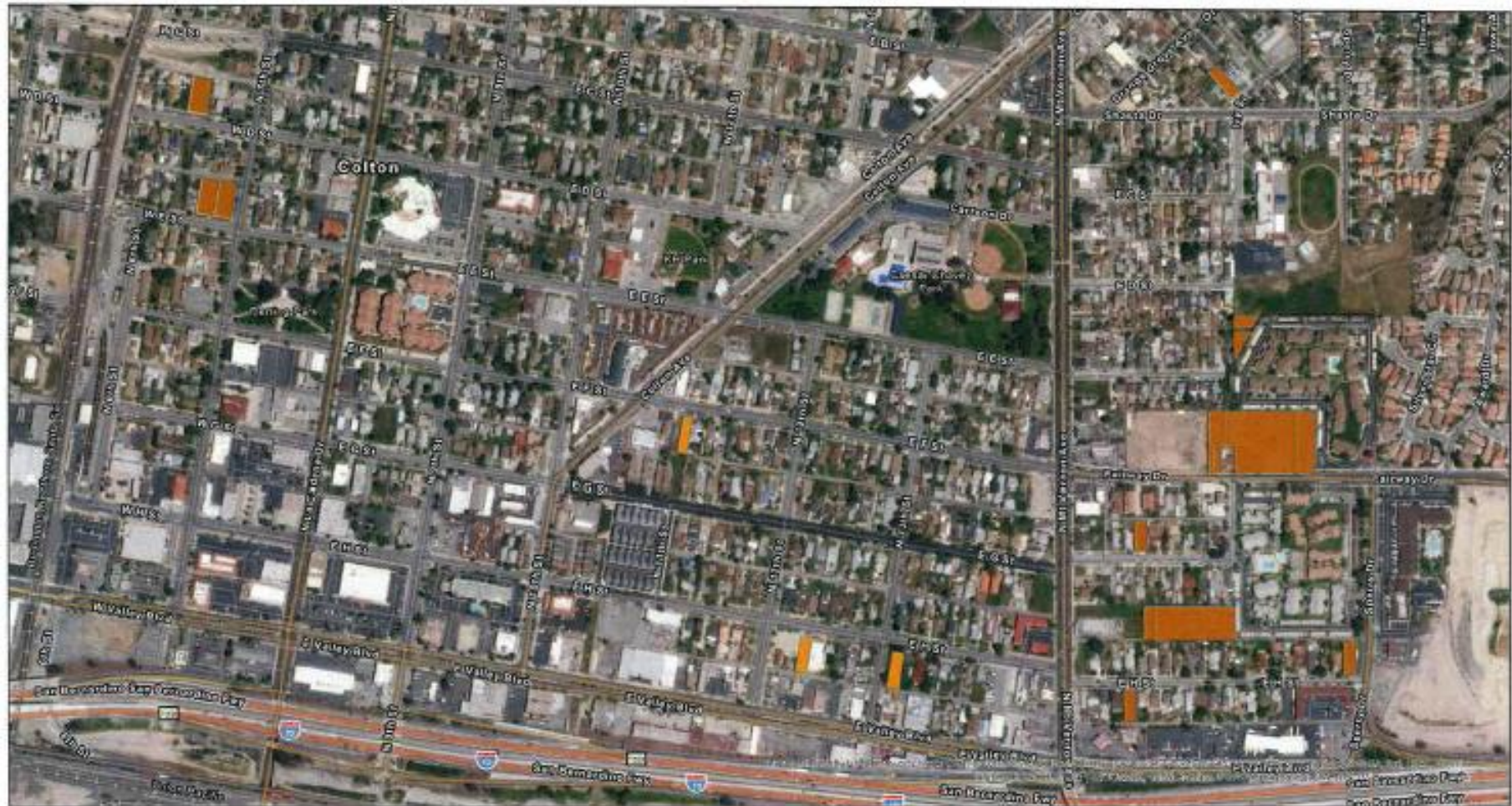


**City of Colton**  
Housing Element Analysis- Vacant Sites  
July 7, 2021

**Legend**  
Zoning Designation  
[C-2] General Commercial (2)  
Reche Canyon Specific Plan (9)

APN: 027650115 (AC 1.62), 027650116 (AC 1.11), 016423136 (AC 7.53), 016447101 (AC 2.16), 027637209 (AC 1.68), 028219224 (AC 1.36), 028219215 (AC 1.90), 028219246 (AC 8.87), 028219223 (AC 3.09), 028219209 (AC 1.20), 028219245 (AC 0.91)

Figure H-11 Candidate Sites for Rezoning



**City of Colton**  
Housing Element Analysis- Vacant Sites  
May 12, 2021

**Legend**

**Zoning Designation**

[R-2] Medium Density Residential (3)

[R-3/R-4] Multiple Family Residential (15)

APN: 016414301 (AC 0.09), 016416127 (AC 0.24), 016418102 (AC 0.45), 016418103 (AC 1.55), 016416102 (AC 0.09), 016414328 (AC 0.10), 016123220 (AC 0.29), 016219204 (AC 0.17), 016416302 (AC 6.14), 016416301 (AC 1.02), 016408203 (AC 0.17), 016417205 (AC 0.16), 016220301 (AC 0.17), 016211124 (AC 0.13), 016204124 (AC 0.25), 016204125 (AC 0.25), 016416240 (AC 0.14), 016417123 (AC 0.19)



**Legend**  
Underutilized Sites  
Zoning Designation  
Mixed-Use Downtown (11)

APN: 016210402 (0.11 AC), 016210403 (0.26 AC), 016210405 (0.17 AC), 016210415 (0.81 AC), 016210401 (0.22 AC), 016210701 (0.60 AC), 016210414 (0.77 AC), 016210409 (0.17 AC), 016210412 (0.25 AC), 016205601 (2.21 AC), 016206225 (1.18 AC)

Figure H-13 Candidate Sites for Rezoning

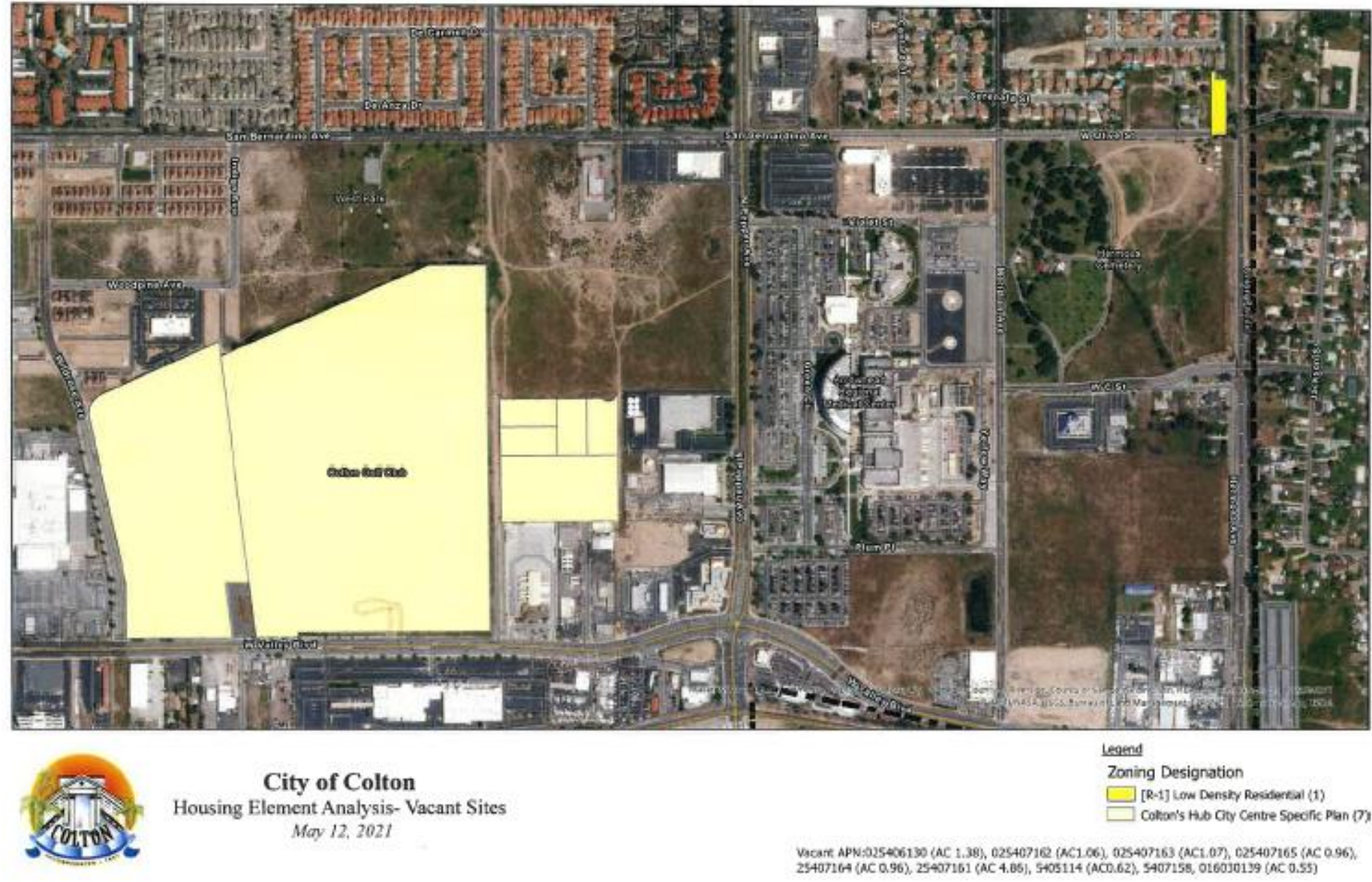


Figure H-14 Candidate Sites for Rezoning



**City of Colton**  
Housing Element Analysis- Underutilized Sites  
May 12, 2021

**Legend**

Underutilized Sites

Zoning Designation

Colton's Hub City Centre Specific Plan (H)

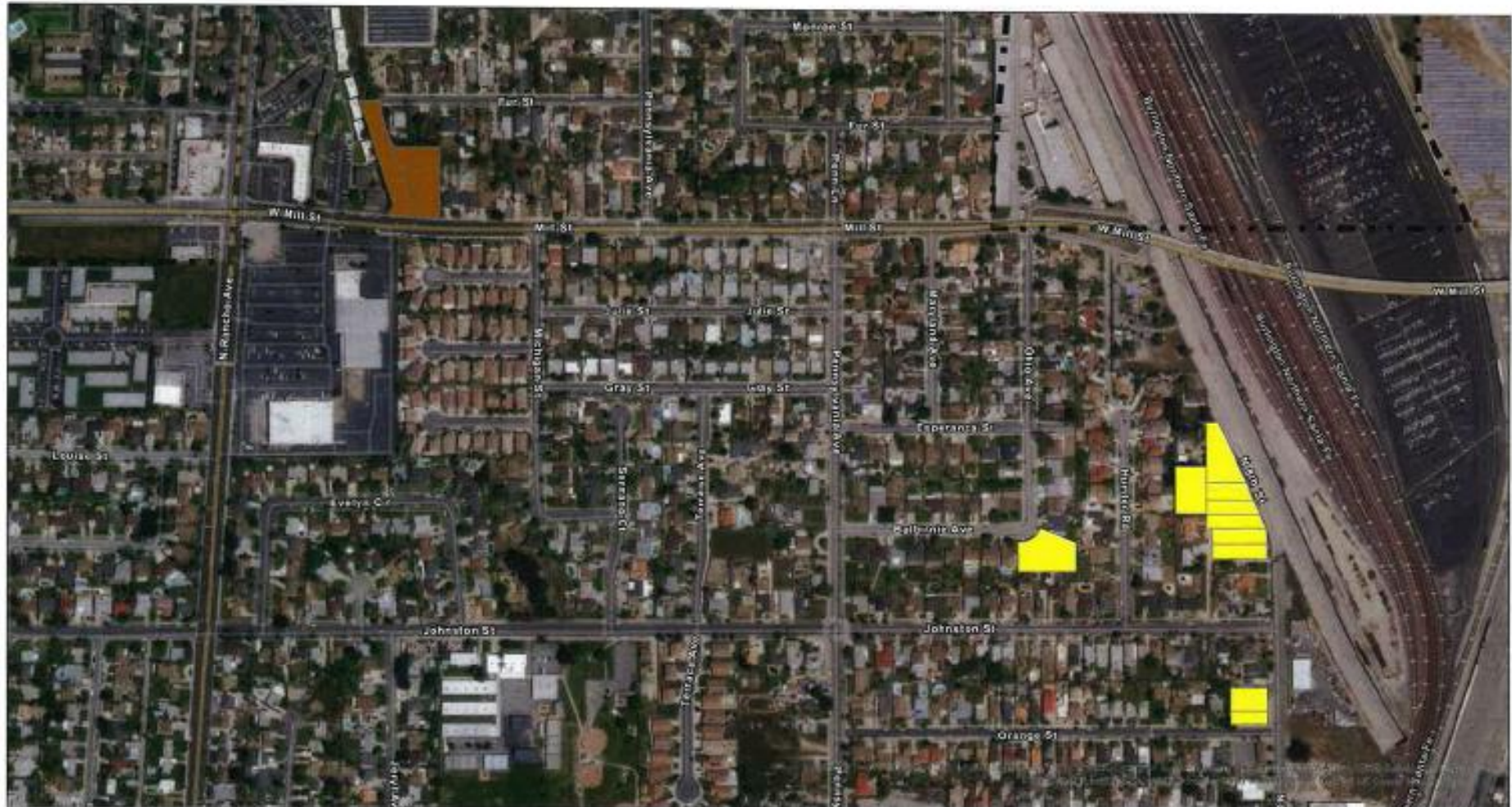
APN: 016205225 (2.21 AC), 025407149 (1.09 AC), 025407147 (0.27 AC), 025407127 (4.07 AC),  
025407190 (0.34 AC), 025407143 (0.48 AC), 025407144 (0.75 AC), 025407125 (0.33 AC),  
025405113 (0.80 AC)

Figure H-15 Candidate Sites for Rezoning



**City of Colton**  
Housing Element Analysis- Vacant Sites  
May 12, 2021

Figure H-16 Candidate Sites for Rezoning



**City of Colton**  
Housing Element Analysis- Vacant Sites  
May 12, 2021

**Legend**

**Zoning Designation**

- [R-1] Low Density Residential (2)
- [R-2] Medium Density Residential (2)
- Colton's Hub City Centre Specific Plan (7)

APN: 016004121 (AC 0.57), 016001238 (AC 0.58), 016013324 (AC 0.12), 016007120 (AC 0.35), 016007103 (AC 0.18), 016007104 (AC 0.21), 016007105 (AC 0.20), 016006434 (AC 0.51), 016007102 (AC 0.16), 016007169 (AC 0.40), 016013323 (AC 0.22), 016007127 (AC 0.28)

Figure H-17 Candidate Sites for Rezoning





# 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 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.

|                   |                                                |
|-------------------|------------------------------------------------|
| February 18, 2021 | Public Workshop                                |
| May 26, 2021      | Joint City Council/Planning Commission meeting |
| July 14, 2021     | Joint City Council/Planning Commission meeting |
| _____             | Planning Commission Public Hearing             |
| _____             | City Council Hearing                           |

Table H-41 provides a list of persons and organizations that were sent direct mail notice of all public meetings on the Housing Element while a list of Frequently Asked Questions is provided in Attachment E-1.

**Table H-41**  
**Public Notice List**

|                                                                                                                                                  |                                                                                                                     |                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| Corporation for Better Housing<br>15303 Ventura Boulevard, Suite<br>1100<br>Sherman Oaks, CA 91403                                               | HDSI Management<br>Noel Sweitzer<br>3460 S. Broadway<br>Los Angeles, CA 90007                                       | Jamboree Housing Corporation<br>17701 Cowan Ave. Suite 200<br>Irvine, CA 92614                        |
| Affirmed Housing Group<br>13520 Evening Creek Dr. North, Ste.<br>160<br>San Diego, CA 92128                                                      | The Olson Company<br>30200 Old Ranch Pkwy, #250<br>Seal Beach, CA 90740                                             | So. Calif. Housing Development<br>Corp.<br>8265 Aspen Street, Suite 100<br>Rancho Cucamonga, CA 91730 |
| RC Hobbs Company<br>1110 E. Chapman Ave., Suite 206<br>Orange, CA 92866                                                                          | LINC Housing Corporation<br>110 Pine Avenue, Suite 500<br>Long Beach, CA 90802                                      | Palm Desert Development Company<br>Dan Horn<br>P.O. Box 3958<br>Palm Desert, CA 92261                 |
| Riverside Housing Development<br>Corp.<br>Bruce Kulpa<br>4250 Brockton Ave.<br>Riverside, CA 92501                                               | Inland Fair Housing and Mediation<br>Board<br>10681 Foothill Blvd, Suite 101,<br>Rancho Cucamonga, CA 91730         | City of Rialto<br>150 S. Palm Ave.<br>Rialto, CA 92376                                                |
| City of Fontana<br>8353 Sierra Avenue<br>Fontana, CA 92335                                                                                       | County of San Bernardino<br>Land Use Services<br>385 N. Arrowhead Ave. First Floor<br>San Bernardino, CA 92415-0182 | City of Grand Terrace<br>22795 Barton Rd.<br>Grand Terrace, CA 92313                                  |
| City of Riverside<br>Public Utilities Department<br>Water Engineering Division<br>3750 University Ave. 3 <sup>rd</sup> FL<br>Riverside, CA 92501 | City of San Bernardino<br>290 N. D Street<br>San Bernardino, CA 92401                                               | City of Loma Linda<br>25541 Barton Rd.<br>Loma Linda, CA 92354                                        |
| National CORE<br>9421 Haven Avenue<br>Rancho Cucamonga, CA 91730                                                                                 | Citizens for Colton First<br>ATTN: Steven Cade<br>PO Box 1114<br>Colton, CA 92324                                   | Rotary Club of Colton<br>ATTN: General Manager<br>PO Box 249<br>Colton, CA 92324                      |
| Royal Gents Association<br>ATTN: Cynthia Rosales<br>2069 San Bernardino Ave. #1129<br>Colton, CA 92324                                           | Colton Women's Club<br>ATTN: Dena Leavitt<br>PO Box 247<br>Colton, CA 92324                                         | Knights of Columbus Council<br>ATTN: President/Council<br>740 N. Pennsylvania Ave<br>Colton, CA 92324 |

## Attachment E-1



# Frequently Asked Questions

## 2021 Housing Element Update

### 1. What is a Housing Element?

State law<sup>1</sup> requires each city to adopt a comprehensive, long-term General Plan for its physical development. General Plans include several “elements” that address various topics. Colton’s current General Plan<sup>2</sup> includes the following elements:

- Land Use
- Housing
- Mobility
- Open Space and Conservation
- Safety
- Noise
- Cultural Resources
- Air Quality

While most General Plans have a time horizon of 20-25 years, Housing Element updates must be prepared every 8 years. Housing Element planning periods are sometimes referred to as “cycles”. Colton’s current Housing Element covers the planning period extending from 2013 to 2021, which is referred to as the “5<sup>th</sup> Housing Element cycle” in reference to the five required updates that have occurred since the comprehensive revision to State Housing Element law in 1980. All cities in the Southern California Association of Governments (“SCAG”) region are required to prepare a Housing Element update for the 6<sup>th</sup> cycle, which spans the 2021-2029 period. The SCAG region includes Los Angeles, Orange, Riverside, San Bernardino, Ventura and Imperial counties.

State law<sup>3</sup> establishes detailed requirements for Housing Elements. The overarching purpose of the Housing Element is set forth in California Government Code Section 65583:

*The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.*

<sup>1</sup> California Government Code Sec. 65300 *et seq.*

<sup>2</sup> <https://www.ci.colton.ca.us/778/Planning-Documents>

<sup>3</sup> California Government Code Sec. 65580 *et seq.*



## Colton 2021 Housing Element FAQ

## 2. What is “certification” of the Housing Element and why is it important?

The State Legislature has delegated to the California Department of Housing and Community Development (“HCD”) the authority to review Housing Elements and issue findings regarding the elements’ compliance with the law.<sup>4</sup> When HCD issues a letter finding that the Housing Element is in substantial compliance it is referred to as “certification” of the Housing Element. HCD has determined that Colton’s current Housing Element is in full compliance with State law.

Housing Element certification is important for two main reasons:

- **Local land use control.** The General Plan and its various elements provide the foundation for the City’s land use plans and development regulations, and the Housing Element is part of the General Plan. If the City were challenged in court on a planning or zoning matter and the General Plan were found by the court to be invalid, the court could order changes to City land use plans or regulations and assume control over City land use decisions. HCD certification establishes a “rebuttable presumption of validity”<sup>5</sup> that the Housing Element is adequate under State law, which would support the City’s legal defense. Recent laws also allow courts to impose fines if a jurisdiction fails to adopt a compliant Housing Element.<sup>6</sup>
- **Eligibility for grant funds.** Some State grant funds are contingent upon Housing Element certification.

## 3. What are the most important issues that must be addressed in the Housing Element?

The major issues that must be addressed in the Housing Element are: 1) how City policies, plans and regulations help to meet the region’s housing needs for households of all income levels; and 2) how City land use regulations accommodate the special housing needs of persons with disabilities or other difficulties.

- **Accommodating Regional Housing Needs.** Under State law<sup>7</sup> all cities are required to plan for additional housing to accommodate population growth as well as existing housing problems such as overcrowding and high housing cost. State law recognizes that cities generally do not build housing, since that is typically the role of private and non-profit developers and builders. However, cities are required to adopt policies, development regulations and standards to encourage a variety of housing types that are affordable for persons of all income levels, including multi-family rental housing and accessory dwelling units (“ADUs”). The Regional Housing Needs Assessment (“RHNA”) is the method by which each jurisdiction’s share of new housing needs is determined (see #5 below).

<sup>4</sup> California Government Code Sec. 65585

<sup>5</sup> California Government Code Sec. 65589.3.

<sup>6</sup> AB 101 of 2019

<sup>7</sup> California Government Code Sec. 65583



Colton 2021 Housing Element FAQ

- **Housing for Persons with Special Needs.** Under State law<sup>8</sup> cities must also ensure that their plans and regulations encourage the provision of housing for persons with special needs including:
  - ✓ Reasonable accommodation for persons with disabilities
  - ✓ Residential care facilities
  - ✓ Transitional and supportive housing
  - ✓ Emergency shelters and low-barrier navigation centers

#### 4. What is “affordable” housing?

By definition, housing is generally considered “affordable” when total housing cost, including utilities, is no more than 30% of a family’s gross income. State law describes five income categories, which are based on county median income as shown in Table 1.

**Table 1. Housing Income Categories**

| Income Category | % of county median income |
|-----------------|---------------------------|
| Extremely low   | Up to 30%                 |
| Very low        | 31-50%                    |
| Low             | 51-80%                    |
| Moderate        | 81-120%                   |
| Above moderate  | Over 120%                 |

Source: California Government Code Sec. 65584(f)

Affordable housing costs for all jurisdictions in San Bernardino County that correspond to these income categories are shown in Table 2.

**Table 2. Affordable Housing Costs: San Bernardino County**

| Income Category | Maximum Income | Affordable Rent | Affordable Price (est.) |
|-----------------|----------------|-----------------|-------------------------|
| Extremely low   | \$26,500       | \$663           | *                       |
| Very low        | \$39,500       | \$988           | *                       |
| Low             | \$63,200       | \$1,580         | *                       |
| Moderate        | \$93,000       | \$2,325         | \$375,000               |
| Above moderate  | Over \$93,000  | Over \$2,325    | Over \$375,000          |

Assumptions:

- Based on a family of 4 and 2021 State income limits
- 30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
- 10% down payment, 3.75% interest, 1.25% taxes & insurance, \$300 HOA dues

\* For-sale affordable housing is typically at the moderate-income level

Source: Cal. HCD; JHD Planning LLC

#### 5. What is the “RHNA” why is it important?

Each California city is required to plan for new housing to accommodate its share of regional needs. The Regional Housing Needs Assessment (“RHNA”) is the process established in State law<sup>9</sup> by which housing needs are determined.

<sup>8</sup> California Government Code Sec. 65583(a)(5)

<sup>9</sup> California Government Code Sec. 65584 et seq.



## Colton 2021 Housing Element FAQ

Prior to each planning cycle the total housing need for each region of California is determined by HCD based upon economic and demographic trends, existing housing problems such as overcrowding and overpayment, and additional housing needed to ensure reasonable vacancy rates and replace units lost due to demolition or natural disasters. The total housing need for the SCAG region is then distributed to cities and counties by SCAG based upon objectives and criteria established in State law.<sup>10</sup>

In 2019 HCD determined that the total new housing need for the entire SCAG region in the 6<sup>th</sup> Housing Element cycle is 1,341,827 units. SCAG then prepared the RHNA plan for the 6<sup>th</sup> planning cycle, which allocates the total RHNA to the jurisdictions in the SCAG region.<sup>11</sup> SCAG adopted the final RHNA plan in March 2021.

Table 3 shows the RHNA allocations for Colton, San Bernardino County, and the entire SCAG region.

**Table 3. 6<sup>th</sup> Cycle RHNA: Colton, San Bernardino County and SCAG Region**

|                              | Colton | San Bernardino County | SCAG Region |
|------------------------------|--------|-----------------------|-------------|
| Housing allocation 2021-2029 | 5,434  | 138,110               | 1,341,827   |

Source: SCAG, 3/4/2021

The RHNA also distributes total housing need to the income categories described in Question 4 above based on income characteristics for San Bernardino County as shown previously in Table 2. The 6<sup>th</sup> cycle RHNA allocation by income category for Colton is shown in Table 4 (the extremely-low and very-low categories are combined for RHNA purposes).

**Table 4. 6<sup>th</sup> RHNA by Income Category: Colton**

| Very Low | Low | Moderate | Above Moderate | Total |
|----------|-----|----------|----------------|-------|
| 1,318    | 668 | 906      | 2,542          | 5,434 |

Source: SCAG, 3/4/2021

## 6. Is the RHNA a construction quota or mandate?

The RHNA allocation identifies the amount of additional housing a city would need in order to have enough housing at all price levels to fully meet the needs of its existing population plus its assigned share projected growth over the next 8 years while avoiding problems like overcrowding and overpayment (see #8 below). The RHNA is a planning exercise that determines housing need, *not a construction quota or mandate*. Cities are not required to build housing or issue permits to achieve their RHNA allocations, but some provisions of State law establish specific requirements when housing production falls short of RHNA allocations. One such requirement is streamlined review and approval of housing development applications that meet specific standards.<sup>12</sup> Other than requirements for streamlined permit processing, there are currently no legal or financial

<sup>10</sup> California Government Code Sec. 65584(d)

<sup>11</sup> <https://scag.ca.gov/housing>

<sup>12</sup> California Government Code Sec. 65913.4 (SB 35 of 2017)



## Colton 2021 Housing Element FAQ

penalties imposed on cities that do not achieve their RHNA allocations as long as a Housing Element has been adopted in compliance with State law.

## 7. What must cities do to comply with the RHNA?

The Housing Element must analyze the city's capacity for additional housing based on an evaluation of land use patterns, development regulations, potential constraints (such as infrastructure availability and environmental conditions) and real estate market trends. The analysis must be prepared at a parcel-specific level of detail and identify properties (or "sites") where additional housing could be built consistent with current regulations. This evaluation is referred to as the "sites analysis" and State law requires that the analysis demonstrate that the city has adequate capacity to fully accommodate its RHNA allocation in each income category. If the sites analysis does not demonstrate that adequate capacity exists to fully accommodate the RHNA, the Housing Element must describe what steps will be taken to increase capacity commensurate with the RHNA – typically through amendments to land use and zoning regulations that could facilitate additional housing development. Such amendments typically include increasing the allowable residential density or allowing housing to be built in areas that are currently restricted to only non-residential land uses.

## 8. Why is the RHNA allocation so much higher than in the past?

SCAG's total RHNA allocation for the 6<sup>th</sup> cycle is 1,341,827 units compared to 412,137 units in the 5<sup>th</sup> cycle. There are two main reasons why the region-wide 6<sup>th</sup> RHNA allocation is so much higher than the 5<sup>th</sup> cycle.

First, the 5<sup>th</sup> RHNA allocation was established in 2012 while the severe economic effects of the "Great Recession" were still adversely affecting growth. As a result, the 5<sup>th</sup> RHNA was uncharacteristically low. For comparison, SCAG's 4<sup>th</sup> cycle (2006-2013) RHNA allocation was approximately 700,000 units.

Second, for the 6<sup>th</sup> cycle the State made a major modification to the process for determining RHNA allocations. In prior RHNA cycles, total housing need was based only on projected population growth. However, for the 6<sup>th</sup> RHNA cycle the State added *existing need* to the total RHNA calculation. Existing need includes households that are currently overcrowded (defined as more than one person per room) or are overpaying for housing (defined as more than 30% of gross income). The total 6<sup>th</sup> cycle RHNA allocation for the SCAG region is comprised of the sum of existing need and projected need, as follows:

|                        |                      |
|------------------------|----------------------|
| Existing need:         | 577,422 units        |
| <u>Projected need:</u> | <u>764,405 units</u> |
| Total need:            | 1,341,827 units      |

As seen from this breakdown, if existing need were not included (as was the case in prior RHNA cycles) the total need would be similar to the 4<sup>th</sup> cycle RHNA.



## Colton 2021 Housing Element FAQ

## 9. What must Colton do to obtain a certified Housing Element?

As noted in Questions 6 and 7 above, the RHNA is a planning target and cities are not required to achieve their RHNA allocations but must demonstrate that their land use plans and regulations allow housing development commensurate with the RHNA. Based on a preliminary analysis of the City's current land use plans and zoning, it appears that there is insufficient capacity to fully accommodate the RHNA, particularly for affordable housing; therefore, amendments to current land use regulations will be required to increase potential capacity for new housing. As part of the Housing Element update, the City will be required to identify potential amendments to land use plans and zoning to ensure that sufficient land is available with appropriate development standards to accommodate additional housing commensurate with the RHNA allocation. An allowable residential density of 30 units/acre is typically required to make housing in the lower income ranges feasible.

## 10. Why are cities like Colton required to have more affordable housing? A significant portion of the existing housing stock is already moderately priced.

State housing law is based on the premise that every city has an obligation to plan for additional housing for persons at all income levels due to population growth. A variety of jobs such as landscaping, building maintenance and repair, education, child care, medical office support, elder care, personal services and retail often pay modest wages. In addition, a considerable number of current Colton residents experience overcrowded living conditions or are overpaying for housing due to limited incomes. Recent Census data for renter households in Colton reported that about 14% were overcrowded and 88% were paying more than 30% of their incomes for housing.<sup>13</sup>

...

<sup>13</sup> SCAG, RHNA Data Appendix, 9/3/2020

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