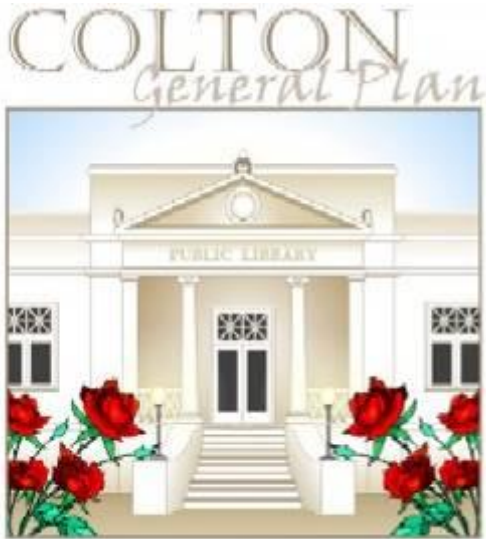




City of Colton General Plan

2021-2029 Housing Element 6th Cycle

**JANUARY 4, 2022
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Table of Contents

Executive Summary	1
Housing Conditions in Colton and Focus of the Housing Element.....	1
Purpose of the Housing Element	1
Regional Housing Needs Allocation (RHNA).....	2
Introduction.....	3
Role and Organization of the Housing Element.....	3
Relationship to Other General Plan Elements	3
Public Participation	3
Housing Resources	4
Regional Housing Needs Assessment (RHNA).....	4
Administrative Resources	5
Financial Resources.....	6
Housing Plan.....	11
Provide “Move-Up” Housing Opportunities	11
Improve and Maintain the Existing Housing Stock	12
Create Opportunities for the Development of Higher-Density Housing.....	15
Provide Adequate Housing Sites	16
Provide Equal Housing Opportunities.....	28
Promote Sustainable Development and Building Practices.....	32
Summary of Quantified Objectives	34
Appendices	35

List of Tables

Table C-1: Land Use Designations for Residential Uses	93
Table C-2: Residential Development Standards.....	97
Table C-3: Residential Land Use Regulations	99
Table C-4: Off-Street Parking Requirements	100
Table C-5: Estimated Development Costs	107
Table C-6: Colton Development Fees.....	107
Table C-7: Development Review Time Frames.....	111
Table C-8: Vacant Residential Land Prices.....	114
Table D-1: Review of 2013-2021 Housing Element Programs.....	122
Table D-2: Quantified Objectives and Progress from Previous Housing Element (2013-2021) 125	
Table E-1: RHNA with Buffer	127
Table E-2: Recently Proposed and Approved Multifamily Projects.....	128
Table E-3: Recent Property Inquiries.....	129
Table E-4: Assumed Yields By Zone	131
Table E-5: Sites Inventory to Meet the RHNA	134
Table E-6: Approved Residential Projects	135
Table E-7: Lower-Income Capacity.....	136
Table E-8: Vacant Site Capacity by Zone	137
Table E-9: Sites Inventory.....	143
Table E-10: Additional Underutilized/Non-Vacant Sites Information.....	154

List of Figures

Figure A-1	Population Trends- Colton vs. SCAG Region	1
Figure A-2	Age Characteristics – Colton	2
Figure A-3	Employment by Industry – Colton	3
Figure A-4	Employment by Occupation – Colton vs. SCAG Region	3
Figure A-5	Household Size - Colton	4
Figure A-6	Tenure – Colton vs. SCAG Region	5
Figure A-7	Tenure by Age – Colton.....	5
Figure A-8	Housing Type - Colton vs. SCAG Region.....	6
Figure A-9	Vacant Units by Type - Colton vs. SCAG Region.....	6
Figure A-10	Age of Housing Stock - Colton vs. SCAG Region.....	7
Figure A-11	Overcrowded Housing Units by Tenure - Colton vs. SCAG Region	8
Figure A-12	Overpayment by Tenure - Colton	8
Figure A-13	Spending on Rent by Income - Colton	9
Figure A-14	Monthly Owner Costs for Mortgage Holders – Colton and SCAG	9
Figure A-15	Mortgage Costs for Holders by Income – Colton.....	10
Figure A-16	Extremely Low Income Households by Race and Tenure- Colton	15
Figure A-17	Median Sales Prices for Existing Homes- Colton vs. SCAG Region.....	11
Figure A-18	Monthly Owner Costs for Mortgage Holders- Colton vs. SCAG Region.....	12
Figure A-19	Percent of Income Spent on Rent - Colton	12
Figure A-20	Income Categories and Affordable Housing Costs – San Bernardino County.....	13
Figure A-21	Elderly Households by Income and Tenure	14
Figure A-22	Household Size by Tenure and Total	16
Figure A-23	Female-Headed Households – Colton	17
Figure A-24	Disabilities by Type - Colton.....	18
Figure A-25	Disabilities by Type for Seniors 65+ – Colton vs. SCAG Region.....	19
Figure A-26	Developmental Disabilities - Colton.....	20
Figure A-27	Farmworkers – Colton vs. SCAG Region.....	21
Figure A-28	Inventory of Assisted Housing in Colton	24
Figure B-1.	San Bernardino County Subregions	29
Figure B-2.	Census Tracts and RHNA.....	30
Figure B-3.	Racial and Ethnic Majority - East and West Valley Regions	32
Figure B-4.	Racial and Ethnic Majority 2010 – Colton	33
Figure B-5.	Percent Non-White 2018 - East and West Valley Regions	34
Figure B-6.	Percent Non-White, 2018 - Colton.....	35

Figure B-7. RHNA Sites by Non-White Population	36
Figure B-8. Dissimilarity Index for Race, 2016 and 2021	37
Figure B-9. Low to Moderate Income Population, 2011-2015 - Colton	38
Figure B-10. Low-Moderate Income Population Comparison of RHNA Units.....	38
Figure B-11. Poverty Status 2019 - East and West Valley Regions.....	39
Figure B-12. Poverty Status, 2010-2014 and 2015-2019 – Colton	40
Figure B-13. Housing Choice Vouchers, 2010	41
Figure B-14. Children in Female-Headed Households - East and West Valley Regions	42
Figure B-15. Children in Female-Headed Households, 2015-2019 - Colton.....	43
Figure B-16. RHNA Sites by Children in Female Headed Households	44
Figure B-17. Children in Married-Couple Households - East and West Valley Regions	45
Figure B-18. Children in Married Couple Households, 2015-2019 - Colton.....	46
Figure B-19. Population with a Disability 2019 - East and West Valley Regions.....	47
Figure B-20. Population with a Disability, 2010-2014 and 2015-2019 - Colton	48
Figure B-21. RHNA Sites by Disability.....	48
Figure B-22. RECAPs Vicinity - East and West Valley Regions	50
Figure B-23. RECAPs Vicinity - Colton.....	51
Figure B-24. RCAAs in the City and Vicinity.....	52
Figure B-25. TCAC Economic Score - East and West Valley Regions	53
Figure B-26. TCAC Economic Score, 2021 - Colton.....	54
Figure B-27. TCAC Education Score - East and West Valley Regions.....	55
Figure B-28. TCAC Education Score, 2021 - Colton	56
Figure B-29. TCAC Environmental Score - East and West Valley Regions	57
Figure B-30. TCAC Environmental Score, 2021 - Colton.....	58
Figure B-31. TCAC Composite Score - East and West Valley Regions	59
Figure B-32. TCAC Composite Score Comparison - Colton.....	60
Figure B-33. RHNA Sites by TCAC Composite Designation.....	60
Figure B-34. Transit Route.....	61
Figure B-35. CalEnviroScreen 4.0 Percentile and RHNA Sites - Colton	62
Figure B-36. RHNA Sites by CalEnviroScreen 4.0 Score.....	63
Figure B-37. Housing Problems by Tenure and Race/Elderly/Housing Size.....	64
Figure B-38. Cost Burden by Tenure and Race/Elderly/Housing Size	65
Figure B-39. Overpayment by Homeowners (2019) - East and West Valley Regions	66
Figure B-40. Overpayment by Owners, 2010-2014, 2015-2019 - Colton.....	67
Figure B-41. Overpayment by Renters (2019) - East and West Valley Regions	67

Figure B-42. Overpayment by Renters, 2010-2014, 2015-2019 - Colton	68
Figure B-43. Overcrowded Households - East and West Valley Regions	69
Figure B-44. Overcrowded Households, 2010 - Colton	70
Figure B-45. San Bernardino County Point in Time Count	71
Figure B-46. Communities Vulnerable to Displacement, 2017 - Colton	72
Figure B-47. Contributing Factors	74
Figure B-48. AFFH Actions Matrix	76
Figure B-49. Contributing Factors to Fair Housing Impediments.....	86
Figure C-1: M-1 Zone Where Emergency Shelters are Permitted	103
Figure C-2: Environmental Constraints.....	118
Figure C-3: Seismic Constraints	119
Figure E-1: RHNA Sites.....	157
Figure E-2: Candidate Sites for Rezoning	158
Figure E-3: Candidate Sites for Rezoning	159
Figure E-4: Candidate Sites for Rezoning	160
Figure E-5: Candidate Sites for Rezoning	161
Figure E-6: Candidate Sites for Rezoning	162
Figure E-7: Candidate Sites for Rezoning	163
Figure E-8: Candidate Sites for Rezoning	164
Figure E-9: Candidate Sites for Rezoning	165
Figure E-10: Candidate Sites for Rezoning.....	166

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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 2029.

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 households¹, 668 units for low-income households, 906 units for moderate-income households, and 2,542 units for above-moderate-income households.

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-23 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.

¹ 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).

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-23
Comparison of Sites Inventory and RHNA

	Lower	Moderate	Above Moderate
Approved Projects	-	140	233
Vacant Sites	45	354	1,825
Underutilized Sites	168	50	-
ADUs	51	31	6
Total Capacity	264	575	2,064
RHNA (2021-2029)	1,986	906	2,542
Adequate Sites (shortfall)	(1,722)	(331)	(478)

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.

Housing Choice Voucher Rental Assistance

The federal 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.

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

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

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

Program 1: Master Plans to Accommodate Diverse Housing Types

Encourage development of Specific Plans that incorporate a range of residential land uses to accommodate quality move-up housing opportunities through negotiations with developers during the planning process and providing incentives for affordable housing.

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

Review residential development standards, develop, and process amendments, as appropriate, to ensure that standards facilitate the provision of high quality construction and amenities for new developments. Establish and enforce development standards that require high-quality construction and the provision of high-quality amenities. Engage the development community, residents, and Planning Commission, 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: Immediately after adoption of Housing Element, no later than March 2024.

Responsible Agency: Development Services Department/Planning Division

Funding Sources: General Fund

Improve and Maintain the Existing Housing Stock

Improving the housing stock helps maintain investment in the community. Because the majority of the housing stock is more than 30 years old, significant rehabilitation needs are anticipated. A number of factors can cause residential units to become unsafe or unhealthy to live in. Preventing these problems from

occurring and addressing them when they do occur protect the safety and welfare of 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.

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

Policy H-2.1 Enforce adopted code requirements that set forth acceptable health and safety standards for the occupancy of existing housing.

Policy H-2.2 Utilize Code Compliance and the City's Building Official to bring substandard units into compliance with City codes and to improve overall housing conditions in Colton.

Policy H-2.3 Continue to facilitate access to rehabilitation programs that provide financial and technical assistance to low- and moderate-income households for the repair and rehabilitation of existing housing with substandard conditions.

Policy H-2.4 Facilitate the removal of existing housing, including illegal, non-conforming, and blighted properties, that poses serious health and safety hazards to residents and adjacent structures.

Policy H-2.5 Assist in the preservation of all units at risk of converting from affordable housing to market rate.

Program 3: Housing Rehabilitation Program

The City of Colton will continue with vigor its Housing Rehabilitation Program for single-family units to assist very-low-, low-, and moderate-income households. This program will target various areas east of downtown between Colton Avenue and E. Valley Blvd. of the City to create maximum impact in low resource, low opportunity 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: Displacement Prevention (SB 330)

Pursuant to State law, amend the Zoning Ordinance by the end of Q1 of 2024 to ensure the demolition of existing affordable units are replaced with units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in the State Density Bonus Law.

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: End of Q1 of 2024; Ongoing

Responsible Agency: Colton Development Services Department

Funding Sources: General Fund

Program 7: 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. This program will target areas east of downtown between Colton Avenue and E. Valley Blvd. in the City to create maximum impact in declining neighborhoods.

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.

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

Policy H-3.1 Allow for densities up to 30 units per acre as set forth in the Residential Overlay designation and Mixed-Use: Downtown area.

Policy H-3.2 Consider allowing mixed-use development in the Hub City Centre Specific Plan to provide additional housing opportunities.

Policy H-3.3 Use density bonuses and other incentives to facilitate the development of new higher-density housing that is affordable to lower-income households.

Policy H-3.4 Form collaborative partnerships with non-profit agencies and for-profit developers to maximize resources available for the provision of housing affordable to lower-income households.

Policy H-3.5 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 8: 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.
- Continue to provide a variety of incentives to facilitate the development of vacant and underutilized properties. These include the planned development/cluster bonus, site area bonus, and affordable housing bonus.

Timeframe: Ongoing

Responsible Agency: Development Services Department

Funding Sources: General Fund

Program 9: 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. Contact local developers at least bi-annually during the planning period.
- Consider allowing mixed-use development in the Hub City Centre Specific Plan to provide additional housing opportunities (see also Program 10: Update Zoning Standards).

Timeframe: Ongoing; bi-annual outreach to developers

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.

Policy H-4.1 Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses in planned unit developments, moderate-density townhomes, and higher-density apartments, condominiums, and units in mixed-use developments.

Policy H-4.2 Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and high-quality transportation corridors such as Downtown, Hub City Centre Specific Plan and South Colton.

Policy H-4.3 Encourage compatible residential development in areas where land use policies support higher densities.

Policy H-4.4 Allow flexibility in the City's standards and regulations to encourage a variety of housing types.

Program 10: Update Zoning Standards

To accommodate for a shortfall of sites and provide for adequate sites, the City will also up-zone its Mixed Use Downtown zoning designations to allow up to 40 du/acre and its R3/R4 zone to allow up to 30 du/acre. Furthermore, in the Hub City Center Specific Plan (HCCSP) will be amended to allow up to 40 units per acre in the specific plan area on retail parcels identified for rezoning in the sites inventory. The Mixed-Use zoning standards will also be updated to allow 100% residential use and require at least 50% of the total floor area to be occupied by a residential use.

Track housing trends in the R-3/R-4, Mixed Use: Downtown, and Residential Overlay zones and in the HCCSP. 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 for parcels with sufficient area and development standards to accommodate the City's RHNA allocation throughout the planning period, including an increase in the MU-D, R3/R4, HCCSP allowable base densities.
- 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.
- Monitor progress annually through Annual Progress Reports
- 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.

Timeframe: General Plan and Development Code amendments in 2023-2024

Responsible Agency: Development Services Department

Project Funding: State grant funds, General Fund

Program 11: Rezoning Sites

Rezoned sites will comply with the requirements of Government Code Sec. 65583.2(h) which states that cities must have a program to facilitate by-right approval for projects that include at least 20 percent of the units for lower-income housing on rezone low-income sites. In total, 170.5 acres will be rezoned. Rezoned sites shall comply with the following:

- Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households;
- Accommodate a minimum of 16 units per site;
- Require a minimum density of 20 units per acre;
- Or, at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites allow 100 percent residential use, and require residential use occupy 50 percent of the total floor area of a mixed-use project.
- Objective:
- Rezone parcels with sufficient area and development standards to accommodate the City's RHNA allocation throughout the planning period.
- Update Zoning and Land Use Maps accordingly.
- Monitor progress annually through Annual Progress Reports

Timeframe: General Plan and Development Code amendments in 2023-2024

Responsible Agencies: Development Services Department and Public Works

Funding: General Fund

Program 12: Public Outreach - Rezoning

As part of the rezoning process, a comprehensive public outreach program will be conducted during all phases of the legislative process, to be conducted throughout 2023. Key public outreach efforts will include:

- Hold at least two in-person meetings within at least two locations. Notify the public about these meetings on the City's website, on social media, and flyers distributed at key community locations such as city hall or the city's library.
- Notify housing organizations and organizations that represent low-and special needs households (as listed in Appendix A) regarding the rezoning process prior to the in-person outreach meetings. Invite these organizations and the members of the public they represent to each in-person meeting.
- Distribute a public survey, to be made available on-line. Additionally, make hard copy versions of this survey available at city hall, the library, and other community centers.
- Summarize the public outreach efforts in a separate report prior to adoption of the rezoning by City Council.

Objective:

Due notice to the public of rezoning activities and the creation of a forum for the public to participate in the rezoning program in advance of public hearings.

Timeframe: General Plan and Development Code amendments in 2023-2024

Responsible Agencies: Development Services Department

Funding: State Funds, General Fund

Program 13: Facilitate Housing Development for Lower-Income Households and Persons with Special Needs

While cities typically do not directly construct housing, production of new affordable housing for lower-income households and persons with special needs can be facilitated by the City in the following ways:

- Provide up-to-date information on potential sites with appropriate zoning for affordable housing on the City's website and at the planning counter.
- Within one year of rezoning, conduct a feasibility study on the financial viability and potential of an inclusionary housing ordinance. If appropriate and financially feasible, adopt an inclusionary ordinance within one year of the feasibility study's completion.
- Pursuant to State law, amend the Zoning Ordinance during the rezoning process to require the replacement of units affordable to the same or lower income level as a condition of any development on a non-vacant site consistent with those requirements set forth in the State Density Bonus Law.
- Prioritize water and wastewater service for affordable housing developments throughout the Housing Element cycle.

Objective:

Facilitate development of housing for lower-income households and persons with special needs.

Timeframe: Throughout the planning period. By March 2025 the City will conduct a feasibility study on the financial viability and potential of an inclusionary housing ordinance.

Responsible Agencies: Development Services Department

Funding: General Fund

Program 14: Housing Choice Voucher Information

Provide information and educational materials for Housing Choice Vouchers, foreclosure assistance programs, the state's new source of income protection (SB 329 and SB 222) on the City website and at the public counter starting immediately.

Objective:

- Publicize housing assistance programs on the city's website.
- Facilitate development of housing for lower-income households and persons with special needs.

Timeframe: Update website by May 2023

Responsible Agencies: Development Services Department

Funding: General Fund

Program 15: Community Development Block Grants Administration

Support community building efforts through funding and dedicating staff resources. Annually, through the CDBG funding process, allocate available resources to support community-building efforts, with the goal of assisting other City departments to address public facility and infrastructure improvements in the community.

Objective:

- Take advantage of county, state funding programs to assist households or persons with special housing needs.
- Facilitate development of housing for lower-income households and persons with special needs.

Timeframe: Administer CDBG funds received from the County on an annual basis as funds become available throughout the planning period.

Responsible Agencies: Economic Development Department

Funding: General Fund

Program 16: Surplus Lands Act Compliance

Assess City-owned properties for their potential redevelopment or development for residential uses that include housing for extremely low-income households and those with special needs such as seniors and persons with disabilities. Implement the Surplus Lands Act to annually review city-owned parcels and provide affordable housing developers the first right of refusal for designated surplus lands. Dispose of any surplus property pursuant to the act and HCD guidance. City will initiate zone changes as necessary to facilitate housing development.

Objective:

- Dispose of any surplus property pursuant to the act and HCD guidance. City will initiate zone changes as necessary to facilitate housing development.
- Facilitate development of housing for lower-income households and persons with special needs.

Timeframe: Annually review City-owned properties and determine if they are considered "surplus lands".

Responsible Agencies: Development Services Department

Funding: General Fund

Program 17: Lot Consolidation for Lower-Income Households and Persons with Special Needs

To encourage and facilitate the development of affordable housing on larger sites (greater than 10 acres), the City will regularly and at least twice a year coordinate with property owners and provide incentives to assist in site planning, parceling and other mechanisms to promote affordable housing consistent with the assumptions in the sites inventory. The City will adopt incentives and concessions to development standards beyond state density bonus law, assistance with on and off-site improvement, parking reductions, funding, fee deferral or reduction and streamlined and priority entitlement and permit processing.

Objective:

Facilitate development of housing for lower-income households and persons with special needs.

Timeframe: As projects are processed coordinate with property owners. Establish incentives by January 2024.

Responsible Agencies: Development Services Department

Funding: General Fund

Program 18: By-Right Approval of Projects with 20 Percent Affordable Units on “Reused” RHNA Sites

Pursuant to the statutory requirements of Government Code sections 65583.2(h) and (i), amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower-income households on sites being used to meet the 6th Cycle RHNA that represent “reuse sites” previously identified in the 4th and 5th cycles Housing Element.

Objective:

- Maintain compliance with State Law, provide for an adequate number or sites.
- Approve by-right any development located on a vacant site listed in two prior Housing Elements or a non-vacant site listed in the prior Housing Element if at least 20% of the units are deed-restricted for lower-income households pursuant to Government Code § 65583.2(c).

Timeframe: Immediately after adoption of Housing Element, no later than March 2024.

Responsible Agencies: Development Services Department

Funding: General Fund

Program 19: No Net Loss

To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure to and will track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining RHNA.

Objective:

No net loss of capacity below the RHNA requirement during the planning period.

Timeframe: Adopt a procedure within one year of Housing Element Adoption. Review RHNA site status twice yearly and as development proposals are submitted.

Responsible Agencies: Development Services Department

Funding: General Fund

Program 20: Accessory Dwelling Unit (ADU) Production

AB 671 requires cities to include a plan that incentivizes and promotes the creation of ADUs that can be offered at affordable rent for very low-, low-, or moderate-income households in its housing element. HCD is also to develop a list of existing state grants and financial incentives for operating, administrative, and other expenses in connection with the planning, construction, and operation of ADUs with affordable rent. Upon securing funding, the City will develop a financial assistance program for homeowners who build ADUs with an affordability restriction or commitment to offering housing choice vouchers.

The City tracks ADU development geographically and will review the distribution of ADUs across the City biennially. Based on the results of the review, the City will specifically target outreach and education in neighborhoods or council districts that have less ADU development.

The City will review successful programs from other cities or the SBCOG Housing Trust and contact CDFIs for potential partnerships.

Objective:

- The Development Code will be amended within one year following certification of the Housing Element to address the requirements of AB 671.
- Increase the average number of 14 new ADUs permitted annually in the City to 20.
- Update City website immediately to provide prospective ADU builders with HCD's list of grants and financial incentives, along with all relevant building and planning forms.

Timeframe: Within one year after program funding is secured and sufficient for the intended purpose. Review ADU geographic distribution biennially.

Responsible Agencies: Development Services Department

Funding: State grant funds, In-lieu fees, other applicable affordable housing funding

Program 21: ADU Education

The City will focus outreach and education in the higher opportunity areas of the City to expand housing mobility and choice. Upon biennial review of geographic ADU distribution, the City will review and adjust promotion and outreach strategies to ensure ADUs are being marketed in high resource areas that are seeing less ADU construction. Generally, outreach will be targeted in high resource areas such as the specific plan areas and areas zoned as single-family residential in the northern portion (i.e., lower resource areas) of the City.

Objective:

- Encourage ADU production by educating public on programs and resources available to streamline the process.
- Increase the average number of 14 new ADUs permitted annually in the City to 20.

Timeframe: Within one year after program funding is secured and sufficient for the intended purpose. Review ADU geographic distribution biennially.

Responsible Agencies: Development Services Department

Funding: General Fund

Program 22: ADU Preapproved Plans

Make at least one pre-approved ADU plan set available to facilitate reduced applicant cost and expedited review for ADUs. Ensure example plan(s) provide choices and diversity in size to accommodate a variety of household sizes and types. City may coordinate and participate with the San Bernardino County Transportation Authority to implement sub-regional ADU pre-approved plan program.

Objective:

Increase the average number of 14 new ADUs permitted annually in the City to 20.

Timeframe: Pre-approved plans available by June 2024

Responsible Agencies: Development Services Department

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 23: 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.
- Evaluate current standards including height limits, minimum unit sizes, and multi-family parking requirements and modify these standards if they are found to be unreasonable constraints to housing production.
- Increase the maximum density in the R-3 zone from 22 units/acre to 30 units/acre.

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 minimize regulatory constraints affecting the cost and supply of housing
- Remove subjective language that can be a barrier in the development of housing
- 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: Immediately after adoption of Housing Element, no later than March 2024.

Responsible Agency: Development Services Department

Funding Sources: General Fund

Program 24: Transitional Housing Needs and Zoning

Recent State law (AB 2162, passed in 2018) requires that supportive housing, meeting certain criteria, be allowed by-right in zones where multi-family and mixed uses are permitted. State law also stipulates that minimum parking standards for units occupied by supportive housing residents are prohibited if the development is within one-half mile of a public transit stop. Currently, transitional and supportive housing of

6 or fewer residents are permitted in all residential zones. State law also includes provisions for low barrier navigation centers (LBNCs) to assist persons experiencing homelessness. LBNCs must be allowed by-right in mixed-use and nonresidential zones where multi-family uses are permitted.

Objective:

- Amend the Zoning Ordinance to address changes to State law including AB 101 (Low Barrier Navigation Center) and AB 139 (Emergency and Transitional Housing)
- Amend the Zoning Ordinance to allow transitional and/or supportive housing by-right in the multi-family and mixed use zones. In addition, remove minimum parking requirements for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop per AB 2162 (Supportive Housing).
- Review finding for Conditional Use Permits for Transitional and Supportive Housing in single-family zones to ensure findings are objective.

Timeframe: Immediately after adoption of Housing Element, no later than March 2024.

Responsible Agencies: Development Services Department

Funding: General Fund

Program 25: Emergency Shelters

State law requires that the City address the emergency housing needs of persons experiencing homelessness, based on the point-in-time count as described in Section 2.F. Cities must provide a zone which permits emergency shelters by-right. Additionally, emergency shelters are subject only to the same development standards that apply to the other permitted uses in the zone and written objective standards unique to emergency shelters as set forth in §65583(a)(4) of the California Government Code. In April 2022, the City Council adopted Ordinance No. 1002 amending the Zoning Ordinance to allow emergency shelters with up to 30 beds as by-right use to address current housing needs.

Code Amendments and Incentives

Evaluate potential for additional code amendments to facilitate affordable housing. Flexible zoning regulations and streamlined permit processing can reduce costs and serve as incentives to development.

Objectives:

- Amend the Zoning Ordinance to address changes to State law including AB 101 (Low Barrier Navigation Center) to allow LBNC in the M-1 zone, and AB 139 (Emergency and Transitional Housing).
- Monitor shelter capacity needs based on the Biannual Homeless Census (point-in-time) count, and report findings in Annual Progress Reports.
- Amend the Zoning Code to reduce standards to mitigate impacts on development costs on development of emergency shelters.

Timeframe: Immediately after adoption of Housing Element, no later than March 2024.

Responsible Agency: Development Services Department

Funding Sources: General Fund

Program 26: Group Homes

Review zoning provisions for large group homes (7+ persons) and implement mitigating strategies to remove potential constraints on the production of large group homes. Ensure zoning standards facilitate approval certainty and objectivity in the development of large group homes.

Amend the Zoning Ordinance to allow group homes in all zones that allow residential uses subject to objective findings.

Amend Zoning Ordinance to clarify group homes/ community care facilities of 6 or fewer people do not need to be licensed by the State.

Objective:

Amended zoning ordinance clarifying provisions for group homes consistent with State law.

Timeframe: Immediately after adoption of Housing Element, no later than March 2024.

Responsible Agencies: Development Services Department

Funding: General Fund

Program 27: 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. In 2022 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.
- Revise parking requirements for emergency shelters pursuant to AB 139 (2019).

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
- Update the City's website to include the current schedule of fees, exactions, and affordability requirements imposed by the city applicable to a proposed housing development project. The schedule must be presented in a way that is understandable to the general public.
- To identify and create opportunities for the development of special needs housing

Timeframe: By September 2023, amend the Zoning Code provisions regarding supportive housing, low barrier navigation centers and parking standards for emergency shelters in conformance with State law. Remove the CUP requirement for large care facilities in the M-1 zone.

For partnerships and opportunities, outreach will be ongoing with our developer/applicants, business community, and non-profit organizations.

Funding for very low-income households will be evaluated annually as part of the CDBG funding allocation process, and grants, as available, in accordance with funding criteria.

Responsible Agency: Development Services Department/Planning Division

Funding Sources: General Fund, CDBG funds (through the County), State and/or federal Grants, as available.

Program 28: Code Amendments and Incentives

Amend the zoning code to be consistent with the latest State Density Bonus Law requirements. Develop objective residential design standards to minimize time and cost associated with permit processing. Amend the City's Land Use Map to include information on minimum densities in the mixed-use and high-density mixed-use designations. Encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities.

Objective:

Evaluate potential for additional code amendments to facilitate affordable housing. Flexible zoning regulations and streamlined permit processing can reduce costs and serve as incentives to development.

Timeframe: Immediately after adoption of Housing Element, no later than March 2024.

Responsible Agencies: Development Services Department

Funding: General Fund

Program 29: Efficient Permit Processing

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

Review of the Governmental Constraints section of the Housing Element identified a potential issue with the Architectural and Site Plan Review process, which may require Planning Commission discretionary review for residential projects even though the project is consistent with the General Plan and Zoning development standards, allowed uses, and are within the allowed density range. The City Council has directed that the Design Review Committee process be revised to increase the number of administrative approvals. City staff

is currently working with a City Council ad-hoc committee to prepare a code amendment that will provide for administrative approvals.

The City will comply with the provisions of the Permit Streamlining Act (SB 35) and AB 2344 to ensure that any applications submitted pursuant to the act are processed in accordance with state law. The City will establish and implement expedited permit processing for affordable housing projects, including projects that qualify for density bonuses (in compliance with SB 35 and SB 330).

The City will continue to post zoning, development standards and fees on the City website.

The City will also deliver the Housing Element to water and sewer providers immediately upon adoption, including notice of the requirement for priority water and sewer service to developments with units affordable to lower-income households pursuant to Gov. Code, §65589.7.

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: Immediately after adoption of Housing Element, no later than March 2024.

Responsible Agency: Development Services Department

Funding Sources: General Fund

Program 30: Public Fees, Standards, and Plans Online

Pursuant to AB 1483, the City will compile all development standards, plans, fees, and nexus studies in an easily accessible online location. The City will continue to provide a high-quality, parcel-specific zoning map and general plan map online.

Objective:

Add the following to the City's website:

- The current schedule of fees, exactions, and affordability requirements imposed by the city applicable to a proposed housing development project. The schedule must be presented in a way that clearly identifies the fees and requirements that apply to each parcel.
- All zoning ordinances and design and development standards for each parcel
- The current and five previous annual fee or financial reports
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by the city, county, or special district on or after January 1, 2018.

Timeframe: Immediately after adoption of Housing Element, no later than March 2024.

Responsible Agencies: Development Services Department

Funding: General Fund

Program 31: Participate SBCOG Housing Trust Fund

A housing trust is one approach to address housing challenges related to supply and affordability. A housing trust raises funds for affordable housing production, preservation, and rehabilitation, and support for other

housing programs. Using funds from a state Regional Early Action Planning (REAP) grant, the San Bernardino Council of Governments (SBCOG) contracted with a consulting firm to prepare a Housing Trust White Paper discussing the potential benefits, structures, and an assortment of relevant case studies regarding the formation of a Regional Housing Trust Fund (Housing Trust).

The Housing Trust White Paper outlines different operational structures that SBCOG could utilize in establishing a Housing Trust and potential funding sources to support the new entity. The Southern California Association of Governments (SCAG) recently announced that \$246 million would be available in REAP 2.0 grant funding for the SCAG region.

The City of Colton expressed interest in pursuing the San Bernardino Housing Trust Fund. Further, affordable housing developers which are one of Colton's financial incentives for building affordable housing in the city, have indicated the need for gap financing. While interested, the City will consider participation based on the following:

- What the actual administrative costs involved will be.
- What other jurisdictions are considering regarding the housing trust.
- Whether the funds can be dedicated to the actual purchase of land, regarding land banking or land write-downs.

Objectives:

- Evaluate potential housing trust fund structure and member requirements
- Apply for membership

Timeframe: Immediately after adoption of Housing Element, no later than March 2024.

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.

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

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

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

Policy H-6.3 Promote the provisions of accessible units and housing suitable for persons with mental or physical disabilities.

Program 32: Affirmatively Furthering Fair Housing (AB 686)

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.

Under the Federal consolidated planning process, the Analysis of Impediments (AI) to Fair Housing Choice is the primary tool for addressing fair housing issues. The City of Colton was a participating jurisdiction in the preparation of the San Bernardino County 2020-2025 AI, an extensive analysis of fair housing issues.

Contributing factors are issues leading to an impediment that are likely to limit or deny fair housing choice or access to opportunity. The San Bernardino County AI identified the following five fair housing impediments:

- Impediment #1: Disparate Access to Opportunity Impacts People of Color
- Impediment #2: Insufficient Affordable Housing in Areas of High Opportunity Disproportionately Impacts Protected Classes
- Impediment #3: Levels of Residential Segregation are Increasing
- Impediment #4: Community Education on Fair Housing is a Continuing Need
- Impediment #5: People with Disabilities have Limited Housing Options

The AI identifies recommended activities to address the contributing factors to these impediments along with implementation timeframes and responsible parties. The responsible parties and partners identified to address Impediments #2 through #5 were the County of San Bernardino and the San Bernardino County Housing Authority. Responsible parties and partners identified for Impediment #1 included the County and CDBG Participating Jurisdictions, which includes the City of Colton (see Figure B-49). As part of its CDBG program, the City of Colton will prioritize the activities identified in the AI to address this impediment to fair housing.

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.
- To 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 33: 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

Program 34: Place-Based Improvements

As part of the \$3.9 million Clean California Grant, the City will renovate and beautify degraded portions of the city with priority given to low resource/low opportunity areas. Renovations would include:

- Pedestrian and bicycle-friendly markings along each block
- Improvements to the stormwater drainage system
- Additional landscaping and lighting
- New benches
- Cleanup days for the alleys
- An anti-littering campaign.

Objectives:

- Revitalize and beautify portions of the City to support economic development.
- Improved active transportation experience by the public and improved mobility across the City.

Timeframe: Annually apply for CDBG funds. Streetscape and infrastructure improvements will be completed pursuant to the City’s CIP schedule. The Clean California Grant Project must be completed by June 30, 2024.

Responsible Agency: Public Works Department

Funding Sources: Clean California Grant

Program 35: Homeless Prevention and Resources

The City of Colton Community Services Department will continue administer County funds to service providers including local non-profits. The program is made possible with funds from the Homeless Housing & Assistance Program (HHAP) provided by the State of California and the County of San Bernardino. Furthermore the City will continue to participate in the San Bernadino County Continuum of Care Plan.

Objectives:

- Address Homelessness in Colton in collaboration San Bernadino County and greater area.
- Continue to partner with the County on Homelessness and Housing in general.

Timeframe: Ongoing.

Responsible Agency: Development Services Department, Public Works

Funding Sources: General Fund

Program 36: Housing Mobility and Choice in Higher Opportunity Areas

In coordination with programs 7-11, expand multi-family residential opportunities to new areas of the City that currently lack multi-family housing options and affordable housing choices. Conduct outreach to inform landlords and tenants of recent changes to state law that prevent source of income discrimination. Ensure that it is known that Housing Choice Voucher (HCV) are allowed to establish a renter's financial eligibility. Additionally, maintain an education program to inform public of changes to state law and provide information on the City webpage.

Objectives:

To continue to promote fair housing practices and provide educational information on fair housing to the public.

Timeframe: Zoning amendments immediately after adoption of Housing Element, no later than March 2024. Within one year, conduct a meeting/workshop to inform residents of sources of income protection and state rent control laws such as AB 1482. Afterward-continuous and on-going.

Responsible Agency: Development Services Department, Public Works

Funding Sources: General Fund

Program 37: Subdivision of Large Lots

To encourage and facilitate the development of affordable housing on larger sites (greater than 10 acres), the City will regularly and at coordinate with property owners annually and provide incentives to assist in site planning, parceling and other mechanisms to promote affordable housing consistent with the assumptions in the sites inventory. The City will adopt incentives such as incentives and concessions to development standards beyond state density bonus law, assistance with on and off-site improvement, parking reductions, funding, fee deferral or reduction and streamlined and priority entitlement and permit processing.

Objectives:

- To improve the diversity of housing in Colton and address demand of current residents for move-up housing.
- Create more opportunities for residents of Colton to own Housing.

Timeframe: As projects are processed and at least annual coordination with property owners and establish incentives by January 2024.

Responsible Agency: Development Services Department

Funding Sources: General Fund

Program 38: SB 6 Compliance

Amend the zoning ordinance and General Plan to ensure consistence with Senate Bill 6 (SB 6). SB 6 allows residential development on property zoned for retail and office space without needing a rezoning and allows project applicants to invoke the Housing Accountability Act (HAA) to limit local discretion to deny or condition approval. Applicants to commit to both prevailing wage and more costly "skilled and trained workforce" requirements for project labor (although the law provides an "off ramp" if fewer than two bidders bid for a contract under the "skilled and trained workforce" requirement).

Objectives:

- Maintain compliance with recent legislation.
- Allow for housing in more opportunity areas in the city.

Timeframe: Immediately after adoption of Housing Element, no later than March 2024.

Responsible Agency: Development Services Department, Public Works

Funding Sources: General Fund

Promote Sustainable Development and Building Practices

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

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

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

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

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

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

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

Program 39: 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

Program 40: Priority for Water and Sewer

Local public and/or private water and sewer providers must adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. In addition, the law prohibits water and sewer providers from denying,

conditioning the approval, or reducing the amount of service for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.

Objectives:

- Prioritize affordable projects in Colton by removing barriers to infrastructure.
- Prioritize funds and water and sewer hook ups throughout the city.

Timeframe: Updates or amendments to the housing element should be sent to water and sewer providers within a month after adoption.

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

Funding Sources: General Fund

Summary of Quantified Objectives

Table H–24 summarizes the City’s quantified objectives for the 2013-2021 planning period.

Table H–24
Summary of 2021-2029 Quantified Objectives

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

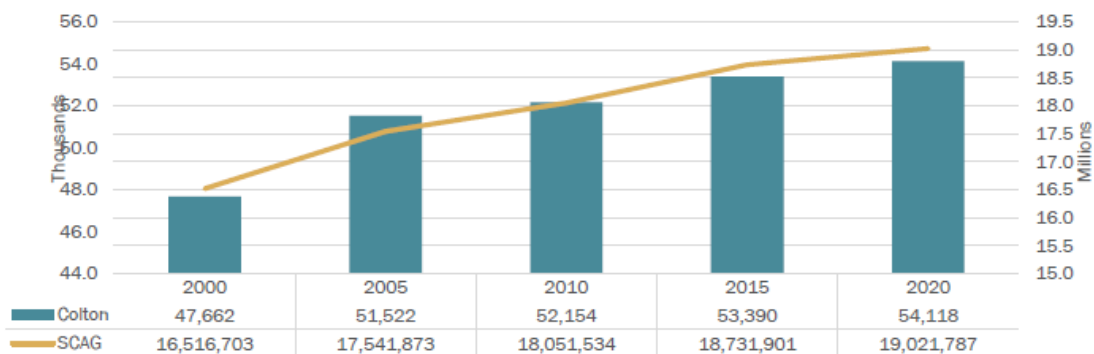
Community Location

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. Figure A-1 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.

Figure A-1
Population Trends- Colton vs. SCAG Region



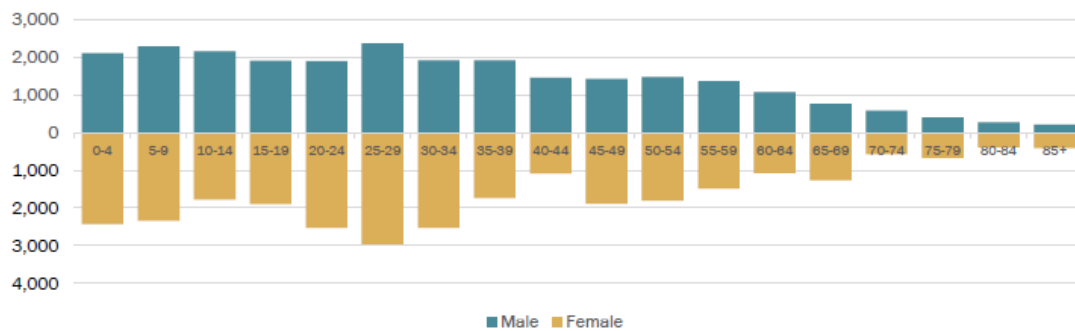
CA DOF E-5 Population and Housing Unit Estimates

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 (Figure A-2).

Figure A-2
Age Characteristics – Colton

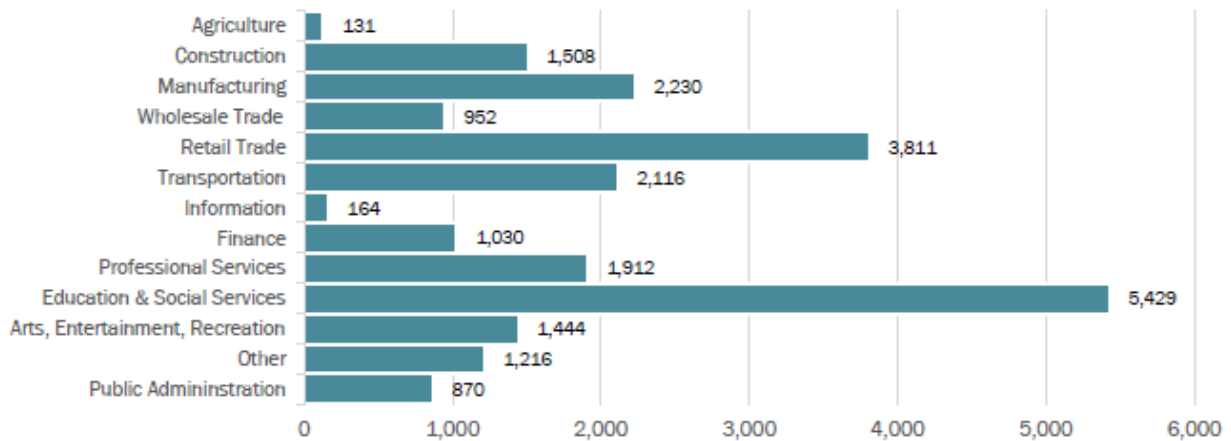


American Community Survey 2014-2018 5-year estimates

Employment

Recent Census estimates reported that Colton had 22,813 workers living within its borders who work across 13 major industrial sectors (Figure A-3). 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).

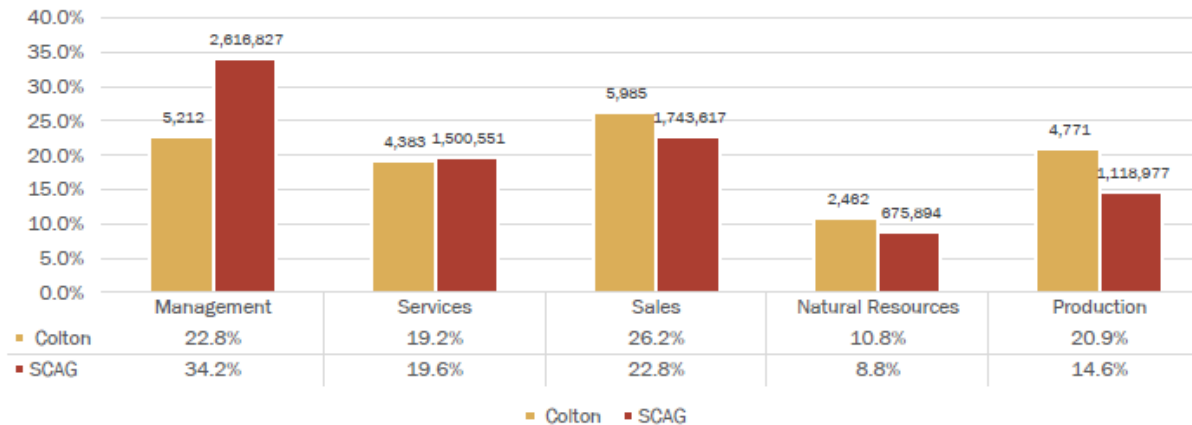
Figure A-3
Employment by Industry – Colton



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 (Figure A-4).

Figure A-4
Employment by Occupation – Colton vs. SCAG Region



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

Household Characteristics

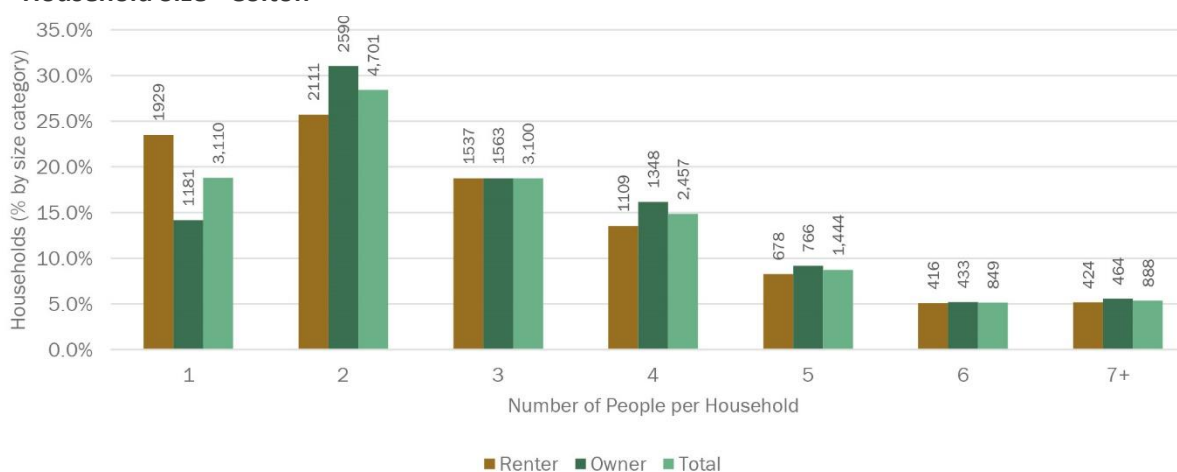
Household type and size, income level, the presence of persons with special needs, and other household characteristics can affect access to and demand for housing and housing programs. This section details the various household characteristics in Colton.

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

Figure A-5 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%).

Figure A-5
Household Size - Colton



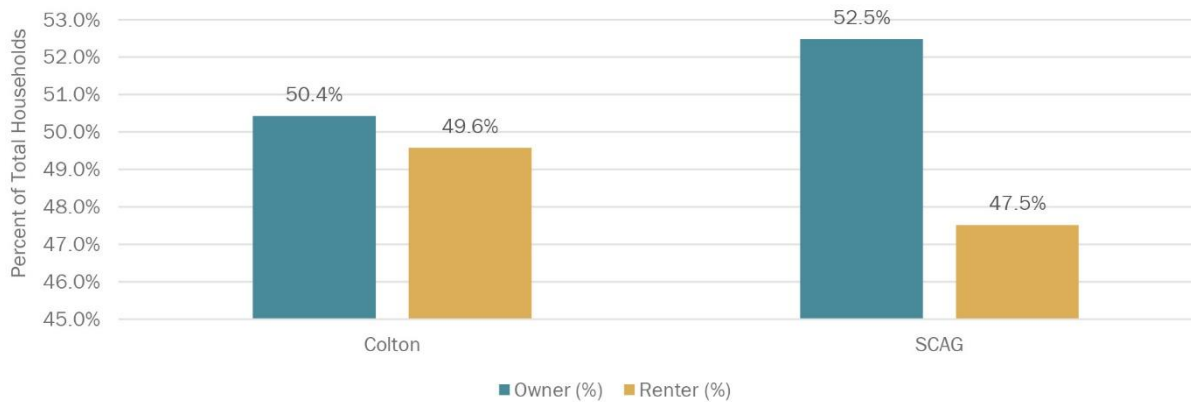
Household composition and size factors are often interrelated. Communities with a large proportion of families with children tend to have a large average household size. Such communities have a greater need for larger units with adequate open space and recreational opportunities for children.

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 (Figure A-6).

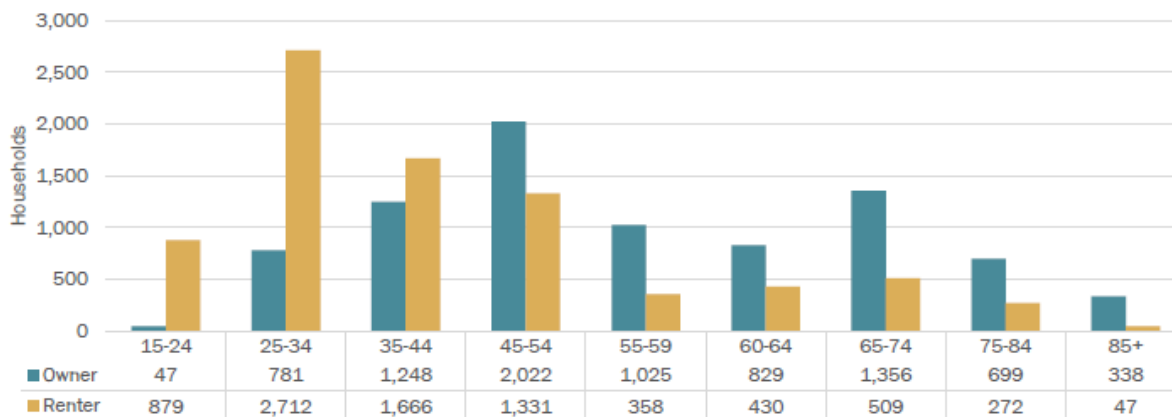
Figure A-6
Tenure – Colton vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

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 (Figure A-7).

Figure A-7
Tenure by Age – Colton



American Community Survey 2014-2018 5-year estimates.

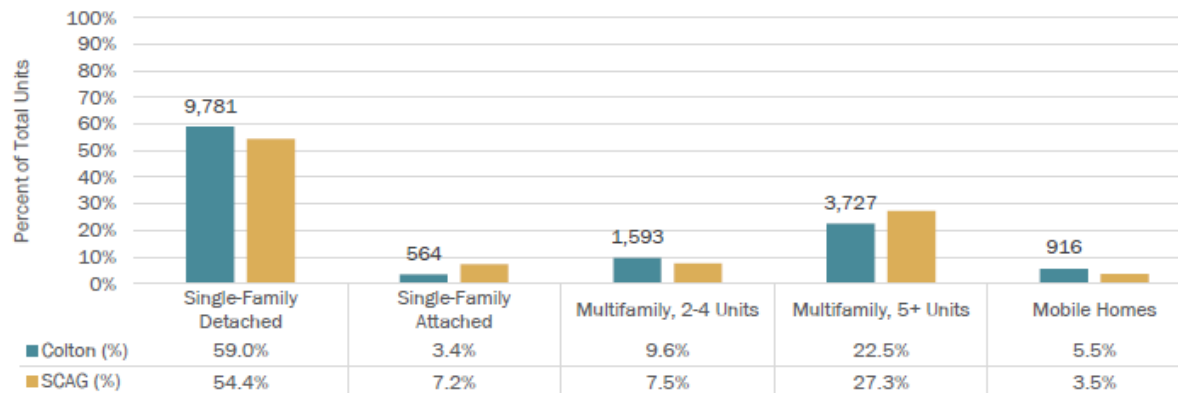
Housing Stock Characteristics

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

Figure A-8 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.

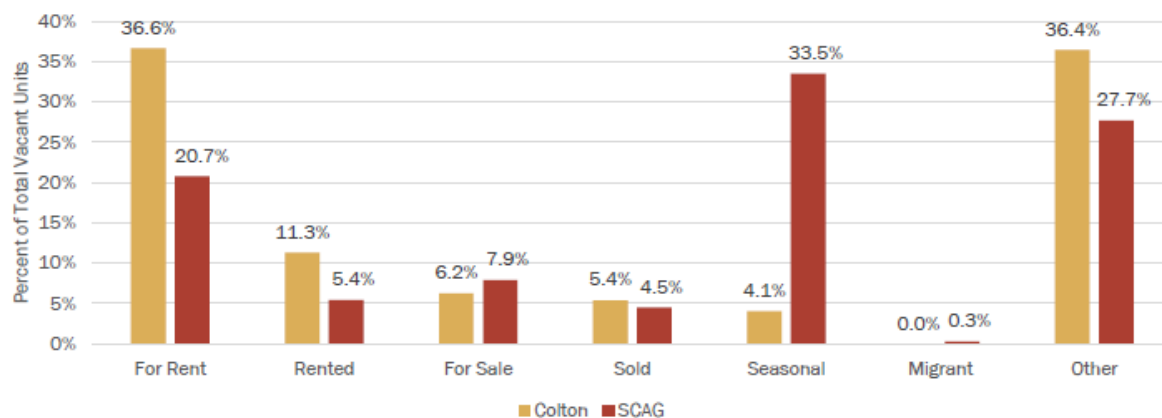
Figure A-8
Housing Type - Colton vs. SCAG Region



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” (Figure A-9).

Figure A-9
Vacant Units by Type - Colton vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

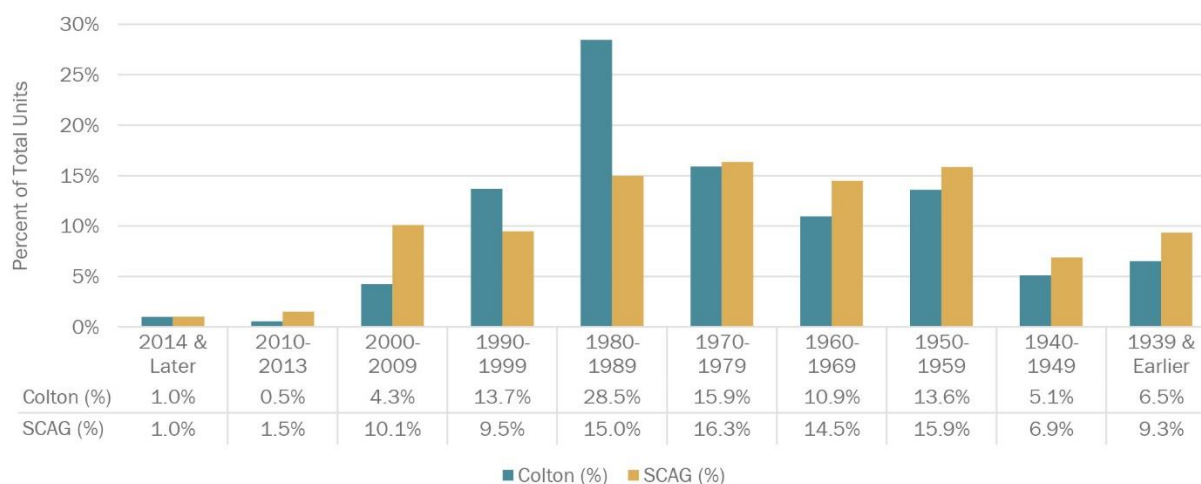
Age of Housing Stock

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 (Figure A-10). Program 3 in the Housing Plan describes the City’s efforts for the maintenance and rehabilitation of the housing stock.

Figure A-10

Age of Housing Stock - Colton vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

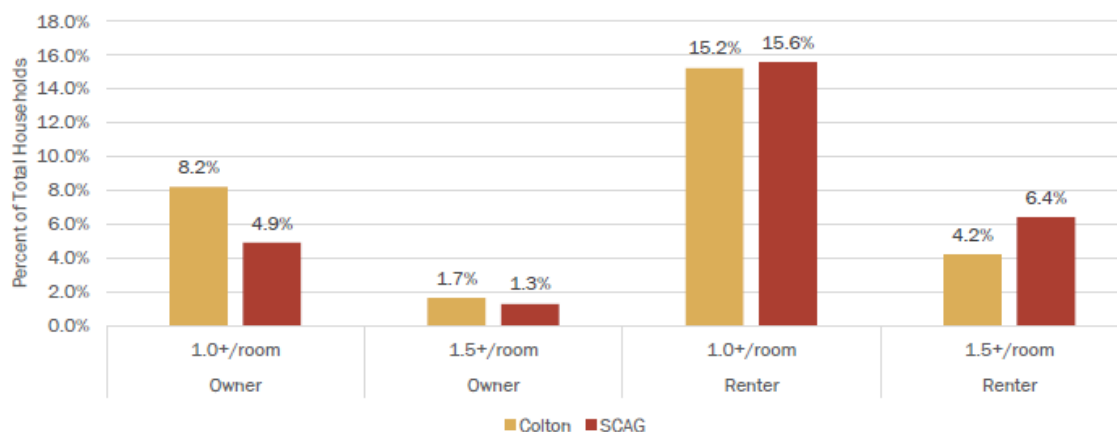
Housing Problems

Overcrowding

An overcrowded housing unit is defined by the US Census Bureau as a housing unit occupied by more than one person per room (excluding bathrooms, kitchen, hallway, and closet space). Occupancy by more than 1.5 persons per room constitutes severe overcrowding. Overcrowding can affect public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to deterioration of the housing stock. Additionally, overcrowding can indicate that a community does not have an adequate supply of affordable housing and/or variety of suitable housing units to meet the needs of the community. 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. Figure A-11 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.

Figure A-11
Overcrowded Housing Units by Tenure - Colton vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Overpayment

Overpayment is defined as households paying more than 30 percent of their gross income on housing-related expenses, including rent or mortgage payments and utilities. Severe overpayment occurs when households pay 50 percent or more of their gross income for housing. Households paying greater than 30 percent of their gross income on housing-related expenses are considered cost burdened. Higher costs for housing may contribute to households having a limited ability to cover other everyday living expenses. The impact of housing costs is more apparent for extremely low-, very low-, and low-income households, and especially renter households.

Figure A-12 shows recent HUD CHAS data for overpayment for Owner and Renters in Colton. As expected, this table shows that the incidence of overpayment is higher for renter households than for owners.

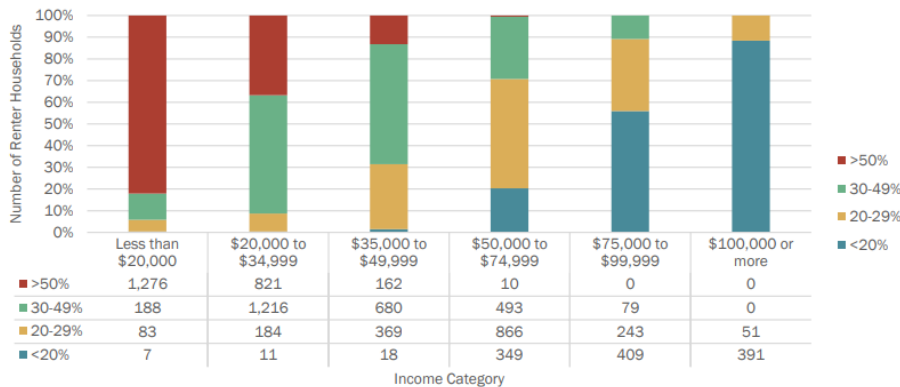
Figure A-12
Overpayment by Tenure - Colton

Housing Cost Burden Overview	Owner	Renter	Total
Cost Burden <=30%	6,085	3,585	9,670
Cost Burden >30% to <=50%	1,470	2,090	3,560
Cost Burden >50%	970	2,190	3,160
Cost Burden Not Available	100	190	290
Total	8,630	8,060	16,690

HUD CHAS, 2015-2019

The 2015-2019 HUD CHAS Data shows 7,720 Colton households, or 40 percent, experience some form of overpayment, with about 19 percent of households experiencing severe overpayment. Colton experiences overpayment at a slightly higher rate than the County, where 38.5 percent of households experience some sort of overpayment.

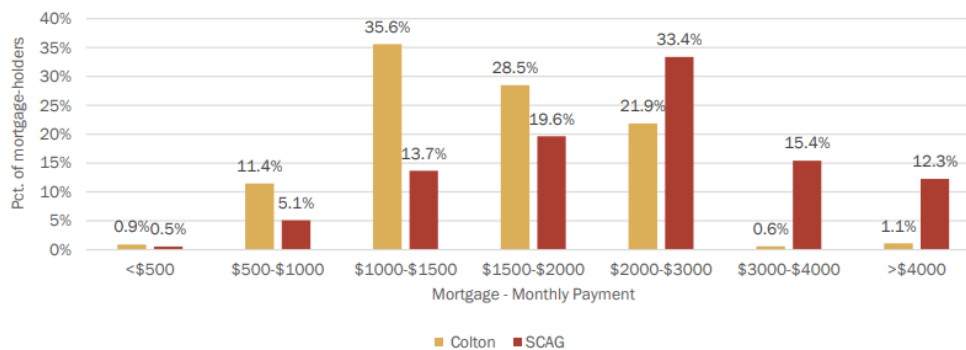
Figure A-13 Spending on Rent by Income - Colton



American Community Survey 2014-2018 5-year estimates.

While the previous table breaks down cost burden by area-relative income, the ACS also allows for the analysis of Colton's 7,906 renter households (for which income data are available) by spending on rent by income bracket (dollar amounts). As one might expect, the general trend is that low-income households spend a higher share of income on housing (e.g., over 50%) while high income households are more likely to spend under 20% of income on housing.

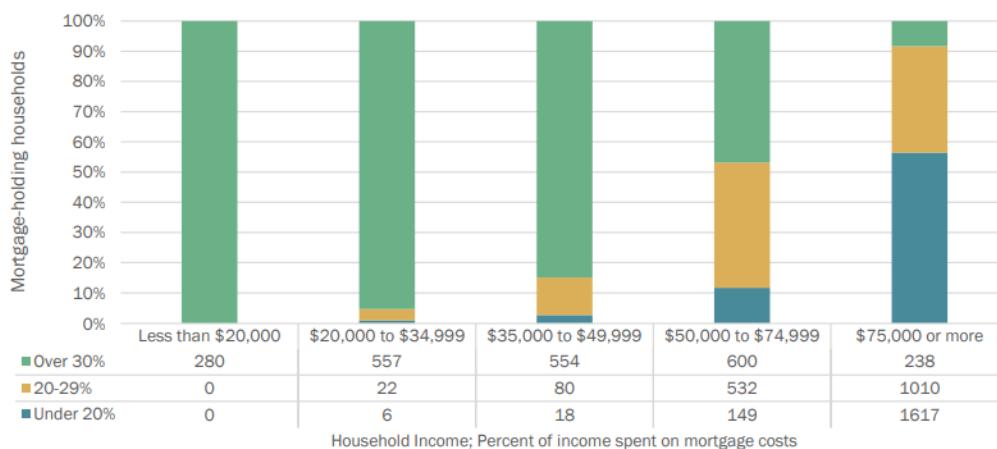
Figure A-14
Monthly Owner Costs for Mortgage Holders – Colton and SCAG



American Community Survey 2014-2018 5-year estimates.

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 50.4% of Colton and 52.5% of the SCAG region. The most commonly occurring mortgage payment in Colton is \$1000-\$1500/month and the most commonly occurring mortgage payment in the SCAG region is \$2000-\$3000/mo.

Figure A-15
Mortgage Costs for Holders by Income – Colton



Mortgage-holding households in Colton can be broken down by income and the percentage of income spent on mortgage costs. As one might expect, the general trend is that lower-income households spend a higher share of income on housing costs, while high income households may spend a lower share of income on housing. The income category most prevalent amongst Colton mortgage holding households is \$75,000 or more (2,865 households) and the most prevalent share of income spent on mortgage costs is over 30% (2,229 households).

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 (Figure A-10), 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.

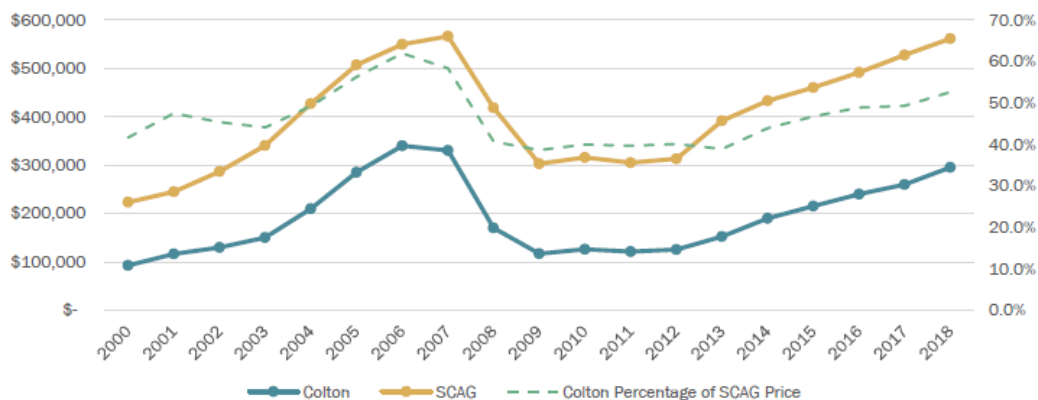
Housing Cost and Affordability

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 (Figure A-16).

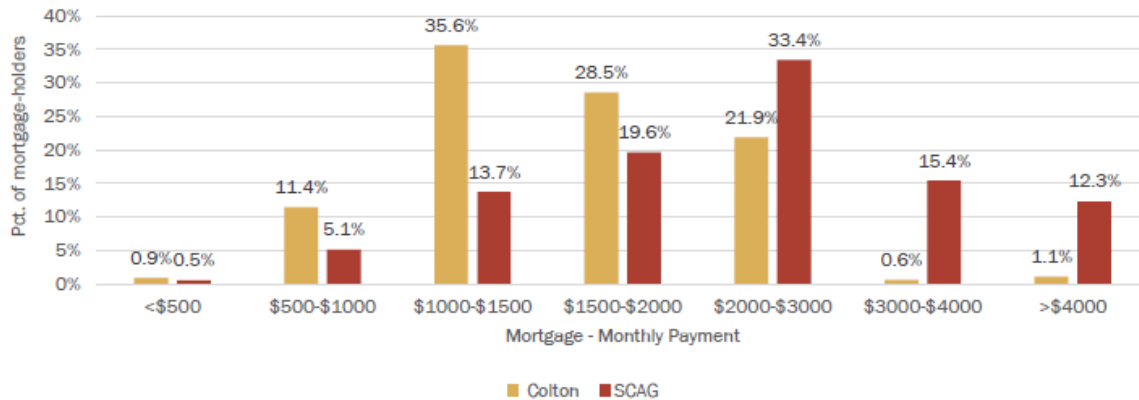
Figure A-16
Median Sales Prices for Existing Homes- Colton vs. SCAG Region



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.

Figure A-17
Monthly Owner Costs for Mortgage Holders- Colton vs. SCAG Region

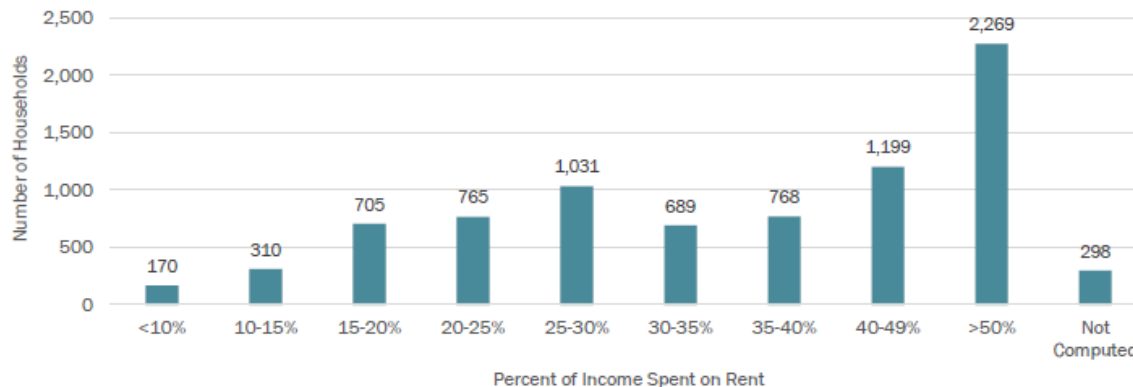


American Community Survey 2014-2018 5-year estimates.

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 (Figure A-18).

Figure A-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 (anywhere between 5% for FHA loans to 20%+ for conventional loans, and other housing expenses (such as taxes, insurance, homeowner association dues), the maximum affordable home price can be estimated, as seen in Figure A-19.

Figure A-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

Existing affordable housing units in Colton include: 9th Street Apartments, Arbor Terrace Apartments, Canyon Villa Apartments, HP1, Nova Pointe Apartments, Park View Pines, Reche Ridge, Tuscan Village at Reche Canyon, and Mt. Vernon Manor. These existing affordable housing

Special Needs Groups

For some types of households, limited income is not the only obstacle to finding satisfactory housing. Finding units of adequate size, location, and design can be especially difficult for the elderly, the disabled, large families, female-headed households, farmworkers, and the homeless. California Government Code Section 65583(a)(6) requires an analysis of the special housing needs of these groups. For people with special needs, a fundamental obstacle to determining unmet needs and providing assistance is establishing the number of special needs households. It should be noted that there is undoubtedly overlap among the numbers used in the discussion below. The US Census and other data enumerating special needs households usually do not specify, for example, the number of migrant families that are large families or the number of elderly or disabled persons who are homeless.

Elderly

Federal housing data define a household type as “elderly family” if it consists of two persons with either or both aged 62 years or older. Elderly populations have special needs associated with their limited and/or

fixed incomes, high health care costs, disabilities or limitations, and dependency needs. Specifically, people aged 65 years and older often have four main concerns:

- Housing: Many seniors live alone and may have difficulty maintaining their homes.
- Income: People aged 65 and over are usually retired and living on a limited income.
- Health care: Seniors are more likely to have high health care costs.
- Transportation: Many of the elderly rely on public transportation, especially those with disabilities.

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) (Figure A-20).

Figure A-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.

At present there are two senior housing facilities within the City of Colton—the Villas, a 55+ Community at 501 N 9th Street and Mt. Vernon Manor a San Bernadino County Housing Authority Senior Housing Project located at 539 E. B Street. . This facility contains 120 units of both affordable and market-rate senior housing. A second facility, the Regency Palms (839 Fairway Avenue) Colton, has been entitled for 79 units of market-rate assisted living units. Programs are available via County funding to provide meal delivery for elderly residents, caregiver services, employment assistance, and more. Mount Vernon Manor has 40 affordable senior housing units and is approximately 1.93 acres in size and is managed by the County Housing Authority.

In order to close gaps in housing resources for the elderly population, programs have been developed to address affordable housing and supportive housing (such as residential care facilities. Specifically, the needs of elderly households are addressed through Program 3: Housing Rehabilitation , Program 7: Targeted Neighborhood Revitalization, Program 8: Density Bonus, Program 9: Mixed-Use Development, Program 27: Zoning Regulations and Initiatives for Extremely-Low-Income and Special Needs Housing, and Program 33: Reasonable Accommodation. Program 15: Community Development Block Grants Administration, commits the city to continue to utilize Community Development Block Grant (CDBG) Program for all eligible activities, including rehabilitation, economic development, public services, and public improvements. Program 6: Displacement Prevention, commits the city to develop a displacement

prevention policy. These programs are meant to protect existing housing stock and encourage the production of new housing units, including units reserved for elderly households.

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 Figure A-12 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.

Figure A-1 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.

Figure A-1
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%
TOTAL	15,977	2,313	14.5%
Renter-occupied	7,955	1,725	21.7%
Owner-occupied	8,030	610	7.6%
TOTAL	15,985	2,335	14.6%

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

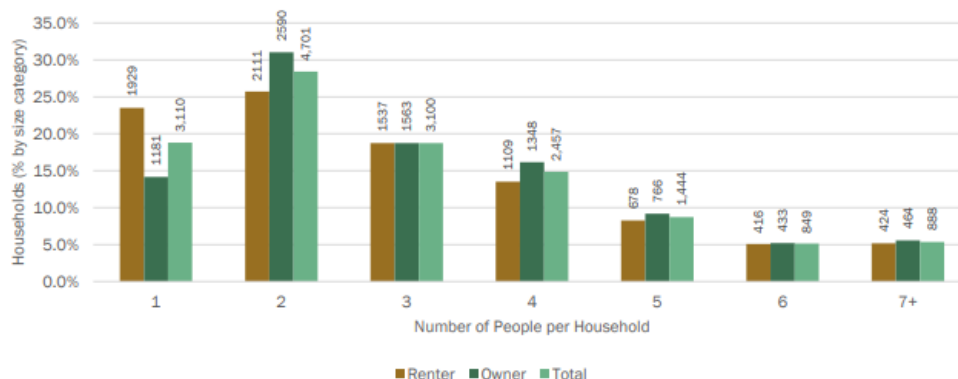
Large Households

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. To save for other necessities such as food, clothing, and medical care, it is common for lower-income and/or large households to reside in smaller units, which frequently results in overcrowding. Overcrowding of smaller dwelling units could accelerate deterioration of the unit accruing costs and further exacerbating challenges associated with large households like overpayment.

Figure A-2 displays the range of household sizes in Colton for owners, renters, and the combined tenure. The most commonly occurring household size is of two people (28.4%) and the second-most commonly occurring household is of 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 SCAG region overall (5.4% vs. 3.1%).

Figure A-2
Household Size by Tenure and Total



American Community Survey 2014-2018 5-year estimates.

As previously mentioned, types of housing problems associated with large households include overcrowding and overpayment. In Colton, 686 owner-occupied and 1,249 renter-occupied households meet the ACS definition for overcrowding. Of that, 138 owner-occupied and 346 renter-occupied households which meet the criteria for severe overcrowding. With respect to over payment, approximately 60% of households in Colton spend thirty percent or more of their household gross income on housing costs, compared to 55.3% in the SCAG region. Additionally, approximately 27.7% of renters spend fifty percent or more of their gross income on housing costs, compared to 28.9% in the SCAG region.

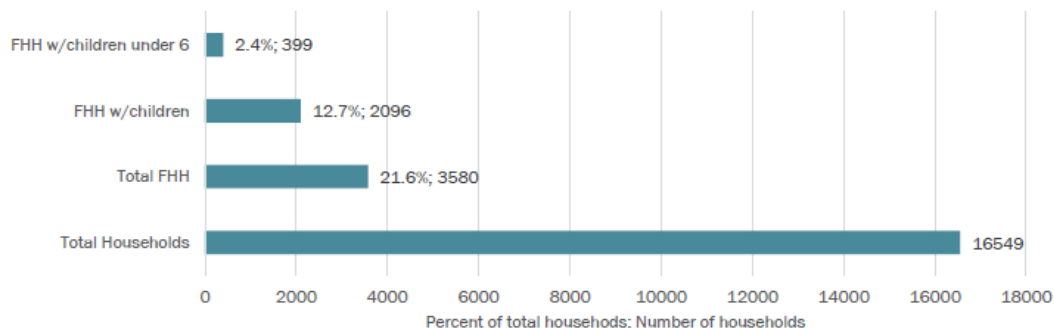
First-time homebuyer assistance, rehabilitation assistance, affordability restrictions on new units, and rental assistance programs such as Housing Choice Voucher can help address the needs of this special needs group. Specifically, large household needs are addressed through Program 3: Housing Rehabilitation, Program 27: Zoning Regulations and Initiatives for Extremely-Low-Income and Special Needs Housing. Program 6: Displacement Prevention, commits the city to develop a displacement prevention policy to protect existing housing stock and encourage the production of new housing units, including units reserved for elderly households. Program 15: Community Development Block Grants Administration, commits the city to continue to utilize Community Development Block Grant (CDBG) Program for all eligible activities, including acquisition, rehabilitation, home buyer assistance, and economic development. Program 31: Participate SBCOG Housing Trust Fund, commits the City's participation in San Bernardino Council of Government's (SBCOG) new Housing Trust. City of Colton has already expressed high interest in the pursuing the Housing Trust Fund and being a member jurisdiction.

Female-Headed Households

Single-parent households, particularly female-headed families with children, require special consideration and assistance because of their greater need for day care, health care, and other support services. Female-headed households with children 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). (Figure A-3).

Figure A-3
Female-Headed Households – Colton



American Community Survey 2014-2018 5-year estimates.

A large share of female-headed households with children are economically disadvantaged. The Housing Authority of San Bernardino County reports the vast majority of the Housing Choice Voucher households in Colton are headed by women. These households have a need for low-cost housing, suitable for children located near schools and childcare. Innovative shared living arrangements that might include congregate cooking and childcare facilities would also be suitable. Female-headed households need affordable housing in areas suitable for child-rearing and with access to transit networks, schools and parks, and daily services. Provision of affordable housing with easy access to public transportation, childcare, and other recreational facilities can help address the housing needs of this group. The needs of female-headed households are addressed through efforts to facilitate affordable housing such as Program 8: Density Bonus, Program 9: Mixed-Use Development, and Program 27: Zoning Regulations and Initiatives for Extremely-Low-Income and Special Needs Housing. Program 15: Community Development Block Grant (CDBG) Administration commits the city to continue to utilize CDBG Program for all eligible activities, including acquisition, rehabilitation, home buyer assistance, and economic development.

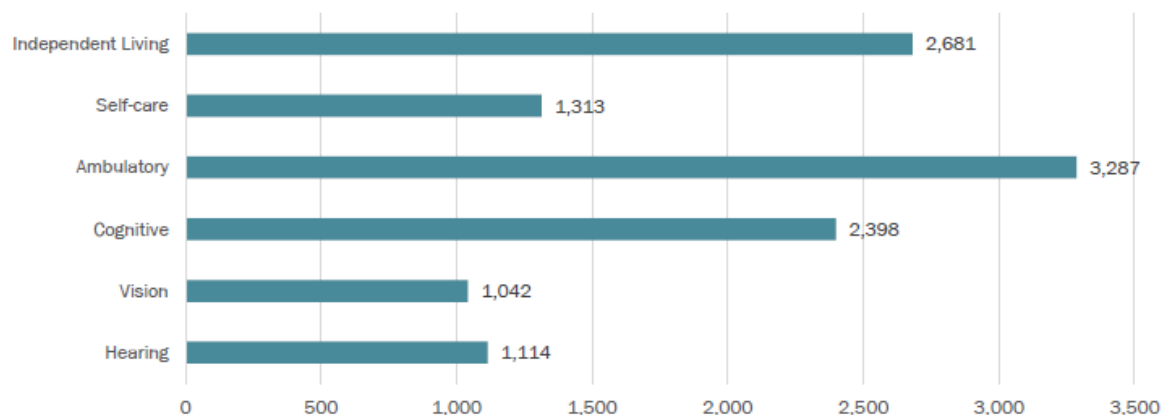
Persons with Disabilities

Disability data also provides valuable context for assessing current and future need for accessible housing units. Note that since some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate. The US Census defines a “disability” as “a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.” Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one’s mobility, or make it difficult to care for oneself. “Barrier-free design” housing, accessibility modifications, proximity to services and transit, and group living opportunities represent some of the types of considerations and accommodations that are important in serving this group. Also, some residents suffer from disabilities that require living in a supportive or institutional setting.

In addition to accessible housing, the disabled population needs housing in accessible areas. Colton City utilized CDBG funding to improve city conditions by paving dirt roads, bringing manhole covers up to grade, and adding rights-of-way in the middle of roads, among other projects.

Recent Census data estimated that the most common types of disability for Colton residents are ambulatory, independent living and cognitive disabilities (Figure A-4). Of those aged 65 and over in Colton, the most common type of disabilities are ambulatory and independent living (Figure A-5).

Figure A-4
Disabilities by Type - Colton

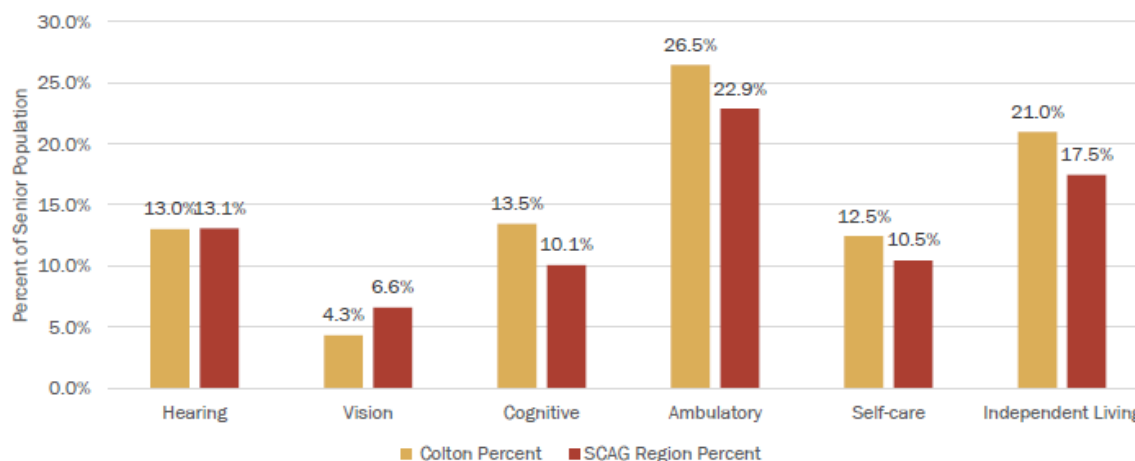


American Community Survey 2014-2018 5-year estimates.

According to the California Department of Social Services, there are 7 adult residential care facilities in Colton. In addition to that, the San Bernardino Department of Aging and Adult Services (DAAS) agency has dedicated resources and programs to help seniors and at-risk individuals to improve or maintain choice, independence and quality of life. The department works to ensure seniors and adults with disabilities have the right to age in place in the least restrictive environment. Programs and services include family caregiver support, in-home supportive services, long-term care ombudsman, adult protective services, nutritional services, financial and employment counseling, and more.

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. The needs of persons with disabilities are directly addressed in Program 27: Zoning Regulations and Initiatives for Extremely-Low-Income and Special Needs Housing, and Program 33: Reasonable Accommodation.

Figure A-5
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 (Figure A-6).

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 California Department of Developmental Services (DDS) supports approximately 330,000 children and adults with developmental disabilities and 41,000 infants at risk of developmental delay or disability throughout the state. Services are provided through state-operated developmental centers and community facilities, as well as through contracts with 21 nonprofit agencies called regional centers. The Inland Regional Center located in San Bernardino is the largest regional center in California providing services to more than 25,000 individuals with developmental disabilities in San Bernardino and Riverside counties. The regional center is a private, nonprofit community agency that contracts with local business to offer a wide range of services to individuals with developmental disabilities and their families.

The City of Colton complies with the federal Lanterman Developmental Disabilities Services Act, which provides that state-authorized, licensed community care facilities serving six or fewer persons be permitted by right in all residential zones. Other types of community care housing may be permitted in specific zones subject to conditional use permit approval. There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Housing Choice Vouchers, special programs for home purchase, HUD housing, and SB 962 homes. Senate Bill 962 established the licensing and regulations for Adult Residential Facilities servicing persons with special health care needs. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating ‘barrier-free’ design in all, new multi-family housing (as required by California and federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Figure A-6
Developmental Disabilities - Colton

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

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 27: Zoning Regulations and

Initiatives for Very Low-Income and Special Needs Housing, to ensure that the housing needs of developmentally disabled residents are accommodated. Program 27: Zoning Regulations and Initiatives for Extremely-Low Income and Special Needs Housing, also commits the City to continue to conduct outreach via 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. Program 15: Community Development Block Grant (CDBG) Administration, commits the city to continue to utilize CDBG Program for all eligible activities including acquisition, rehabilitation, economic development, public services, and public improvements.

Farmworkers

Persons in the farming industry tend to earn lower incomes compared to those employed in other industries. Based on the California Economic Development Department research, persons employed in farming, forestry, and fishing occupations in the Riverside/Ontario/San Bernardino MSA earned approximately \$26,560 in 2018, well below the wages of most other occupations in the region.

Recent Census data estimated that approximately 159 Colton residents have occupations in the farming, fishing and forestry occupations. These occupations, particularly in urban areas, include gardeners, landscapers, and people who work in plant nurseries. 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.

Figure A-7
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 Report² 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, compared to 58 in 2019. Of these 136 unsheltered individuals, 76 percent were male and 24 percent were female. 38 percent were chronically homeless, while 34 percent had become homeless for the first time in the prior 12 months. 23 percent had a chronic health condition, while 15 percent had a physical disability, and 27 percent had a mental health problem. 4 percent were victims of domestic violence, while 29 percent had a substance use problem.

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. The City of Colton currently offers rental assistance and rapid rehousing through the Homeless Housing, Assistance and Prevention (HHAP) funding. Most of the homeless shelters in San Bernardino County are located in or near the City of San Bernardino. San Bernardino County's leading authority on the region's homeless population is the San Bernardino County Homeless Partnership. The Partnership exists to develop a countywide system that nurtures and strengthens the emergency shelter network system for removing homeless persons from the streets and aims to build a program that provides opportunities for reintegration into the community.

In addition, the Frazee Community Center provides a wide range of services to low-income and homeless persons in the San Bernardino area. Services include housing assistance, clothing, nutrition, as well as referral services. Frazee is a nonprofit corporation and receives funds from United Methodist Churches and other denominations as well as Arrowhead United Way, East Valley United Way, and the City and County of San Bernardino, City of Highland, City of Redlands. Frazee also receives grants and donations from individuals, corporations, and other organizations. Frazee operates three shelters— two veteran's shelters for men in San Bernardino and one women's shelter in Highland. In addition, Frazee offers a no-cost lunch to those in need during the weekdays.

Inland Temporary Homes operates a homeless shelter that provides housing to six families with a maximum stay of 90 days as well as transitional housing to 20 families (16 single family units and four attached units) with a maximum stay of two years. Inland Temporary Homes also provides various services including case management, career counseling, mental health counseling, and follow-up services for families that complete the shelter program but do not enter the transitional housing program.

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

Option House provides services to women and children who are victims of domestic violence. In addition to shelter services, Option House offers in-house classes, legal advisors, support groups, and treatment for a range of issues. The organization helps over 300 people in its shelter and over 200 with legal services.

The Salvation Army provides the homeless (families, individuals with children, and women) with daily meals, day care, and some monetary assistance. In addition, they assist families with counseling, motel vouchers, money for gasoline, prescriptions, utility bills, and toiletries. Currently, the San Bernardino location provides 48 families with transitional housing ranging from 30 days to three years as well as 14 emergency shelter units that are made available on a day-to-day basis.

The Inland Empire United Way runs a hotline for San Bernardino and Riverside Counties. Those who are in danger of homelessness or already homeless can call 2-1-1 if they are in need of food, shelter, or assistance paying their rent and utilities. The 2-1-1 service also makes referrals for animal care, disaster resources, help for elderly veterans, clothing, disability programs, low-cost child and medical care, job training, and governmental programs.

In compliance with State law, the Zoning Code allows emergency shelters by-right in the M-1 zone subject to appropriate standards. Program 24: Transitional Housing Needs and Zoning, also includes a Zoning Code amendment to allow supportive housing pursuant to AB 2162, low barrier navigation centers consistent with AB 101, and revise parking standards for emergency shelters consistent with recent amendments to State law (see additional discussion in Appendix B: Constraints). Program 35: Homeless Prevention and Resources, also commits the City of Colton Homeless Prevention and Resources to continue participating in the San Bernardino County Continuum of Care Plan. Program 15: Community Development Block Grant (CDBG) Administration, commits the city to continue to utilize CDBG Program for all eligible activities, including acquisition, rehabilitation, home buyer assistance, economic development, and homelessness assistance. Program 24: Transitional Housing Needs and Zoning, amends the Zoning Ordinance pursuant to SB 48 to allow low-barrier navigation centers. Program 6: Displacement Prevention, commits the city and the Homeless, Housing Assistance and Prevention funding to develop a displacement prevention policy.

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 Housing Choice Vouchers.

Project-based Housing Choice Voucher 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 Housing Choice Voucher 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 Housing Choice Voucher 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. 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.

Figure A-8
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

Appendix B: Affirmatively Furthering Fair Housing

Introduction

Assembly Bill 686 (AB 686, 2017) requires the inclusion in the housing element to provide an analysis of barriers to access to opportunity and to commit to actively and meaningfully affirmatively further fair housing. This analysis includes an assessment of fair housing enforcement, outreach activities, trends in overcrowding, housing problems, and cost burden, segregation patterns, and any other impediments to fair housing. The assessment also analyzes the extent to which the identified RHNA sites affirmatively further 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 a 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.

Findings from Analysis of Impediments to Fair Housing

Under the Federal consolidated planning process, the Analysis of Impediments (AI) to Fair Housing Choice is the primary tool for addressing fair housing issues. The City of Colton was a participating jurisdiction in the preparation of the San Bernardino County 2020-2025 AI, an extensive analysis of fair housing issues.

During the process of drafting the 2020 AI, the community survey was distributed throughout the County and over 300 responses were collected. The County held 20 public meetings and conducted 20 stakeholder interviews. The public meetings were held in 20 different locations throughout the County to reach as many community members as possible.

The following outreach results were collected by the by the County and City of Colton related to the 2020 Analysis of Impediment to Fair Housing Choice:

- If households have similar financial resources, they will have similar housing options, without regard for their protected class status.

- ADSs make it easier to live affordable but are not always permitted.
- Households with people with disabilities may have more limited options.
- Fair housing issues in Colton should be referred to Inland Fair Housing and Mediation Board (IFHMB).
- The City’s allocation of public resources depends on the volume of calls. The condition of facilities throughout the community is relatively even, and locations are evenly distributed throughout the City.
- Colton has a shortage of park space based on its population.

The San Bernardino County AI identified fair housing impediments along with associated contributing factors, which are issues leading to an impediment that are likely to constrain fair housing choice or access to opportunity. The following five fair housing impediments were identified in the AI:

- Impediment #1: Disparate Access to Opportunity Impacts People of Color
- Impediment #2: Insufficient Affordable Housing in Areas of High Opportunity Disproportionately Impacts Protected Classes
- Impediment #3: Levels of Residential Segregation are Increasing
- Impediment #4: Community Education on Fair Housing is a Continuing Need
- Impediment #5: People with Disabilities have Limited Housing Options

The AI identifies recommended activities to address the contributing factors to these impediments along with implementation timeframes and responsible parties. The responsible parties and partners identified to address Impediments #2 through #5 were the County of San Bernardino and the San Bernardino County Housing Authority. Responsible parties and partners identified for Impediment #1 included the County and CDBG Participating Jurisdictions, which includes the City of Colton. Program 32: AFFH, in the Housing Plan includes actions to address these recommended activities.

Outreach

The City of Colton solicited community input throughout the Housing Element update planning process in a variety of ways. The main strategies to gather public participation are summarized below.

Outreach Activities

As part of the public outreach process, the community were engaged using the following methods:

- FAQ sheet
- Webpage on City website
- Public Workshops
- Joint City Council/Planning Commission meeting

Organizations Contacted and Consulted

As part of the public outreach process, the following stakeholder groups were contacted for participation in workshops:

- Corporation for Better Housing
- Affirmed Housing Group
- RC Hobbs Company
- Riverside Housing Development Corp.
- City of Riverside Public Utilities Department Water Engineering Division

- National CORE
- Royal Gents Association
- HDSI Management
- The Olson Company
- LINC Housing Corporation
- Inland Fair Housing and Mediation Board
- County of San Bernardino Land Use Services
- City of San Bernardino
- Citizens for Colton First
- Colton Women’s Club
- Jamboree Housing Corporation
- Southern California Housing Development Corp.
- Palm Desert Development Company
- City of Rialto
- City of Grand Terrace
- City of Loma Linda
- Rotary Club of Colton
- Knights of Columbus Council

FAQ

The City created a Frequently Asked Questions document that was sent out with public meeting notices, which can be seen in Appendix E. The FAQ provided context and information regarding the Housing Element planning process, what the RHNA is, and defines affordable housing.

Housing Element Update – City Website

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. The website also provided:

- Background and information on the Housing Element process;
- Link to documents related to the Housing Element;
- Recordings of the Community Workshop presentations in English and Spanish;
- Notification to the public of future events; and
- Notification and interest sign-up lists and comment and question pathways for residents to get involved in the process and to provide comments or questions to the project team or City representatives.

Public Workshops

The City held one virtual workshop on February 18, 2021, to present information on the Housing Element update and to gather public input. Members of the community participated in the workshops and provided feedback through a question and answer session in the Housing Element update process.

Joint City Council/Planning Commission Meetings

The City held two joint virtual public joint City Council/Planning Commission meetings held on May 26, 2021, and July 14, 2021. The first meeting on May 26, 2021, staff presented preliminary analysis indicating that the City does not currently have sufficient sites with appropriate zoning to fully accommodate the RHNA allocation of 5,434 new housing units for the 2021-2029 planning period. Staff described policy options for addressing the shortfall and solicited comments from Councilmembers and Planning Commissioners regarding appropriate strategies for complying with State housing requirements. During the second meeting on July 14, 2021, the draft Housing Element was presented with the updates made from the previous meeting in May.

Findings

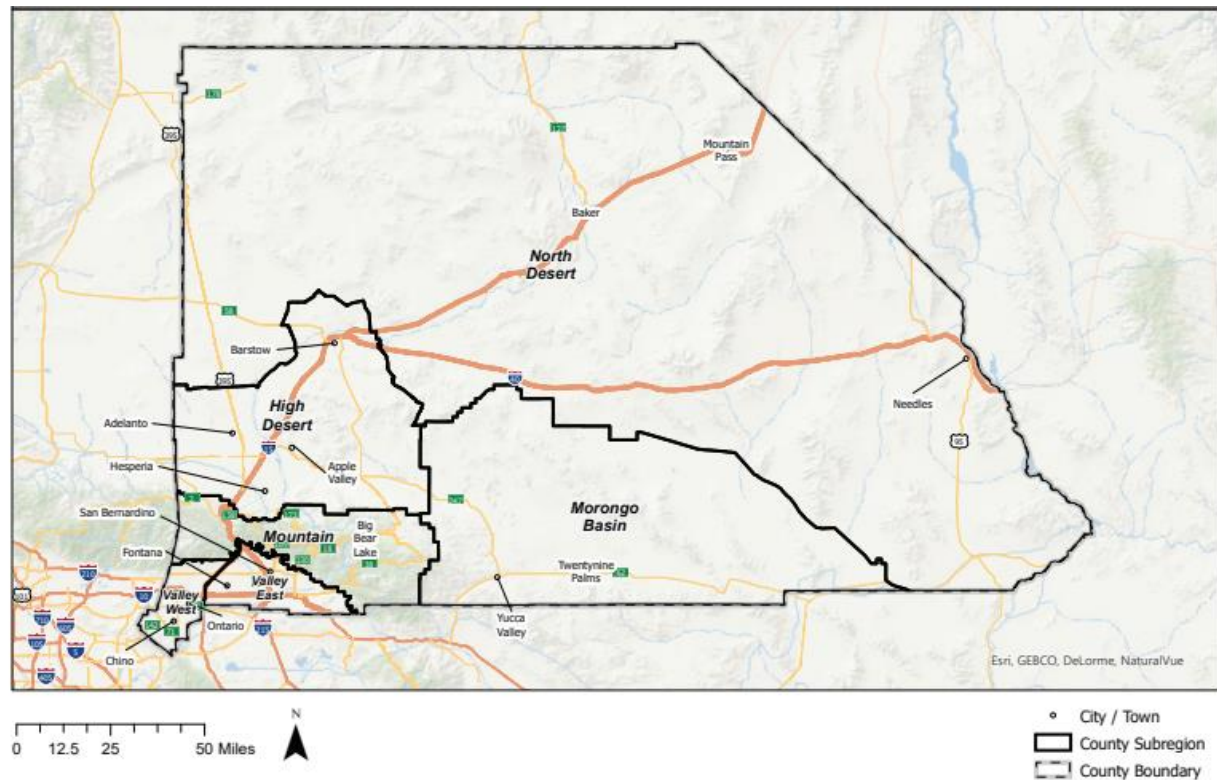
- City of Colton appears to be way ahead of many cities -- and had done "housing overlays" in commercial zones in an effort to increase multi-family development.
- Concerns about impacts and parking.
- To ensure that projects that are considered high priority such as housing, do not require additional development requirements that extend the development review process.
- Fees assessed through both Public works, Building and the Governmental Fees are very expensive relative to the Colton housing price points, and rental points.

Assessment of Fair Housing

Regional Overview

Regional data for the purposes of this AFFH analysis is obtained from the 2021 *Regional Assessment of Fair Housing* (Regional AFH), produced on behalf of the San Bernardino County Transportation Authority. This report is incorporated by reference and all regional data and figures in this analysis are attributed to the Regional AFH. The Regional AFH includes a high-level analysis of the fair housing issues in San Bernardino County (County) and each subregion of the County, which includes the East Valley, West Valley, High Desert, Morongo Basin, North Desert, and Mountain subregions as seen in Figure B-1 San Bernardino County Subregions. The City of Colton is within the East Valley Subregion, and this is the area that will be used to compare the City's fair housing patterns to the County. The use of subregions is essential to adequately assess a county as geographically large and diverse as San Bernardino County.

Figure B-1.
San Bernardino County Subregions



Source: Regional Assessment of Fair Housing San Bernardino County Transportation Authority.

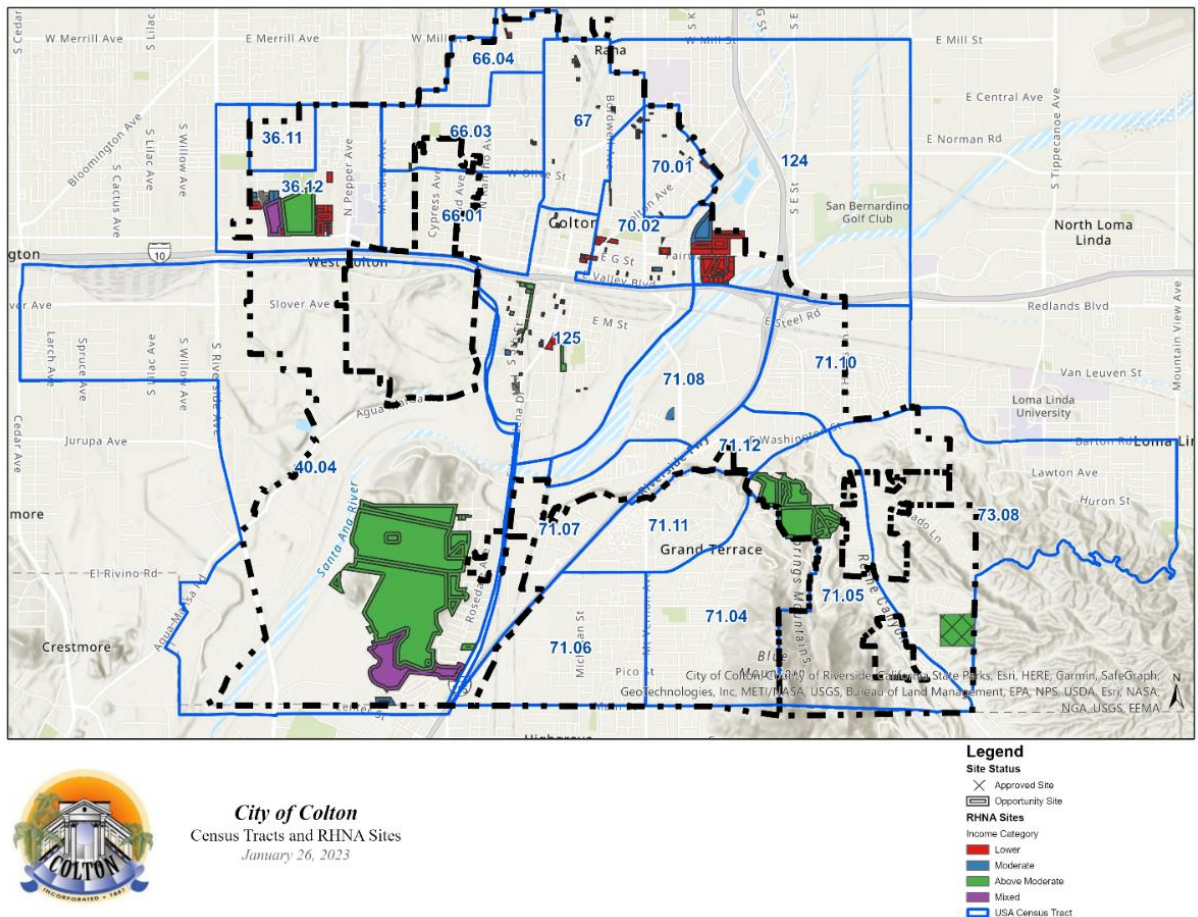
City Overview

Colton is located in San Bernardino County, in the Riverside-San Bernardino-Ontario, CA metropolitan Statistical Area. The City is located centrally in the East Valley Region of the County surrounded by local jurisdictions and bisected by the Santa Ana River. Colton is approximately 16 square miles of land and is rich with transportation infrastructure, being bisected by both two interstates (10 and 215) and two rail lines.

Much of the fair housing analysis is based upon census data provided at the census tract level. Figure B-2 displays the census tracts in the City. Due to the unique shape of the City most of the tracts aren't fully within the City boundary, and large areas are located outside city limits. A majority of the housing is located north of Interstate 10 as well as in census tract 125 which is located centrally and bisected by the interstate. Also, north of Interstate 10 along the western edge of the City is the location of the Colton Hub City Centre Specific Plan, in Census tract 36.12, which is planned to be Colton's "Main Street" district providing a mix of land uses. The southeastern corner of the City presents the majority of open space in tract 71.05 and is included in the Reche Canyon Specific Plan. Census tracts 71.08 and 71.12 contain the majority of the commercial and office land use, and multifamily housing.

The Affirmatively Furthering Fair Housing (AFFH) section also considers the effects that the selected RHNA sites may have on fair housing. Selected RHNA sites and entitled projects are relatively distributed throughout the City.

Figure B-2.
Census Tracts and RHNA



Source: City of Colton

Fair Housing Enforcement and Outreach Capacity

The Inland Fair Housing and Mediation Board (IFHMB) provides fair housing counseling services for the City of Colton. The IFHMB serves as an intermediary to assist in the resolution of issues related to housing discrimination, homeownership sustainability, rental complaints, and disputes in court through the provision of resource recommendations, education, and mediation. The IFHMB works with many cities in the region to provide fair housing and related services to residents. The IFHMB's Fair Housing Department provides information, investigation, education, conciliation, and/or referral of housing discrimination complaints free of charge.

The IFHMB's outreach also includes providing educational workshops in San Bernardino County throughout the year to educate housing providers, tenants, homeowners, and financial and lending institutions on fair housing laws. The workshops cover the topics of landlord-tenant rights and fair housing

discrimination. The IFHMB provides services to over 40,000 individuals annually throughout the County of San Bernardino.

The IFHMB receives funding from the Fair Housing Initiatives Program (FHIP). FHIP organizations partner with HUD to provide the needed capacity and effectiveness to assist persons experiencing discrimination in renting or purchasing a home identify government agencies that handle complaints of housing discrimination. FHIP also provides funding for fair housing enforcement, such as conducting field testing for housing discrimination local to the area served by the fair housing organization.

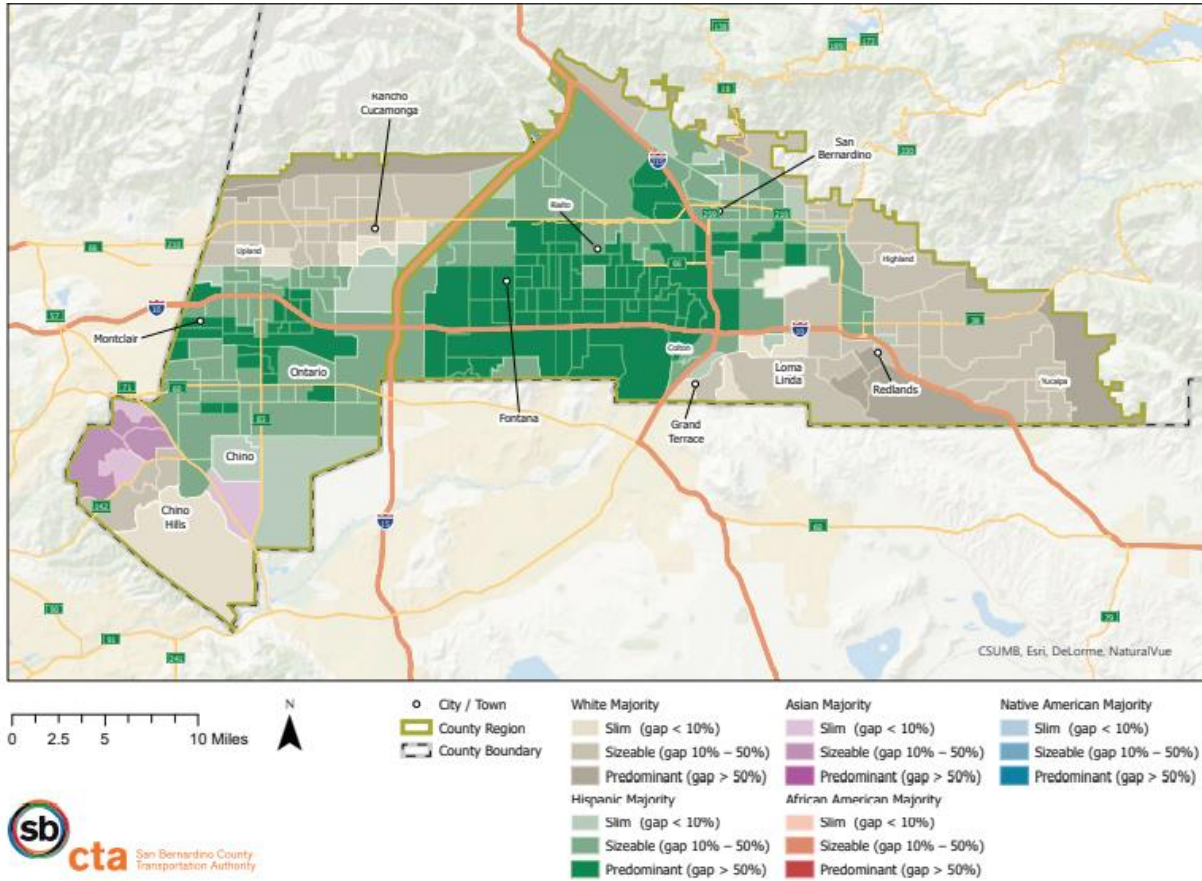
Integration and Segregation

Race and Ethnicity

Racial and ethnic composition of a jurisdiction is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility.

Figure B-3 displays the racial and ethnic majority by census tract in for the East and West Valley Regions in San Bernardino County. The patterns in the City are reflective of those in the surrounding geographic areas. There is a predominantly White majority in the southeastern part of the Valley Region near Loma Linda and Redlands. It shifts to a predominantly Hispanic majority in the central part of the Region, then transitions back to a predominantly White majority in the northwest around Rancho Cucamonga.

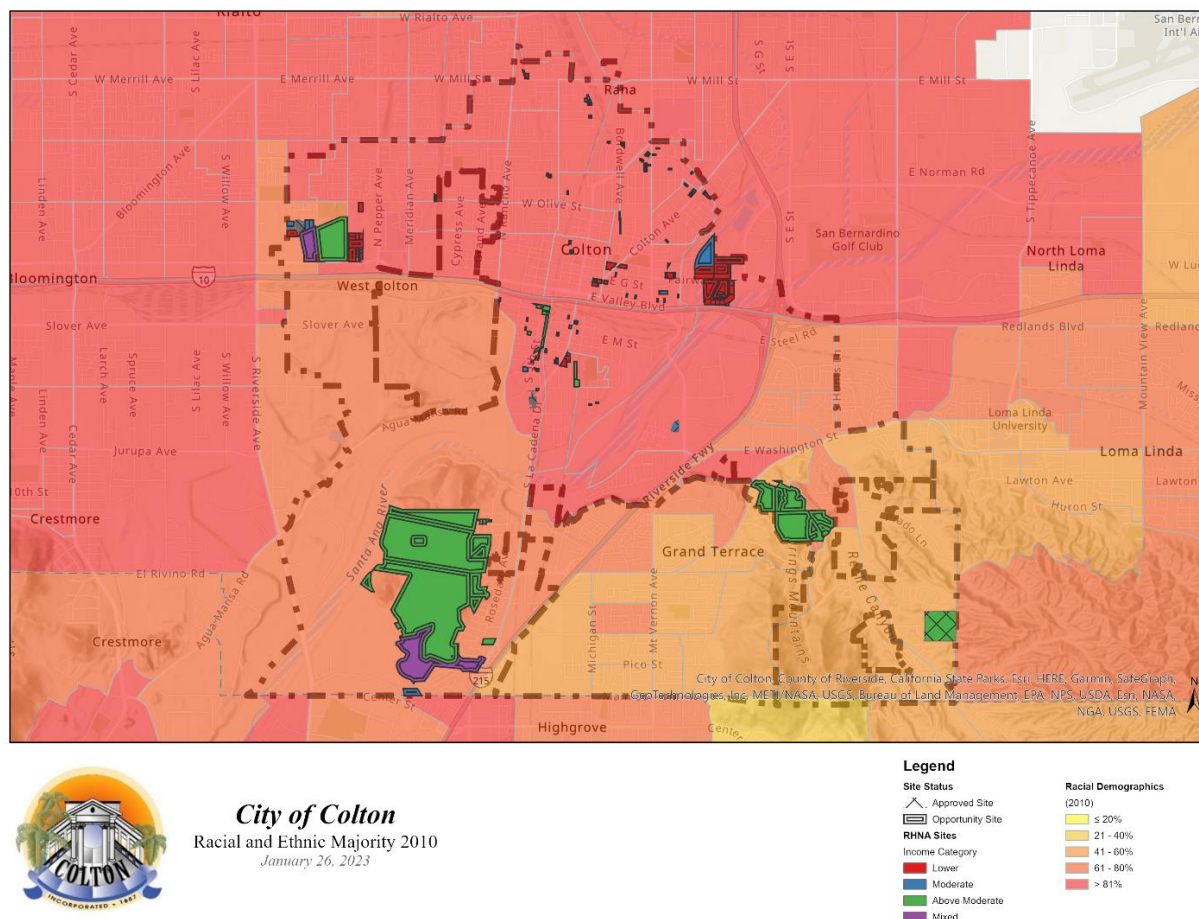
Figure B-3.
Racial and Ethnic Majority - East and West Valley Regions



Source: Regional Assessment of Fair Housing San Bernardino County Transportation Authority

Figure B-4 displays the racial and ethnic majority by census tract in Colton. The southeast part of the City has a White majority, and gradually shifts from a sizeable Hispanic majority in the southern areas to a predominant Hispanic majority in the central and northwestern part of the City.

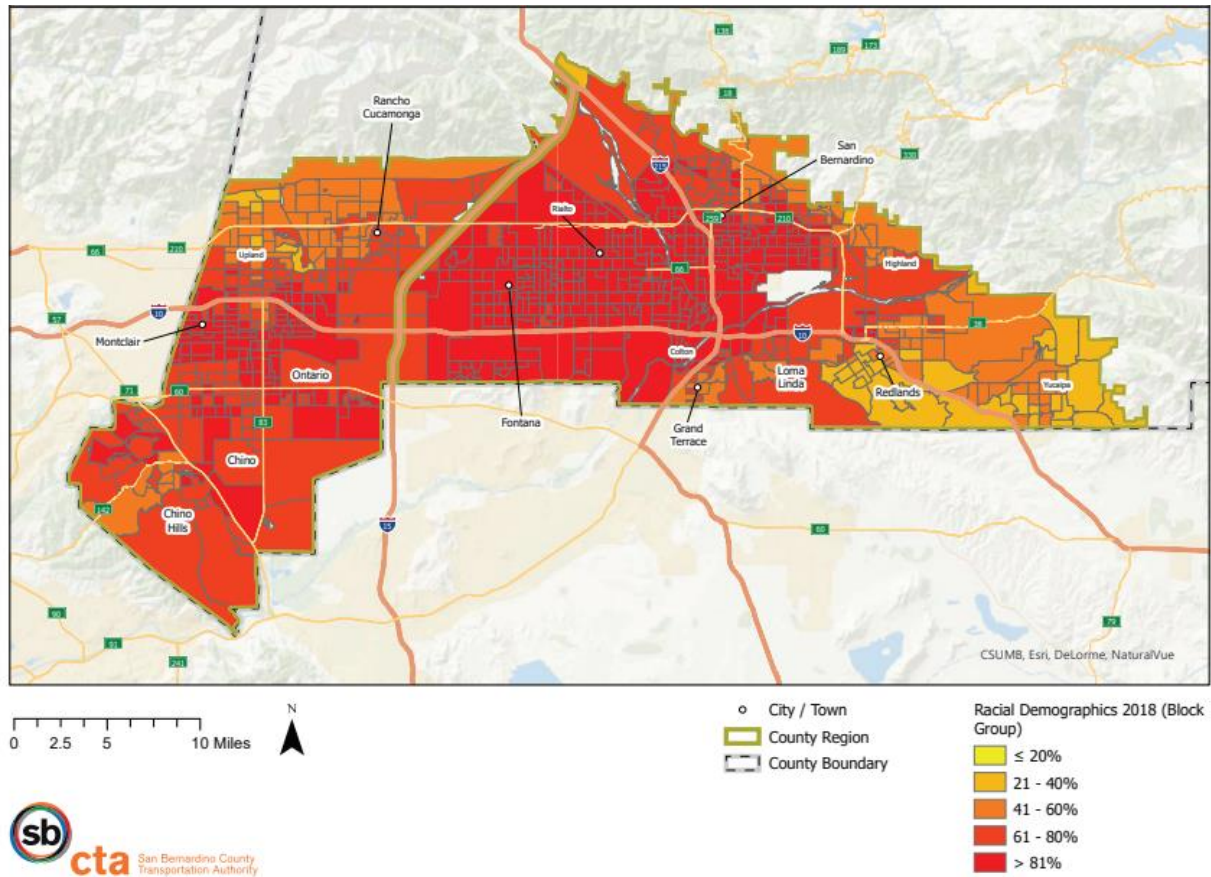
Figure B-4.
Racial and Ethnic Majority 2010– Colton



Source: HCD AFFH Data Viewer

Figure B-5 displays the percentage of the non-White population in 2018 by census block group in the East and West Valley Regions in San Bernardino County. The central and southwest portion of this Region has a higher percentage of non-White population. The southeastern corner of Colton begins the regional transition to a less non-White population that stretches to southeast corner of the East Valley Region. The very northwestern corner of the Region also has a lower non-White Population.

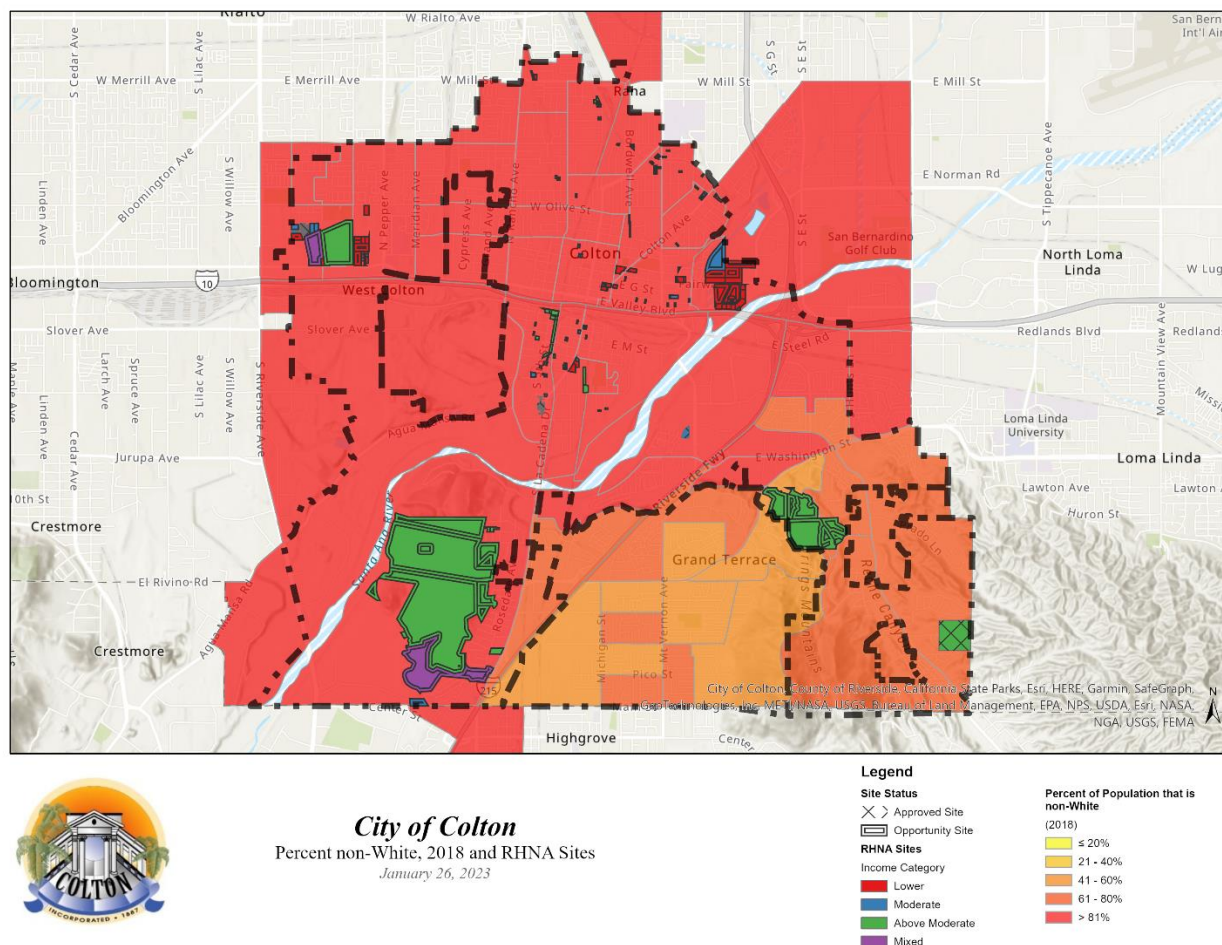
Figure B-5.
Percent Non-White 2018 - East and West Valley Regions



Source: Regional Assessment of Fair Housing San Bernardino County Transportation Authority

Figure B-6 displays the percentage of the non-White population in 2018 by census block group. There are higher levels of non-White residents in the northern and western areas of the City. The majority of the City has over 81 percent of the population categorized as non-White. The southeastern portion is predominately 61-80 percent non-White. One census block group south of South Barton Road which is partially included in the Reche Canyon Specific Plan, has the lowest percent of non-White population in the City (21-40 percent).

Figure B-6.
Percent Non-White, 2018 - Colton

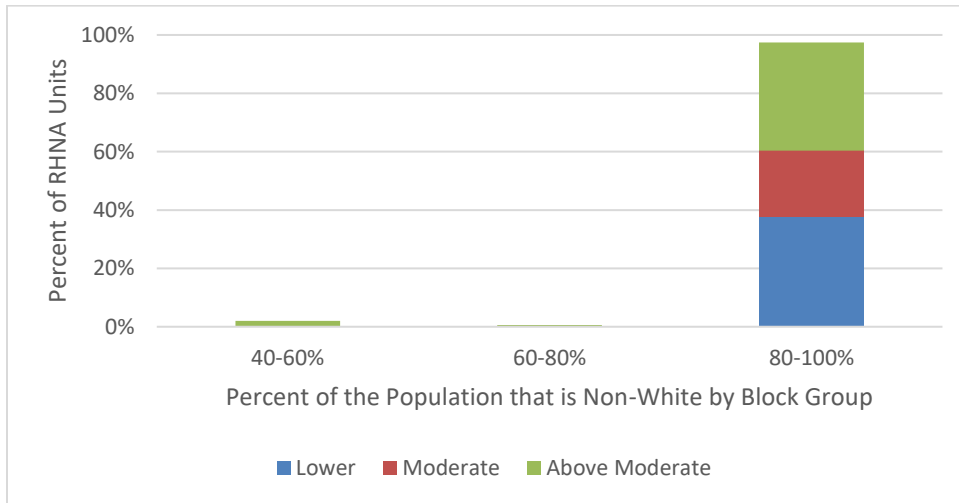


Source: HCD AFFH Data Viewer

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

Figure B-7 compares the RHNA units with the percentage of the population that is non-White. Since most of the City has a high non-white population a majority of the sites are also located in these high non-White areas, which results in the skewed distribution. It is unlikely that the RHNA site selection will exacerbate any conditions or make any negative changes to fair housing conditions as they pertain to the non-White population.

Figure B-7.
RHNA Sites by Non-White Population



Dissimilarity Index – Race and Ethnicity

Segregation is defined by the census as the spatial distributions of different groups among units in a metropolitan area. Segregation can be quantified by using the dissimilarity index, which measures the distribution of two groups in a city and assigns a score between 1 and 100. The level of segregation is determined by assessing what percentage of residents in a census block would have to move for each block to have the same proportion of said group. A score of zero (0) reflects a fully integrated environment; a score of 100 (or 100%) reflects full segregation. Therefore, a higher dissimilarity index indicates higher concentrations of the indicated ethnic groups in areas of the City, when compared to the White population distribution. A lower dissimilarity index implies higher integration, and a more even distribution of each ethnicity when compared to the White population. The formula for this calculation is provided by California Department of Housing and Community Development's (HCD) Guidance Document.

The categories for the dissimilarity index on a scale of 1-100 are as follows:

- <30: Low Segregation
- 30 – 60: Moderate Segregation
- >60: High Segregation.

Figure B-8 provides the dissimilarity index values in Colton and San Bernardino County as a whole, indicating the level of segregation between White residents and residents who are non-White, Black, Hispanic, or Asian. In Colton, there is moderate level of segregation between all of the populations. Overall, the City has a moderate level dissimilarity index of 47.5, which is above the threshold for low segregation. Segregation at the City level is similar to San Bernardino County as a whole.

Figure B-8.
Dissimilarity Index for Race, 2016 and 2021

	Colton	
	2016	2021
Non-White/White	48.9	44.8
Black/White	28.9	57.8
Hispanic/White	54.2	38.1
Asian/White	50.4	49.4

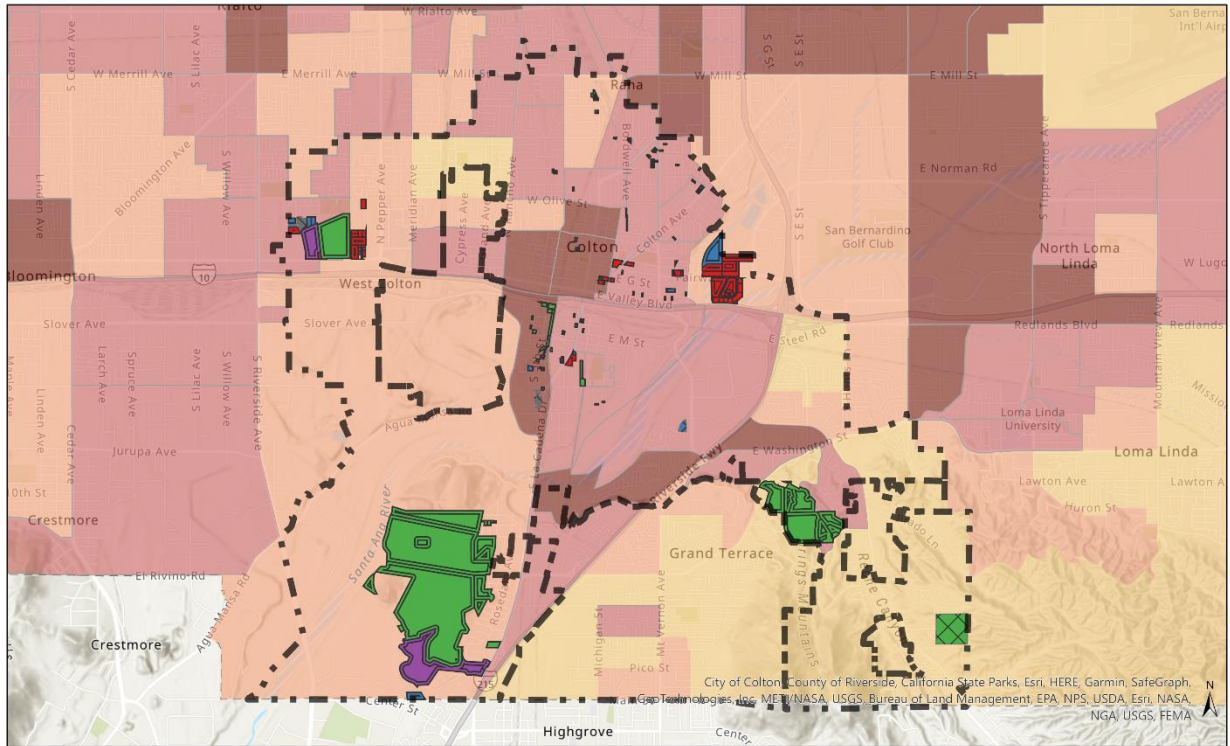
Source: American Community Survey 2016 and 2021 5-Year Estimates (B03002)

Income

Figure B-9 displays the percentage of people in each census tract that are low-moderate income. The City has one tract in which greater than 75 percent of the population is low-moderate income. The southeastern census tracts have the lowest percentages of low-moderate income population.

Figure B-10 shows the percentage of RHNA units compared to the percent of each block group that is in the low- to moderate-income category. The lower- and moderate-income RHNA sites are proposed in the areas with a larger low-to-moderate income population to provide new housing opportunities without displacing current residents from their neighborhoods.

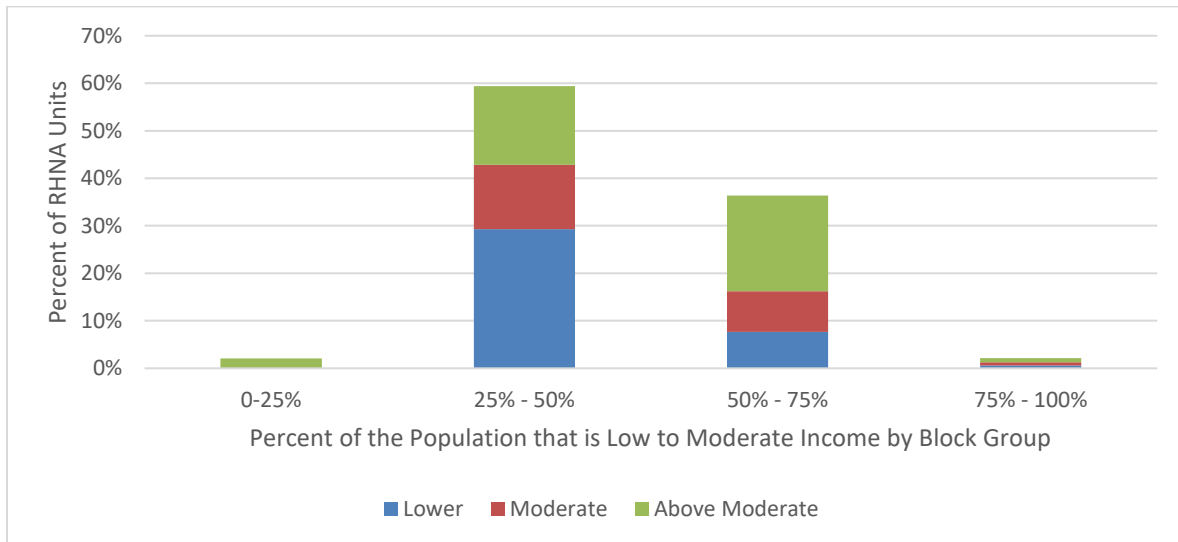
Figure B-9.
Low to Moderate Income Population, 2011-2015 - Colton



City of Colton
Low to Moderate Income Population, 2011 – 2015 and RHNA Sites
January 26, 2023

Source: HCD AFFH Data Viewer

Figure B-10.
Low-Moderate Income Population Comparison of RHNA Units



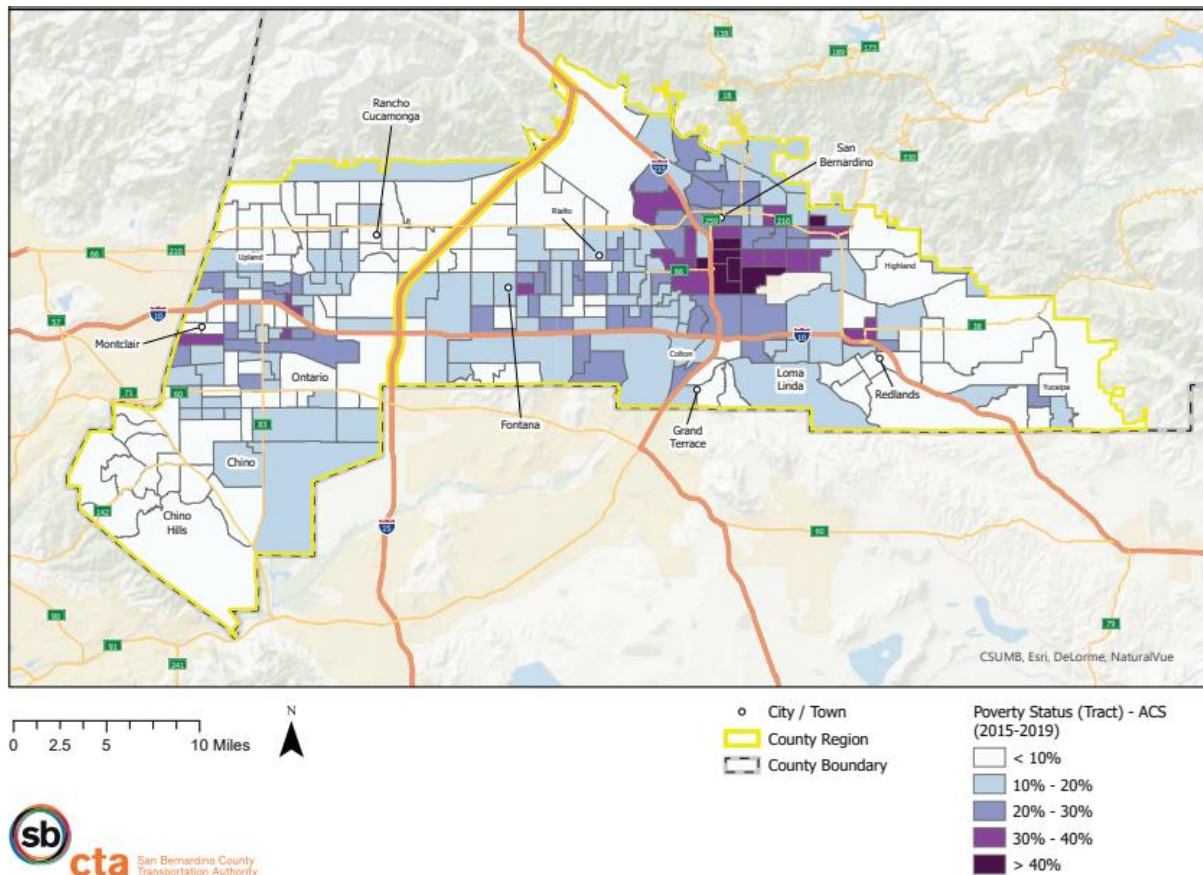
Figure

B-11

shows the change in the East and West Valley population under the federal poverty line by census tract in 2019. Poverty is defined by incomes falling below the annually defined thresholds for family size by the Census. Poverty levels were the highest in the eastern area, along Interstate 215 mostly in the City of San Bernardino and Highland. Areas with less than 10% of residents living in poverty were in the foothills to the north and in the communities of Chino Hills and Diamond Bar. The highest concentration of census tracts with poverty were located along highway corridors with most of the census tracts having 10% to 20% of the population in poverty.

Figure B-11.

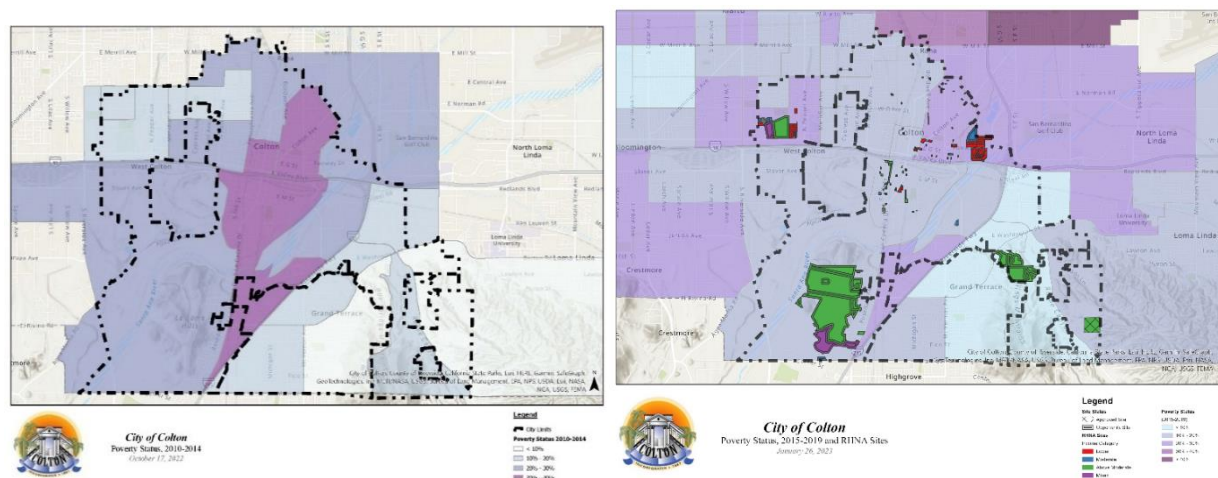
Poverty Status 2019 - East and West Valley Regions



Source: Regional Assessment of Fair Housing San Bernardino County Transportation Authority.

Figure B-12 shows the percentage of households whose incomes are below the federal poverty level in each census tract from 2010-2014 and 2015-2019, respectively. In 2015-2019, there is no tract with greater than 30 percent of its population below the federal poverty level. It also reflects less of a concentration of poverty in the central portion of the City compared to the 2010-2014 time period. The southeastern corner of the City, southeast of Interstate 215 continues to have the lowest percent of the population below the poverty.

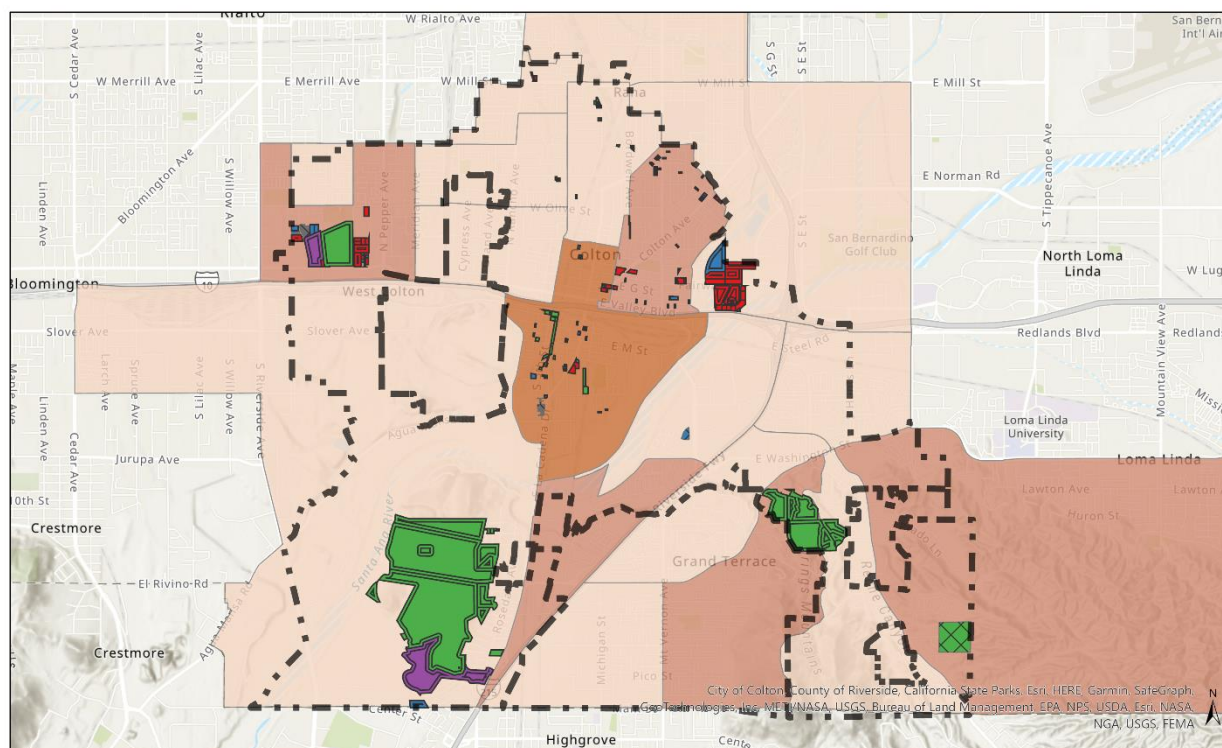
Figure B-12.
Poverty Status, 2010-2014 and 2015-2019 – Colton



Source: HCD AFFH Data Viewer

The Housing Choice Voucher (HCV) Program is the federal program for assisting very low-income, elderly, and disabled families and individuals in affording decent housing by subsidizing rent costs and paying landlords directly for a portion of the rent. Eligibility is based on family size and whether income is less than 50 percent of the area's median income. The Housing Authority of San Bernardino is the regional Public Housing Authority for the City of Colton and administers the HCV program. Figure B-13 shows the dispersion of housing choice vouchers by census tract and the vouchers as a percentage of renter-occupied housing units. The most central census tract has the highest number of households using housing choice vouchers, approximately 30 households. A significant portion of the City is indicated as having less than 5 households using HCV.

Figure B-13.
Housing Choice Vouchers, 2010



City of Colton
 Housing Choice Vouchers, 2010 and RHNA Sites
 January 26, 2023

Legend

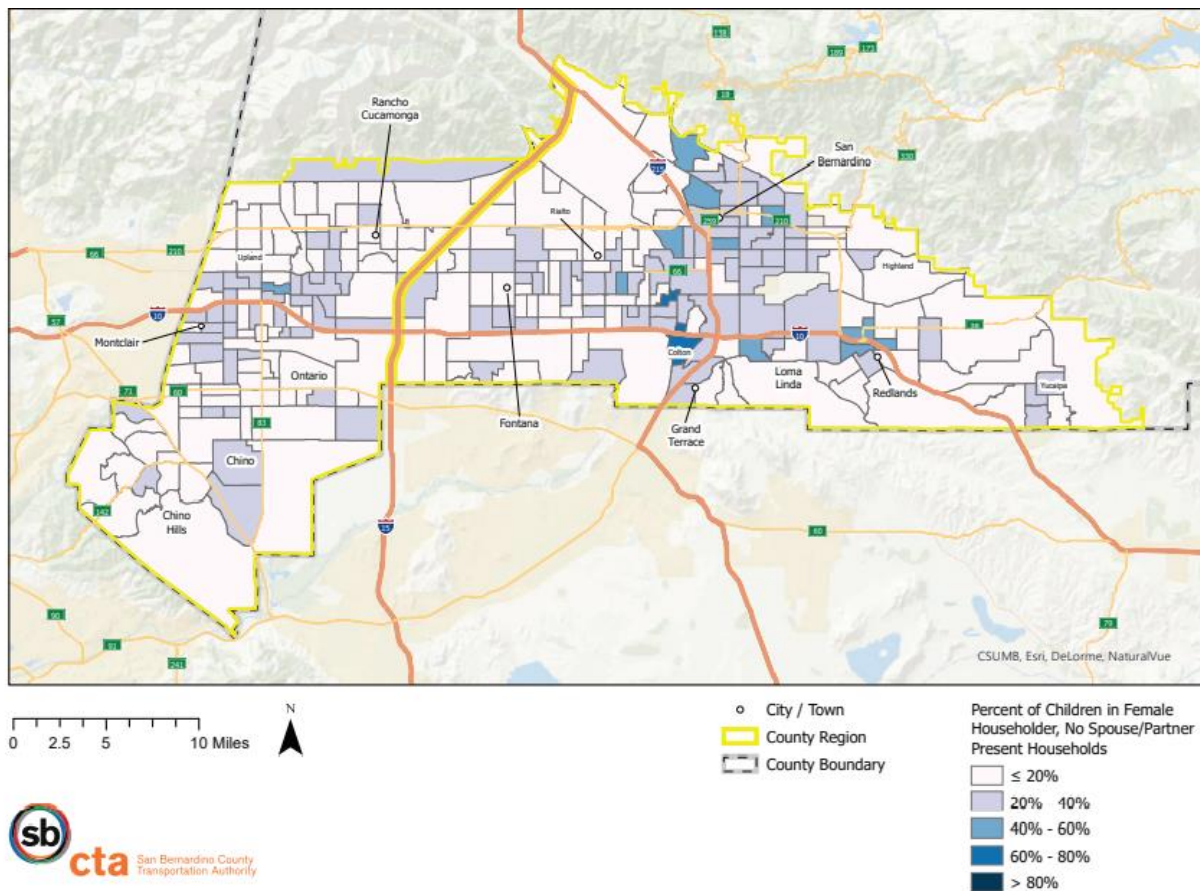
Site Status	Housing Choice Vouchers (2010)
X Approved Site	\$5
□ Opportunity Site	\$15
RHNA Sites	\$30
Income Category	\$60
Lower	\$100
Moderate	No Data
Above Moderate	
Mixed	

Source: HCD AFFH Data Viewer

Familial Status

Figure B-14 shows the percentage of children that are living in female-headed households with no spouse by census tract in the East and West Valley Region of San Bernardino County. In the East and West Valley Region, only two census tracts have 60-80 percent of children in female-headed households, and both are located in Colton. Most of the Region has a checkered pattern of the two lowest categories (less than 20 percent and 20-40 percent). Fewer than 10 census tracts fall in the 40-60 percent category, and these are primarily located in the East Valley.

Figure B-14.
Children in Female-Headed Households - East and West Valley Regions

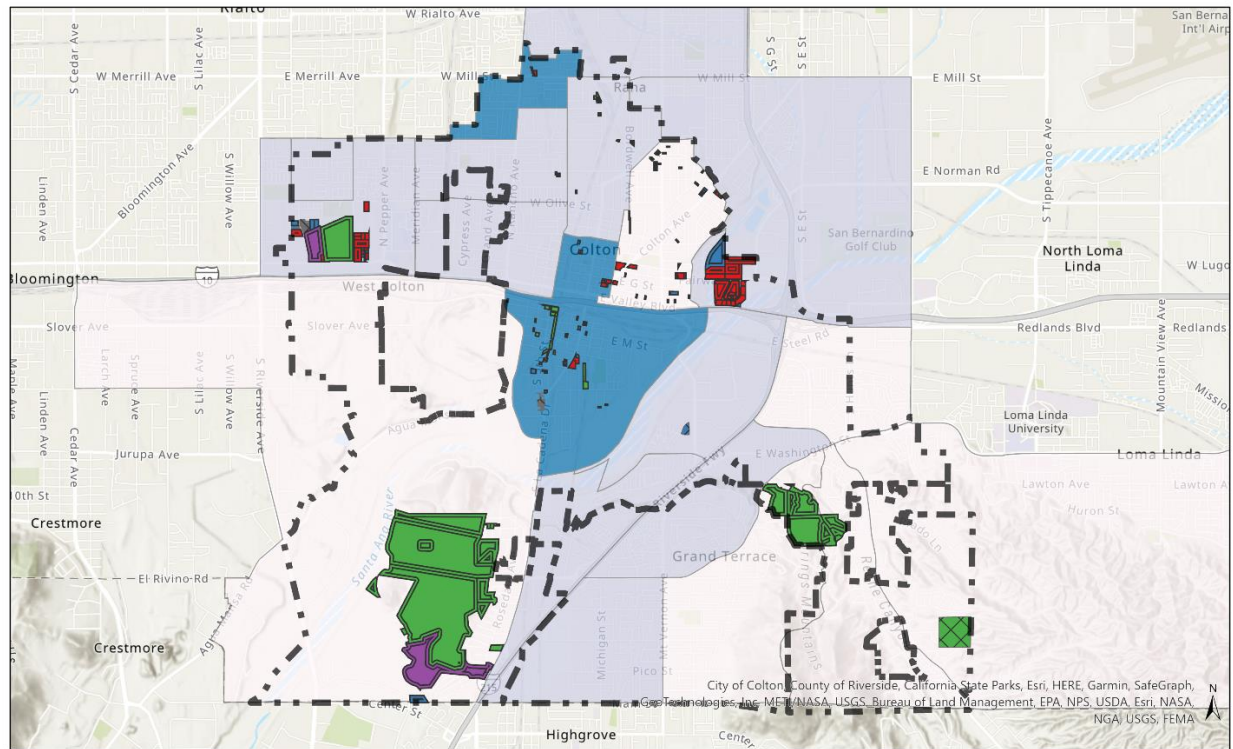


Source: Regional Assessment of Fair Housing San Bernardino County Transportation Authority.

Figure B-15 displays the percentage of children that are in female-headed households by census tract in the City of Colton. There are two areas that fall into the 60–80 percent category. These areas are in the central and the northwestern most portion of the City. The rest of the City falls into the lowest two categories, with fewer than 40 percent of children in female-headed households. Census tracts in southeast and southwest corners of the City have the lowest prevalence of children in female-headed households (20 percent or less), this data could be skewed as these areas are largely made up of industrial and open space land uses.

As shown in Figure B-16, about 65 percent of RHNA sites are in a tract where 20-40 percent of children are in female-headed households and approximately less than one percent of RHNA sites are located in a tract with more than 40 percent. RHNA sites are not expected to impact fair housing concerns based on familial status.

Figure B-15.
Children in Female-Headed Households, 2015-2019 - Colton



City of Colton
Children in Female-Headed Households and RHNA Sites, 2015-2019
January 26, 2023

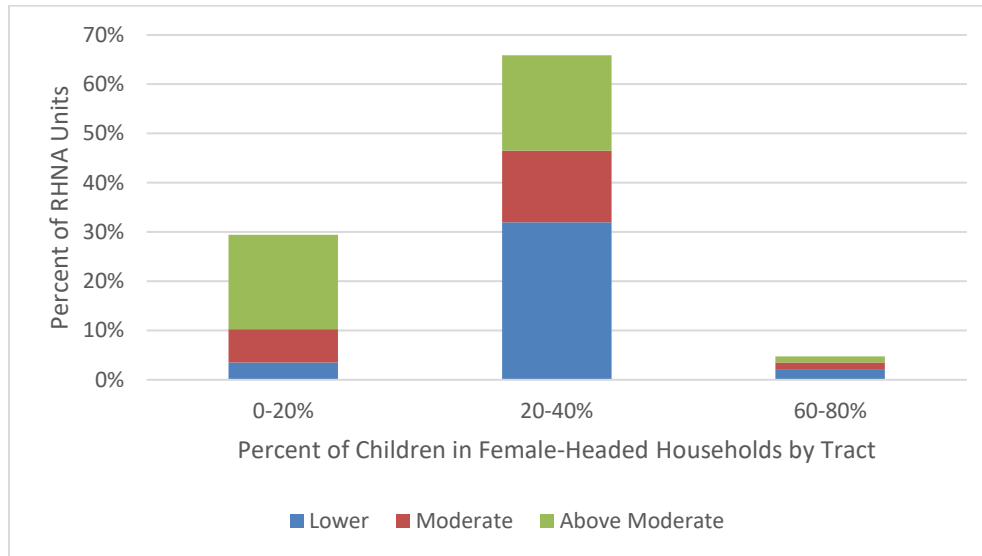
Legend

Site Status
X Approved Site
□ Opportunity Site
RHNA Sites
Income Category
Red Lower
Blue Moderate
Green Above Moderate
Purple Mixed

Children in Female-Headed Households (2015-2019)
≤ 20%
20% - 40%
40% - 60%
60% - 80%
> 80%

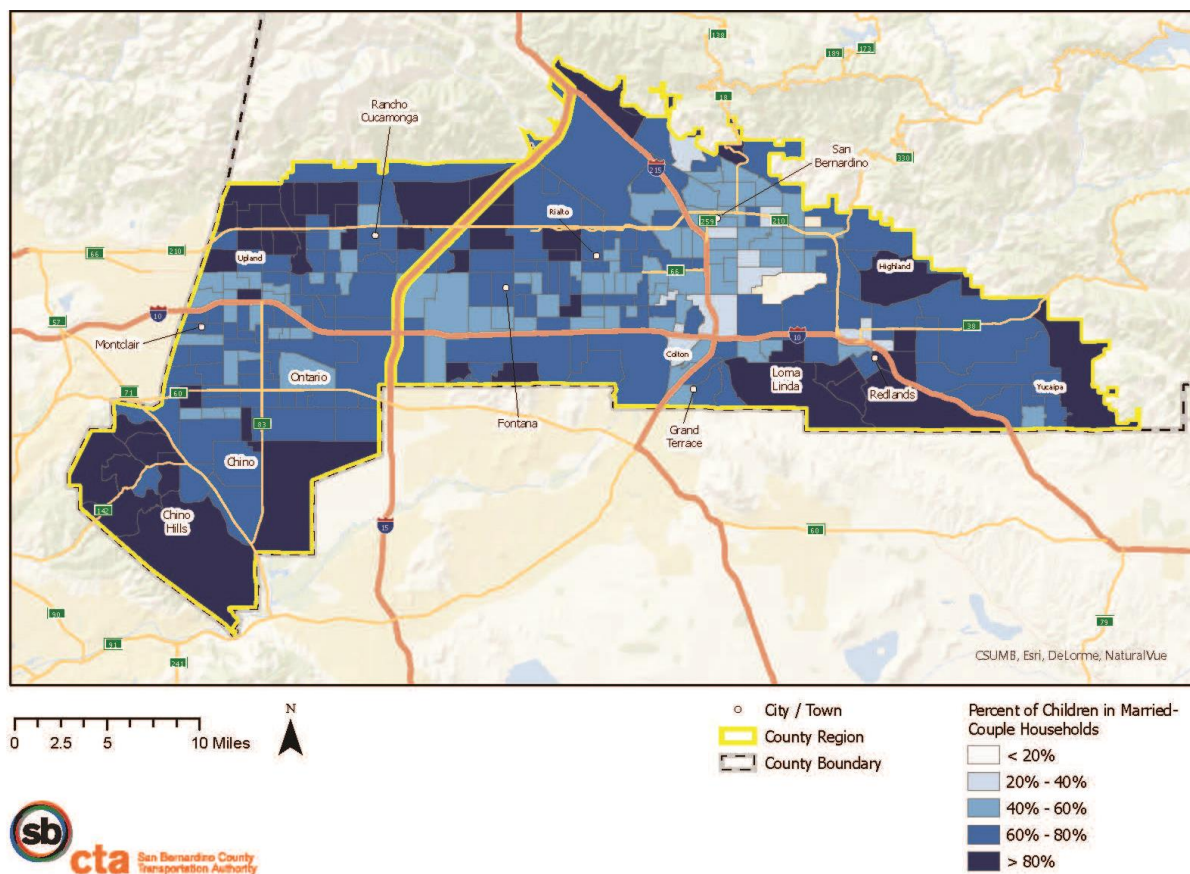
Source: HCD AFFH Data Viewer

Figure B-16.
RHNA Sites by Children in Female Headed Households



As shown in Figure B-17 shows census tracts with high concentration of children in married-couple households are also areas with the lowest concentration with poverty in the East and West Valley Regions of San Bernardino County.

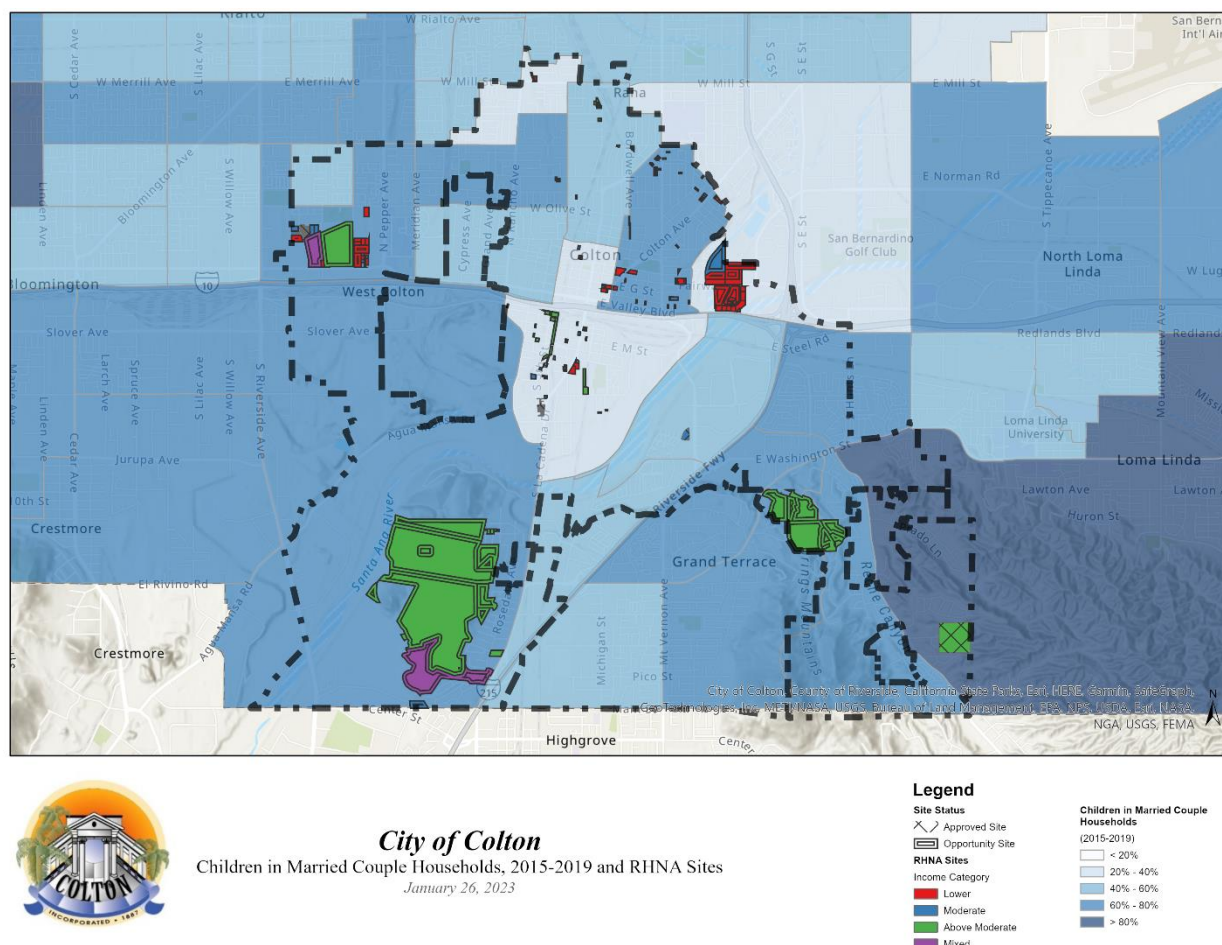
Figure B-17.
Children in Married-Couple Households - East and West Valley Regions



Source: Regional Assessment of Fair Housing San Bernardino County Transportation Authority

Figure B-18 shows the percentage of children in married couple households by census tract throughout the City. The pattern shows a highly correlated inverse relationship with the pattern of children in female-headed households. The central and the northwestern portion of the City have 20-40 percent of children living in married couple households. Most census tracts in the west and southeast areas have 60-80 percent of children in married households. The eastern edge of the City bordering Loma Linda exceeds 80 percent.

Figure B-18.
Children in Married Couple Households, 2015-2019 - Colton



Source: HCD AFFH Data Viewer.

Persons with Disabilities

The US Census Bureau provides information on the number of persons with disabilities of varying types and degrees. According to the US Census Bureau, a person is considered to have a disability if they have difficulty performing certain functions or difficulty with certain social roles. Affordability of appropriate housing and access, both within the home and to/from the home site, are the primary challenges for persons with disabilities. Access often requires specially designed dwelling units. Additionally, housing locations near public facilities and public transit are important for these special needs group. The 2021 American Community Survey estimates that 12 percent of Colton and 11 percent of San Bernardino County have a disability. Similar to the City, census tracts in the East and West Valley Regions primarily fall into one of two disability categories: with either less than ten percent or 10-20 percent of the population having a disability. There is a pattern of lower disability rates in tracts along the Interstate 15 backbone and the southwestern portion of the Region. Less than 10 tracts have more than 20 percent of the population with a disability.³

³ US Census Bureau, American Community Survey 5-year Data (2015–2019), Table B18101

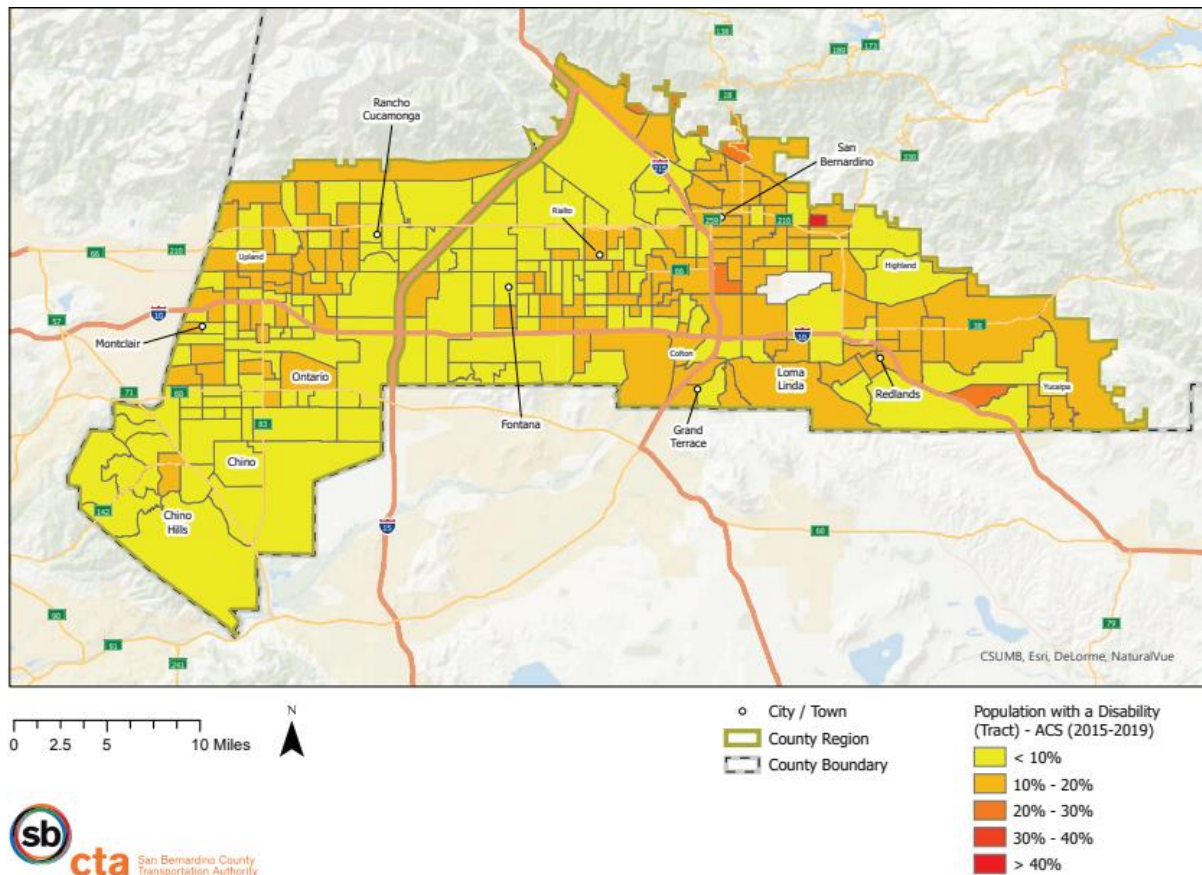
The types of disabilities included in the Census are:

- Hearing difficulty: deaf or has serious difficulty hearing
- Vision difficulty: blind or has serious difficulty seeing even with glasses
- Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions
- Ambulatory difficulty: has serious difficulty walking or climbing stairs
- Self-care difficulty: has difficulty dressing or bathing
- Independent living difficulty: has difficulty doing errands alone, such as visiting a doctor's office or shopping

Figure B-19 shows the disabled population in the East and West Valley Regions of San Bernardino County. There is only one census tract with greater than 40 percent of population with a disability which is located in the City of San Bernardino. Most of the census tracts in the region have less than 10 percent of the population with a disability and is the same as the less poverty and white majority.

Figure B-19.

Population with a Disability 2019 - East and West Valley Regions

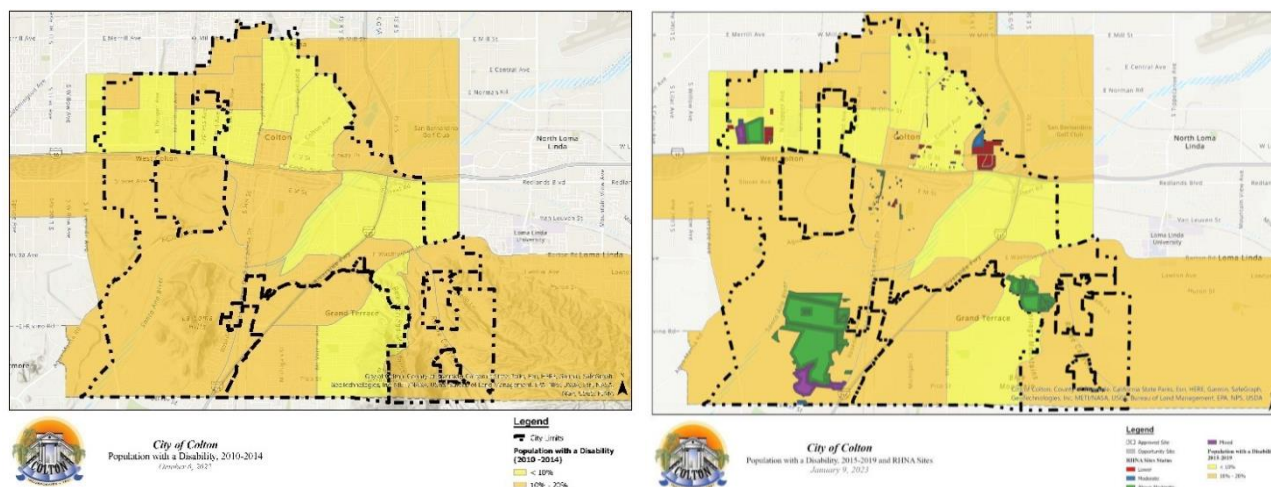


Source: Regional Assessment of Fair Housing San Bernardino County Transportation Authority.

Figure B-20 shows the percentage of the population with a disability from 2010–2014 and 2015–2019 by census tract. There is no census tract where greater than 20 percent of the population has a disability; there are no areas of the City with a high concentration of persons with disabilities. A comparison between 2014 and 2019 shows no change over time, the majority of the City falls in the 10-20 percent disability category. This may be partially attributed to an aging population, as the elderly tend to have a higher

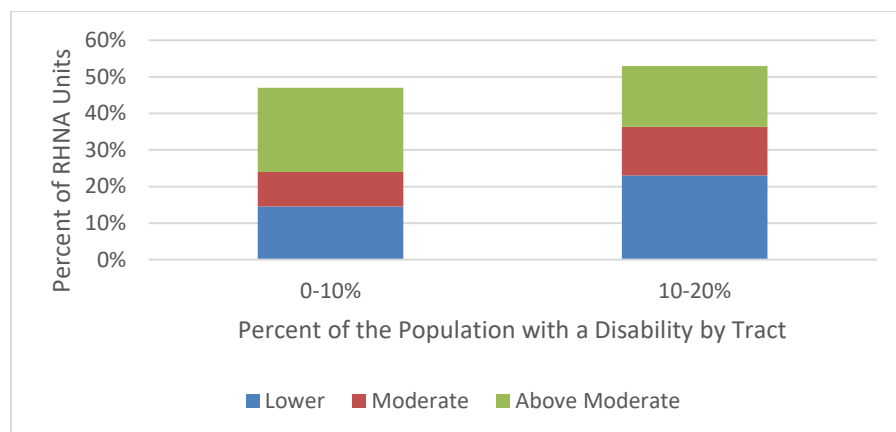
disability rate than other segments of the population. The over 65 years age group increased by 68 percent between 2010 and 2020.⁴ As shown in Figure B-21, the RHNA sites are evenly distributed between areas with higher and lower concentrations of disabled population. For example, 52 percent of the RHNA units are located in the area where 10-20 percent of the population has a disability. As such, the sites are not expected to cause fair housing concerns as they relate to residents with a disability.

Figure B-20.
Population with a Disability, 2010-2014 and 2015-2019 - Colton



Source: HCD AFFH Data Viewer

Figure B-21.
RHNA Sites by Disability



Findings

Overall, there is a difference in trends in integration and segregation between the central and southern areas of the City. The City of Colton has higher concentrations of low- to moderate-income residents in the central areas of the City, which also are areas with larger non-White populations and more children in female-headed households. These same central areas also have higher percentage of the population in

⁴ US Census American Community Survey 2006-2010 and 2016-2020 5-year estimates, Table DP05.

poverty. The proposed RHNA sites are distributed throughout the City in each region, and in turn they are not anticipated to exacerbate any fair housing concerns.

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 32: AFFH, describes actions the City will take to affirmatively further fair housing and address any issues of housing discrimination that may arise. The City is also including programs to encourage development centrally and in the Hub City Centre Specific Plan area. These programs include Program 34: Place-Based Improvements and Program 1: Master Plans to Accommodate Diverse Housing Types.

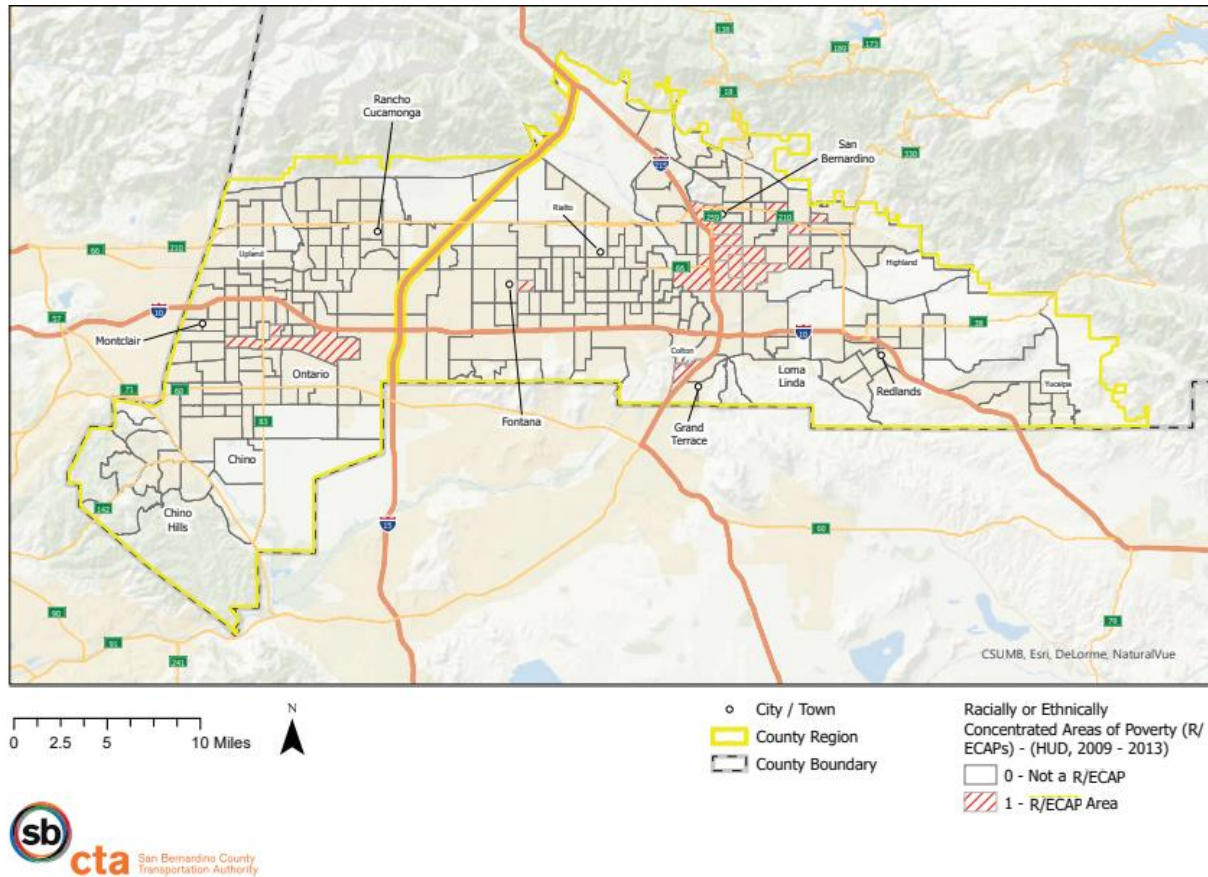
Racially & Ethnically Concentrated Areas of Poverty and Affluence

R/ECAPs

HUD defines Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) as areas where the percentage of the population that is non-White is over 50 percent and the percentage of households with incomes below the poverty line is over 40 percent. Alternatively, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

Figure B-22 shows there are several R/ECAPs throughout the East and West Region of San Bernardino County. They are concentrated in the cities of San Bernardino and Ontario. One is located in the City of Fontana, and another is partially located in the south-central portion of Colton and western part of Grand Terrace.

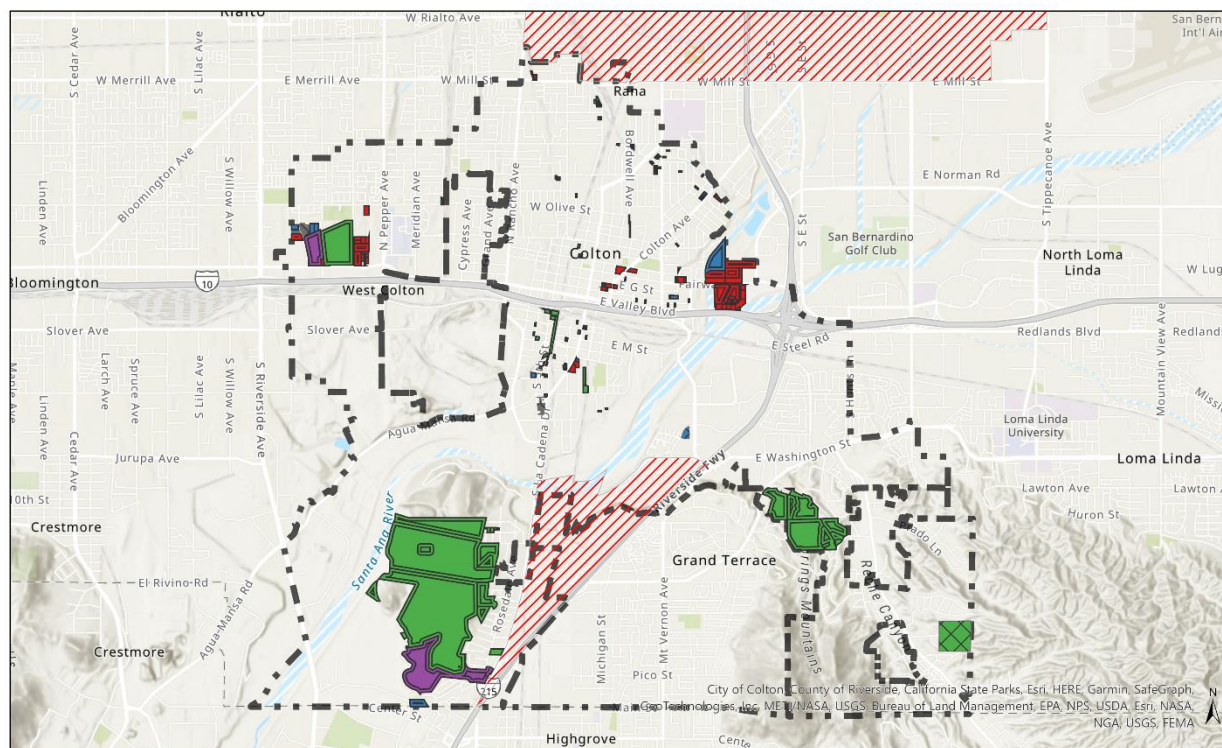
Figure B-22.
RECAPs Vicinity - East and West Valley Regions



Source: Regional Assessment of Fair Housing San Bernardino County Transportation Authority.

Colton has one R/ECAP in the south-central portion of the city. This is Census Tract 71.07, which straddles the city boundaries of Colton and Grand Terrace. This area contains several mobile home parks and warehouses and is located adjacent to Interstate 215. There is another R/ECAP immediately north of Colton in the City of San Bernardino. The housing opportunity sites are not expected to cause fair housing concerns related to R/ECAPs, as no sites are located in a R/ECAP and the site distribution is not anticipated to contribute to the creation of a R/ECAP.

Figure B-23.
RECAPs Vicinity - Colton



City of Colton
 Racially or Ethnically Concentrated Areas of Poverty
 January 26, 2023

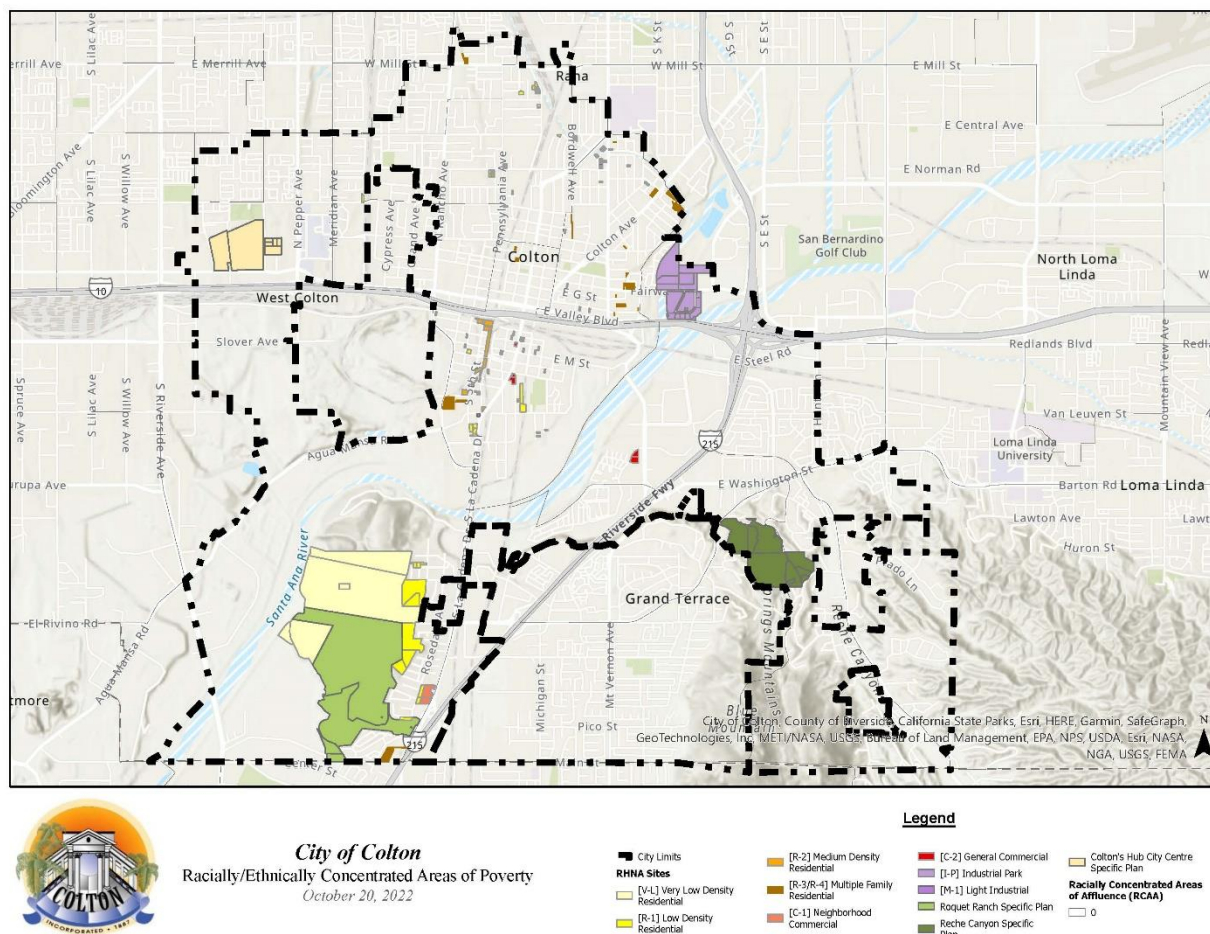
Legend
 Site Status
 X Approved Site
 Opportunity Site
 RHNA Sites
 Income Category
 Lower
 Moderate
 Above Moderate
 Mixed
 RECAP Area

Source: HCD AFFH Data Viewer

Racially Concentrated Areas of Affluence

HUD defines Racially Concentrated Areas of Affluence (RCAAs) as areas where the percentage of the White population in a tract is over 1.25 times the average percentage of the White population in the given Council of Government (COG) region and the median income is 1.5 times higher than the COG or state AMI), whichever is lower. At the time of this analysis, there are no RCAAs in Colton, as seen in Figure B-24.

Figure B-24.
RCAAs in the City and Vicinity



Source: City of Colton

Disparities in Access to Opportunities

California Tax Credit Allocation Committee (TCAC)

One tool that can be used to analyze disparities in access to opportunities is the California Tax Credit Allocation Committee's (TCAC) Opportunity Area scores. These were prepared by a task force commissioned by TCAC and HCD to identify areas statewide whose economic, educational, and environmental characteristics support positive outcomes for low-income families. The map is updated annually. Opportunity maps are made for three domains: economic, environmental, and education. Each map uses categorical indicators to determine its individual score. A composite score and resource designation combining all three designations is then assigned to each block group.

To determine the final resource category, the top 20 percent of overall scores in a county are labeled as highest resource and the next 20 percent of scores are labeled as high resource. Then, any areas that are considered segregated and that have at least 30 percent of the population living below the federal poverty

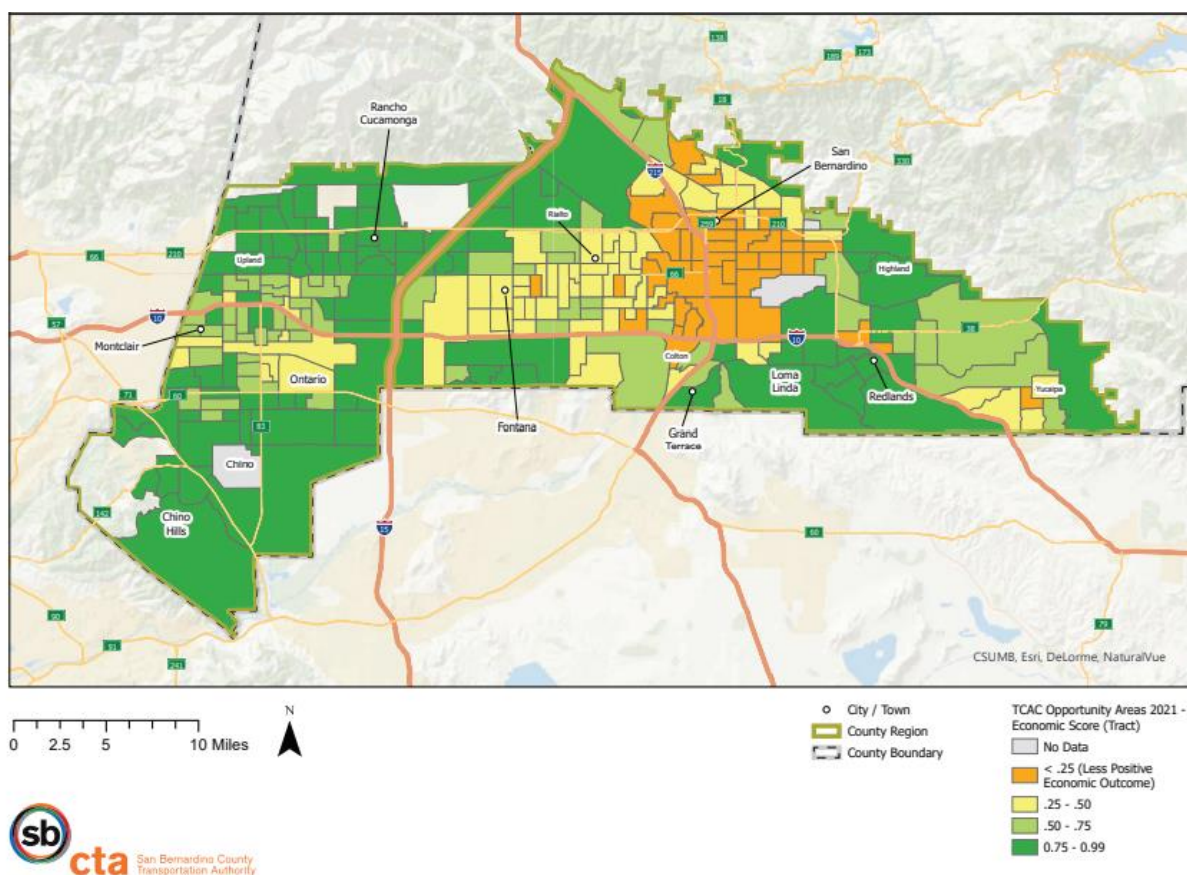
line are labeled as an area of High Segregation and Poverty. Any remaining uncategorized areas in the County are evenly divided between moderate resource and low resource areas.

Economic Indicators

Economic indicators include poverty, adult education, employment, job proximity, and median home value. Figure B-25 displays the economic scores for the East and West Valley Regions by census tract. There is a concentration of less positive economic outcomes in the City of San Bernardino, which large areas of the City of Colton fall within. The scores are more positive the further away from the City of San Bernardino to the east (Redlands) and west especially (Rancho Cucamonga).

Figure B-25.

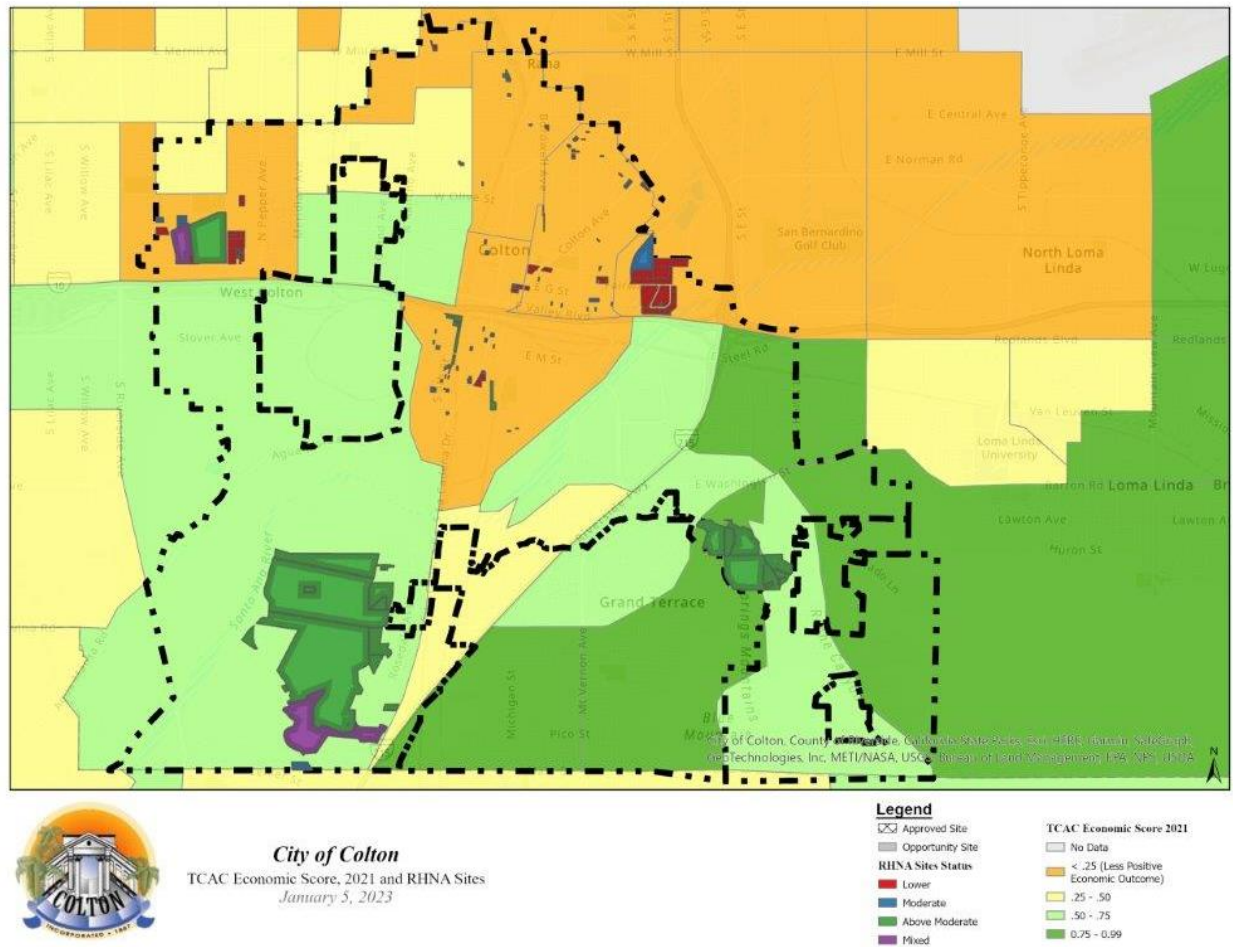
TCAC Economic Score - East and West Valley Regions



Source: Regional Assessment of Fair Housing San Bernardino County Transportation Authority

Figure B-26 displays the economic scores for the City by census tract. The areas with the less positive economic outcome are in the central, northern, and northwestern parts of the City. The southeastern corner has the highest positive economic outcome of the City. The less positive scoring area contains most of the single-family homes in the City, while the more positive scoring area contains open space and a variety of industrial uses which may skew the results. The City is located far from major regional job centers. For this reason, the City also trends lower in score when compared to the rest of San Bernardino County.

Figure B-26.
TCAC Economic Score, 2021 - Colton

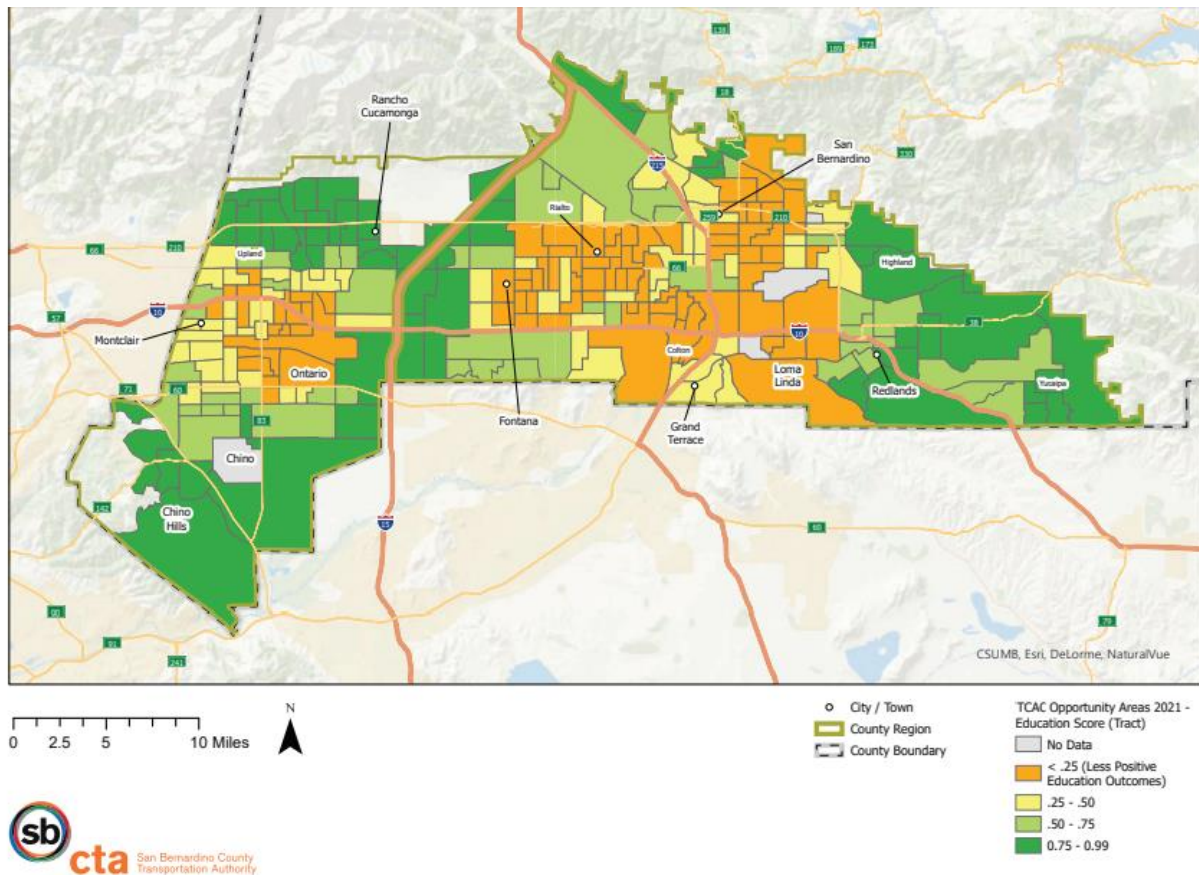


Source: HCD AFFH Data Viewer

Education Indicators

Education indicators include math and reading proficiencies of fourth graders, high school graduation rates, and the student poverty rate. The education scores for the East and West Valley Regions are shown by census tract in Figure B-28 TCAC Education Score. The areas with the highest education scores in the East and West Valley Region are also areas with higher economic scores, which includes census tracts that fall within the Cities of Chino Hills, Redlands, and Highland. Alternatively, census tracts with the lowest education scores fall within San Bernardino and Ontario.

Figure B-27.
TCAC Education Score - East and West Valley Regions



Source: Regional Assessment of Fair Housing San Bernardino County Transportation Authority

The majority of Colton is served by the Colton Joint Unified School District, which includes 21 elementary schools, 7 middle schools, and 7 high schools. The western portion of the City is served by the Rialto Unified School District. According to Great Schools, 62 percent of schools in the Colton Joint Unified School District City are rated below average, 35 percent rated average, and 4 percent are rated above average.⁵ According to the same source, 74 percent of schools in the Rialto Unified School District are rated as below average, 26 percent as average, and less than one percent as above average. Only the western quarter of the city is served by the Rialto Unified School District and the majority of the school district serves communities outside of Colton.

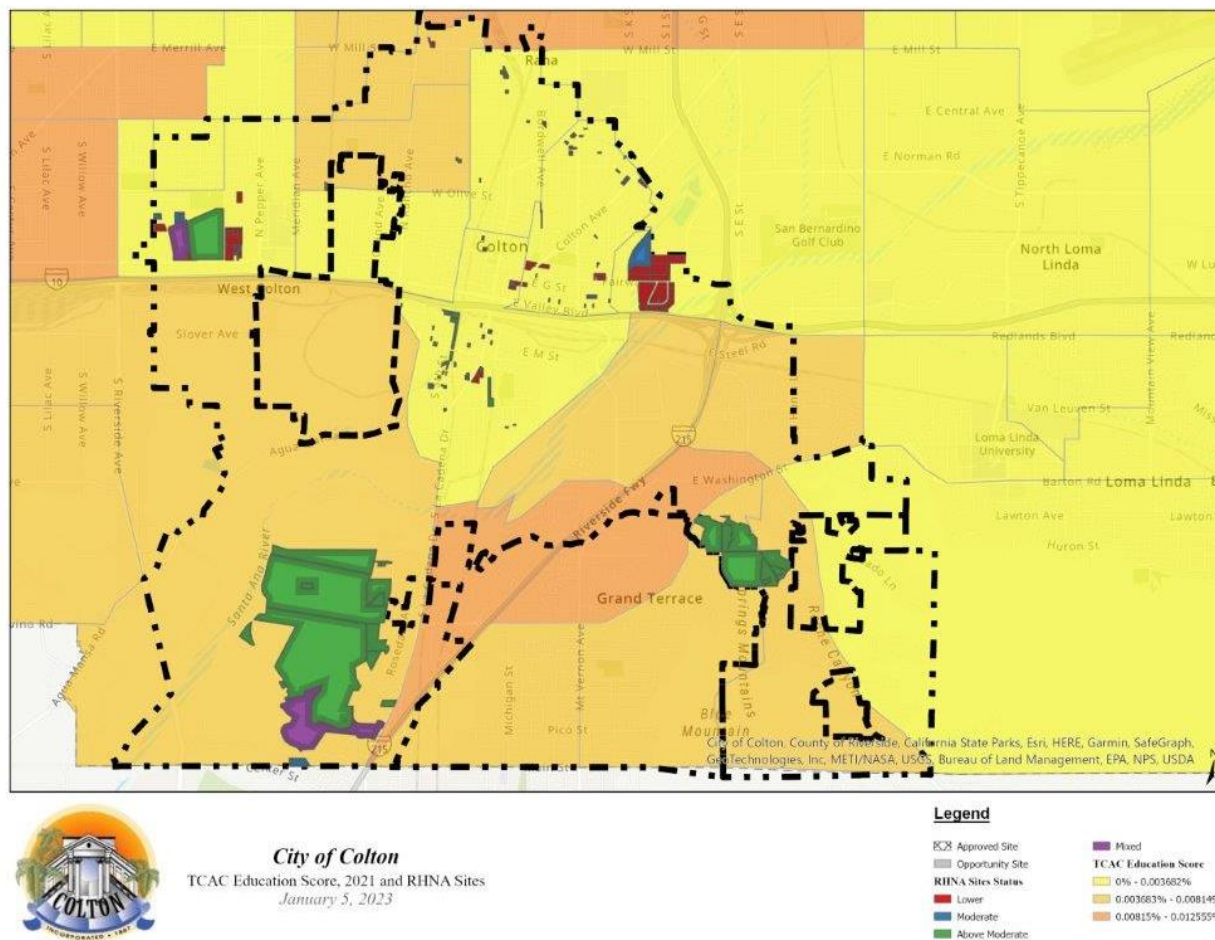
The education scores for the City are shown by census tract in Figure B-28. The majority of the City has education scores lower than 0.25, indicating “less positive education outcomes.” Education scores are slightly higher in the southeast part of the City, scored as 0.25 to 0.50. Average math test scores are much lower than the state average of 40 percent pass rate, which is 25 percent in Colton. Additionally, the

⁵ Great Schools, Colton Unified School District Summary. <https://www.greatschools.org/california/colton/colton-joint-unified-school-district/>

poverty rates in the City have a negative effect on TCAC educational scores, as poverty rates are also included in this calculation.

Figure B-28.

TCAC Education Score, 2021 - Colton



Source: HCD AFFH Data Viewer

Environmental Indicators

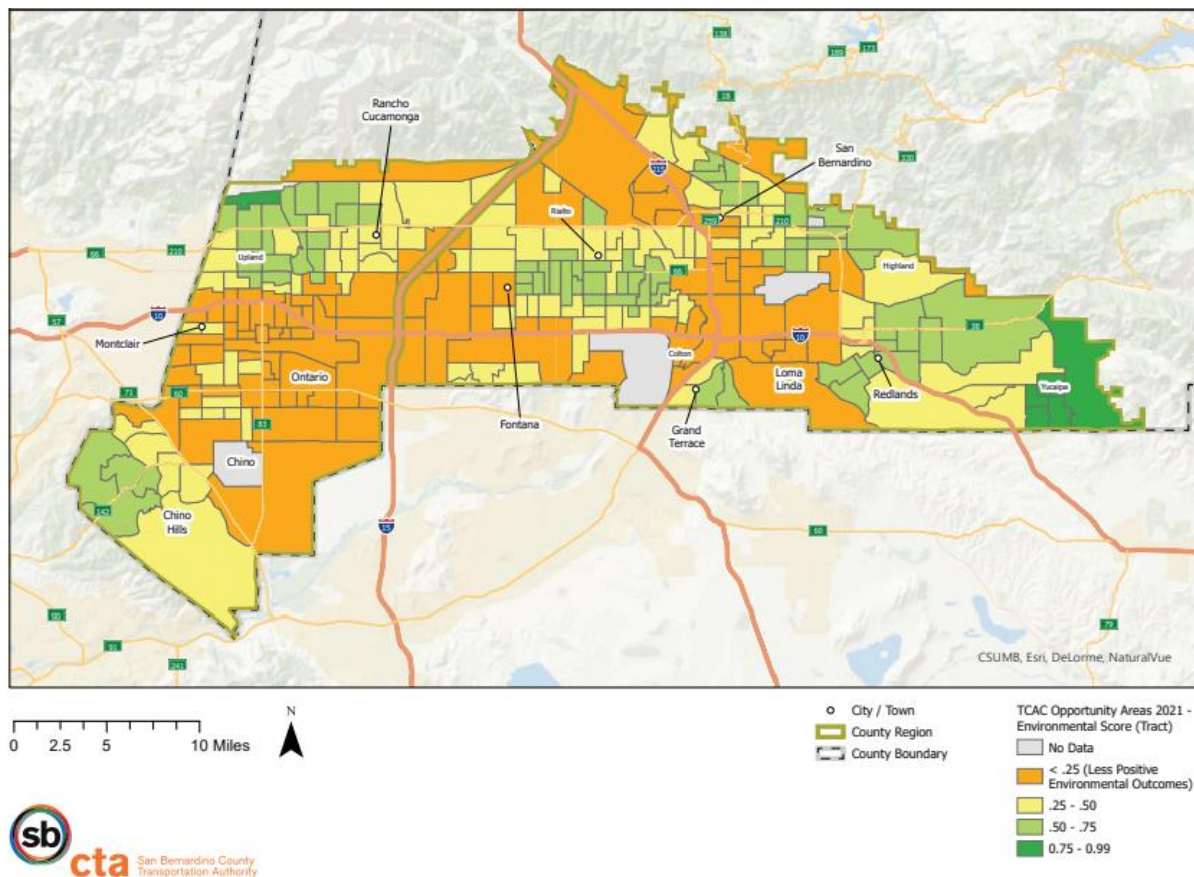
To measure environmental health, the TCAC utilizes the State of California's Office of Environmental Health Hazard Assessment's (OEHHA) CalEnviroScreen 4.0, which uses 10 factors to measure environmental health impacts and pollution burden. These factors are broken down into exposure (levels of ozone, particulate matter, diesel, water quality, pesticide use, traffic density, and toxic releases) and environmental (cleanup sites, groundwater threats, hazardous waste generators and facilities, impaired water bodies, and solid waste sites and facilities) effects. Since many of these environmental effects are byproducts of population centers, more heavily populated areas tend to have poorer environmental quality. Higher scores represent more positive environmental outcomes, and lower scores indicate less positive environmental outcomes for residents in those areas.

Environmental scores for the East Valley and West Valley Regions are mapped in Figure B-29 and show similar trends to Colton with tracts that are bisected by interstates and highways having less positive

environmental scores. There are only a couple of pockets in the Region that have more positive environmental scores, these tracts are located in Redlands, Yucaipa, Upland, and Chino Hills.

Figure B-29.

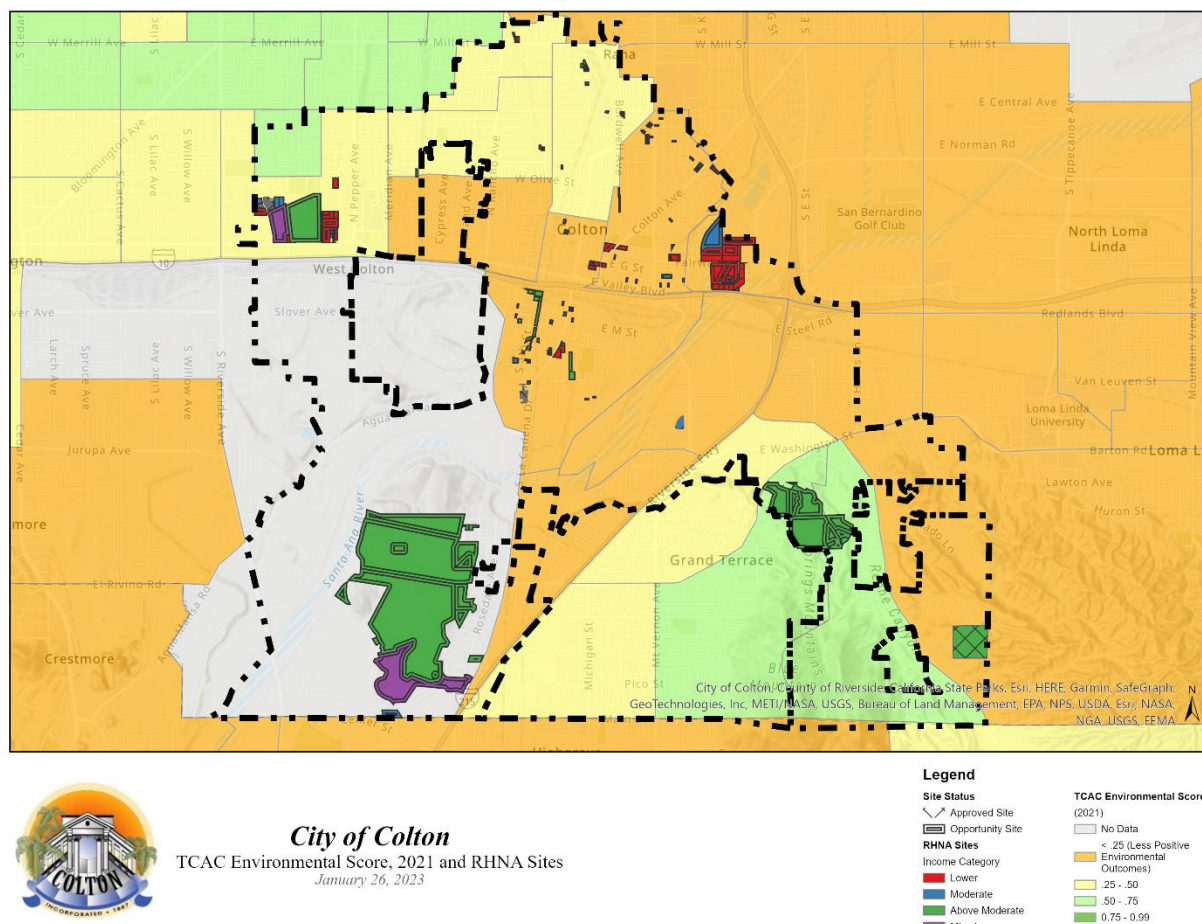
TCAC Environmental Score - East and West Valley Regions



Source: Regional Assessment of Fair Housing San Bernardino County Transportation Authority

Environmental scores for census tracts in the City are presented in Figure B-30. A majority of the City has the lowest environmental scores (less than 0.25), specifically the central and southwest portions of Colton. Alternatively, the northwestern corner and southeastern portions of the City show the highest scores (0.5-0.75). The tracts bisected by Interstate 10 and 215 and contain and/or are adjacent to the heavy industrial uses like cement plants and warehouses, have lower outcomes, potentially due to pollution from proximity.

Figure B-30.
TCAC Environmental Score, 2021 - Colton



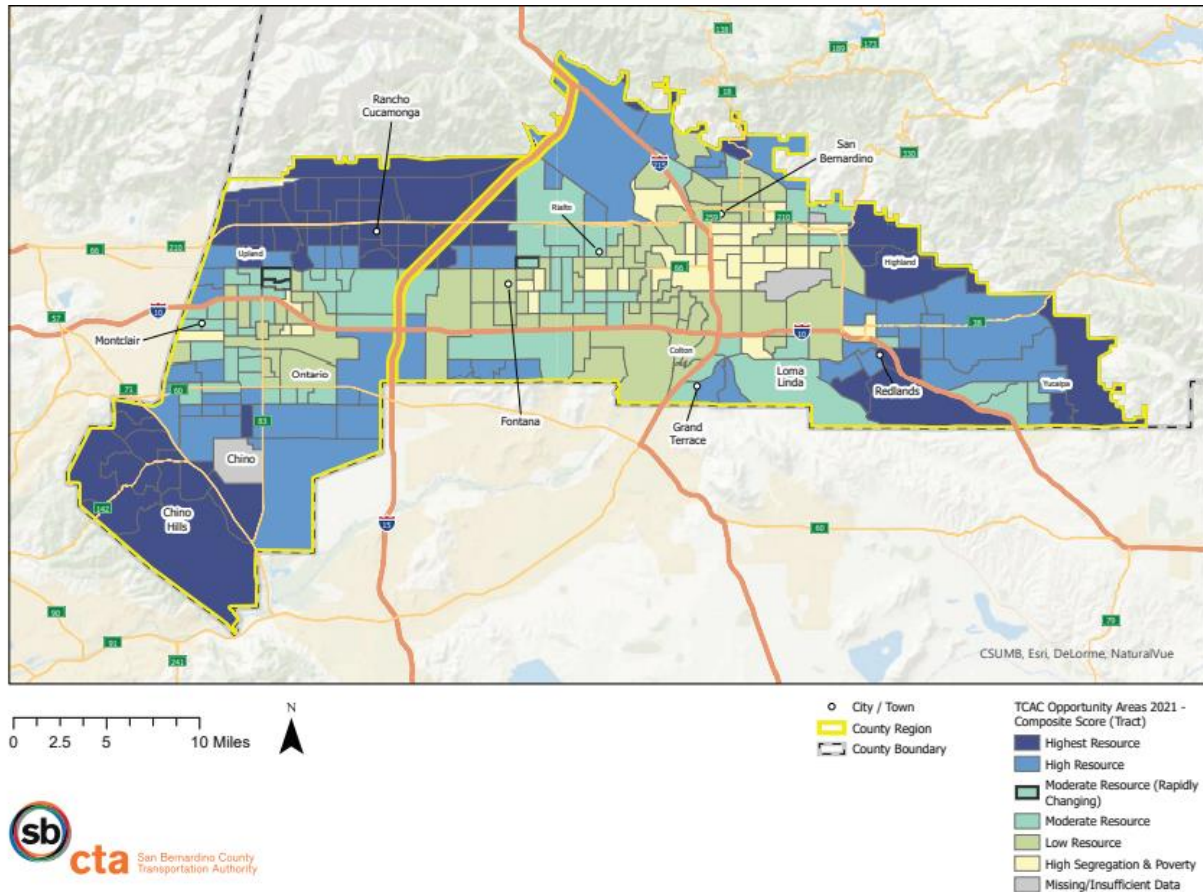
Source: HCD AFFH Data Viewer

TCAC Composite Score

The TCAC Composite score is a measure of indicators that have been shown to support positive economic, educational, and health outcomes for low-income families, especially long-term outcomes for children (California Fair Housing Task Force 2020).

A Subregional TCAC Composite Score for the East and West Valley is shown in Figure B-31. While the highest opportunity scores of San Bernardino County are in the East Valley and West Valley, these subregions also have both low resource areas and areas of high segregation and poverty. Geographically, the center of this region—which includes census tracts in Cities of San Bernardino, Colton, Fontana, and Ontario—tends to be a low resource area by these standards. Meanwhile, nearby Cities of Rancho Cucamonga, Chino Hills, Highland, and Redlands have the highest opportunity scores. The areas in the County with the highest opportunity scores and a combination of the above indices are also the least affordable. Meanwhile, the areas with the lowest opportunity scores, and those areas with high segregation and poverty, are the most affordable. The more affordable areas of the County are lower in access to opportunity, while the more expensive areas of the county have higher access to resources and opportunity, according to the TCAC Composite Score.

Figure B-31.
TCAC Composite Score - East and West Valley Regions

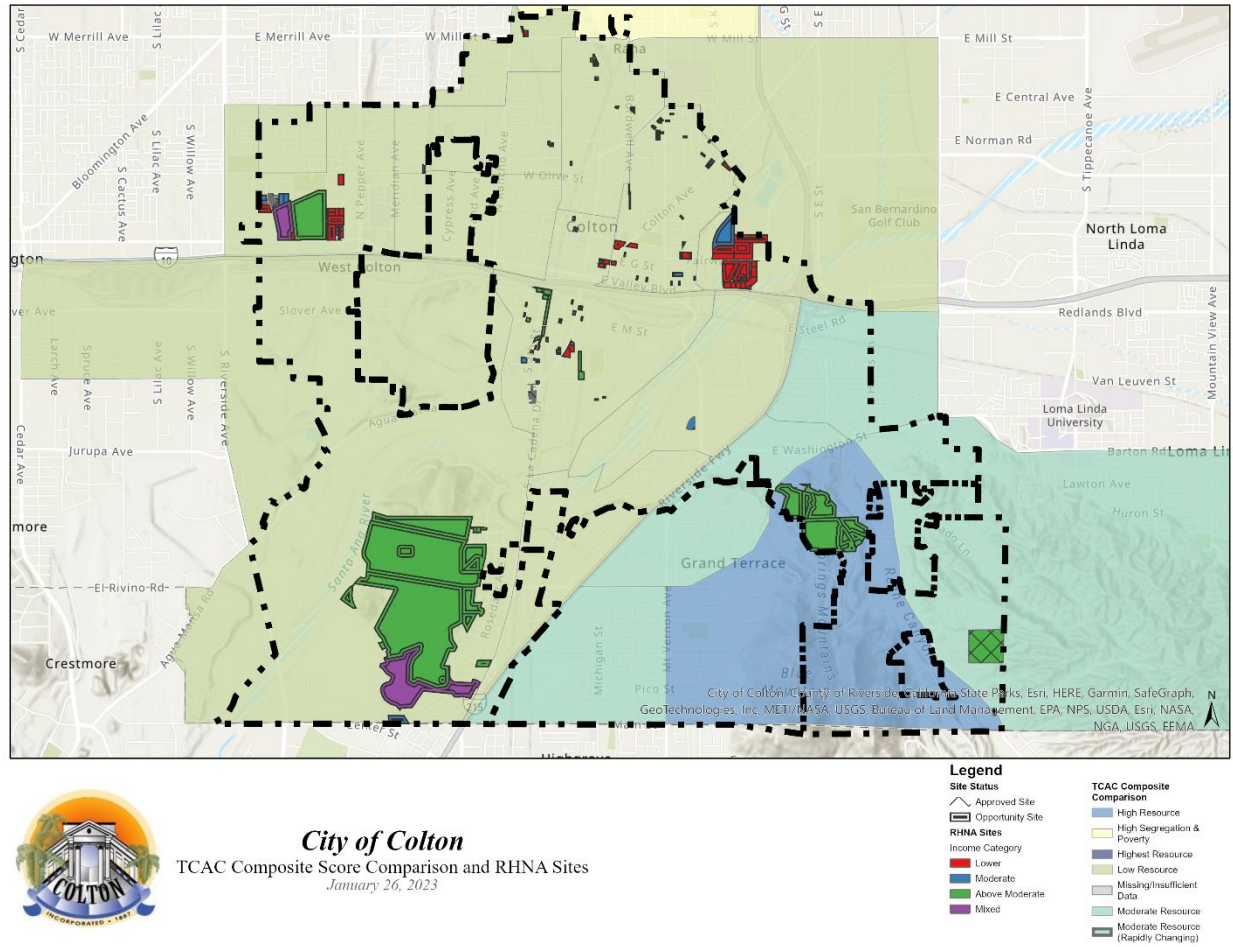


Source: Regional Assessment of Fair Housing San Bernardino County Transportation Authority

Figure B-32 shows the portion of the City west of Interstate 215 is ranked as a low resource area. East of I-215, in the southeast portion of the City, is a combination of moderate and high resource areas. Tracts that are moderate and high resource are likely due to the hillside residential development pattern and open space requirements set forth in the Reche Canyon Specific Plan.

Figure B-33 displays the RHNA units shown by income level that are in each TCAC composite category. Most of the City, and thus most of the units, are located in within the low resource category. This includes 98 percent of low-income units located in the low resource category while only 2 percent are in the high resource category. RHNA sites of various incomes in areas of these categories is unlikely to exacerbate any conditions or make any negative changes to the resource designation.

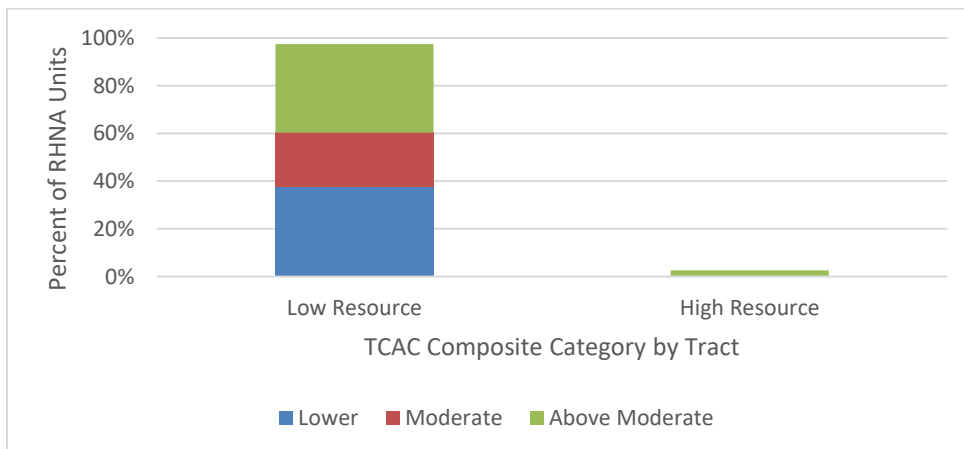
Figure B-32.
TCAC Composite Score Comparison - Colton



City of Colton
TCAC Composite Score Comparison and RHNA Sites
January 26, 2023

Source: HCD AFFH Data Viewer

Figure B-33.
RHNA Sites by TCAC Composite Designation

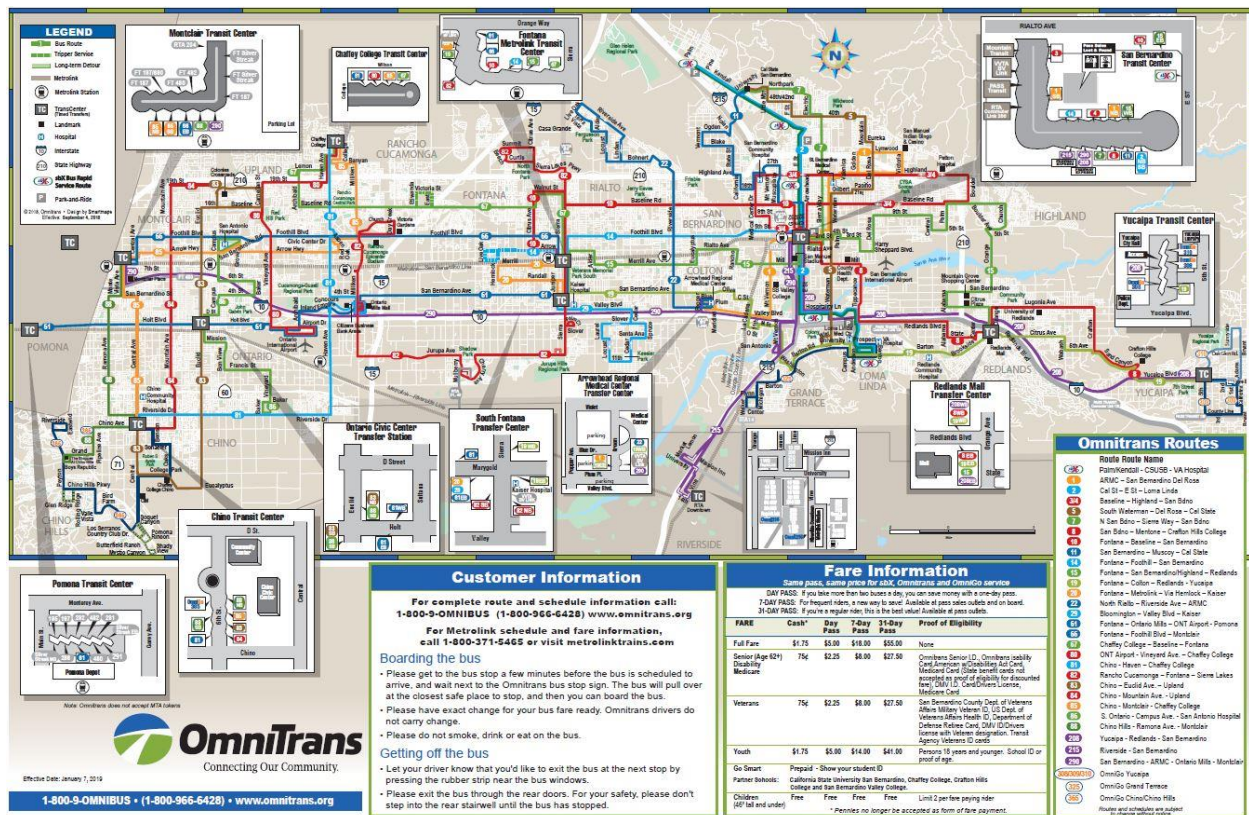


Transportation

Access to adequate transportation and a variety of transit options can help illustrate disparities in access to opportunities. OmniTrans is the bus system that serves the City of Colton and the wider San Bernardino Valley. There are seven fixed bus routes that service the City currently. OmniAccess is another service OmniTrans provides which includes a curb-to-curb ADA service that complements the fixed route bus system.

Transit routes are shown in Figure B-34. The Arrowhead Regional Medical Transfer Center is the primary transit hub in the City, four bus routes serve it, two of which connect to the Fontana and San Bernardino Metrolink Transit Centers providing access to the greater San Bernardino Valley region. The City also has two major bike paths, one being the Santa Ana River Trail which is a major regional recreational and transportation resource and the second being a Class 1 Bike lane located along the entirety of Colton Ave connecting residential neighborhoods to the Colton Hutton Community Center, two elementary schools, and a little league park.

Figure B-34.
Transit Route



Source: HCD AFFH Data Viewer

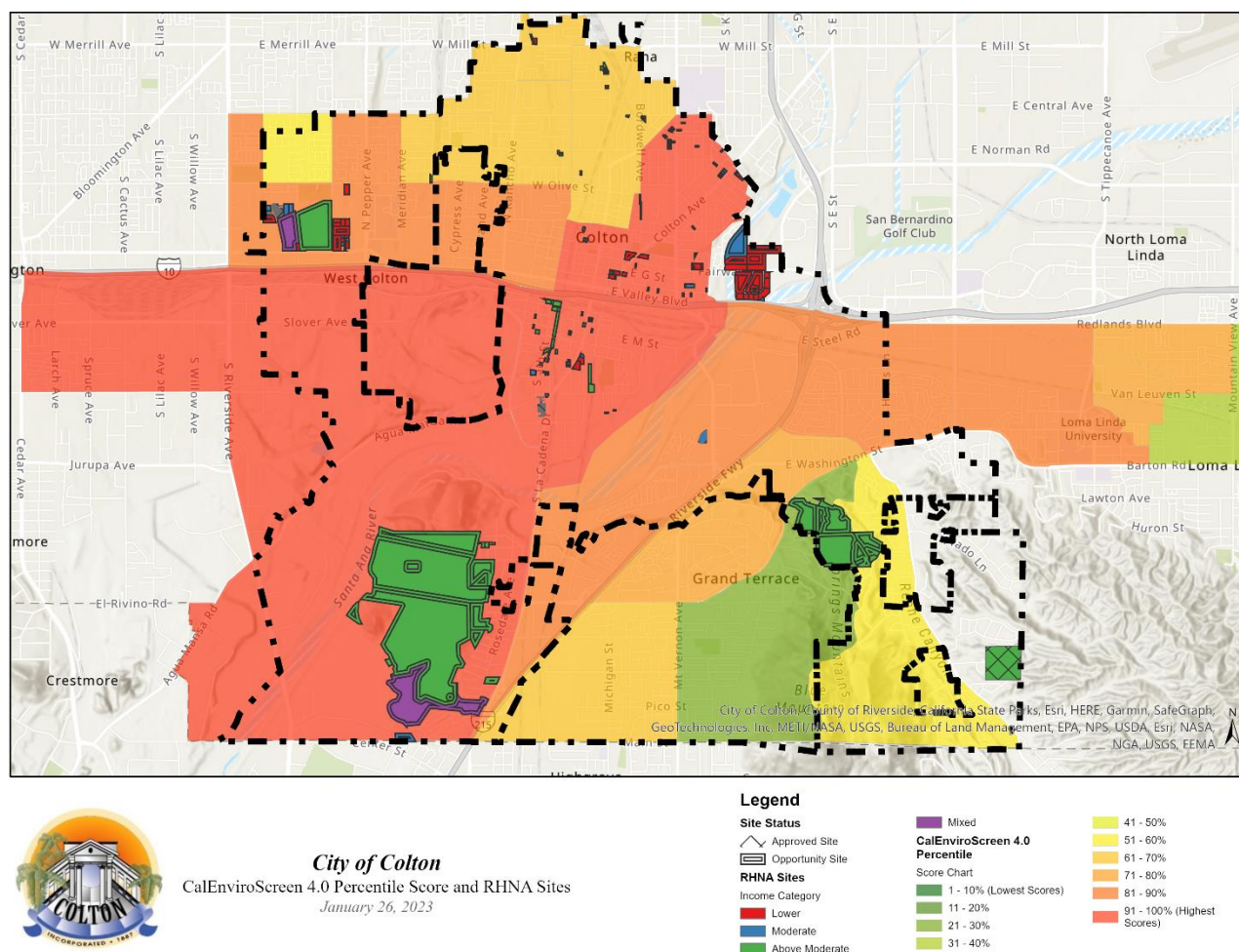
CalEnviroScreen 4.0

CES 4.0 is a tool that identifies communities in California that are disproportionately burdened by pollutants. Factors used to identify communities include ozone, particulate matter, drinking water

contaminants, pesticide use, lead, diesel particulates, asthma rates, and linguistic isolation. A higher score indicates a higher effect of pollutants for the area.

The CES scores for the City of Colton in Figure B-35 show that highest scores occur in the southeast and northwestern corners of the City. The tracts bisected by Interstate 10 and 215 and contain heavy industrial uses like cement plants and warehouses, which create high levels of pollution which in turn contributes to the higher scores. The lower density southeastern corner of Colton contains semi-rural residential development and hilly open space, contributing to lower scores.

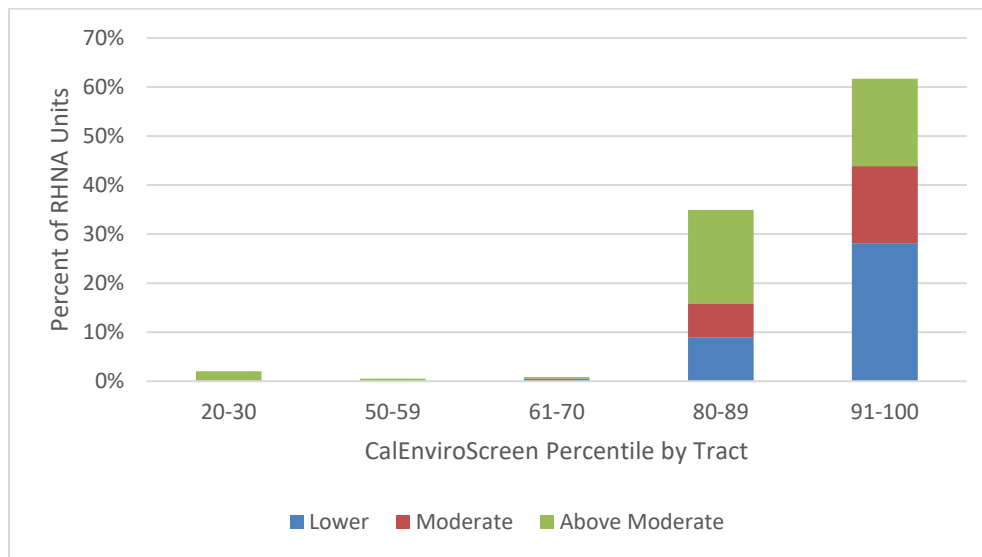
Figure B-35.
CalEnviroScreen 4.0 Percentile and RHNA Sites - Colton



Source: HCD AFFH Data Viewer

As shown in Figure B-36, the RHNA unit distribution is presented by income level and CES percentile group. The sites are spread across categories, with a majority of the sites located in the 80 and above percentile. As a majority of Colton has a high CES score, sites are reflective of this with 62 percent within the 91-100 percentile and the second highest concentration at 34 percent in the 80-89 percentile. RHNA sites in this area will provide potential residents with access to transit, employment resources, and community amenities.

Figure B-36.
RHNA Sites by CalEnviroScreen 4.0 Score



Findings

Overall, the City of Colton is largely of lower resource. The City has lower scores in opportunity metrics, compared to San Bernardino County as a whole. As such, many of the RHNA sites are located in 91-100% resource area, which includes a mix of lower, moderate, and above moderate income sites. The RHNA sites located in the central area and within the Colton Hub City Specific Plan area will provide potential residents the best access to services, employment resources, the transit center, and other community amenities.

The City is including programs to ensure that the RHNA site selection will improve access to resources in lower-resource areas. This includes Program 6 Targeted Neighborhood Revitalization and Program 34: Place Based Improvements. The Housing Element also includes Program 32: Affirmatively Furthering Fair Housing and Program 6: Displacement Prevention.

Disproportionate Housing Needs

Substandard Housing

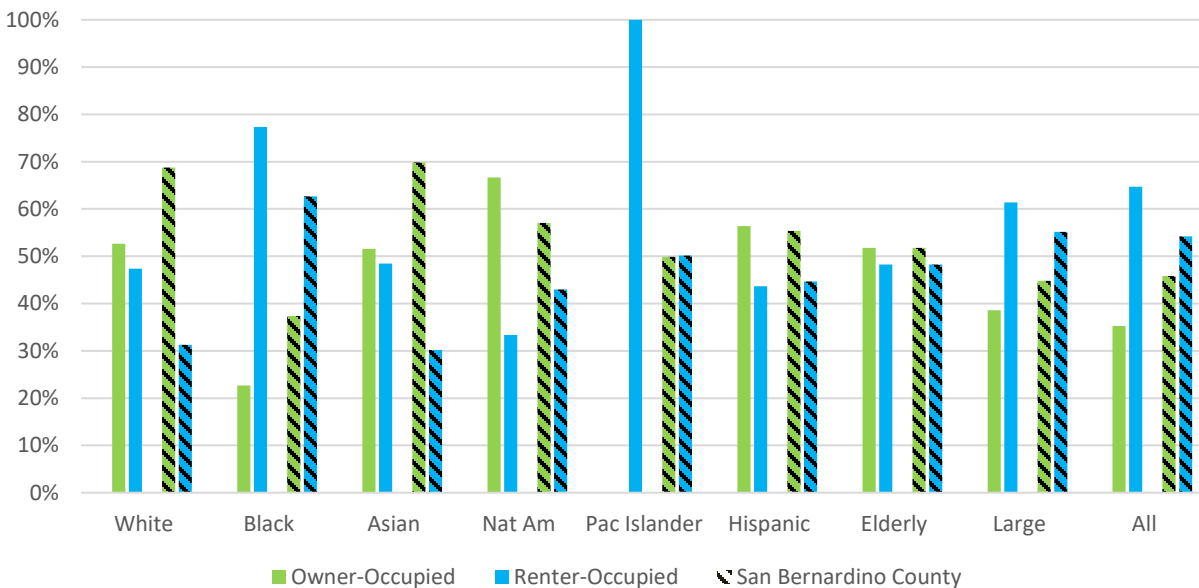
Disproportionate housing needs are determined by finding trends in housing problems in the population by race, household size, or household age. A household is considered substandard or having a housing problem if it has one or more of the following housing problems:

- Housing unit lacks complete kitchen facilities
- Housing unit lacks complete plumbing facilities
- Housing unit is overcrowded
- Household is cost burdened

A large household is a household with three or more children, but it is also often calculated as a household with five or more people. An elderly household is calculated as any household with a person over 62 years of age. Large and elderly households are often more likely to experience housing problems.

Renters experience housing problems at a higher rate than owners across all ethnicities. Native American and Hispanic owners experience housing problems at the highest rate among housing owners. Black renters experience housing problems at the highest rate overall at around 77 percent. Large household renters experience housing problems at the next highest rate at 61 percent, followed by 48 percent of Asian and 47 percent White renters. Rates of housing problems for the Hispanic, elderly, and large household populations are relatively comparable between the City and the County. In 2018, there were no Pacific Islander owner populations in the City, which indicates why Figure B-37 reads that 0 percent of that population experiences housing problems.

Figure B-37.
Housing Problems by Tenure and Race/Elderly/Housing Size



Cost burden is when a household spends more than 30 percent of its monthly income on housing costs like rent, mortgage, or utilities. A large household is a household with three or more children, but it is also often calculated as a household with five or more people. Large and elderly households are often more likely to experience housing problems. Large households have more costs to support more people and may experience cost burden or no excess of funds to amend housing problems. Elderly households may be on a fixed income in a home bought before retirement, which affects excess funds necessary for housing maintenance. As shown in Figure B-38, Colton has similar cost-burdened renters when compared to the County with one outlier being the elderly population at 74 percent and 52 percent respectively.

Figure B-38.
Cost Burden by Tenure and Race/Elderly/Housing Size

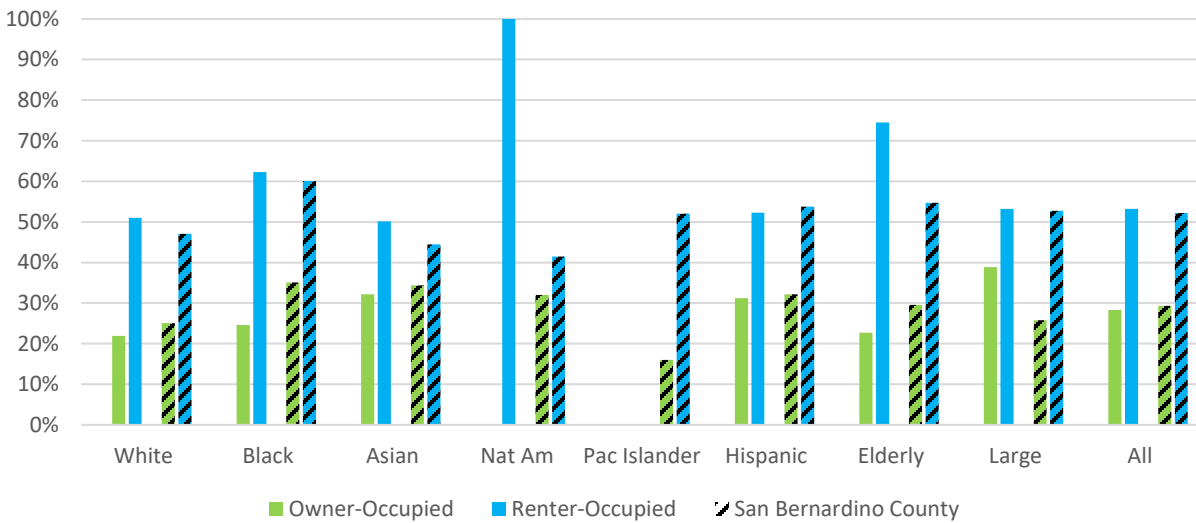


Figure B-39 shows the overpayment by homeowners in the East and West Valley Regions in 2019. The majority of the East and West Valley Subregions report between 20 to 60 percent of homeowner households experience a housing cost burden. Colton as well as San Bernardino and Ontario have census tracts that report in the 60-80 percentile of homeowners burdened by housing costs. The majority of the region reports in the 40 percentile and lower of homeowners burdened by housing costs.

CITY OF COLTON GENERAL PLAN

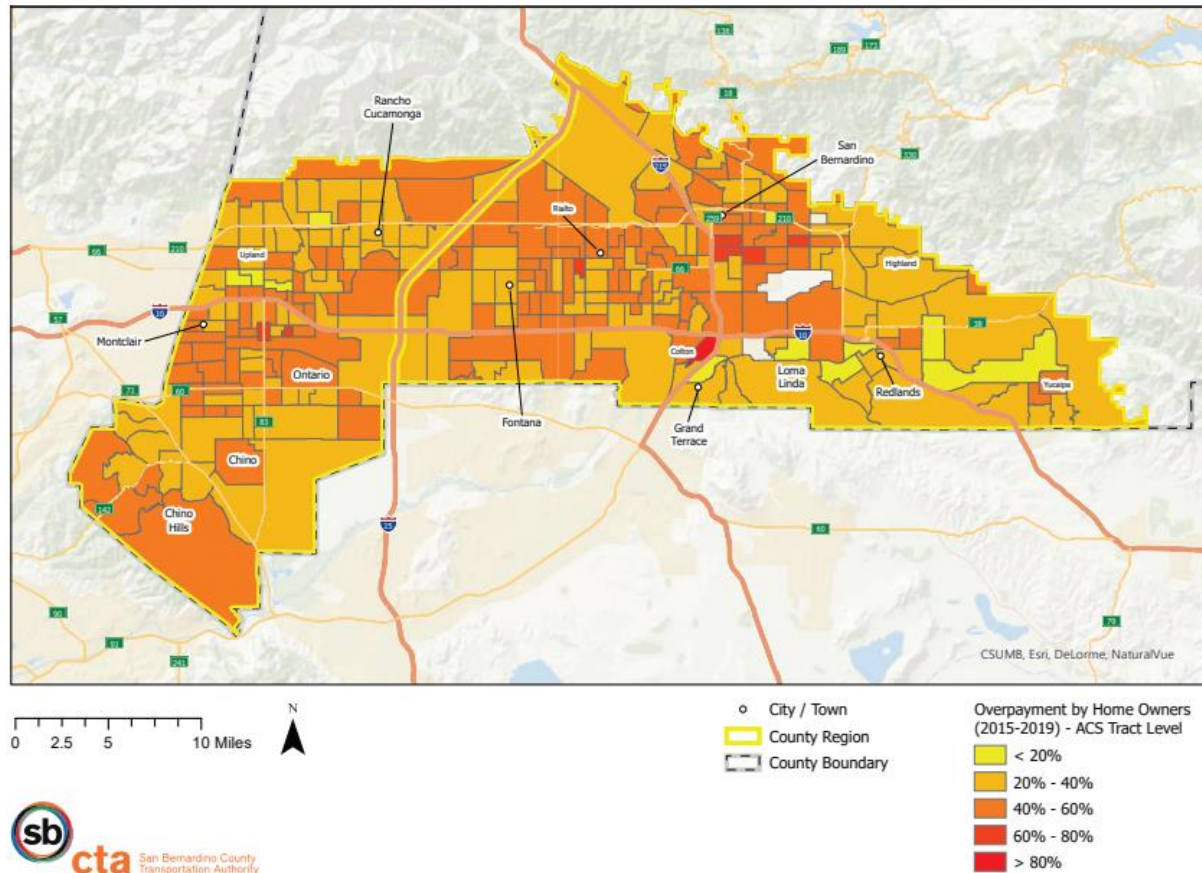
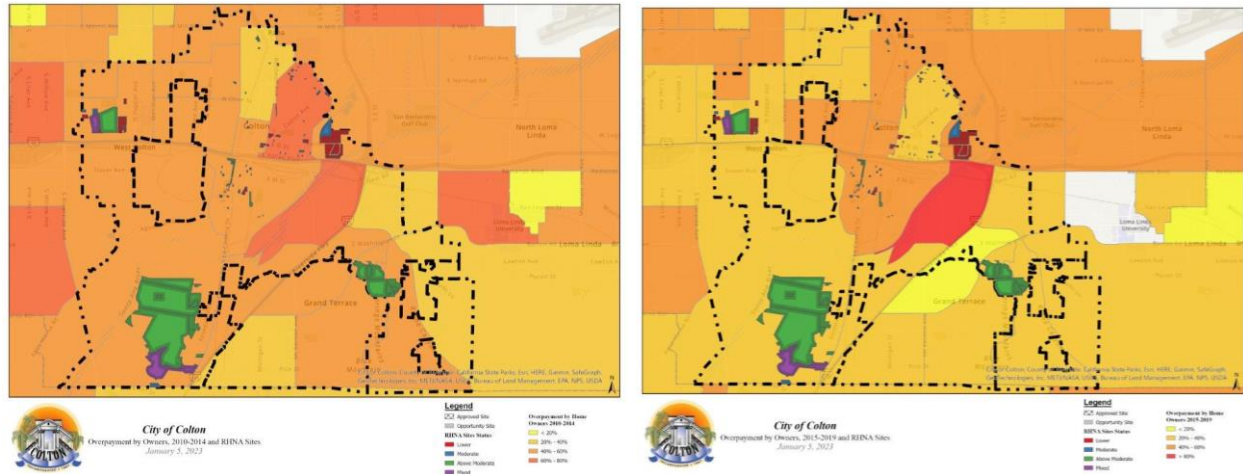


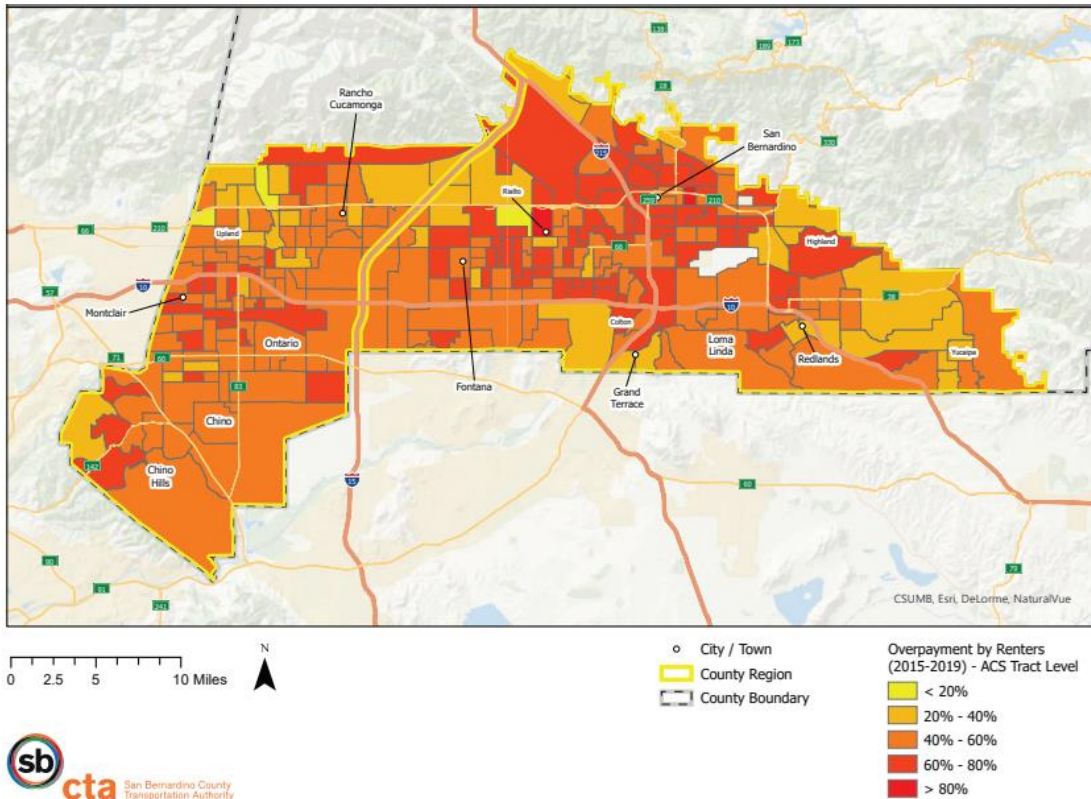
Figure B-40.
Overpayment by Owners, 2010-2014, 2015-2019 - Colton



Source: HCD AFFH Data Viewer

The overpayment renters experience in Colton is representative of trends in the East and West Valley Region as a whole. Much of the region shows between 40 to 80 percent of renters overpaying for housing costs. The southeast and northwest part of the region have pockets of lower renter overpayment rates (20 to 40 percent).

Figure B-41.
Overpayment by Renters (2019) - East and West Valley Regions

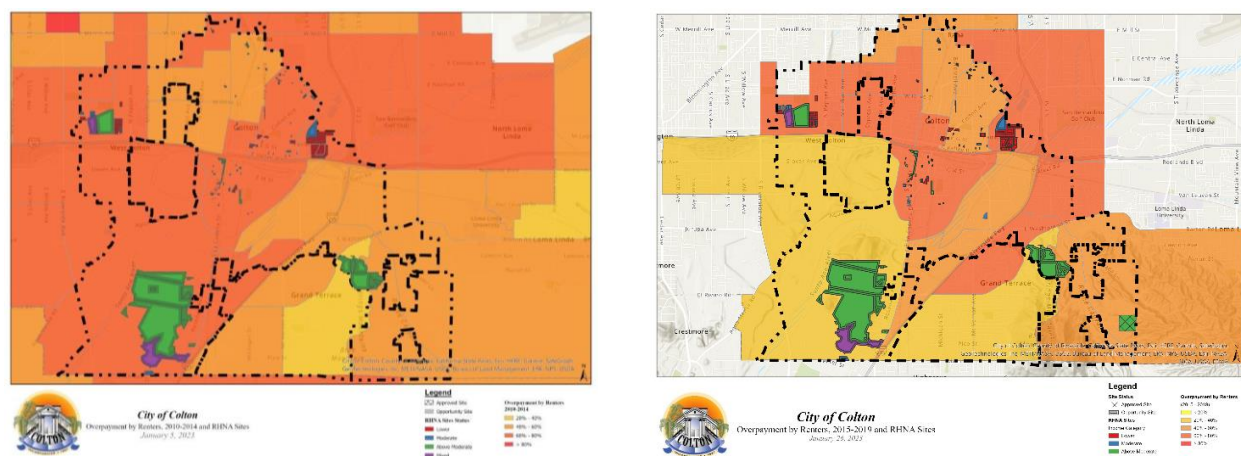


Source: Regional Assessment of Fair Housing San Bernardino County Transportation Authority.

Overpayment by renters from 2010-2014 and from 2015-2019 is shown in Figure B-42. The area with the highest levels of overpayment coincides with low environmental, education, and economic scores as well as a majority of the Housing Choice Vouchers. Overpayment for renters has decreased for almost every census tract in Colton over this period. All but a couple of census tracts decreased over this period, these of which increased from the 20-40 percentile to the 40-60 percentile and are centrally located within the City. While most of the census tracts have seen improvements in regard to the percent of renters overpaying, overpayment remains higher and, in a few tracts, unchanged specifically in the central part of the City.

Figure B-42.

Overpayment by Renters, 2010-2014, 2015-2019 - Colton

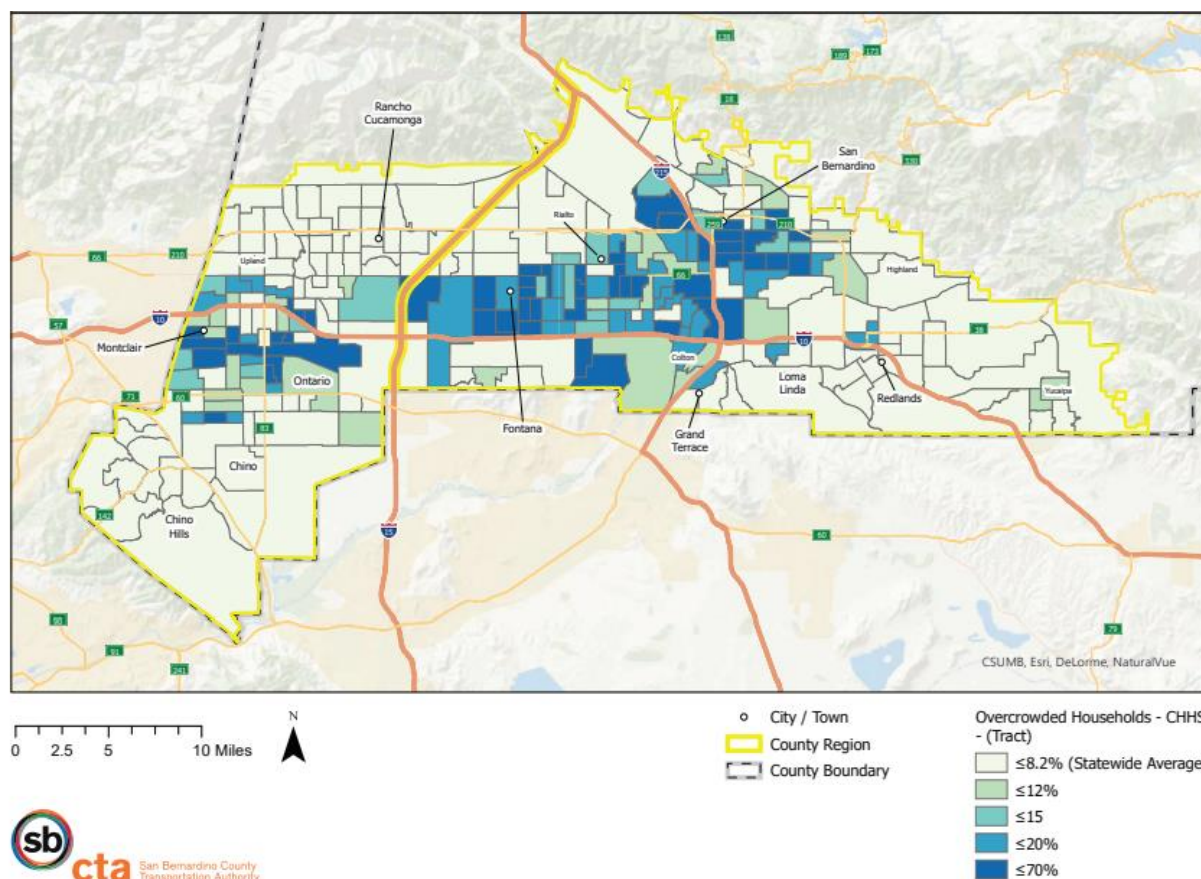


Source: HCD AFFH Data Viewer

Overcrowding

A household is considered overcrowded when there is more than one person per room, including living and dining rooms but excluding bathrooms and kitchens. Overcrowding can affect public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to deterioration of the housing stock. Additionally, overcrowding can indicate that a community does not have an adequate supply of affordable housing and/or variety of suitable housing units to meet the needs of the community.

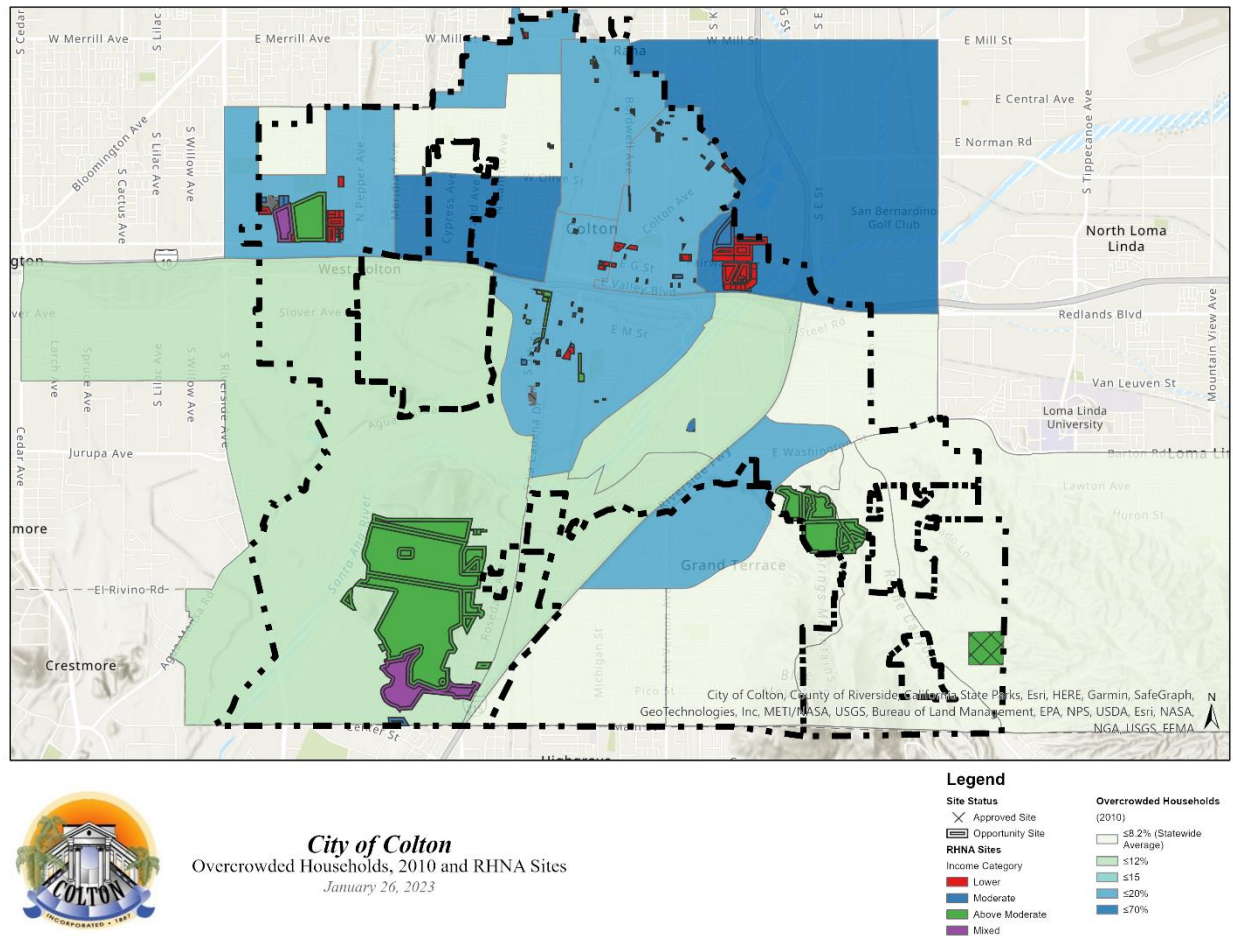
The overcrowding seen in Colton is characteristic of overcrowding trends in the East and West Valley Regions. Higher overcrowding occurs in the central portion of this subregion and especially along the I-215 and I-10 corridors. The high levels of overcrowding correlate with the low resources and low environmental opportunity. Overcrowding is more prevalent in Colton than a majority of the East and West Valley Regions and more than twice the state average at greater or equal to 20 percent.

Figure B-43. Overcrowded Households - East and West Valley Regions

Source: *Regional Assessment of Fair Housing San Bernardino County Transportation Authority.*

In Colton, areas with high concentrations of overcrowding are in areas with higher levels of poverty and low economic and education opportunity and occur primarily in the northern and central portions of the city, as show in Figure B-44.

Figure B-44.
Overcrowded Households, 2010 - Colton



Source: HCD AFFH Data Viewer

Homelessness

In 2022, in a joint effort with San Bernardino County Homeless Partnership, San Bernardino County Office of Homeless Service and the Institute for Urban Initiatives conducted the 2022 San Bernardino County Homeless Count. San Bernardino County Continuums of Care (CoC) submit an annual application to HUD for funding and are required to conduct a sheltered count every year and an unsheltered count every other year. The unsheltered homeless count was conducted on Thursday, February 24, 2022, starting at 6 a.m. The sheltered count was conducted the night of February 23 through the morning of February 24. The point-in-time count (PITC) and shelter census identified 3,333 homeless persons in San Bernardino County.⁶ Figure B-45 summarizes sheltered and unsheltered homeless persons in San Bernardino

⁶ 2022 San Bernardino County Continuum of Care Homeless Count and Survey Final Report.

<https://wp.sbcounty.gov/dbh/sbchp/wp-content/uploads/sites/2/2022/05/SBC-2022-Homeless-Count-Report.pdf>

jurisdictions. There were 199 homeless persons surveyed in Colton, In February 2022, all of which were unsheltered.

Figure B-45.
San Bernardino County Point in Time Count

Jurisdiction	Sheltered	Unsheltered	Total
Colton	-	199	199
Bloomington	-	11	11
Fontana	7	149	156
Grand Terrace	-	1	1
Loma Linda	-	9	9
San Bernardino	358	992	1,350

Source: San Bernardino County Continuum of Care Homeless Count and Survey Final Report

Displacement

The Urban Displacement Project at University of California, Berkeley, developed a map of “sensitive communities” where residents may be particularly vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Sensitive communities are defined based on the following set of criteria:

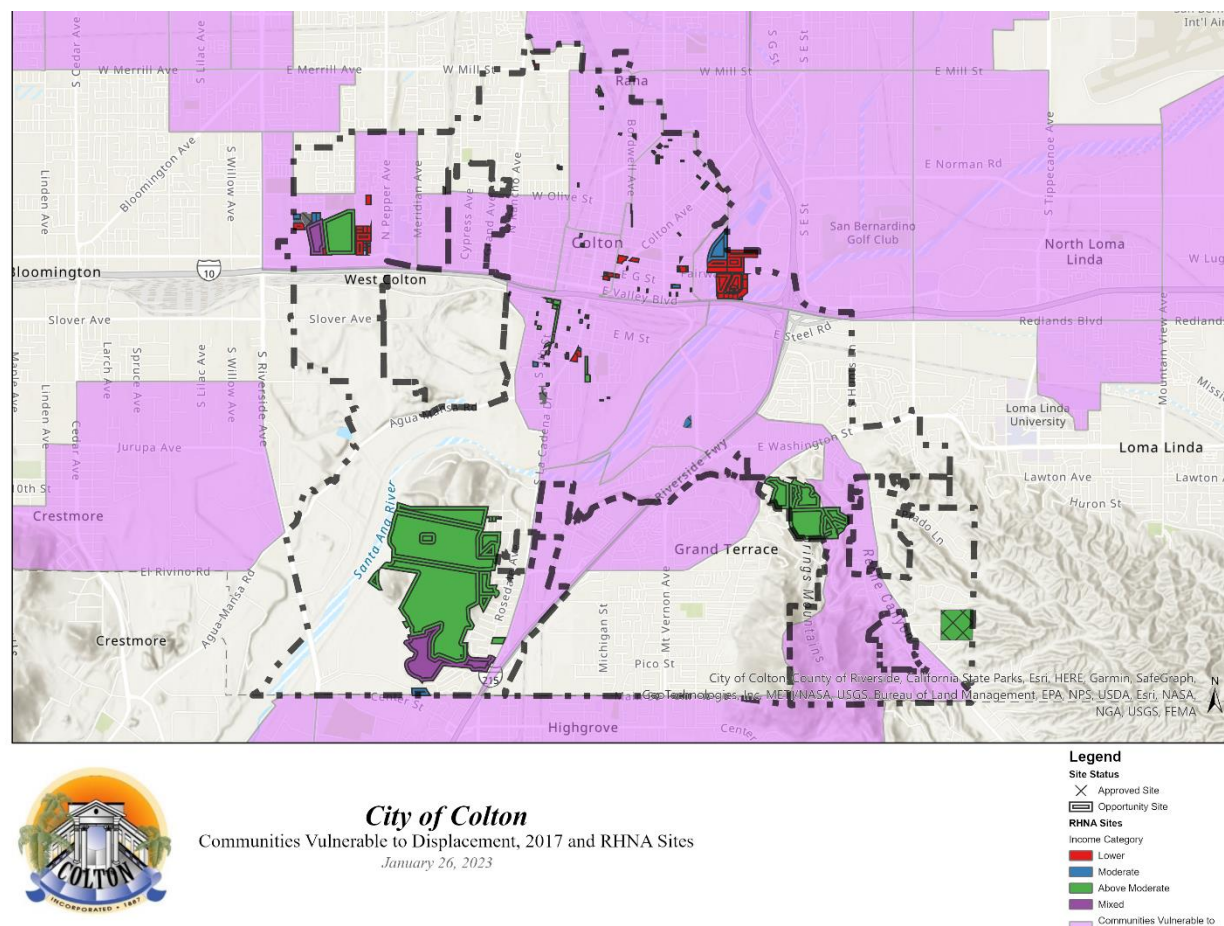
- The share of very low-income residents is above 20 percent.
- The tract must also meet two of the following criteria:
 - The share of renters is above 40 percent.
 - The share of people of color is above 50 percent.
 - The share of very low-income households (50 percent AMI or below) that are severely rent burdened is above the county median.
 - They, or areas in close proximity, have been experiencing displacement pressures. Displacement pressure is defined as:
 - The percentage change in rent in a selected census tract, divided by county median rent increases OR
 - Median rent in a selected census tract, minus median rent for all surrounding tracts, divided by median rent for all tracts in county (rent gap).

As shown in Figure B-46, the central, northwest, and part of the southeast portions of Colton are areas vulnerable to displacement as identified by the Urban Displacement Project. The City is attempting to meet its RHNA without displacing existing residents by identifying vacant and underutilized sites that do not have existing residential uses. Therefore, the City’s RHNA strategy is not anticipated to exacerbate risk of displacement. Instead, it is expected to minimize displacement by providing new housing opportunities for all income levels in areas with greater risk of displacement. It is counteracting this vulnerability by targeting these same areas for more housing.

Displacement mitigation strategies include tenant protections, physical maintenance and conservation of the existing affordable housing stock, preservation of existing deed-restricted affordable units at risk of conversion to market rate, acquisition and rehabilitation of existing housing units, requiring the

replacement of existing affordable units demolished as part of redevelopment, and facilitating construction of additional affordable housing. The strategies are included in Program 34: Displacement Prevention and Program 32: Affirmatively Furthering Fair Housing.

Figure B-46.
Communities Vulnerable to Displacement, 2017 - Colton



Source: HCD AFFH Data Viewer

Findings

Overall, the City of Colton experiences housing problems at a greater rate than the San Bernardino Valley region, with rates of overcrowding, cost burden, and overpayment higher. However, in most tracts the percent of population experiencing overpayment is decreasing over time. Overcrowding citywide occurs at a similar rate regionally but are located centrally in Colton.

The City is including Program 7: Targeted Neighborhood Revitalization and Program 34: Place Based Improvements to ensure that the RHNA site selection will improve access to resources throughout the City.

Other Contributing Factors

Historical Land Use and Investment Patterns

The first permanent settlement in Colton occurred in the early 1800s as the Jurupa and San Bernardino land grants to private owners which supported agricultural for activity for the region. As the final leg of the Southern Pacific Railway made its way to Los Angeles in 1875, a formal grid street system was developed off the rail line to support railroad operations and in turn railroad worker housing and businesses to support the new population. The Southern Pacific Railroad expanded in 1882 so that both east-west and north-south regional lines crossed in Colton, which was at one time the busiest at grade railroad crossing in the United States. In response, large tracts of land were devoted to industrial operations, many of which exist today. The original residential pattern (largely single family) remains adjacent to the rail and industrial land uses which contributes to the list of physical development barriers and exposure to environmental impacts from industrial uses in the City.

Public Investment in Specific Neighborhoods

The City of Colton is considered a low resource area, as shown in Figure B-32. According to TCAC scores a majority of the City has scored at the lowest opportunity levels with very few moderate to high opportunity census tracts of which are located in the southeastern part of the City. The existing transportation infrastructure (i.e., freeways and railroad) creates physical and economic barriers for residents as well as environmental and health concerns. The City must focus on investing in the central neighborhoods to provide those most potentially impacted by pollution, poor mobility, and poor access to community amenities with additional resources.

Fair Housing Issues, Contributing Factors, and Meaningful Action

The City has drafted goals and actions that specifically address the contributing factors identified in the AFFH analysis. While the City views all contributing factors as important priorities to address, higher priority was given to factors that limit fair housing choice and/or negatively impact fair housing, per Government Code Section 65583(c)(10)(A)(iv). Figure B-47 displays the identified fair housing issue, contributing factor, actions taken to address the contributing factor, and priority level for each issue. Relevant programs are referenced in the action column for each contributing factor.

Fair Housing Issues, Contributing Factors, and Meaningful Action

Figure B-47.
Contributing Factors

Identified Fair Housing Issue	Contributing Factor	Action	Priority
Integration and Segregation	Concentration of lower-income individuals, non-white individuals, and poverty in central census tracts.	- Adding new multi-family housing across the City by rezoning identified sites. (Program 9) - Facilitate housing development for lower-income households and persons with special needs (Program 10) - Program 34: Place-based economic investments - Program 20: Incentives for affordable ADU production	High
Disproportionate Housing Needs	Majority of the City does not have sufficient units at either restricted or naturally affordable rents for a variety of household sizes and types.	- Facilitate housing development for lower-income households and persons with special needs (Program 10) - Zoning Regulations and Initiatives for Extremely-Low-Income and Special Needs Housing (Program 12) - Monitor at-risk affordable units (Program 5) - Program 6: Displacement prevention - Program 27: Special housing needs and zoning - Program 34: Place-based economic investments	High
Access to Opportunities	Low resource areas lack access to local and regional resources.	Adding new multi-family housing across the City by rezoning	High

		identified sites. (Program 9) ▪ Targeted neighborhood revitalization (Program 6) ▪ Program 34: Place-based economic investments ▪ Program 7: Targeted outreach in moderate and high resource areas	
Outreach and Enforcement Capacity	▪ Outreach and education about fair housing issues and public decisions may not always be accessible in multiple language	▪ Program 32: Affirmatively furthering fair housing ▪ Program 7: Targeted outreach in moderate and high resource areas	Low

Figure B-48 provides a detailed overview of actions included in Housing Element Programs that are aimed at affirmatively furthering fair housing. The table separates the actions by their identified fair housing issue and priority level. It summarizes the specific commitment, timeline, geographic targeting, and metric for each program.

Figure B-48.

AFFH Actions Matrix

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
Integration and Segregation				
Program 6: Displacement Prevention	Pursuant to State law, amend the Zoning Ordinance by the end of 2023 to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in the State Density Bonus Law.	End of 2023; ongoing	Citywide	To achieve effective and long-lasting revitalization of Colton’s most deteriorated neighborhoods.
Program 18: By-Right Approval of Projects with 20% Affordable Units on “Reused” Sites	- Any vacant site identified in two or more consecutive planning periods or nonvacant sites identified in a prior planning period to accommodate the lower-income RHNA shall be eligible for approval by-right if at least 20% of the units are available to lower-income households pursuant to Government Code § 65583.2(c). - 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-	General Plan and Development Code amendments in 2022-2024	Citywide	Monitor progress annually through Annual Progress Reports

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	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.			
Program 27: Facilitate Housing Development for Lower-Income Households and Persons with Special Needs	- Provide up-to-date information on potential sites with appropriate zoning for affordable housing on the City's website and at the planning counter starting immediately. - Annually review and assess City-owned properties and determine if they are considered "surplus lands" pursuant to the Surplus Lands Act. Dispose of any surplus property pursuant to the act and HCD guidance. City will initiate zone changes as necessary to facilitate housing development. - Within one year of rezoning, conduct a feasibility study on the financial viability and potential of an inclusionary housing ordinance. If appropriate and financially feasible, adopt an inclusionary ordinance within one year of the feasibility study's completion. - Pursuant to State law, amend the Zoning Ordinance during the rezoning process to require the replacement of units affordable to the same or lower income level as a condition of any development on a non-vacant site consistent with those requirements set forth in the State Density Bonus Law.	Ongoing	Citywide	Facilitate development of housing for lower-income households and persons with special needs. Annual review of surplus lands. Complete a feasibility study for Inclusionary Housing Ordinance. Complete code amendments.

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	▪ Provide information and educational materials for Housing Choice Vouchers, foreclosure assistance programs, the state's new source of income protection (SB 329 and SB 222) on the City website and at the public counter starting immediately. ▪ Assisting developers in identification of parcels with lot consolidation potential. ▪ Utilizing a ministerial process for lot consolidation unless other discretionary reviews are required as part of the project. ▪ Waiving fees for lot consolidations or lot-line adjustments that do not require a tentative map ▪ Within one year of the Housing Element's adoption, the City will create a database of lots with consolidation potential for reference by affordable housing developers and will make this database available on-line and at the planning counter. ▪ Provide technical assistance to prospective developers with the assembly of contiguous parcels of suitable size for a housing development project on a project-by-project basis.			
Program 34: Place-Based Improvements	As part of the \$3.9 million Clean California Grant, the City will renovate and beautify degraded portions of the city with priority given to low resource/low opportunity areas. Renovations would include: ▪ Pedestrian and bicycle-friendly markings along each block	▪ Annually apply for CDBG funds. ▪ Streetscape and infrastructure improvements will be completed pursuant to the City's CIP schedule. ▪ The Clean California Grant project must be	Citywide	Implement Clean California Grant.

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	- Improvements to the stormwater drainage system - Additional landscaping and lighting - New benches - Cleanup days for the alleys - An anti-littering campaign. - As a part of the CIP, Public Works will conduct bridge track removal and widening project, replace Santa Ana River Bridge, and Reche Canyon road improvements.	completed by June 30, 2024.		
Program 20: Accessory Dwelling Unit (ADU Production)	- AB 671 requires cities to include a plan that incentivizes and promotes the creation of ADUs that can be offered at affordable rent for very low-, low-, or moderate-income households in its housing element. HCD is also to develop a list of existing state grants and financial incentives for operating, administrative, and other expenses in connection with the planning, construction, and operation of ADUs with affordable rent. Upon securing funding, the City will develop a financial assistance program for homeowners who build ADUs with an affordability restriction or commitment to offering housing choice vouchers. - The City tracks ADU development geographically and will review the distribution of ADUs across the City biennially. Based on the results of the review, the City will specifically target outreach and education in neighborhoods or council districts that have less ADU development.	- Within one year after program funding is secured and sufficient for the intended purpose. - Review ADU geographic distribution biennially.	Targeted Neighborhoods	Increase the average number of 14 new ADUs permitted annually in the City to 20.

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	The City will review successful programs from other cities or the SBCOG Housing Trust and contact CDFIs for potential partnerships.			
Disproportionate Housing Needs				
Program 6: Displacement Prevention	Pursuant to State law, amend the Zoning Ordinance by the end of 2023 to require the replacement of units affordable to the same or lower income level as a condition of any development on a non-vacant site consistent with those requirements set forth in the State Density Bonus Law.	End of 2023; ongoing	Citywide	Compliance with state law. To achieve effective and long-lasting revitalization of Colton's most deteriorated neighborhoods.
Program 27: Special Housing Needs and Zoning	- In April 2022, the City Council adopted Ordinance No. 1002 amending the Zoning Ordinance to allow emergency shelters with up to 30 beds as by-right use to address current housing needs. - Code Amendments and Incentives: Evaluate potential for additional code amendments to facilitate affordable housing. Flexible zoning regulations and streamlined permit processing can reduce costs and serve as incentives to development.	2023	Citywide	Increase number of emergency shelter bed spaces and affordable units by 10%.
Program 12: Zoning Regulations and Initiatives for Extremely-Low-Income and Special Needs Housing	Amend the zoning code to be consistent with State law, to facilitate these types of housing and address the needs of extremely-low-income households and persons with special needs.	2024	Citywide	Implement state law.
Program 17: Accessory Dwelling Units and Junior Accessory Dwelling Units	City to include a plan that incentivizes and promotes the creation of ADUs that can be offered at affordable rent for very low-, low-, or moderate-income households in its housing element.	Ongoing	Citywide	Increase the average number of 14 new ADUs permitted annually in the City to 20.
Program 20: Incentives for affordable ADU production	AB 671 requires cities to include a plan that incentivizes and promotes the creation of ADUs	Within one year after program funding is	Targeted	Increase the average number of 14 new ADUs permitted annually in the City to 20.

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	that can be offered at affordable rent for very low-, low-, or moderate-income households in its housing element. HCD is also to develop a list of existing state grants and financial incentives for operating, administrative, and other expenses in connection with the planning, construction, and operation of ADUs with affordable rent. Upon securing funding, the City will develop a financial assistance program for homeowners who build ADUs with an affordability restriction or commitment to offering housing choice vouchers. ▪ The City tracks ADU development geographically and will review the distribution of ADUs across the City biennially. Based on the results of the review, the City will specifically target outreach and education in neighborhoods or council districts that have less ADU development. ▪ The City will review successful programs from other cities or the SBCOG Housing Trust and contact CDFIs for potential partnerships.	secured and sufficient for the intended purpose. ▪ Review ADU geographic distribution biennially.		
Access to Opportunities				
Program 7: 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	Throughout the planning period	Citywide	To achieve effective and long-lasting revitalization of Colton's most deteriorated neighborhoods.

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	well as County agencies, such as social service agencies.			
Program 29: Efficient Permit Processing	- The City will establish and implement expedited permit processing for affordable housing projects, including projects that qualify for density bonuses (in compliance with SB 35 and SB 330). - The City will continue to post zoning, development standards and fees on the City website. The City will also deliver the Housing Element to water and sewer providers immediately upon adoption, including notice of the requirement for priority water and sewer service to developments with units affordable to lower-income households pursuant to Gov. Code, §65589.7.	2022	Citywide	- 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.
Program 8: Density Bonus	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.	Ongoing	Citywide	Continue to implement Zoning Code provisions in conformance with State density bonus law.
Program 20: Incentives for affordable ADU production	AB 671 requires cities to include a plan that incentivizes and promotes the creation of ADUs that can be offered at affordable rent for very low-, low-, or moderate-income households in its housing element. HCD is also to develop a list of existing state grants and financial incentives for operating, administrative, and other expenses in connection with the planning, construction, and operation of ADUs with affordable rent. Upon securing funding, the City will develop a financial	Within one year after program funding is secured and sufficient for the intended purpose. Review ADU geographic distribution biennially.	Targeted	Increase the average number of 14 new ADUs permitted annually in the City to 20.

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	assistance program for homeowners who build ADUs with an affordability restriction or commitment to offering housing choice vouchers. ▪ The City tracks ADU development geographically and will review the distribution of ADUs across the City biennially. Based on the results of the review, the City will specifically target outreach and education in neighborhoods or council districts that have less ADU development. ▪ The City will review successful programs from other cities or the SBCOG Housing Trust and contact CDFIs for potential partnerships.			
Program 36: Housing Mobility and Choice in Higher Opportunity Areas	In coordination with programs 7-11, expand multi-family residential opportunities to new areas of the City that currently lack multi-family housing options and affordable housing choices. Conduct outreach to inform landlords and tenants of recent changes to state law that prevent source of income discrimination. Ensure that it is known that HCVs are allowed to establish a renter's financial eligibility. Additionally, maintain an education program to inform public of changes to state law and provide information on the City webpage.	Ongoing	Citywide	▪ To continue to promote fair housing practices and provide educational information on fair housing to the public.
Outreach and Enforcement Capacity				
Program 14: Affirmatively Furthering Fair Housing	The City of Colton will prioritize the activities identified in the AI to address this impediment to fair housing. ▪ Impediment #1: Disparate Access to Opportunity Impacts People of Color	Ongoing	Citywide	▪ 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

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	▪ Impediment #2: Insufficient Affordable Housing in Areas of High Opportunity Disproportionately Impacts Protected Classes ▪ Impediment #3: Levels of Residential Segregation are Increasing ▪ Impediment #4: Community Education on Fair Housing is a Continuing Need ▪ Impediment #5: People with Disabilities have Limited Housing Options			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.
Program 12: Public Outreach - Rezoning	▪ As part of the rezoning process, a comprehensive public outreach program will be conducted during all phases of the legislative process, to be conducted throughout 2023. Key public outreach efforts will include: ▪ Hold at least one in-person meeting within each council district. Notify the public about these meetings on the City's website, on social media, and flyers distributed at key community locations such as city hall or the city's library. ▪ Notify housing organizations and organizations that represent low-and special needs households (as listed in Appendix A) regarding the rezoning process prior to the in-person outreach meetings. Invite these organizations and the members of the public they represent to each in-person meeting. ▪ Distribute a public survey, to be made available on-line.	2023-2024	Citywide	▪ Due notice to the public of rezoning activities and the creation of a forum for the public to participate in the rezoning program in advance of public hearings.

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	Additionally, make hard copy versions of this survey available at city hall, the library, and other community centers. Summarize the public outreach efforts in a separate report prior to the rezoning is adopted by City Council.			
Program 36: Housing Mobility and Choice in Higher Opportunity Areas	In coordination with programs 7-11, expand multi-family residential opportunities to new areas of the City that currently lack multi-family housing options and affordable housing choices. Conduct outreach to inform landlords and tenants of recent changes to state law that prevent source of income discrimination. Ensure that it is known that HCVs are allowed to establish a renter's financial eligibility. Additionally, maintain an education program to inform public of changes to state law and provide information on the City webpage.	Ongoing	Citywide	To continue to promote fair housing practices and provide educational information on fair housing to the public.

Figure B-49.
Contributing Factors to Fair Housing Impediments

Table 26. Fair Housing Goals and Activities

Contributing Factors	Recommended Activities	Responsible Parties and Partners
Impediment #1: Disparate Access to Opportunity Impacts People of Color		
Low school proficiency disproportionately impacts African American, Latino, and Native American residents	- Fund supplemental youth education programs for low to moderate income children that address academic proficiency (Ongoing, beginning Q1, 2020) - Explore options for collaboration with local school districts to connect families with local community resource agencies, including tutoring services, housing providers, and adult education with the goal of removing students' barriers to learning. (Q1, 2021)	- San Bernardino County - CDBG Participating Jurisdictions
Educational and employment barriers limit economic opportunities	- Work with local adult / continuing education providers and job search assistance agencies to better identify barriers their students / clients face. Consider opportunities to use CDBG funding to address potential barriers, possibly to include employment readiness, GED classes, or job training programs designed to serve residents living in high-poverty areas. (Q1, 2020) - Consider providing business and entrepreneurial support to new or expanding businesses that fill a market niche and create jobs for low-income residents. (Q1, 2020) - Consider providing CDBG or other funding for youth education enrichment activities to encourage reading proficiency, high school completion, career and/or college preparation, and other education components. (Q1, 2020)	- San Bernardino County - CDBG Participating Jurisdictions
Need for neighborhood revitalization in areas of low opportunity	During the Consolidated Planning process, identify place-based strategies focused on improving physical resources in specific, defined high-poverty areas. (Annually, beginning 2020)	- San Bernardino County - CDBG Participating Jurisdictions

Source: San Bernardino County Analysis of Impediments to Fair Housing Choice, April 21, 2020

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Appendix C:

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. Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other issues may constrain the maintenance, development, and improvement of housing. Should constraints preclude the achievement of housing goals, the law requires jurisdictions to address and where appropriate, remove governmental constraints. 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 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.

General Commercial

The General Commercial designation permits a wide range of retail and commercial services, professional offices, and medical facilities. The General Commercial designation supports higher-intensity commercial uses such as fast-food and sit-down restaurants, offices, auto services, and community-wide and regional retail establishments. Since many of these uses tend to be large in scale, appropriate locations provide regional exposure, high traffic visibility, and contain sites capable of accommodating expansive floor area and customer parking. The General Commercial designation should not apply to areas along low-volume residential roadways or in the midst of a residential neighborhood.

Mixed Use

The Mixed-Use designations provide for mixed-use urban environments that offer opportunities for people to live, work, and shop within a compact area. Development approaches integrate residential, commercial, and/or office uses into one building or district. Mixed use in one building is typically referred to as vertical mixed use. For example, a mixed-use building of several floors could have lower floors dedicated to retail space and the upper floors for offices, apartments, and/or condominiums. Horizontal mixed use refers to a project where retail and residential uses are located in different buildings connected by pedestrian passageways. Because mixed-use developments provide both residential and commercial components, the maximum permitted intensity of use is expressed in terms of density and FAR. For any individual development, this density and FAR can be combined to yield the maximum permitted development envelope. Furthermore, if a developer can by-right develop a site designated as mixed-use as 100% residential.

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 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.

Light Industrial

This designation supports a variety of fabrication, manufacturing, assembly, distribution, and warehouse uses and, to a lesser degree, supporting commercial and office uses. The Light Industrial designation is intended for uses that are compatible with those in nearby commercial and residential districts, and do not produce substantial environmental nuisances (noise, odor, dust/smoke, glare, etc.). Uses may include low-intensity packing, assembly, storage, and similar uses that do not adversely affect surrounding residential, office, educational or commercial land uses. Light Industrial developments should be visually attractive, reflect high-quality development standards, provide adequate buffering from less-intensive land uses, and have adequate access to major transportation routes.

Heavy Industrial

Heavy Industrial uses may include heavy manufacturing, distribution, assembly, resource mining, storage, and similar activities not normally compatible near residential development due to environmental nuisances such as noise and air pollution. Within established areas, Heavy Industrial uses should be buffered from residential neighborhoods by Light Industrial, Industrial Park, or Business Park development wherever possible.

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 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 C-1:
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. ADUs permitted by right per state and local zoning laws.
Low Density Residential	R-1	2.1-8.0	Detached, single-family residences characterized generally by single-family detached homes on individual lots. ADUs permitted by right per state and local zoning laws.
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. ADUs permitted by right per state and local zoning laws.
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. ADUs permitted by right per state and local zoning laws.
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. ADUs permitted by right per state and local laws.
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. ADUs permitted by right per state and local zoning laws.
Residential Overlay	R-O	2.0-30.0 Up to 60.0 for senior projects	The R-O Residential Overlay promotes high-quality market rate and affordable housing construction, as well as assisted living facilities, in areas where residents can easily walk to shops, services, schools and transit stops. Design must include pedestrian-friendly spaces such as plazas, courtyards, and other amenities.

Specific Plans

The City of Colton has adopted several specific plans over the years that include residential components. A specific plan is a tool used by Colton for the systematic implementation of the General Plan for a defined smaller portion of a community's planning area. A specific plan must specify in detail the development standards and requirements relating to density, lot size and shape, siting of buildings, setbacks, circulation, drainage, landscaping, architecture, water, sewer, public facilities, grading, open space, financing, and any other element needed for proper development of the property. Specific plans allow the City to incorporate

flexible development standards and housing types, as long they are consistent with the General Plan. They also provide greater detail regarding the type and quality of housing development.

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 (Arrowhead Regional Medical Center), see Program 10: Update Zoning Standards.

Description	Land Use Designation	Acres	Target Dwelling Units	Target Density
Res Medium-1	Res-M-1	42.1	275	11 du/ac

RESIDENTIAL MEDIUM (RES-M 1)

There is currently one residential land uses type, Residential Medium M1. Residential Medium 1 (RES-M1) uses total 32.7 acres and provides for single-family and attached dwelling units. This land use provides opportunities for small lot single family detached homes, duplex / paired homes and attached townhomes and allows a density range of 5.1 to 14 DU/Ac. This land use will also provide housing opportunities for the general area, future commercial and business uses and many professionals associated with the Arrowhead Regional Medical Center.

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. Allowable densities range from 2.1 to 22 du/ac. The tentative tract map for the development was approved on December 13, 2022.

Reche Canyon Specific Plan

The Reche Canyon Specific Plan is the City's oldest Specific Plan, initially adopted in 1991 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, rural to estate density units (maximum 1-2 du/ac. This area is nearing buildout.

OPEN SPACE

One unit per ten to forty acres, depending on terrain, slopes, and other development constraints. Density transfers to land with slopes of less than 20% will be encouraged in order to retain the overall open character of the open space land. No development will be permitted on land with very steep slopes of greater than 30%. Only very large lots will be permitted, with little or no clustering of development. Minimum lot sizes of two acres should be permitted, with a minimum lot frontage of 200 feet. Minimum setbacks should be 40 feet from the edge of the nearest public road, except in cases where such a setback will be infeasible.

RURAL DENSITY

One unit per acre. Large lot development only will be permitted, with grading for building pads and roads strictly limited. Wide spacing between homes should be encouraged in order to retain an open atmosphere. Minimum lot sizes should be one acre, with minimum lot width of 150 feet. This will prevent long, narrow lots from developing up hillsides, and giving the appearance of much more intense development than originally anticipated.

ESTATE DENSITY

Two units per acre. This land use category reflects current zoning in the Reche Canyon area, and would result in large lot development typical of much of the custom home/large lot tracts in the area. Wide spacing between homes, and wide lot frontages are encouraged to avoid a dense appearance from the roadway. Minimum lot sizes should be one-half acre, with minimum lot widths of 100 feet. Setbacks shall be 35 feet from the edge of the public right-of-way.

LOW DENSITY

Two to four units per gross acre. This density reflects typical suburban tracts similar to the tract development currently taking place along Prado Lane. All such development should take place on land with slopes of less than 20%, and should be concentrated on the flatter land in the valley floors. Some clustering in side canyons will be permitted to avoid grading impacts on steeper slopes. No absolute minimum lot sizes are proposed in this land use designation, but all development shall be set back at least 35 feet from the edge of the public right-of-way.

INTERMEDIATE DENSITY

Four to 10 units per acre. This density is intended to account for the mobile home park at the south end of the canyon. Development at this density should be limited to flat terrain with slopes of less than 10%, and should be set well back from Reche Canyon Road. No minimum lot sizes for this kind of development are proposed, but all structures shall be set back at least 35 feet from the edge of the public right-of-way. This designation should be applied only at the trailer park in the south end of the canyon.

HIGH DENSITY

Ten to 15 units per acre. This residential density allows for apartment or townhouse development similar to the high-density development at the mouth of the canyon. No minimum lot sizes for this kind of development are proposed, but all structures shall be set back at least 35 feet from the edge of the public right-of-way. This designation should only be applied in areas of existing high-density development near the mouth of the canyon. The areas designated for high-density development are built out with apartment and condominium developments.

Land Use	Density Range	Target Density
Open Space	1 unit per 10 to 40 acres depending on slope. No development on slopes greater than 30%. Transfer to less steep slopes.	>30% slope – 1 unit/40 acres 20-30% slope – 1 unit per 20 acres <20% - 1 unit per 10 acres
Rural Density	Up to 1 unit per acre	>30% slope – 1 unit/40 acres

Land Use	Density Range	Target Density
		20-30% slope – 1 unit per 5 acres <20% - maximum 1 unit per acres
Estate Density	Up to 2 units per acre	>30% slope – 1 unit/40 acres 20-30% slope – 1 unit per acre <20% - 2 units per acres
Low Density	2 to 4 units per acre	3 units per acre target. All development to take place on slopes of less than 20%
Intermediate Density	4 to 10 units per acre	8 units per acre target. All development to take place on slopes of less than 10%. Limited only to existing development.
High Density	10-15 units per acre	13 units per acre target. All development to take place on slopes of less than 10%. Limited only to existing development.

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. Small lot clustering is permitted, subject to approval of a Conditional Use Permit, in hillside areas.
- 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.

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 C-2: Table C-2 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. As part of the Zoning Code update Program 23: Update Zoning Code, the City will review current standards and make adjustments if existing standards are determined to pose an unnecessary constraint to housing production.

Table C-2:
Residential Development Standards

Zone	Max. Density (units/acre)	Lot Area – Min. (square feet)	Lot Dimension – Minimum (feet)	Building Height (Max.)	Stories (Max.)	Lot Coverage – Max. (%)	Front/ Side/ Rear Setbacks (feet)	Dwelling Size - Minimum (sq. ft.)
C1 ¹	30 du/ ac	10,000	w: 80d: 100	20	2	.5 FAR	F: 20 S: 15 R: 10	N/A
C2-D ¹	30 du/ ac	10,000	W: 80 D: 100	40	3	1 FAR	F: 20 S: 15 R: 10	N/A
V-L	2 du/ac	20,000 ²	w: 100 d: 120	35	2.5	10	f: 35 s: 10% of lot width r: 25	2,000
R-1	8 du/ac	7,200 ²	w: 60 d:100	35	2.5	40	f: 25 s: 10% of lot width r: 20	1,300
R-2	16 du/ac	7,200	w: 60 d: 100	35	2.5	40	f: 25 s: 10% of lot width r: 20	3: 1,200 2: 1,000 1: 800 0: 600
R-3/R-4	R-3: 22 du/ac R4: 30 du/ac	7,200	w: 60 d: 100	35	2.5	70	f: 25 s: 10% of lot width r: 20	3: 1,200 2: 1,000 1: 800 0: 600

Zone	Max. Density (units/acre)	Lot Area – Min. (square feet)	Lot Dimension – Minimum (feet)	Building Height (Max.)	Stories (Max.)	Lot Coverage – Max. (%)	Front/ Side/ Rear Setbacks (feet)	Dwelling Size - Minimum (sq. ft.)
M-U/D	Max. 30 du/ac	2,000	w: 25 d: 50	45	3	3 FAR	f: 25 s: 10% of lot width r: 20	N/A
M-U/N	2-8 du/ac	5,000	w: 50 d: 100	45	3	1 FAR	f: 25 s: 10% of lot width r: 20	N/A

1. California Senate Bill (SB) 6 of 2022 allows for residential use on commercially zoned property without requiring a rezoning. To invoke the law, however, applicants must commit both to prevailing wages for workers and to "skilled and trained workforce" requirements.
2. Lot sizes may be reduced with approval of a CUP for "clustering" within hillside areas.

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 C-3:).

Table C-3:
Residential Land Use Regulations

Uses	C1 ¹	C2-D ¹	V-L	R-1	R-2	R-3/ R-4	MU-D	MU-N
Single-family dwellings, not more than one dwelling per lot	X	X	P	P	P	P	P	P
Two-family dwellings, either in one structure or in two detached structures, and guesthouses	CUP	CUP	X	X	P	P	P	P
Multiple-family dwellings, either in one structure or in a group of structures and group dwellings	P	P	X	X	X	P	P	P
Accessory dwelling units (ADUs)	P	P	P	P	P	P	P	P
Single mobile homes	X	X	P	P	X	X	X	P
Mobile home park	X	X	X	X	CUP	CUP	X	P
Agriculture	X	X	P	P	P	P	X	X
Animal boarding	X	X	P	X	X	X	X	X
Cemetery	X	X	P	X	X	X	X	X
Utility distribution facilities	X	X	P	P	P	P	X	X
Child care services	CUP	CUP	CUP	CUP	CUP	X	P	P
Educational facilities	X	X	X	CUP	CUP	CUP	P	P
Library	X	X	X	X	X	CUP	P	P
Religious assembly	X	X	CUP	CUP	CUP	CUP	P	P
Administrative and professional offices	P	P	X	X	X	P	P	P
Business support services	P	P	X	X	X	CUP	P	P

California Senate Bill (SB) 6 of 2022 and Assembly Bill (AB) 2011 allow, under specified conditions, for residential use on commercially zoned property without requiring a rezoning. To invoke the law, however, applicants must commit both to prevailing wages for workers and to "skilled and trained workforce" requirements.

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 C-4:). 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 proximity to a public transit stop. Tandem parking for an ADU/JADU is also permitted.

Table C-4:
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, carports) 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.”⁷) based on the percentage of targeted units.

Requests to Develop Below the Anticipated Density

Requests to develop housing at densities below those anticipated in the Housing Element act as a potential constraint to housing development. There are currently approved projects which the City accepted requests to develop below densities anticipated. A recent review of housing projects processing times and densities show that recent projects have been approved below and well above the allowable density range. Projects that developed above the density range includes those located on Colton Avenue (small lot single-family), G Street (congregate care facility), and the Congress Apartments (market rate apartments). Two projects which designated as a Mixed-Use Downtown zone with an allowable density range of 30 du/ac developed at about 16 du/ac. Both of these instances took less than three months to process and were consolidated under the compact lots subdivision ordinance (2015). In contrast to the above projects, a recently approved project along Congress Street which was designated as R1 zone with an allowable density of 8 du/ac took seven months to process but is expected to develop at 20 du/ ac.

Both instances pose problems to the implementation of the Housing Element, and programs have been developed to combat these potential constraints. First, to avoid densities being built below the allowable range, a no net loss program has been developed to prevent this from happening further. Additionally, to avoid long process times, a new Program 29: Efficient Permit Processing, has been developed in accordance with SB 35 to streamline the permit process to prevent costly delays in the permit process.

⁷ California Government Code §65915

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.

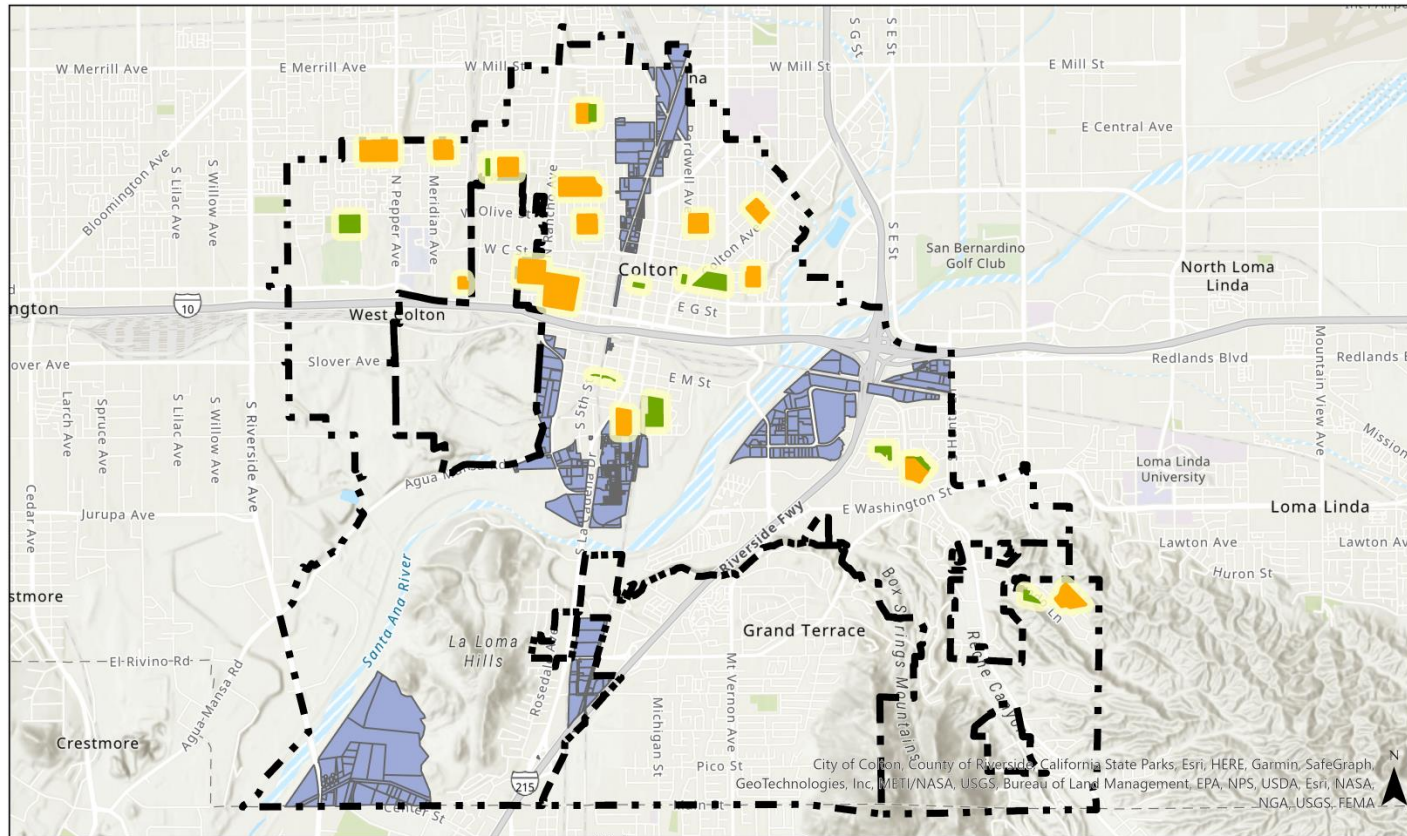
Congregate residences with six or fewer occupants are permitted by-right in all residential zoning districts, provided they meet parking space requirements and that no signs which call attention to the fact that the property is a congregate residence may be posted. Congregate residences with more than six occupants are allowed in mixed-use/downtown 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. The CUP requirement is inconsistent with other similar uses and present a constraint to providing group homes that serve people with disabilities or who otherwise require assistance which subsequently leads to reduced housing choice. With a CUP, the certainty of approval is limited. The potential exists for neighborhood organization against the application and NIMBY-like behavior. The City has included Program 26: Group Homes, to address these constraints on group homes and will amend the Municipal Code to permit group homes where multi-family uses are permitted by right.

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 define by California Health and Safety Code §50801. Emergency shelters provide short-term shelter for homeless persons or persons facing other difficulties, such as domestic violence. To facilitate the 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 C-1: 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 is one school located within 300 feet of an M-1 parcel. The overlap is minimal and would not functionally reduce the available sites capacity for emergency shelters.

Figure C-1:
M-1 Zone Where Emergency Shelters are Permitted



City of Colton
Zoning | M1 Parcels
February 16, 2023

Legend

- City Limits
- M-1 Parcels
- 300' foot radius
- Schools
- Parks

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 11: Rezoning Sites, 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 C-6:, 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 C-5:
Estimated Development Costs

Development Costs for a Typical Unit	New Single Family (2,000 sq. ft. home in new residential area)	New Multi-Family (20-unit multi-family complex)
Total Square Footage	2,000	24,000 (average 1,200 per unit)
Construction Cost per Square Foot	\$130	\$100
Total Construction Costs	\$260,000	\$2,400,000 (\$120,000 per unit)
Land Costs (assumes vacant land)	\$ 31,000 (4,000 sq. ft. lot)	\$350,000 (1-acre lot)
Estimated Fees per Unit:		
Building	\$3,880	\$2,300 per unit
Public Works (grading, off-site imp.)	\$1,130	\$700 per unit
Planning	\$730 (plan check only)	\$480 (incl. site plan review)
Electric	\$1,500	\$500 per unit
Water/Wastewater (incl. impact fees)	\$9,850	\$1,964
Fire (plan check & inspections)	\$2,090	\$2,090
Impact Fees (includes school fees; excludes Water/Wastewater impact fees)	\$27,808	\$18,082 per unit
Total Costs	\$337,988	\$3,238,033
Development Cost per Unit	\$337,988	\$163,616
Proportion of Total Development Cost	100%	5%

Source: City of Colton, 2022

Table C-6: identifies the hypothetical fees that would be collected for a new 2,000-square-foot two-story house and a 20-unit multi-family project with units averaging 1,200 square feet. These fees would be approximately \$46,988 and \$26,116 per unit, respectively. This represents about 13.9 percent of the total development cost for a single-family unit and 15.9 percent for a multi-family unit. For housing developed within the West Valley Habitat Conservation Plan area, which encompasses most of the Hub City Centre Specific Plan, an additional “habitat fee” of \$41,459 per acre is applied to all development on vacant land.

Table C-6:
Colton Development Fees

Permit	Fee Rate
Administrative Review	\$400 (Includes \$285 Fire Fee)
Addressing	\$95
Pre-Application	\$685 (Includes \$285 Fire Fee)
Architectural and Site Plan Review (Includes \$285 Fire fee)	
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

Permit	Fee Rate	
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)	
Environmental		
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	
Subdivision		
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	
Water and Wastewater Fees		
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	
Impact Fees ¹	Single-family	Multi-family
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 ²	\$9,580	\$114,960

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 \$4.79 per square foot for new residential construction.

Accessory Dwelling Units

No impact fee is required for an ADU or JADU that is less than 750 square feet in size. For purposes of this subsection G.1, "impact fee" means a "fee" under the Mitigation Fee Act (Gov. Code § 66000(b)) and a fee under the Quimby Act (Gov. Code § 66477). "Impact fee" here does not include any connection fee or capacity charge for water or sewer service.

Any impact fee that is required for an ADU that is 750 square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit. (E.g., the floor area of the ADU, divided by the floor area of the primary residence, times the typical fee amount charged for a new dwelling.)

If an ADU or JADU is constructed with a new single-family home, a separate utility connection directly between the ADU or JADU and the utility and payment of the normal connection fee and capacity charge for a new dwelling are required.

Except as described in subsection G.2.a above, converted ADUs and JADUs on a single-family lot that are created under subsection D.2.a above are not required to have a new or separate utility connection directly between the ADU or JADU and the utility. Nor is a connection fee or capacity charge required.

Except as described in subsection G.2.a above, all ADUs and JADUs that are not covered by subsection G.2.b of the ADU Ordinance require a new, separate utility connection directly between the ADU or JADU and the utility.

The connection is subject to a connection fee or capacity charge that is proportionate to the burden created by the ADU or JADU, based on either the floor area or the number of drainage-fixture units (DFU) values, as defined by the Uniform Plumbing Code, upon the water or sewer system.

The portion of the fee or charge that is charged by the City may not exceed the reasonable cost of providing this service.

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.

Residential construction involving individual single-family homes on existing lot, mobile homes, and two- to four-unit multi-family projects are approved at a staff level (ministerial review). Projects are evaluated relative to zoning and building code standards and receive approvals within two to four weeks of application.

The City's plan check policy is to complete first submittal plan checks within 10 business days and resubmittal checks within 5 business days.

The City offers a "Pre-Application" service where plans may be submitted for review and comment by all relevant City departments prior to formal application. However, the City encourages customers to consult with representatives from Planning, Building, and Municipal Utilities and Engineering to receive guidance and obtain standards for development.

Residential construction involving tracts and larger multi-family projects utilize the following processing schedule.

For residential projects not requiring discretionary actions [i.e., no public hearing], the entitlement process takes approximately 100 calendar days if an Initial Study is not required under the California Environmental Quality Act.⁸ Steps are:

- submission of complete application,
- Development Review (30 days),
- Planning Commission as a non-public hearing item (30 days following completion of development review process).

During this formal application phase, the applicant submits 5 sets of plans, appropriate application forms and all required fees. Conditions of approval are reviewed and any final issues are addressed before the project moves on to public hearing. For the public hearing phase, proposed projects must be included on an agenda in advance. Staff prepares and presents reports on each project. The applicant and members of the public have the opportunity to comment. As for multi-family development, the zoning ordinance allows densities of different ranges depending on Zonelf the project is subject CEQA, the consideration of the project environmental document is part of a public hearing. This threshold is a matter of City policy, and could be adjusted upward, although it has not been a factor in inhibiting affordable housing in the past.

For projects requiring legislative actions (General Plan Amendment, Zone Change, Agricultural Preserve Removal, etc.) processing takes approximately 180 calendar days. Steps are the same as above plus (5) City Council (40 days). Tribal Consultation in a General Plan Amendment is an automatic 90 day consultation period per state law. Completion of the CEQA documents, such as the Initial Study or other supporting documents of the CEQA determination may take 180 days or more, with Environmental Impact Reports taking up to one year.

The development review process is not different for residential projects included as part of a mixed- use project (i.e., Mixed Use-Downtown or Mixed Use-Neighborhood). Given that permit processing times are generally in line with other communities in the area, the Colton development review process does not represent a constraint that is significant, although additional staff resources would enable staff to process projects more quickly. Regulations to include additional environmental assessment, requirements of SB 18 (tribal consultation), and water quality requirements (all federal, State and regional requirements), etc. have added to the processing time and cost of development in all cities, not just in Colton. These additional requirements are not generally reflected in the timelines above because this information and requirements are required at time of application submittal and determination of completeness.

To mitigate the impact of processing time ProgramProgram 29: Efficient Permit Processing, and where possible, increase density of projects, Program 8: Density Bonus, have developed to provide for lower-cost housing and to lessen the potential financial impact caused by design considerations.

⁸ Projects requiring CEQA review may take an additional 180 days or more to allow for preparation of the environmental document.

Table C-7:
Development Review Time Frames

Residential Type	Planning Review	Building Permit Process	Variances or Discretionary Permit	Planning Commission Review
Single Family (single lot)	None	1-2 months	2-3 months	None (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) 2-3 months (no CEQA)
Multi-Family	8-12 weeks	1-2 months	2-3 months	3+ months (CEQA) 2-3 months (no CEQA)

Source: City of Colton Planning Staff, 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 ministerial 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, but still require architectural and site plan review when greater than 15,000 square feet in area. Multi-family projects over 15,000 square feet require architectural and site plan review. Proposed condominium projects or residential subdivisions require approval by the Planning Commission at a public hearing. Architectural and Site Plan review is placed on the Planning Commission agenda as a “commission consideration” item and not as a public hearing.

The Director and/or the Planning Commission shall approve or conditionally approve Architectural and Site Plan Review, except where they make one or more of the following findings:

- a. The provisions for vehicular parking and for vehicular and pedestrian circulation on the site, and onto adjacent public Right-of-Way will create safety hazards;
- b. The bulk, location and height proposed will be detrimental or injurious to other development in the neighborhood or will result in the loss of or damage to unique natural or topographic features of the site that are important to the environmental quality of life for the citizens of Colton, and the Project is feasible in a manner that will avoid such detrimental or injurious results or such loss or damage;
- c. The provisions for on-site Landscaping do not provide adequate protection to neighboring properties from detrimental features of the proposed Project that could be avoided by adequate landscaping;
- d. The provisions for exterior lighting are either inadequate for human safety or will diminish the value and/or usability of adjacent property;
- e. The exterior design of the buildings and structures will be injurious or detrimental to the environmental or historic features of the immediate neighborhood in which the proposed Project is located and will cause irreparable damage to property in the neighborhood, to the City and to its citizens;
- f. The proposed Project will impose an undue burden upon off-site public services, including sewer, water and streets, which conclusion shall be based upon a written report of the City Engineer; and there is no

provision in the capital works program of the City to correct the specific burden within a reasonable period after the Project will be completed.

These findings are necessary to protect the health, safety and welfare of the community and do not pose an unreasonable constraint on housing development.

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. The CUP process is intended to afford an opportunity for broad public review and evaluation of these requirements and characteristics; provide adequate mitigation of any potentially adverse impacts; and ensure that all site development regulations and performance standards are provided in accordance with the Development Code. Approval of a CUP is based on the following minimum criteria:

- That the proposed Use is in accord with the General Plan, the objectives of this title, and the purposes of the zone in which the site is located;
- That the proposed Use, together with the conditions applicable thereto will not be detrimental to the public health, safety or welfare, or Materially injurious to Properties or Improvements in the vicinity; and
- That the proposed Use complies with each of the applicable provisions of this title.

The City’s criteria for CUP approval are objective and performance based. These standards facilitate the staff review of the merits of the project and assist in the review and approval process. Given the substantial growth that occurred prior to the downturn of the housing market, the City’s development review process is not onerous or constraining to housing development. However, there are current special needs housing like supportive and transitional housing that currently require a conditional use permit in residential zones. This processes has been identified as a constraint to special needs housing and a program has been developed to ministerially permit these uses in residential zones Program 24: Transitional Housing Needs and Zoning.

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.

A significant market constraint that currently affects the “Inland Empire” of Southern California, including Colton, is project proposals at lower densities than allowed or required by zoning. As an example, in some situations cities may only approve housing developments if they have a density of at least 20+ units/acre, but developers in this region indicate that the market generally does not support that product type. As a result, minimum densities can act a constraint on housing supply.

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 C-8:
Vacant Residential Land Prices

Zoning	Estimated Price per Square Foot
Single-family	\$10 - \$15
Multi-family	\$15 - \$50

Zoning	Estimated Price per Square Foot
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Source: Zillow.com, vacant land prices per square foot in February 2023.

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 until Q4 of 2022 when interest rates began to rise again. Rates are still below all-time highs, but with the high cost of land/dwellings, any increase in interest rates can have a staggering effect on monthly payment values.

Environmental Constraints

Significant environmental constraints exist in Colton that affect all development opportunities. These constraints include local earthquake faults, steep topography, fire hazard 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. However, the Roquet Ranch Specific Plan, approved in 2018, will permit the production of up to 1,050 single-family (attached and detached) and multi-family units. 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 and Zoning Code provides for clustered residential development (reduced lot size and setbacks) 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. The land is currently managed by the Rivers & Lands Conservancy.

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 areas of the City (see Figure C-2:). 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 C-3). 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.

Fire Hazard Zones

Portions of the southern part of Colton are within CalFire’s designated Very High Fire Hazard Severity Zone. These areas generally coincide with hilly topography and areas zoned for low-density development and therefore do not represent a significant portion of anticipated development during the planning period. Residential development is allowed in fire hazard zones if appropriate mitigation measures are incorporated into the development, such as appropriate construction methods, adequate water supply for fire suppression, access for fire apparatus, and fuel modification zones.

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 combined 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.

Dry Utilities. Dry utilities such as telephone, cable and internet are provided by private companies and are expanded to meet demand as development occurs and are not a significant constraint to housing development during the 2021-2029 planning period. The City of Colton Electric Department is the electric power supplier to the majority of the City’s homes and businesses.

Figure C-2: Environmental Constraints

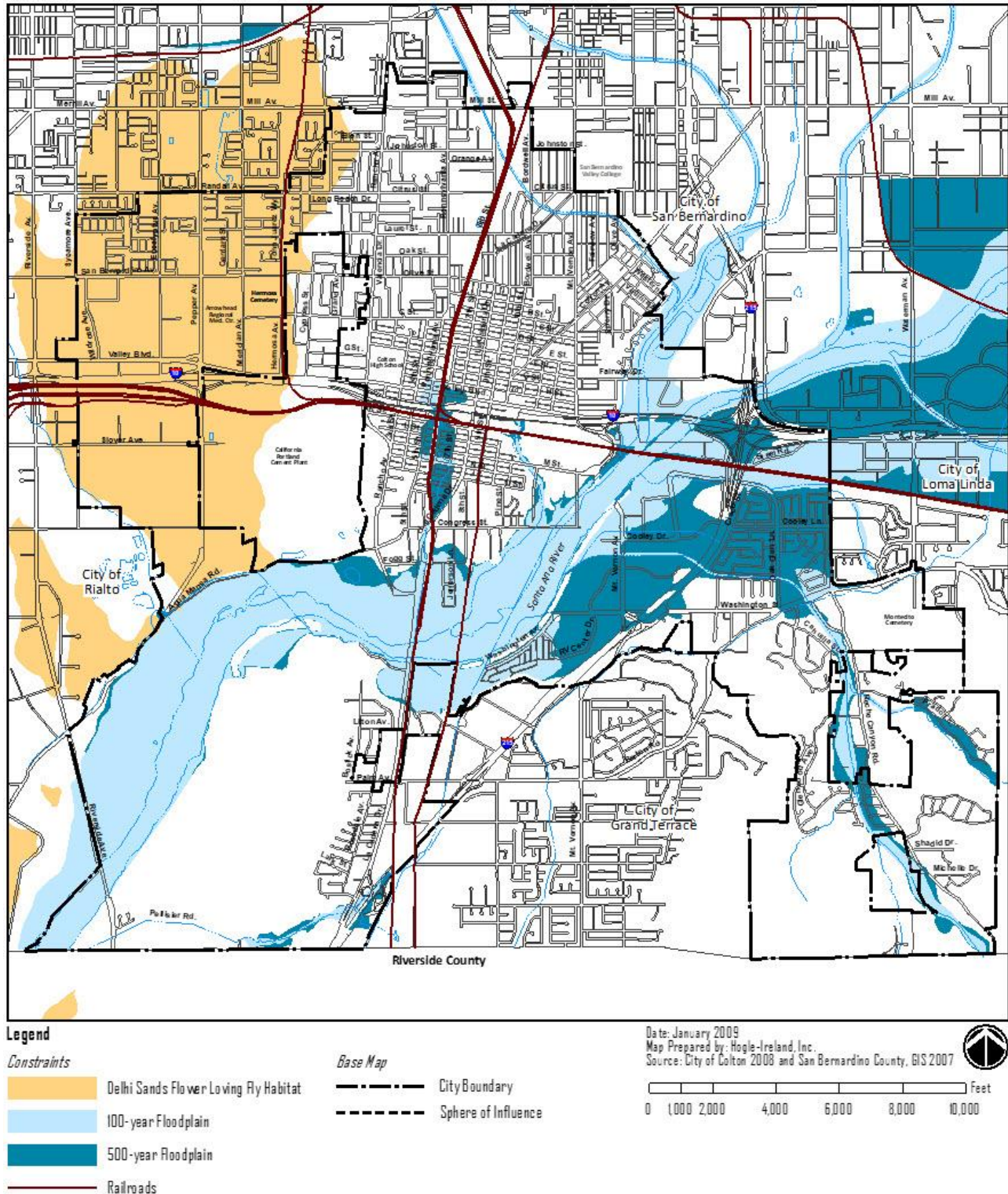
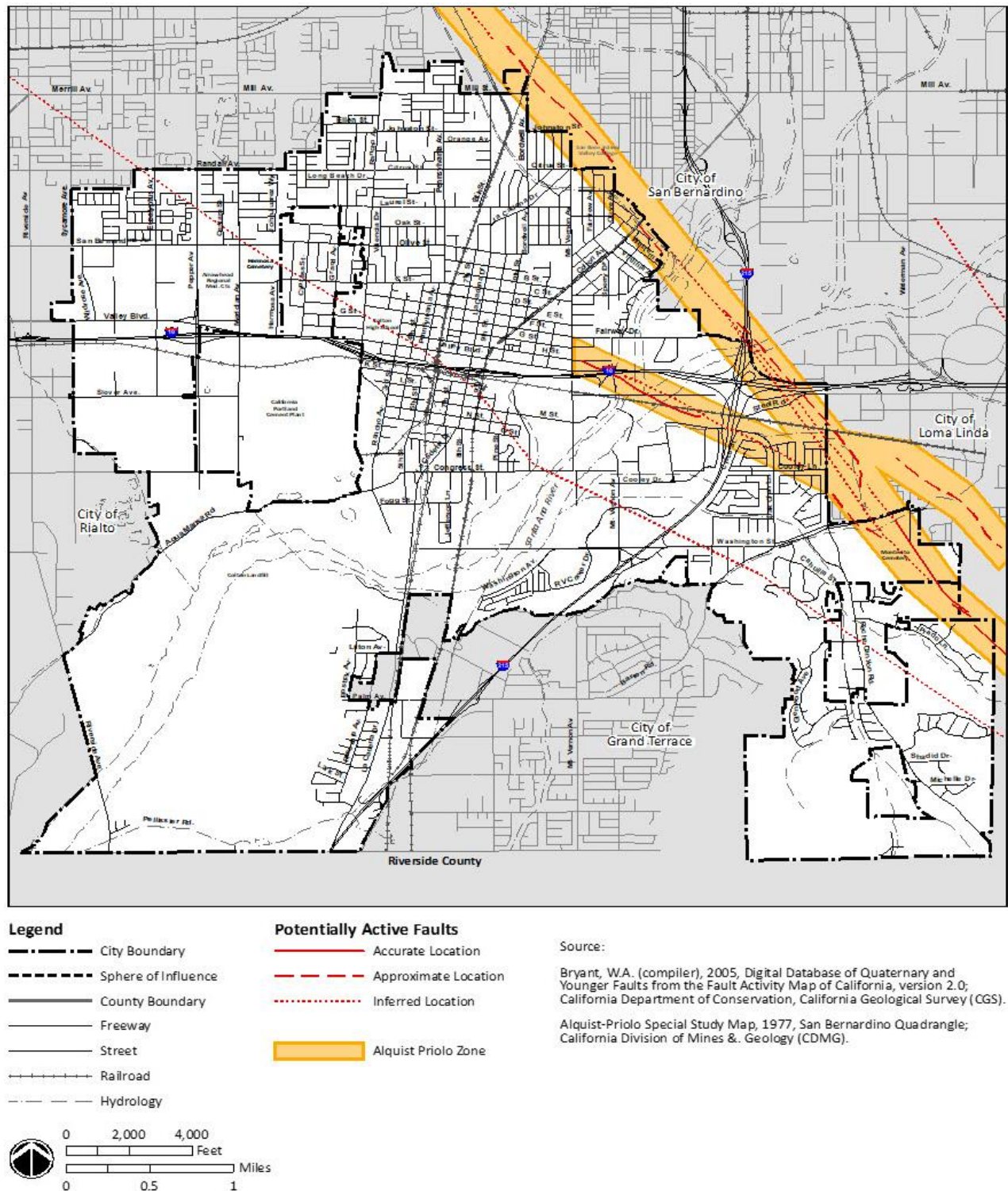


Figure C-3:
Seismic Constraints



Appendix D: 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 D-1:. The following Table D-2: summarizes the quantified objectives contained in the City’s previous Housing Element and evaluates the progress toward meeting these objectives.

Table D-1:
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. 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. This program was effective and implementation will continue.
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. This program was effective and the City is continuing to update 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. This program is effective in maintaining and improving housing conditions and will be continued.
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).
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). This program is effective in improving housing conditions and will be continued.

Name of Program	Objective	Timeframe	Status of Program Implementation
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. This program is effective in encouraging production of affordable housing and will be continued.
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. This program is effective in encouraging higher density housing.
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. This program was effective in providing adequate sites for housing and will be modified for the 6 th planning cycle.
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. Phase II was completed on March 3, 2014, including standards for small lot/compact subdivisions. 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. This program was effective in encouraging housing production and will be continued.
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. This program was effective in maintaining consistency between the General Plan and zoning regulations.
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. This program was effective in facilitating housing for persons with special needs and will be continued.

Name of Program	Objective	Timeframe	Status of Program Implementation
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. This program was effective in streamlining the development review process.
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. This program was effective in reducing constraints to housing development.
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. This program was effective in providing information to potential housing developers and will be continued.
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. This program was effective in furthering fair housing and will be continued.
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. This program is effective in assisting persons with disabilities and will be continued.
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. This program was effective in conserving water and minimizing waste disposal and will be continued.

Table D-2:**Quantified Objectives and Progress from Previous Housing Element (2013-2021)**

	Income Level				Total
	Very Low ¹	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 ²					
Goal	129				129
Progress					

Notes:

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

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Appendix E: 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–23). 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.

No Net Loss Buffer

Recent changes to State law, including Senate Bill 166, require cities to continually maintain adequate capacity in their sites inventories to meet their RHNA for all income levels. In the event that a site is developed below the density or at a different income than projected in the Housing Element, the City must have adequate sites available to accommodate the remaining balance of the RHNA. If the City does not have any additional capacity within the existing zoning it must identify and rezone for new sites that can accommodate the remaining need. For these reasons, the City is including an additional buffer of 20 percent above the RHNA in each category. The City will provide adequate capacity for a total of 6,521 units in the site inventory, as shown below.

Table E-1:
RHNA with Buffer

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	1,318	668	906	2,542	5,434
20% Buffer	264	134	181	508	1,087
Total with Buffer	1,582	802	1,087	3,050	6,521

Realistic Capacity Calculations

State law requires a city to project realistic estimates for housing capacity on its RHNA sites. Realistic capacity may be estimated by utilizing recent project history, using a minimum density, or through other methods. To calculate the yield for projected RHNA sites, the City used recent multifamily housing developments as well as tracked inquiries and discussions with owners to help determine realistic capacities for sites in the inventory. The realistic capacity takes into consideration the environmental and infrastructure constraints and development standards as analyzed in the constraints section.

As a majority of growth is expected to take the form of multifamily housing, recently constructed multifamily projects were reviewed to understand and establish historical trends for multifamily housing development in the City. There are limited examples of higher density multifamily development recently in the City as shown in Table E-2. The majority of these developments utilized the City's compact lot subdivision requirements as well as required lot consolidation for their development.

Multifamily developments in the City have had varying success at meeting the maximum densities as allowed by the zoning ordinance. Of the seven recent projects in the City, the average yield of these projects is 76 percent, with yields ranging from 49 percent to 130 percent. In the MU-D zone, three recent projects have an average yield of 77 percent. The four projects in residential only zones have an average yield of 76 percent.

Table E-2:
Recently Proposed and Approved Multifamily Projects

Project/Address	Zoning	Density	# of Units	Max Density	Yield Percentage	Other Notes
The Villas	MU-D	39	120	30	130%	Affordable Housing
Northwest Corner of Cottage Lane and H Street	MU-D	14.63	23	30	49%	Lot Consolidation
353-397 Colton Avenue	MU-D	16	12	30	53%	Lot Consolidation
Southwest and Southeast Corner of San Bernardino and Wildrose Avenues	HCCSP	9.8	110	14	64%	Lot Consolidation
1116 S. Santo Antonio Drive/WestCal Condos	C-2	20.77	49	30	69%	Lot Consolidation
300 Congress Street	R-1 (Zone Change)	20	5	20	100%	Zone Change
Southwest Corner of Georgia and South 5th Street and Congress and South 5th Street	R-2 and R-3/4	16.1	80	16/30	70%	Lot Consolidation

As there are limited multifamily projects recently constructed, the City also tracked property inquiries and discussions with owners and developers to gain an understanding of development potential of various sites across the City and the types of developments property owners are likely to pursue in the City. Table E-3: shows the recent property inquiries and with the address and location, the inquiry, City response and discussion points with the property owner, and if applicable, a realistic yield that could result from the project.

Of the 13 recent inquiries, six had realistic yields that could be estimated from the conversations. All yields were above 70 percent of the maximum density. Three of the recent inquiries in the R-O zone (max. density of 30) had realistic densities of about 24 du/acre. This would be an 80 percent yield on these sites. A recent project in the R3 zone (max. density of 22) would include 20 percent affordable units in a 60-unit project at a density of 16 du/acre (72 percent of the maximum). One discussion included an 11-unit development and potential lot consolidation in the R-O zone; the discussion also included the potential for student units in the development. A five unit complex on a 0.27-acre lot yields 93 percent of the maximum density (20 du/acre). A 60-unit, 20 percent affordable project in the R3 zone (max. density of 22) has a yield of 73 percent. Of the eight inquiries on properties that allow mixed-use, only one inquiry was for commercial only development. On average, the realistic yield on proposed sites is 81 percent of the maximum density.

Table E-3:
Recent Property Inquiries

#	Address/Location/Size	Inquiry	Response/Discussion	Realistic Yield
1	410 East Citrus Street APNs: 0160-251-22, 0160-251-09, 0160-251-19 (0.21, 0.20, 0.18 Acres)	Uses Permitted	C-2 (General Commercial)/R-O (Residential Overlay) Zone Mixed-Use (horizontal and vertical permitted) Housing Element – Properties Identified in Table H-38 Vacant Sites Inventory (Realistic Density of 24 DU/AC) Lot consolidation encouraged/20% affordable housing project suggested	80%
2	APN: 0160-264-01, 02, 03 (0.19, 0.19 and 0.19 Acres)	Uses Permitted	C-2 (General Commercial)/R-O (Residential Overlay) Zone Mixed-Use (horizontal and vertical permitted) Housing Element – Properties Identified in Table H-38 Vacant Sites Inventory (Realistic Density of 24 DU/AC) Lot consolidation encouraged	80%
3	APN: 0162-124-17 (0.74 Acres)	Multi-Family Residential Use	C-2 (General Commercial) Commercial Uses Permitted City would consider an R-O (Residential Overlay) Zone to allow residential proposal. Recommended Density 24 DU/AC up to 30 DU/AC	80-100%
4	APN: 0162-212-02 (0.74 Acres)	Drive-through restaurant	C-2/D (General Commercial/Downtown Overlay) Zone Mixed-Use Permitted Residential suggested Developer focused on commercial uses only for site	N/A
5	APN: 0162-181-03 and 06 (0.64 and 0.40 Acres)	Commercial and Mixed-Uses Permitted	C-2/D (General Commercial/Downtown Overlay) Zone Mixed-use permitted Vertical mixed-use suggested Lot consolidation encouraged Senior housing also suggested at 60 DU/AC	Up to 200%
6	APNs: 0163-081-10, 09, 08, 07	Commercial and Mixed-Use	C-2 (General Commercial) South Colton Livable Corridor Plan property Mixed-Use planned as highest and best use for site Lot consolidation encouraged	N/A
7	APN: 0163-074-01 (.17 Acres)	Mixed-Use and Residential with ADU	Mixed Use Neighborhood Zone Re-Open vacant commercial building and revitalize existing home at rear of property. Current code would allow the commercial and residential to exist. Another recent proposal, convert vacant commercial building into residential and utilize existing home as ADU was advised to be possible subject to meeting building/fire codes and ADU requirements of the City.	N/A (pending)

#	Address/Location/Size	Inquiry	Response/Discussion	Realistic Yield
8	APNs: 0163-211-25, 05 (.1.20 & 0.38 Acres)	Mixed-Use	C-2 (General Commercial) Zone Recommend Change of Zone to allow Mixed-Use to add R-O (Residential Overlay) Zone Mixed-Use Permitted with up to 30 DU/AC for residential use Property within the South Colton Livable Corridor Plan where mixed-use project is encouraged. Lot consolidation encouraged/include 20% affordable housing units suggested as part of multi-family component of project Concept multi-family residential / commercial use provided by developer in August 2022 – R-O Zone to be considered for application submission by developer; concepts included development at 30 du/acre and senior housing at 60 du/acre.	N/A (pending)
9	233 S. La Cadena Drive APN: 0163-074-31 (.34 Acres)	Commercial – Used Car Auto Sales	C-2 (General Commercial) Property within the South Colton Livable Corridor Plan where mixed-use or residential project is encouraged. Used-Car sales discouraged – Allowed via Conditional Use Permit Mixed-Use or residential encouraged.	N/A
10	300 W. Congress APN: 0163-272-01 (.27 Acres)	Apartments Proposed	M-1 (Light Industrial) Zone, residential not permitted Change of Zone to R-O (Residential Overlay) at 20 DU/AC Application received for change of zone 2022 Planning Commission and City Council Approved Change of Zone to R-O Project in Building Plan Check for construction of five apartment units	93%
11	2941 S. La Cadena Drive 1167-021-26 (2.5 Acres)	Commercial, Residential Uses	C-2 (General Commercial) Zone R-O (Residential Overlay) suggested – Change of Zone to include multi-family and 20% of the units encouraged to be affordable. Property owner is considering 20% affordable to be part of a future proposal.	N/A
12	2971 S. La Cadena Drive APN: 1167-021-20 (5.14 Acres)	Multi-Family Apartments Proposed	R-3 (Multi-Family Residential) Zone 20% Low Income recommended Applicant accepted 20% affordable housing to be included in 60 unit project at 16.1 DU/AC	73%
13	APN: 0164-253-15 (4.60 Acres, plus additional properties may be added)	Future development inquiry	Reche Canyon Specific Plan property off of Washington and Reche Canyon Road. Mixed-Use recommended with vertical residential.	N/A
14	APN: 0160-251-09-000 and 0160-251-19-0000	Potential Townhome Development	Discussion included the following: Consolidating additional lots. Minimum DU/Ac 20-22 – maximum DU/AC allowed by Code is 30; R-O zone. Provide open space on roofs. Potential to partner with local Jr. College to create Student Housing Discussion of Study Rooms and different open space types. Note that four stories is possible with CUP.	N/A
15	1167-031-17 or 2651 S. La Cadena Drive	Potential Live/Work Project	Discussion included the following: C-1 (Neighborhood Commercial) Zone Removal of undeveloped street right-of-way via a vacation. Development of Live/Work unit project. Include embellished community facilities as part of the live/work amenities. Architecture, scale and placement of buildings. Development Standards, sidewalk connectivity, parking and circulation.	N/A

Table E-4: Table E-4: shows the assumed yields for higher density zones in the City based on the proposed rezoning program. The yields were determined based on recent multifamily trends, recent development interest received by the City, and development standards assessed in the constraints section. As discussed in Table E-2: and Table E-3: above, average recent yields of proposed and approved projects are 76 percent and realistic capacity of recent inquiries and discussion with owners are 81 percent.

To assume a realistic yield on RHNA sites, the residential zones were assumed at a yield of 70 percent of the maximum density. This is slightly lower than the yield of recent multi-family projects. The mixed-use zones were assumed at a yield of 60 percent of the maximum density to account for potential commercial or other uses of the sites. Mixed-use zones allow for fully residential development. These assumptions are conservative and realistic estimates for the sites based on current development trends and realistic capacities from recent conversations with property owners and developers in the City.

Table E-4:
Assumed Yields By Zone

Zone	Zone Code	Maximum Density ⁹	Yield	Estimated Yield Density
General Commercial, Residential Overlay	C2 (R-O)	30	70%	21
Residential Overlay	R-O	30	70%	21
General Commercial	C-2	30	70%	21
Mixed-Use Neighborhood Zone, Residential Overlay	MU/N (R-O)	40	60%	24
Multiple-Family Residential	R3/R4	30	70%	21
Medium Density	R2	16	70%	11.2
Mixed-Use Downtown Zone	MU-D	40	60%	24
Mixed-Use	MU	40	60%	24
Colton's Hub City Centre Specific Plan	HCCSP	40	60%	24
Roquet Ranch Specific Plan	RR SP	22	70%	15.4

Size

Pursuant to State law, sites accommodating lower-income units must have areas between 0.5 and 10 acres, regardless of allowed density. The city identified sites that meet these criteria for the lower-income units, with limited exceptions as described below.

There are a number of smaller sites that are included to meet the low-income RHNA. All smaller sites included to meet the RHNA are sites that could be consolidated with other small sites adjacent to them. Groups of consolidated sites would be developed as if they were one site. Potential for consolidation of smaller sites are included by site in the Sites Inventory, Table E-9: There are seven groups of consolidated sites. Four of the seven groups are over 0.5 acres when consolidated, with total acreages of 1.16, 0.64, 1.01, and 2.35. The other three consolidation opportunities have totals of 0.41, 0.32, and 0.2 acres.

Though three groups of consolidated sites remain under 0.5 acres, they still have opportunity for development to meet the RHNA based on recent development trends in the City. The City has seen success

⁹ Density ranges to be adopted pursuant to Program 10: [Update Zoning Standards](#).

in lot consolidation projects. Of seven recent projects, six included lot consolidation ranging from two to seven parcels (see Table E-2: Recently Proposed and Approved Multifamily Projects). The city has also seen recent development and inquiries on small parcels in the City. This includes five units on a 0.27-acre lot and eleven units on a 0.59-acre lot.

There is one large site included in the inventory projected to accommodate a portion of the lower-income RHNA. The site is a vacant 20-acre site proposed for Mixed Use zoning. Though the site is larger than 10 acres, the 99 lower-income units are only projected on a portion of the site, and not for the entire capacity of the site. The lower-income units would be on a portion of the site that is smaller than 10 acres. The city is including Program 37: Subdivision of Large Lots, to encourage the subdivision of large lots into smaller lots for the purposes of development. Additionally, the City's existing compact lot subdivision standards have seen multiple, successful recent developments, including two recent projects listed in Table E-2:.

Density

The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law, HCD is obligated to accept sites with those density standards as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households. The default density for Colton is 30 du/acre for lower-income households. Per Government Code Section 65583.2(c)(3)(B), with proposed rezoning strategies, the City's Residential Overlay, R3/R4, Mixed-Use and Hub City Centre Specific Plan zones are consistent with the default density standards and are therefore considered appropriate to accommodate housing for lower-income households.

Moderate-income housing can be accommodated through medium- and higher-density zones, with maximum densities ranging from 15 to 30+ du/ac. These densities support a variety of multifamily housing typologies, including townhomes and garden-style apartments, which may be affordable to moderate-income households. Above moderate-income housing needs may be met through lower-density, single-family typologies, typically in the 0 to 15 du/ac range; however, higher density housing may also be suitable to meet the above moderate housing needs.

Potential yield is assumed to be 70% of the allowable density for residential zones and 60% of the maximum density for mixed-use zones. 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. The yield is lower for mixed-use zones to account for the development of projects that are not fully residential; however, the mixed-use standards will allow 100 percent residential projects in the mixed-use zones.

The land use districts with greatest potential for affordable housing development are the R-3/R-4, the Residential Overlay, the Mixed Use-Downtown districts, and mixed-use within the HCCSP. The City is including two programs to increase the maximum density in the R-3/R-4 zone and Mixed Use-Downtown zone. The characteristics of these districts are as follows:

- 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 30 units/acre with a minimum density of 20 units/acre for designated parcels in the sites inventory.
- 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.

- The Mixed Use-Downtown land use designation currently 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. The City is including a program to increase the density of the Mixed Use-Downtown zone from 30 to 40 dwelling units/acre. See Program 11: Rezoning Sites.
- The HCCSP currently includes a variety of non-residential uses and residential uses with density range from 5 – 14 du/acre. The HCCSP will be amended to allow mixed-use up to 40 units per acre in the specific plan area on retail parcels identified for rezoning in the sites inventory. See Program 11: Rezoning Sites.

The sites inventory analysis has been conservative in identifying Residential Overlay and Mixed Use: Downtown, and R-3/R-4 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. The City is committed to maintaining no net loss of capacity to accommodate for the entire RHNA. See Program 19: No Net Loss.

Environmental Constraints

The site inventory analysis takes into consideration any environmental constraints such as habitat, flood, fire hazards, seismic hazards, and steep slopes, among others. Any environmental constraints that would lower the potential yield (e.g., steep slopes) have already been accounted for in the site/unit capacity analysis. In general, the deductions in yield from the maximum will cover and accommodate any reductions in site capacity due to environmental constraints.

Portions of the southern part of Colton are within CalFire's designated Very High Fire Hazard Severity Zone. These areas generally coincide with hilly topography and areas zoned for low-density development and therefore do not represent a significant portion of anticipated development during the planning period. Identified units in these areas would be for above moderate incomes. Residential development is allowed in fire hazard zones if appropriate mitigation measures are incorporated into the development, such as appropriate construction methods, adequate water supply for fire suppression, access for fire apparatus, and fuel modification zones.

Figure C-2: Environmental Constraints, shows the 100- and 500-year floodplains in the City. There are no RHNA sites located in the 100-year floodplain. There are RHNA sites located in the 500-year floodplain areas. Development in the 500-year floodplain is allowed, and would be subject to adequate flood proofing as discussed in the City's Safety Element. Location within the 500-year floodplain does not act as a constraint to development of RHNA sites.

In regards to seismic conditions, 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. No RHNA sites are located in these areas, shown in Table E-5:.

Availability of Infrastructure

The availability of wet and dry infrastructure are detailed in the constraints section of this Housing Element. As noted, the City anticipates the availability of dry utilities such as electric, telephone, and cable to be available to meet the housing demands in the 6th Cycle.

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 anticipated during the 6th Cycle. Water supply is provided by City of Colton Water Department, West Valley Water District, Terrace Water District, and the Riverside Highland Water Company. Between these four water agencies, the City has sufficient water supply to meet the demand allocated in the 6th Cycle RHNA. The City conducted an extensive analysis of existing water and wastewater infrastructure on or adjacent to each RHNA site. The results showed there is existing, planned, or potential access to water and wastewater for each RHNA site.

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 E-5: shows that based on the proposed rezoning strategy, there is adequate sites to meet the RHNA.

State law¹⁰ 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. The City is rezoning to meet the RHNA through rezoning programs, as described above, through upzoning the R-3/R-4 zones, rezoning new parcels with the residential overlay, and upzoning Mixed Use-Downtown to 40 du/acre, and rezoning retail sites in the HCCSP to 40 du/acre.

For a detailed analysis of the sites as they relate to affirmatively further fair housing, see the Affirmatively Furthering Fair Housing chapter.

Table E-5:
Sites Inventory to Meet the RHNA

	Very Low	Low	Moderate	Above Moderate	Total
Approved Projects	-	-	140	233	373
Vacant Sites	1,388	686	1,115	1,620	4,810
Underutilized Sites	216	145	97	1,234	1,692
ADUs	20	31	31	7	89
Total Capacity	1,624	862	1,383	3,094	7,017
RHNA + 20% buffer	1,582	802	1,087	3,050	6,521
Additional Surplus	42	60	296	44	-

¹⁰ Government Code Sec. 65583(c)(1)(A)

California Government Code Section 65583.2 (h) states that cities must have a program to facilitate by-right approval for projects that include at least 20 percent of the units for lower-income housing on rezone low-income sites. Program 18: By-Right Approval of Projects with 20 Percent Affordable Units on “Reused” Sites, is included to ensure compliance with this provision.

California Government Code Section 65583.2 (c) states that cities must have a program to facilitate by-right approval for projects that include at least 20 percent of the units for lower-income housing on sites that are identified as “reuse sites” previously identified in the 4th and 5th Cycle Housing Elements. Program 18: By-Right Approval of Projects with 20 Percent Affordable Units on “Reused” Sites is included to ensure compliance with this provision.

Pending and Approved Projects

Per the HCD Sites Inventory Guidebook, the City may credit sites that have been proposed, approved, or given a certificate of occupancy since the beginning of the RHNA projection period.¹¹ The City has included 373 units in approved projects as shown in Table E-6:. These projects include 140 moderate-income units and 233 above-moderate-income units.

Table E-6:
Approved Residential Projects

Project	Density (du/acre)	Very Low/ Low	Moderate	Above Moderate	Total 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
Totals		0	140	233	373

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 California¹² and concluded that a significant portion of ADUs built recently have been affordable to low- and moderate-income households. The City is using the results of this survey to project the affordability of ADUs throughout the 6th Cycle. SCAG determined that the following affordability assumptions are appropriate for San Bernardino County:

¹¹ HCD Sites Inventory Guidebook https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

¹² https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527

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

Source: SCAG 2020

The City of Colton has seen the number of ADU permits increase over recent years. ADU permits during the 2018-2020 period in Colton are as follows:

- 2018: 7
- 2019: 13
- 2020: 14
- Average: 11.3

Based on this trend and SCAG's analysis, it is assumed that an average of 11.3 ADUs per year (89 total) will be produced during the 2021-2029 planning period in the following income categories as shown below. See Program 20: ADU Production, Program 21: ADU Education, and Program 22: ADU Preapproved Plans.

Very Low	Low	Moderate	Above Moderate
20	31	31	7

Lower Income Capacity

Government Code Section 65583.2 (g) (2) states that housing elements relying on non-vacant sites for greater than 50 percent of its lower-income households need to demonstrate that the existing use does not constitute an impediment to additional residential development. This section does not apply to Colton as the City exceeds the 50 percent threshold through vacant sites and projected ADUs. The City provides for capacity for over 100 percent of its low income RHNA on vacant sites and ADUs. There is capacity for 2,074 lower-income units on vacant sites (104.4%) and 51 projected low-income ADUs (2.5%) for a total of 106.9 percent capacity for low-income units on vacant sites.

Table E-7:
Lower-Income Capacity

Category	Units	% of Lower-Income RHNA
<i>Low and Very Low Income RHNA</i>	<i>1,986</i>	<i>100%</i>
<i>50% of Low and Very Low Income RHNA</i>	<i>993</i>	<i>50%</i>
Total Provided	2,125	106.9%
Very Low Income Projected ADUs	51	2.5%
Lower Income Capacity: Vacant Sites	2,074	104.4%
Excess Capacity beyond 50%	1,202	-

Vacant Sites

As part of the sites inventory analysis, vacant residential land was identified throughout the City. A portion of the RHNA will be met on vacant land that is zoned for residential use. Per HCD's Housing Element Sites Inventory Guidebook, a vacant site is one "without any houses, offices, buildings, or other significant

improvements [...] or structures on a property that are permanent and add significantly to the value of the property.”¹³

The estimated capacity of vacant sites is based on the densities allowed in the City’s General Plan and zoning regulations and have been adjusted to account for development that may be proposed at lower than the maximum allowable densities based on market conditions. As noted above, the potential yield is assumed to be 70% of the allowable density for residential zones and 60% of the maximum density for mixed-use zones. 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. The vacant site capacity is shown in Table E-8: Table E-8; there is a total capacity for 4,809 units on vacant sites.

Recent examples of residential development in the City include:

- September 1, 2022, 300 Congress five unit apartment complex submitted for building plan check as part of approved Residential Overlay.
- September 9, 2022, 1116 Santo Antonio Drive 48 unit condominium project submitted for building plan check as part of their Residential Overlay project
- December 13, 2022, Planning Commission approved TTM NO. 19983 to develop 446 small lots within the Roquet Ranch Specific Plan (Hillside Development).
- January 11, 2023, Planning Division staff spoke with developer to allow a work/live project at 2651 S. La Cadena Drive

Table E-8:
Vacant Site Capacity by Zone

Zone	Capacity
Residential Overlay	112
Mixed Use/Hub Centre City Specific Plan	2,739
R-1	344
R-2	101
R-3/R-4	149
Roquet Ranch Specific Plan	871
Reche Canyon Specific Plan	166
Very Low Density	327
Total	4,809

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. These are the non-vacant sites that are included in the sites inventory to help meet the RHNA. Table E-10: provides additional details for each of the non-vacant sites. It lists the underutilized sites and for each site provides their existing uses, General Plan designation, zone, allowed density, acreage, projected number of units by income

¹³ HCD Housing Element Sites Inventory Guidebook. https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf.

category, if the site was used in previous housing elements, ownership, land value, improvement value, land-improvement ratio, age of building, and status comments. The status comments detail why each site was included in the inventory, note any ongoing or planned discussions to contact the property owner. The table expands on information on each site and provides details on why the underutilized sites are appropriate for redevelopment and including in the RHNA. Reasons for inclusion in the housing element include deteriorating and/or non-conforming uses, vacant buildings, location within specific plans and of surrounding resources, owner intent to develop, and opportunities for lot consolidation.

This section addresses how existing uses, leases, and buildings are not a significant constraint to residential development on the sites identified to meet the RHNA. The non-vacant sites were selected based on their existing uses, capacity for residential redevelopment, and their high potential for short term redevelopment. Land-improvement ratios were also calculated and considered in site selection. The comparison of assessed values for land and improvements (land-improvement ratios) is a reliable indicator of whether and to what extent sites are utilized. Typically, a newly improved site will have a ratio of well under 0.2, or where the improvements are valued at five times the value of the land. The inventory also considered the age and existing condition of the buildings on each site. Age and land-improvement ratios for non-vacant sites are provided in Table E-10:

These properties are occupied by older buildings with low site utilization compared to the allowable development. Potential units are estimated based on the realistic capacity as described in the sites section above, at either 60 percent of the maximum in mixed use zones or a 70 percent of the maximum in other residential zones. The non-vacant sites account for 1,692 total units in the sites inventory.

As most of the non-vacant RHNA sites can be grouped by land use and other characteristics, this Housing Element describes examples from each land use typology identified, instead of describing all 27 sites in detail. The existing uses on the non-vacant RHNA sites fall into six general categories:

- Lumber yard
- Vacant buildings
- Industrial/Warehouse facilities
- Medical Office
- Single-Family Homes
- Golf Course

Lumber Yard

(APNs: 16210401, 16210402, 16210403, 16210409, 16210414, 16210415)

The parcels located between N 9th St and N10 St and between E G St and E H St are all MU-D zoned sites adjacent to one another, which provides an opportunity for consolidation. The City has had success in lot consolidation on infill sites converting into housing. There is existing residential use adjacent to these sites, on the southeastern corner of the block. Their combined acreage is 3.4 acres. The combined realistic capacity for these sites is 110 units, 92 of which are lower-income units.



The existing uses include:

- Lumber yard and hardware store
- Chapel

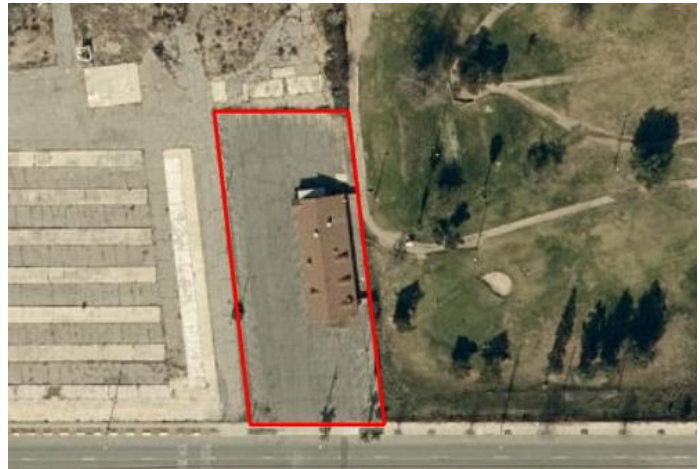
Most of the structures are single-story except for a couple of two to three-story warehouse bays. The three largest parcels have an improvement ratio percentage of 55 or less indicated the land is much more valuable than the structure, large portions of these parcels are laydown areas for lumber and a majority of the structures are made of corrugated steel. The surrounding land uses include single-family residences, a pharmacy, a bank, restaurants, and a grocery store which are all necessary resources for residents.



Vacant Buildings

(APNs: 25405113, 16321102, 16206225)

The 0.8-acre site located at 2001 W. Valley Blvd. currently has a vacant building occupying 15 percent of the parcel, while the majority of the site consists of surface parking area. The existing structure was built between 1959 and 1966 and could benefit from redevelopment. This site is located in the Hub City Centre Specific Plan area and only 0.15 miles from the nearest bus stop. The realistic capacity for this site is 18 lower-income units.



Industrial/Warehouse Facilities**(APNs: 16210701, 25405150, 25407125, 25407127, 25407143, 25407144 25407147, 25407149, 25407150,)**

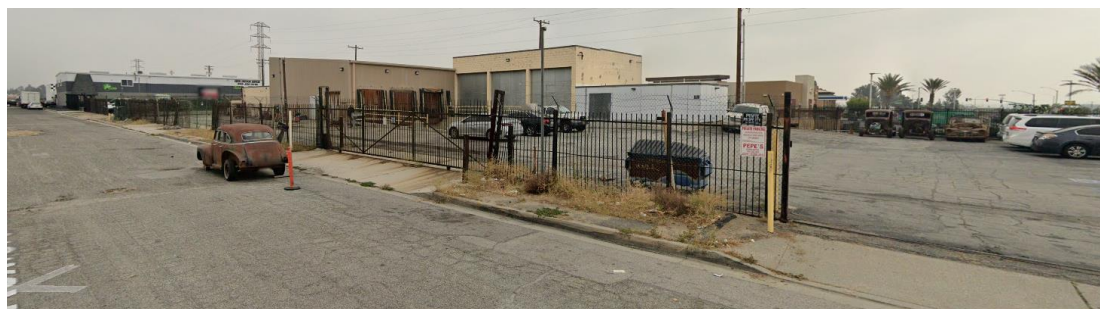
The parcels located along Rexford St and W Valley Blvd are all HCCSP zoned sites adjacent to one another, which provides an opportunity for consolidation of some/all parcels. There are no existing residential uses on the sites. There is an existing market adjacent to the sites as well as bus stop along W Valley Blvd near the southeastern corner of the sites. Their combined acreage is 9.3 acres. The combined realistic capacity for these sites is 169 units.

The existing uses include:

- Warehouse
- Automotive shop
- Machine fabrication shop
- Trucking company
- Commercial printer
- Internet service provider



Most of the structures are single-story except for a couple of two to three-story warehouse bays. The surrounding land uses include a gas station, restaurants, vacant land, and a San Bernardino County Transitional Services office. There is capacity to maintain some of the existing uses in new mixed-use development on the sites.

**Medical Office****(APNs: 25405160, 25405161)**

The parcels located at 2040 W. Woodpine Ave. are adjacent to one another, which provides an opportunity for a larger moderate-income residential community. Both parcels are occupied by a medical office and more than half of the lot is currently underutilized surface parking that presents high potential for conversion to residential use to maximize utilization. It is adjacent to an existing residential community, making this site

optimal for further residential development and lot consolidation. The combined acreage is 3.13 acres. The combined realistic capacity for these sites is 27 units.



Single-Family Homes

(APNs: 16317246, 16317247, 16317248, 16317249, 16317250)

There are five sites with existing single-family uses and multi-family zoning that provide ample redevelopment opportunity. As a part of Program 11: Rezoning Sites, these sites will be rezoned to accommodate additional units. The rezoning will also make the redevelopment of these sites more financially feasible.

The single-family homes at 609, 613, 635, 655 S 7th St and the parcel at the corner of S La Cadena Dr and Maple St are all single story homes on lots ranging between 0.08 acres and 0.31 acres. These low density, older sites are prime for redevelopment and smaller scale multi-family infill. The sites are across the street from Woodrow Wilson Elementary School with a several restaurants in close proximity. They will be rezoned for 40 du/ac and are projected to accommodate moderate income units. The combined acreage is 1 acre and the combined realistic capacity for these sites is 23 net new units.



Golf Course

(APNs: 25406130)

The parcel located at 1901 W. Valley Blvd. is a 51.4-acre site that is currently occupied by a golf course. This site is located within the City's HUB City Centre Specific Plan area. As a part of the City's planned rezoning to meet the RHNA, the upzone of this public use would allow for a realistic capacity of 1,234 units. The City has been in contact with the property owner of the golf course regarding their intent to develop housing on the site and anticipates the site to develop with housing during the planning period. In 2019, the City held a Design Charrette with property owners of the golf course, County Hospital-Arrowhead Regional Medical Center, and many other property owners to create a vision for future Town Center Mixed-Use community within the HUB City Centre Specific Plan. The results of the charrette are available for viewing on the Economic Development website.¹⁴ In 2023, Colton Planning is preparing an Request For Proposal to amend the HUB City Centre Specific Plan to include additional mixed-use town center project for the area. The City will also be applying for SCAG Grants to assist with the funding of the specific plan amendment.



¹⁴ City of Colton Economic Development Website: <https://www.ci.colton.ca.us/161/Economic-Development>.

Table E-9:
Sites Inventory

ID	Site Address/Intersection	Assessor Parcel Number	General Plan (Current)	Zoning (Current)	Zoning (Proposed Change)	Max Density (units/acre)	Parcel Size (Acres)	Potential for Consolidation	Existing Use/Vacancy	Site Status	Infrastructure	Identified in Last/Last Two Planning Cycle(s)	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
1	Roquet Ranch	116702101	SP	RR SP		22	74.65		Vacant	Available	Yes - Potential	Last Two Cycles			79	502	581
2	Roquet Ranch	116702122	SP	RR SP		22	4.84		Vacant	Available	Yes - Potential	Last Two Cycles		0	52	0	52
3	Roquet Ranch	116701101	SP	RR SP		22	238.72		Vacant	Available	Yes - Potential	Last Two Cycles		0	0	238	238
4	SEC Bordwell Ave & E. Citrus St.	16025109	General Commercial	C2 (R-O)		30	0.2	B	Vacant	Available	Yes - Potential	Last Two Cycles		4			4
5	410 E. Citrus Street	16025122	General Commercial	C2 (R-O)		30	0.21	B	Vacant	Available	Yes - Potential	Last Two Cycles		4			4
6	1436 N. Mount Vernon Ave.	16401101	General Commercial	C2 (R-O)		30	0.17		Vacant	Available	Yes - Potential	Last Two Cycles			4		4
7	SEC Bordwell Ave & E. Citrus St.	16025119	General Commercial	C2 (R-O)		30	0.18		Vacant	Available	Yes - Potential	Last Two Cycles			4		4
8	NEC Rialto Ave. & E. Laurel St.	16026402	General Commercial	C2 (R-O)		30	0.19	C	Vacant	Available	Yes - Potential	Last Two Cycles	2	2			4
9	NEC Rialto Ave. & E. Laurel St.	16026401	General Commercial	C2 (R-O)		30	0.19	C	Vacant	Available	Yes - Potential	Last Two Cycles	2	2			4
10	SEC Rialto Ave. & Redlands Ave.	16026406	General Commercial	C2 (R-O)		30	0.19	C	Vacant	Available	Yes - Potential	Last Two Cycles	2	2			4
11	NEC Rialto Ave. & E. Laurel St.	16026403	General Commercial	C2 (R-O)		30	0.19	C	Vacant	Available	Yes - Potential	Last Two Cycles	2	2			4
12	North of 1347 N. Mount Vernon Ave.	16026414	General Commercial	C2 (R-O)		30	0.21	C	Vacant	Available	Yes - Potential	Last Two Cycles	2	2			4
13	SEC of Rialto Ave. and Redlands Ave.	16026405	General Commercial	C2 (R-O)		30	0.19	C	Vacant	Available	Yes - Potential	Last Two Cycles	2	2			4
14	SWC of N. Mount Vernon Ave. & Redlands Ave.	16025416	General Commercial	C2 (R-O)		30	0.17	D	Vacant	Available	Yes - Potential	Last Two Cycles	2	2			4
15	SWC of N. Mount Vernon Ave. & Redlands Ave.	16025417	General Commercial	C2 (R-O)		30	0.17	D	Vacant	Available	Yes - Potential	Last Two Cycles	2	2			4
16	SWC of N. Mount Vernon Ave. & Redlands Ave.	16025418	General Commercial	C2 (R-O)		30	0.17	D	Vacant	Available	Yes - Potential	Last Two Cycles	2	2			4
17	SWC of N. Mount Vernon Ave. & Redlands Ave.	16025419	General Commercial	C2 (R-O)		30	0.13	D	Vacant	Available	Yes - Potential	Last Two Cycles	2	1			3
18	NWC of Rialto Ave. & Redlands Ave.	16025422	Mixed Use Neighborhood	MU/N (R-O)		30	0.18	F	Vacant	Available	Yes - Potential	Last Two Cycles	2	1			3
19	NWC of Rialto Ave. & Redlands Ave.	16025421	Mixed Use Neighborhood	MU/N (R-O)		30	0.14	F	Vacant	Available	Yes - Potential	Last Two Cycles	2	1			3

ID	Site Address/Intersection	Assessor Parcel Number	General Plan (Current)	Zoning (Current)	Zoning (Proposed Change)	Max Density (units/acre)	Parcel Size (Acres)	Potential for Consolidation	Existing Use/Vacancy	Site Status	Infrastructure	Identified in Last/Last Two Planning Cycle(s)	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
20	End of Block of E. D Street	16414328	Multiple Family Residential	R3/R4		30	0.1	G	Vacant	Available	Yes - Potential	Last Two Cycles	1	1			2
21	End of Block of E. D Street	16414301	Multiple Family Residential	R3/R4		30	0.1	G	Vacant	Available	Yes - Potential	Last Two Cycles	1	1			2
22	West of 675 W. Mills Street	16034121	Multiple Family Residential	R3/R4		30	0.58		Vacant	Available	Yes - Potential	Last Two Cycles	7	5			12
23	1065 Harber Dr.	16413197	Multiple Family Residential	R3/R4		30	0.38	H	Vacant	Available	Yes - Potential	Last Two Cycles	5	3			8
24	South of 1400 Colton Ave.	16413141	Multiple Family Residential	R3/R4		30	0.07	H	Vacant	Available	Yes - Potential	Last Two Cycles	1	0			1
25	South of 1400 Colton Ave.	16413140	Multiple Family Residential	R3/R4		30	0.17	H	Vacant	Available	Yes - Potential	Last Two Cycles	2	2			4
26	North of 1065 Harbor Dr.	16413142	Multiple Family Residential	R3/R4		30	0.39	H	Vacant	Available	Yes - Potential	Last Two Cycles	5	3			8
27	West of 675 W. Mills Street	16001239	Multiple Family Residential	R3/R4		30	0.59		Vacant	Available	Yes - Potential	Last Two Cycles	7	5			12
28	West of 885 Fairway Dr.	16416127	Multiple Family Residential	R3/R4		30	0.25	M	Vacant	Available	Yes - Potential	Last Two Cycles	3	2			5
29	925 Fairway Dr.	16418102	Multiple Family Residential	R3/R4		30	0.46	M	Vacant	Available	Yes - Potential	Last Two Cycles	6	4			10
30	915 Fairway Dr.	16418103	Multiple Family Residential	R3/R4		30	1.55	M	Vacant	Available	Yes - Potential	Last Two Cycles	20	13			33
31	885 Fairway Dr.	16416102	Multiple Family Residential	R3/R4		30	0.09	M	Vacant	Available	Yes - Potential	Last Two Cycles	1	1			2
32	378 N. Mount Vernon Ave.	16416302	Medium Density Residential	R2		16	0.14		Vacant	Available	Yes - Potential	Last Two Cycles			2		2
33	380 N. Mount Vernon Ave.	16416301	Medium Density Residential	R2		16	1.03		Vacant	Available	Yes - Potential	Last Two Cycles			12		12
34	South of 103 Orangewood St.	16406307	Medium Density Residential	R2		16	0.2		Vacant	Available	Yes - Potential	Last Two Cycles			2		2
35	South of 103 Orangewood St.	16406308	Medium Density Residential	R2		16	0.2		Vacant	Available	Yes - Potential	Last Two Cycles			2		2
36	South of 122 Coburn St.	16406305	Medium Density Residential	R2		16	0.31		Vacant	Available	Yes - Potential	Last Two Cycles			3		3
37	South of 103 Orangewood St.	16406306	Medium Density Residential	R2		16	0.2		Vacant	Available	Yes - Potential	Last Two Cycles			2		2
38	South of 122 Coburn St.	16406304	Medium Density Residential	R2		16	0.31		Vacant	Available	Yes - Potential	Last Two Cycles			3		3
39	East of 520 E. H St.	16219204	Medium Density Residential	R2		16	0.17		Vacant	Available	Yes - Potential	Last Two Cycles			2		2
40	SEC of E. H St. & N. 13th St.	16220301	Medium Density Residential	R2		16	0.17		Vacant	Available	Yes - Potential	Last Two Cycles			2		2
41	North of 1030 S. 5th St.	16327130	Medium Density Residential	R2		16	.04		Vacant	Available	#N/A	Last Two Cycles			1		1

ID	Site Address/Intersection	Assessor Parcel Number	General Plan (Current)	Zoning (Current)	Zoning (Proposed Change)	Max Density (units/acre)	Parcel Size (Acres)	Potential for Consolidation	Existing Use/Vacancy	Site Status	Infrastructure	Identified in Last/Last Two Planning Cycle(s)	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
42	North of 1030 S. 5th St.	16327157	Medium Density Residential	R2		16	.04		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
43	North of 1030 S. 5th St.	16327128	Medium Density Residential	R2		16	.04		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
44	North of 1030 S. 5th St.	16327129	Medium Density Residential	R2		16	.04		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
45	North of 1030 S. 5th St.	16327156	Medium Density Residential	R2		16	.04		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
46	North of 1030 S. 5th St.	16327155	Medium Density Residential	R2		16	.04		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
47	North of 1030 S. 5th St.	16327138	Medium Density Residential	R2		16	.04		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
48	North of 1030 S. 5th St.	16327139	Medium Density Residential	R2		16	.04		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
49	North of 1030 S. 5th St.	16327140	Medium Density Residential	R2		16	.04		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
50	North of 1030 S. 5th St.	16327137	Medium Density Residential	R2		16	.04		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
51	North of 1030 S. 5th St.	16327136	Medium Density Residential	R2		16	.04		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
52	North of 1030 S. 5th St.	16327135	Medium Density Residential	R2		16	.04		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
53	North of 1030 S. 5th St.	16327134	Medium Density Residential	R2		16	.04		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
54	South of 1040 S. 5th St.	16327126	Medium Density Residential	R2		16	0.09		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
55	South of 1040 S. 5th St.	16327127	Medium Density Residential	R2		16	0.09		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
56	South of 1040 S. 5th St.	16327158	Medium Density Residential	R2		16	0.09		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
57	South of 1040 S. 5th St.	16327157	Medium Density Residential	R2		16	0.09		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
58	625 N. 7th St.	16204125	Medium Density Residential	R2		16	0.26		Vacant	Available	Yes - Potential	Last Two Cycles			3		3
59	West of 625 N. 7th St.	16204124	Medium Density Residential	R2		16	0.26		Vacant	Available	Yes - Potential	Last Two Cycles			3		3
60	West of 408 E. F St.	16211124	Medium Density Residential	R2		16	0.14		Vacant	Available	Yes - Potential	Last Two Cycles			2		2
61	North of 1496 Holly Ave.	16401118	Medium Density Residential	R2		16	0.13		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
62	South of 969 Hert St.	16327153	Medium Density Residential	R2		16	0.61		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
63	South of 969 Hert St.	16327155	Medium Density Residential	R2		16	0.61		Vacant	Available	Yes - Potential	Last Two Cycles			1		1

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64	South of 969 Hert St.	16327154	Medium Density Residential	R2		16	0.61		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
65	South of 969 Hert St.	16327138	Medium Density Residential	R2		16	0.61		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
66	South of 969 Hert St.	16327139	Medium Density Residential	R2		16	0.61		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
67	South of 969 Hert St.	16327140	Medium Density Residential	R2		16	0.61		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
68	South of 969 Hert St.	16327135	Medium Density Residential	R2		16	0.61		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
69	South of 969 Hert St.	16327134	Medium Density Residential	R2		16	0.61		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
70	South of 969 Hert St.	16327151	Medium Density Residential	R2		16	0.61		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
71	South of 969 Hert St.	16327150	Medium Density Residential	R2		16	0.61		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
72	South of 969 Hert St.	16327149	Medium Density Residential	R2		16	0.61		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
73	South of 969 Hert St.	16327148	Medium Density Residential	R2		16	0.61		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
74	South of 960 S. 5th St.	16327153	Medium Density Residential	R2		16	0.06		Vacant	Available	Yes - Potential	Last Two Cycles			1		9
75	South of 960 S. 5th St.	16327156	Medium Density Residential	R2		16	0.06		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
76	South of 960 S. 5th St.	16327131	Medium Density Residential	R2		16	0.06		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
77	South of 960 S. 5th St.	16327132	Medium Density Residential	R2		16	0.06		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
78	South of 960 S. 5th St.	16327133	Medium Density Residential	R2		16	0.06		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
79	South of 960 S. 5th St.	16327144	Medium Density Residential	R2		16	0.06		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
80	South of 960 S. 5th St.	16327143	Medium Density Residential	R2		16	0.06		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
81	South of 960 S. 5th St.	16327142	Medium Density Residential	R2		16	0.06		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
82	South of 960 S. 5th St.	16327155	Medium Density Residential	R2		16	0.06		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
83	South of 960 S. 5th St.	16327154	Medium Density Residential	R2		16	0.06		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
84	South of 960 S. 5th St.	16327145	Medium Density Residential	R2		16	0.06		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
85	South of 960 S. 5th St.	16327146	Medium Density Residential	R2		16	0.06		Vacant	Available	Yes - Potential	Last Two Cycles			1		1

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86	South of 960 S. 5th St.	16327147	Medium Density Residential	R2		16	0.06		Vacant	Available	Yes - Potential	Last Two Cycles			1		1
87	689 S. 5th St.	16316125	Medium Density Residential	R2		16	0.9		Vacant	Available	Yes - Potential	Last Two Cycles			10		10
88	West of 237 W. D St.	16123220	Medium Density Residential	R2		16	0.29		Vacant	Available	Yes - Potential	Last Two Cycles			3		3
89	West of 824 E. H St.	16417205	Medium Density Residential	R2		16	0.16		Vacant	Available	Yes - Potential	Last Two Cycles			2		2
90	East of 887 E. H St.	16417123	Medium Density Residential	R2		16	0.16		Vacant	Available	Yes - Potential	Last Two Cycles			2		2
91	West pf 846 E. H St.	16417211	Medium Density Residential	R2		16	0.16		Vacant	Available	Yes - Potential	Last Two Cycles			2		2
92	North of 1491 N. 9th St.	16027101	Low Density Residential	R1		8	0.2		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
93	East of 1954 Hunter Rd.	16007120	Low Density Residential	R1		8	0.35		Vacant	Available	Yes - Potential	Last Two Cycles				2	2
94	East of 360 W. N St.	16311608	Low Density Residential	R1		8	0.81		Vacant	Available	Yes - Potential	Last Two Cycles				5	5
95	South of 394 W. O St.	16317123	Low Density Residential	R1		8	0.68		Vacant	Available	Yes - Potential	Last Two Cycles				4	4
96	NEC of W. K St. & S. 5th St.	16302226	Low Density Residential	R1		8	0.47		Vacant	Available	Yes - Potential	Last Two Cycles				3	3
97	NEC of W. K St. & S. 5th St.	16302227	Low Density Residential	R1		8	0.75		Vacant	Available	Yes - Potential	Last Two Cycles				4	4
98	East of 353 W. L Street	16311507	Low Density Residential	R1		8	1.98		Vacant	Available	Yes - Potential	Last Two Cycles				11	11
99	SEC of W. K St. & S. 5th St.	16306515	Low Density Residential	R1		8	0.69		Vacant	Available	Yes - Potential	Last Two Cycles				4	4
100	SEC of W. K St. & S. 5th St.	16306512	Low Density Residential	R1		8	0.34		Vacant	Available	Yes - Potential	Last Two Cycles				2	2
101	NEC of W. K St. & S. 5th St.	16302302	Low Density Residential	R1		8	1.3		Vacant	Available	Yes - Potential	Last Two Cycles				7	7
102	SEC of W. K St. & S. 5th St.	16306516	Low Density Residential	R1		8	0.28		Vacant	Available	Yes - Potential	Last Two Cycles				2	2
103	South of 194 E. O St.	16321230	Low Density Residential	R1		8	1.83		Vacant	Available	Yes - Potential	Last Two Cycles				10	10
104	East of 794 S. 8th St.	16322126	Low Density Residential	R1		8	0.76		Vacant	Available	Yes - Potential	Last Two Cycles				4	4
105	North of 295 Kieswetter St.	116703121	Low Density Residential	R1		8	5.22		Vacant	Available	Yes - Potential	Last Two Cycles				29	29
106	South and West of 2181 Bostick Ave.	116703101	Low Density Residential	R1		8	14.29		Vacant	Available	Yes - Potential	Last Two Cycles				80	80
107	SEC of Litton Ave. & Boskick Ave.	27508101	Low Density Residential	R1		8	15.45		Vacant	Available	Yes - Potential	Last Two Cycles				87	87

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108	SEC of Litton Ave. & Boskick Ave.	27508102	Low Density Residential	R1		8	4.39		Vacant	Available	Yes - Potential	Last Two Cycles				25	25
109	SWC of Bordwell Ave and E. Olive St.	16119313	Low Density Residential	R1		8	0.28		Vacant	Available	Yes - Potential	Last Two Cycles				2	2
110	West of 331 E. Hanna St.	16122237	Low Density Residential	R1		8	0.51		Vacant	Available	Yes - Potential	Last Two Cycles				3	3
111	1365 Rosewpod St.	16406203	Low Density Residential	R1		8	0.26		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
112	347 S. 7th St.	16311104	Low Density Residential	R1		8	0.11		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
113	NEC of N. 8th St. & W. Orange St.	16013324	Low Density Residential	R1		8	0.12		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
114	491 W. 9th St.	16310308	Low Density Residential	R1		8	0.52		Vacant	Available	Yes - Potential	Last Two Cycles				3	3
115	303 S. 7th St.	16311127	Low Density Residential	R1		8	0.11		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
116	343 S. 7th St.	16311103	Low Density Residential	R1		8	0.11		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
117	1338 Fairview Ave.	16402310	Low Density Residential	R1		8	0.16		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
118	South of 247 Glenwood St.	16407108	Low Density Residential	R1		8	0.16		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
119	North of 141 Johnston St.	16007103	Low Density Residential	R1		8	0.19		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
120	East of 141 Johnston St.	16007104	Low Density Residential	R1		8	0.21		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
121	East of 141 Johnston St.	16007105	Low Density Residential	R1		8	0.21		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
122	510 W. M St.	16310119	Low Density Residential	R1		8	0.17		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
123	West of 781 W. K St.	16301126	Low Density Residential	R1		8	0.17		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
124	148 W. K St.	16307305	Low Density Residential	R1		8	0.17		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
125	SWC of W. L St. & S. 4th St.	16306216	Low Density Residential	R1		8	0.17		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
126	147 E. M St.	16308205	Low Density Residential	R1		8	0.17		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
127	North of 141 Johnston St.	16007102	Low Density Residential	R1		8	0.16		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
128	South of 1863 N. 8th St.	16013323	Low Density Residential	R1		8	0.23		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
129	North of 1923 N. 8th St.	16007127	Low Density Residential	R1		8	0.21		Vacant	Available	Yes - Potential	Last Two Cycles				1	1

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130	South of 980 Fernando St.	16325301	Low Density Residential	R1		8	0.11		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
131	N. of 962 N. Florez St.	16325204	Low Density Residential	R1		8	0.14		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
132	East of 301 Acacia St.	16107314	Low Density Residential	R1		8	0.2		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
133	South of 1297 Norman Rd.	16104116	Low Density Residential	R1		8	0.2		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
134	South of 1297 Norman Rd.	16104117	Low Density Residential	R1		8	0.2		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
135	East of 1165 W. Olive St.	16030139	Low Density Residential	R1		8	0.55		Vacant	Available	Yes - Potential	Last Two Cycles				3	3
136	671 Walnut St.	16319153	Low Density Residential	R1		8	0.11		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
137	540 W. Laurel St.	16104118	Low Density Residential	R1		8	0.21		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
138	681 Walnut St.	16319154	Low Density Residential	R1		8	0.11		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
139	660 Laurel Ln.	16319145	Low Density Residential	R1		8	0.11		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
140	South of 653 Walnut St.	16319152	Low Density Residential	R1		8	0.11		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
141	West of 356 W. Birch St.	16317107	Low Density Residential	R1		8	0.14		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
142	West of 449 W. Birch St.	16317104	Low Density Residential	R1		8	0.14		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
143	West of 363 W. Birch St.	16317115	Low Density Residential	R1		8	0.14		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
144	SEC of Maple St. & Laurel Ln.	16319171	Low Density Residential	R1		8	0.2		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
145	SWC of S. 6th St. & W. O St.	16317201	Low Density Residential	R1		8	0.27		Vacant	Available	Yes - Potential	Last Two Cycles				2	2
146	West of 380 W. Birch St.	16317121	Low Density Residential	R1		8	0.18		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
147	West of 1980 Hunter Rd.	16007169	Low Density Residential	R1		8	0.41		Vacant	Available	Yes - Potential	Last Two Cycles				2	2
148	North of 847 Ivy St.	16408203	Low Density Residential	R1		8	0.17		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
149	North of 11778 Bostick Ave.	27507149	Low Density Residential	R1		8	0.46		Vacant	Available	Yes - Potential	Last Two Cycles				3	3
150	West of 11778 Bostick Ave.	27507148	Low Density Residential	R1		8	0.71		Vacant	Available	Yes - Potential	Last Two Cycles				4	4
151	North of 11795 Terrace View Rd.	27507147	Low Density Residential	R1		8	0.77		Vacant	Available	Yes - Potential	Last Two Cycles				4	4

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152	North of 2630 Rosedale Ave.	116703116	Low Density Residential	R1		8	0.79		Vacant	Available	Yes - Potential	Last Two Cycles				4	4
153	South of 1900 Hilltop Dr.	16447101	Reche Canyon SP	SP		2	22.17		Vacant	Available	Yes - Potential	Last Two Cycles				31	31
154	South of 1900 Hilltop Dr.	16423136	Reche Canyon SP	SP		2	7.53		Vacant	Available	Yes - Potential	Last Two Cycles				11	11
155	North of 2230 Westwood St.	28219209	Reche Canyon SP	SP		2	1.2		Vacant	Available	Yes - Potential	Last Two Cycles				2	2
156	North of 1941 Lauralwood Ave.	28219245	Reche Canyon SP	SP		2	0.92		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
157	North of 1941 Lauralwood Ave.	28219215	Reche Canyon SP	SP		2	41.91		Vacant	Available	Yes - Potential	Last Two Cycles				59	59
158	North of 1803 Westwood St.	28219224	Reche Canyon SP	SP		2	11.37		Vacant	Available	Yes - Potential	Last Two Cycles				16	16
159	North of 2245 Westwood St.	28219223	Reche Canyon SP	SP		2	3.1		Vacant	Available	Yes - Potential	Last Two Cycles				4	4
162	North of 2215 Westwood St.	28219246	Reche Canyon SP	SP		2	8.87		Vacant	Available	Yes - Potential	Last Two Cycles				12	12
163	East of 1550 Barton Rd.	27637209	Reche Canyon SP	SP		2	21.68		Vacant	Available	Yes - Potential	Last Two Cycles				30	30
164	West of 353 Loma Verde St.	16335125	Very Low Density Res	VL		2	50.14		Vacant	Available	Yes - Potential	Last Two Cycles				70	70
165	Duplicate of the above	16335125	Very Low Density Res	VL		2	175.58		Vacant	Available	Yes - Potential	Last Two Cycles				246	246
166	West of Roquet Ranch Specific Plan	27701105	Very Low Density Res	VL		2	1		Vacant	Available	Yes - Potential	Last Two Cycles				1	1
167	West of Roquet Ranch Specific Plan	27505119	Very Low Density Res	VL		2	5.19		Vacant	Available	Yes - Potential	Last Two Cycles				7	7
168	West of 11770 Terrace View Dr.	16334104	Very Low Density Res	VL		2	1.84		Vacant	Available	Yes - Potential	Last Two Cycles				3	3
169	396 N. 105h St.	16210701	MU Downtown	MU-D		40	0.6		Contractor's office and warehouse	Available	Yes - Potential	Last Cycle	8	6			14
170	333 E. F St.	16205601	MU Downtown	MU-D		40	2.21		Lumber yard, sales and admin offices	Available	Yes - Potential	Last Cycle	32	21			53
171	472 E. E St.	16206225	MU Downtown	MU-D		40	1.78		Vacant building	Available	Yes - Potential	Last Cycle	25	17			42
172	390 N. 9th St.	16210402	MU Downtown	MU-D		40	0.11		House converted to church (Marginal use)	Available	Yes - Potential	Last Cycle			2		2
173	207 E. H St.	16210414	MU Downtown	MU-D		40	0.78		Operating lumber yard	Available	Yes - Potential	Last Cycle	11	8			19

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									and admin offices								
174	East of 207 E. H St.	16210409	MU Downtown	MU-D		40	0.17		Operating lumber yard and admin offices	Available	Yes - Potential	Last Cycle			4		4
175	256 E. G St.	16210415	MU Downtown	MU-D		40	0.82		Operating lumber yard and admin offices	Available	Yes - Potential	Last Cycle	12	8			20
176	370 N. 9th St.	16210401	MU Downtown	MU-D		40	0.23		Operating lumber yard and admin offices	Available	Yes - Potential	Last Cycle			6		6
177	370 N. 9th St.	16210403	MU Downtown	MU-D		40	0.26		Operating lumber yard and admin offices	Available	Yes - Potential	Last Cycle			6		6
178	493 Wildrose Ave.	25405150	SP	HCCSP Res M-1		14	1.32		Industrial	Available	No	Last Cycle			11		11
179	2040 W. Woodpine Ave.	25405160	SP	HCCSP Res M-1		14	1.73		Office	Available	No	Last Cycle			15		15
180	2040 W. Woodpine Ave.	25405161	SP	HCCSP Res M-1		14	1.4		Office	Available	No	Last Cycle			12		12
181	1901 W. Valley Blvd.	25406130	Retail	HCCSP	MU	40	51.4		Non-Vacant, Golf Course	Rezone Site	No	No				1234	1234
182	N. of West Valley Blvd on east side of N. Eucalyptus Ave.	25407162	Retail	HCCSP	MU	40	1.1		Vacant	Rezone Site	No	No	16	10			26
183	N. of West Valley Blvd on east side of N. Eucalyptus Ave.	25407163	Retail	HCCSP	MU	40	1.1		Vacant	Rezone Site	No	No	16	10			26
184	N. of West Valley Blvd on east side of N. Eucalyptus Ave.	25407165	Retail	HCCSP	MU	40	1		Vacant	Rezone Site	No	No	14	10			24
185	N. of West Valley Blvd on east side of N. Eucalyptus Ave.	25407164	Retail	HCCSP	MU	40	1		Vacant	Rezone Site	No	No	14	10			24
186	N. of West Valley Blvd on east side of N. Eucalyptus Ave.	25407161	Retail	HCCSP	MU	40	4.9		Vacant	Rezone Site	No	No	71	47			118
187	Northwest corner of W. Valley Blvd.& Wildrose Ave.	25405114	Retail Mixed Use	HCCSP	MU	40	20.6		Vacant	Rezone Site	No	No	99		395		494
188	1750 San Bernardino Ave.	25407158	Office Mixed Use	HCCSP	MU	40	1.8		Vacant	Rezone Site	No	No	26	17			43
189	N. of West Valley Blvd on west side of Wildrose Ave..	25405169	SP	HCCSP Res M-1	R3/R4	30	2.76		Vacant	Rezone Site	No	No	30	20			50

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190	320 Rexford Street	25407149	HCCSP - Retail	HCCSP	MU	40	1.1		Non-Vacant	Rezone Site	No	No	15	10			25
191	319 Rexford Street	25407147	HCCSP - Retail	HCCSP	MU	40	0.3		Non-Vacant	Rezone Site	No	No			6		6
192	1849 W. Valley Blvd.	25407127	HCCSP - Retail	HCCSP	MU	40	4.1		Non-Vacant	Rezone Site	No	No	58	39			97
193	310 Rexford Street	25407150	HCCSP - Retail	HCCSP	MU	40	0.3		Non-Vacant	Rezone Site	No	No			6		6
194	313 Rexford Street	25407143	HCCSP - Retail	HCCSP	MU	40	0.5		Non-Vacant	Rezone Site	No	No	7	4			11
195	220 Rexford Street	25407144	HCCSP - Retail	HCCSP	MU	40	0.8		Non-Vacant	Rezone Site	No	No	11	7			18
196	299 Rexford Street	25407125	HCCSP - Retail	HCCSP	MU	40	0.3		Non-Vacant	Rezone Site	No	No			6		6
197	2001 W. Valley Blvd.	25405113	HCCSP - Retail Mixed Use	HCCSP	MU	40	0.8		Non-Vacant	Rezone Site	No	No	11	7			18
198	Southwest corner of E. O Street and S. La Cadena Drive	16321125	General Commercial	C-2	Res Overlay	30	1.2		Vacant	Rezone Site	Yes - Potential	No	15	10			25
199	Southeast corner of E. O Street and S. 8th St.	16321105	General Commercial	C-2	Res Overlay	30	0.4		Vacant	Rezone Site	Yes - Potential	No			8		8
200	233 S. La Cadena Drive	16307431	General Commercial	C-2	Res Overlay	30	0.3		Vacant	Rezone Site	Yes - Potential	No			6		6
201	Northeast corner of S. La Cadena Dr. and E. L St.	16308108	General Commercial	C-2	Res Overlay	30	0.1		Vacant	Rezone Site	Yes - Potential	No			2		2
202	158 S. La Cadena Drive	16308109	General Commercial	C-2	Res Overlay	30	0.1		Vacant	Rezone Site	Yes - Potential	No			2		2
203	115 E. L Street	16308107	General Commercial	C-2	Res Overlay	30	0.2		Vacant	Rezone Site	Yes - Potential	No			4		4
204	131 E. L Street	16308106	General Commercial	C-2	Res Overlay	30	0.2		Vacant	Rezone Site	Yes - Potential	No			4		4
205	Southwest corner of Fairway Dr. and Crossroads Dr.	16418255	Industrial Park	I-P	MU	40	8.8		Vacant	Rezone Site	Yes - Potential	No	148	98			246
206	South of Fairway Dr. on Crossroads Dr.	16418253	Industrial Park	I-P	MU	40	1.6		Vacant	Rezone Site	Yes - Potential	No	27	18			45
207	South of Fairway Dr. on Crossroads Dr.	16418248	Industrial Park	I-P	MU	40	0.97		Vacant	Rezone Site	Yes - Potential	No	16	11			27
208	South of Fairway Dr. on Crossroads Dr.	16418247	Industrial Park	I-P	MU	40	1		Vacant	Rezone Site	Yes - Potential	No	17	11			28
209	South of Fairway Dr. on Crossroads Dr.	16418246	Industrial Park	I-P	MU	40	1		Vacant	Rezone Site	Yes - Potential	No	17	11			28
210	South of Fairway Dr. on Crossroads Dr.	16418241	Industrial Park	I-P	MU	40	0.4		Vacant	Rezone Site	Yes - Potential	No			11		11

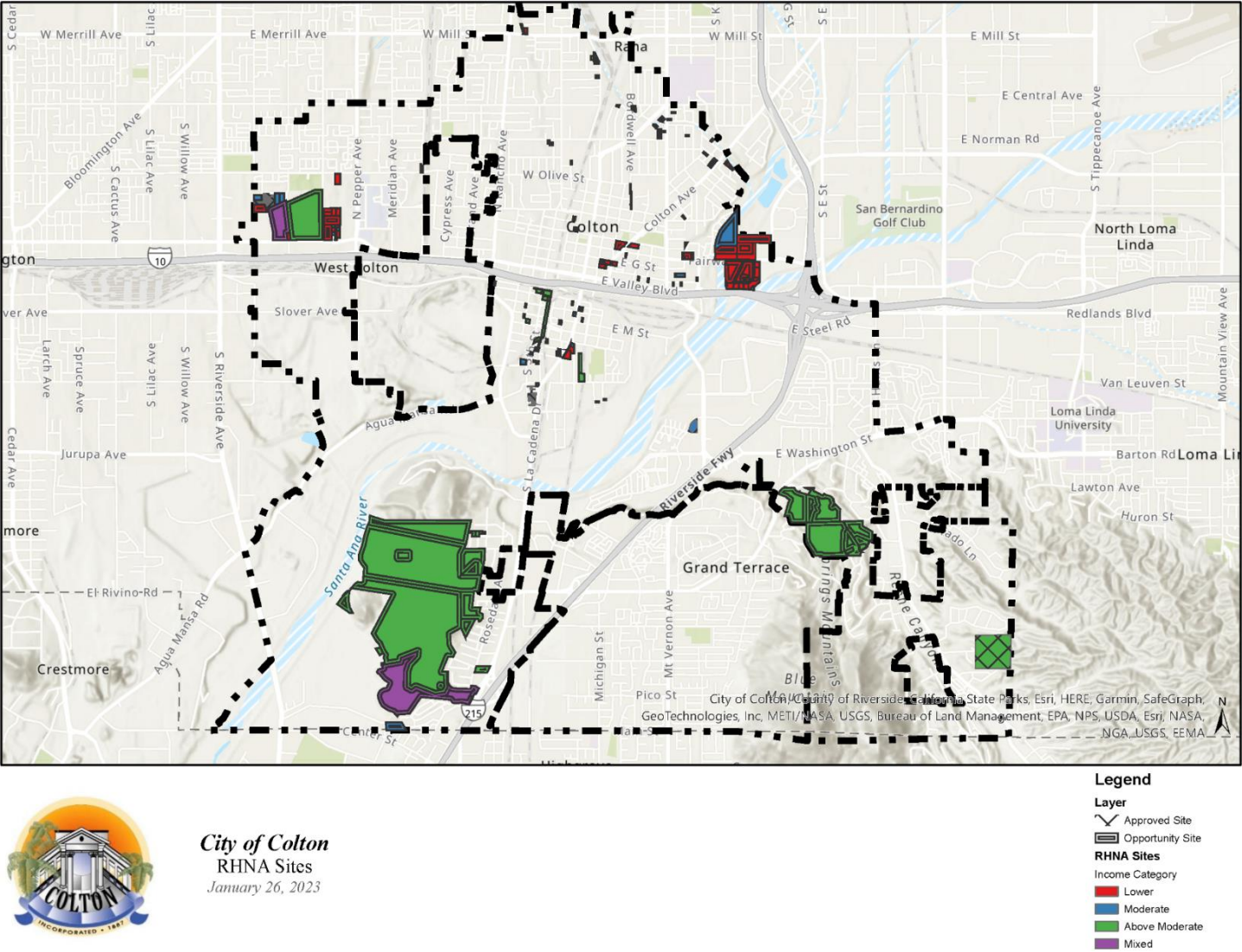
ID	Site Address/Intersection	Assessor Parcel Number	General Plan (Current)	Zoning (Current)	Zoning (Proposed Change)	Max Density (units/acre)	Parcel Size (Acres)	Potential for Consolidation	Existing Use/Vacancy	Site Status	Infrastructure	Identified in Last/Last Two Planning Cycle(s)	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
211	South of Fairway Dr. on Crossroads Dr.	16418258	Industrial Park	I-P	MU	40	2.6		Vacant	Rezone Site	Yes - Potential	No	51	22			73
212	South of Fairway Dr. on Crossroads Dr.	16418243	Industrial Park	I-P	MU	40	1.8		Vacant	Rezone Site	Yes - Potential	No	35	15			50
213	South of Fairway Dr. on Crossroads Dr.	16418257	Industrial Park	I-P	MU	40	1		Vacant	Rezone Site	Yes - Potential	No	20	8			28
214	Southeast corner of Fairway Dr. and Crossroads Dr.	16418251	Industrial Park	I-P	MU	40	8.2		Vacant	Rezone Site	Yes - Potential	No	161	69			230
215	South of Fairway Dr. on Crossroads Dr.	16418238	Industrial Park	I-P	MU	40	0.2		Vacant	Rezone Site	Yes - Potential	No			6		6
216	300 W. Congress Street	16327201	Light Industrial	M1	MU	40	0.3		Vacant	Rezone Site	Yes - Potential	No			8		8
217	Northside of Fairway Dr. east of Sperry St.	16428111	Industrial Park	I-P	MU	40	16.85		Vacant	Rezone Site	Yes - Potential	No			472		472
218	Northside of Fairway Dr. east of Sperry St.	16428109	Industrial Park	I-P	MU	40	3.96		Vacant	Rezone Site	Yes - Potential	No	78	33			111
219	Northside of Fairway Dr. east of Sperry St.	16418112	Industrial Park	I-P	MU	40	2.77		Vacant	Rezone Site	Yes - Potential	No	55	23			78
220	Northside of Fairway Drive and Crossroads Dr.	16418108	Industrial Park	I-P	MU	40	4.7		Vacant	Rezone Site	Yes - Potential	No	92	40			132
221	Northside of Fairway Drive and Crossroads Dr.	16428102	Industrial Park	I-P	MU	40	5.8		Vacant	Rezone Site	Yes - Potential	No	113	49			162
222	On S. Auto Center Dr. north of 1619 Fairway Dr.	16428101	Industrial Park	I-P	MU	40	8.88		Vacant	Rezone Site	Yes - Potential	No	174	75			249
223	Corner of Stephen St. on S. 7th St.	16317246	Low Density Residential	R1	M-U/D	40	0.08		Non-Vacant	Rezone Site	Yes - Potential	No			1		1
224	On S. 7th north of S. La Cadena Dr	16317247	Low Density Residential	R1	M-U/D	40	0.31		Non-Vacant	Rezone Site	Yes - Potential	No			8		8
225	On S. 7th St. and Maple St.	16317248	General Commercial	C-2	M-U/D	40	0.31		Non-Vacant	Rezone Site	Yes - Potential	No			8		8
226	On S. 7th north of S. La Cadena Dr	16317249	General Commercial	C-2	M-U/D	40	0.15		Non-Vacant	Rezone Site	Yes - Potential	No			3		3
227	Corner of S. 7th, S. Cadena Dr., and Maple St.	16317250	General Commercial	C-2	M-U/D	40	0.15		Non-Vacant	Rezone Site	Yes - Potential	No			3		3
228	Corner of S. 7th and S. Cadena Dr.	16321102	General Commercial	C-2	M-U/D	40	1.59		Non-Vacant	Rezone Site	Yes - Potential	No Info	26	18			44

Table E-10:
Additional Underutilized/Non-Vacant Sites Information

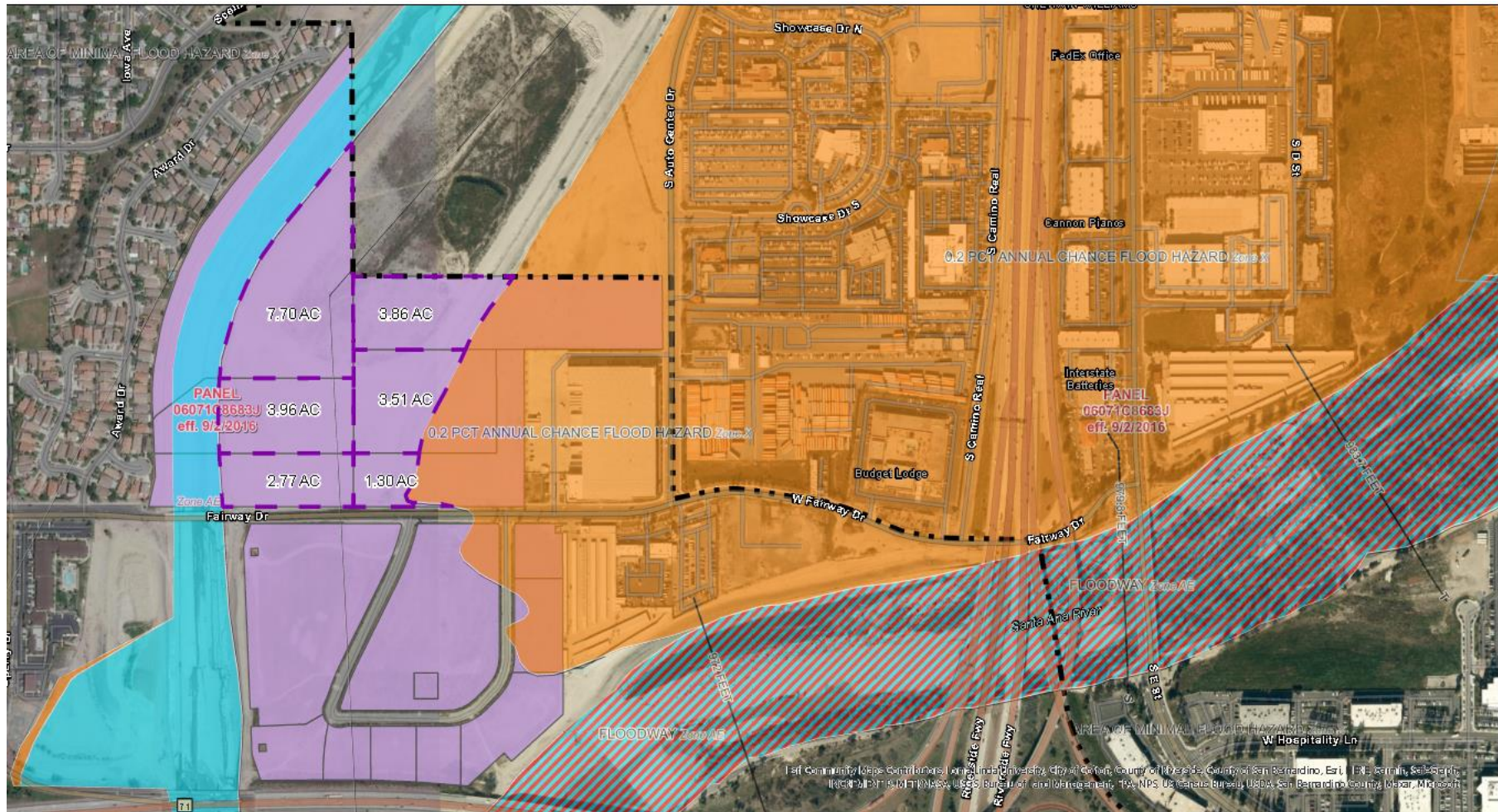
Sites	APN	Existing Use	General Plan	Zoning	Ownership	Land Value	Improvement Value	Land-Improvement Ratio	Age of Building	Status Comments
Site A	16210701	Contractor's office and warehouse 398 10 th St.	MU Downtown	MU:D	Robert Fleming	\$146,132	\$216,412	60%	54	Occupant: RTF Platinum Construction Future discussions with business owner to relocate in order to redevelop site with housing, consistent with adjacent land uses.
Site B	16205601	Lumber yard, sales and admin offices 333 East F St.	MU Downtown	MU:D	Paxton Properties LP	\$167,871	\$216,412	56%	74	Future discussions with business owner to relocate in order to redevelop site with housing, consistent with adjacent land uses
Site C	16206225	Vacant building 472 East E St., 490 & 555 North 12 th St.	MU Downtown	MU:D	Selia Castro	\$29,584	\$46,420	61%	74	No current occupant – surrounded by housing land use. Ideal for future housing site.
Site D	16210402	House converted to church (Marginal use) 390 9 th St.	MU Downtown	MU:D	Colton Bible Church	\$6,034	\$48,507	89%	84	Future discussions with property owner to relocate in order to redevelop site with housing, consistent with zoning and adjacent land uses
	16210414	Operating lumber yard and admin Offices 207 East H St.	MU Downtown	MU:D	Paxton Properties LP	\$229,458	\$7,650	3%	N/A	Ongoing discussions with property owner to relocate in order to redevelop site with housing, consistent with zoning and adjacent land uses
	16210409	Operating lumber yard and admin offices 273 East H St.	MU Downtown	MU:D	Sandra Ugalde	\$40,194	\$355,046	90%	N/A	Leased to Squires lumber. Ongoing discussions with business occupant to relocate in order to redevelop site with housing, consistent with zoning and adjacent land uses
	16210415	Operating lumber yard and admin offices 256 East H St.	MU Downtown	MU:D	Paxton Properties LP	\$93,787	\$53,785	36%	20	Ongoing discussions with property owner to relocate in order to redevelop site with housing, consistent with zoning and adjacent land uses
	16210401	Operating lumber yard and admin offices 370 North 9 th St.	MU Downtown	MU:D	Paxton Properties LP	\$67,987	\$789,050	92%	20	Ongoing discussions with property owner to relocate in order to redevelop site with housing, consistent with zoning and adjacent land uses
	16210403	Operating lumber yard and admin offices 242 East G St.	MU Downtown	MU:D	Paxton Properties LP	\$76,485	\$86,003	53%	20	Ongoing discussions with property owner to relocate in order to redevelop site with housing, consistent with zoning and adjacent land uses
	25405150	Industrial 491 Wildrose Ave.	SP	HCCSP Res M-1	Via San Delarro LLC	\$1,444,010	\$1,360,990	49%	27	Future discussions with property owner to sell for residential uses and relocate in order to redevelop site with housing, consistent with zoning and adjacent land uses
	25405160	County Medical Office	SP	HCCSP Res M-1	Land N Stor Equity	\$1,658,000	\$3,091,000	65%	27	Future discussions with property owner and tenant to consolidate with nearby government offices in order to redevelop site with housing, consistent with adjacent land uses
	25405161	County Medical Office	SP	HCCSP Res M-1	Land N Stor Equity	\$471,324	See above – one building	N/A	27	Future discussions with property owner and tenant to consolidate with nearby government offices in order to redevelop site with housing, consistent with adjacent land uses
	25407149*	Market 320 Rexford	SP	HCCSP Retail	Louis Bravo	\$101,441	\$189,992	65%	42	Parcel is included in comprehensive Specific Plan amendment (Mixed Use).
	25407147*	Industrial 319 Rexford	SP	HCCSP Retail	Samvel Makaryan	\$106,215	\$618,536	85%	54	Non-conforming, deteriorated industrial use to be included in comprehensive Specific Plan amendment (Mixed Use).
	26407127*	Trucking Operation 1849 W. Valley Blvd	SP	HCCSP Retail	Crown Enterprises	\$552,523	\$533,023	49%	38	Non-conforming industrial use to be included in comprehensive Specific Plan amendment (Mixed Use).
	25407150*	Industrial 310 Rexford	SP	HCCSP Retail	Balfour Family Trust	\$312,120	\$426,524	58%	42	Non-conforming, deteriorated industrial use to be included in comprehensive Specific Plan amendment (Mixed Use).

Sites	APN	Existing Use	General Plan	Zoning	Ownership	Land Value	Improvement Value	Land-Improvement Ratio	Age of Building	Status Comments
	25407143*	Industrial 313 Rexford	SP	HCCSP Retail	Barrett Family Trust	\$118,050	\$324,643	73%	54	Non-conforming, deteriorated industrial use to be included in comprehensive Specific Plan amendment (Mixed Use).
	25407125*	Trucking Operation 299 Rexford	SP	HCCSP Retail	Crown Enterprises	\$280,500	\$51,000	15%	56	Non-conforming industrial use to be included in comprehensive Specific Plan amendment (Mixed Use).
	26407144*	Industrial 220 Rexford	SP	HCCSP Retail	Juan Pablo Cervantes	\$180,156	\$167,772	48%	56	Non-conforming, deteriorated industrial use to be included in comprehensive Specific Plan amendment (Mixed Use).
	25407158*	Office (Vacant) 1750 San Bernardino Ave.	SP	HCCSP Office Mixed Use	Dhanjal Family Trust	\$205,009	\$234,295	53%	42	Very deteriorated office building (former union hall) to be included in comprehensive Specific Plan amendment (Mixed Use). Staff has held various discussions with real estate and developer inquires in 2021/2022 about the site in City support for mixed-use project; Future BRT (Bus Rapid Transit) line is planned for this area in the future by OmniTrans
	25405113*	Nightclub/Bar 2001 Valley Blvd.	SP	HCCSP Retail Mixed Use	Joe Diaz	\$306,268	\$698,289	70%	56	Bar/restaurant in deteriorated condition on oversized lot; Economic Development and Planning staff have held continuous meetings to see mixed-use/residential development in this vicinity. The discussions continue as the City prepares an amendment to the HUB City Centre Specific Plan to amend the Specific Plan in seeing residential, commercial and other uses develop in this area.
	16317246	Single-family home 609 S 7th St	LDR	R1	Lucero Revocable Living Trust 2/11/1	\$3,245	\$5,783	64%	84	This property and many others in the South Colton area were part of a Livable Corridor Plan approved by the City Council on July 16, 2019. The property is slated or recommended to be changed to Mixed-Use Downtown where lot consolidation is encouraged
	16317247	Single-family home 613 S 7th St	LDR	R1	Alexia De La Torre	\$26,570	\$65,845	71%	84	This property and many others in the South Colton area were part of a Livable Corridor Plan approved by the City Council on July 16, 2019. The property is slated or recommended to be changed to Mixed-Use Downtown where lot consolidation is encouraged
	16317248	Single-family home 635 S 7th St	GC	C-2	Akbar, Armaan K Irrevocable TR 12/22	\$101,928	\$243,495	70%	74	This property and many others in the South Colton area were part of a Livable Corridor Plan approved by the City Council on July 16, 2019. The property is slated or recommended to be changed to Mixed-Use Downtown where lot consolidation is encouraged
	16317249	Single-family home 655 S 7th St	GC	C-2	Daniel Muratalla	\$5,914	\$23,631	80%	74	This property and many others in the South Colton area were part of a Livable Corridor Plan approved by the City Council on July 16, 2019. The property is slated or recommended to be changed to Mixed-Use Downtown where lot consolidation is encouraged
	16317250	Single-family home 1937 S La Cadena Dr	GC	C-2	Ere Investments LLC	\$55,776	\$128,285	70%	63	This property and many others in the South Colton area were part of a Livable Corridor Plan approved by the City Council on July 16, 2019. The property is slated or recommended to be changed to Mixed-Use Downtown where lot consolidation is encouraged
	16321102	Vacant building 660 S La Cadena Dr	GC	C-2	Jose Ruiz	\$497,500	\$162,200	25%	63	This property and many others in the South Colton area were part of a Livable Corridor Plan approved by the City Council on July 16, 2019. The property is slated or recommended to be changed to Mixed-Use Downtown where lot consolidation is encouraged
	25406130	Golf Course 1901 W Valley Blvd	SP	HCCSP Retail	H & H Investment Co, Inc	\$3,125,280	\$-	0%	56	In 2016 the HUB City Centre Specific Plan was amended encouraging mixed-use development as part of this planning area. In 2019, a Design Charrette was held to create a vision for future town center/mixed-use and other residential patterns for the area within the golf course property including other surrounding adjacent properties from Pepper Avenue to the east, Valley Boulevard to the South, San Bernardino Avenue to the North and Wildrose to the West of the golf course

Figure E-1:
RHNA Sites



**Figure E-2:
Candidate Sites for Rezoning**

**City of Colton**

Housing Element Analysis- Vacant Sites

June 14, 2021

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 1.80), 016418247 (AC 0.87), 016418231 (AC 0.24), 016418255 (AC 0.80), 016418257 (AC 1.00).

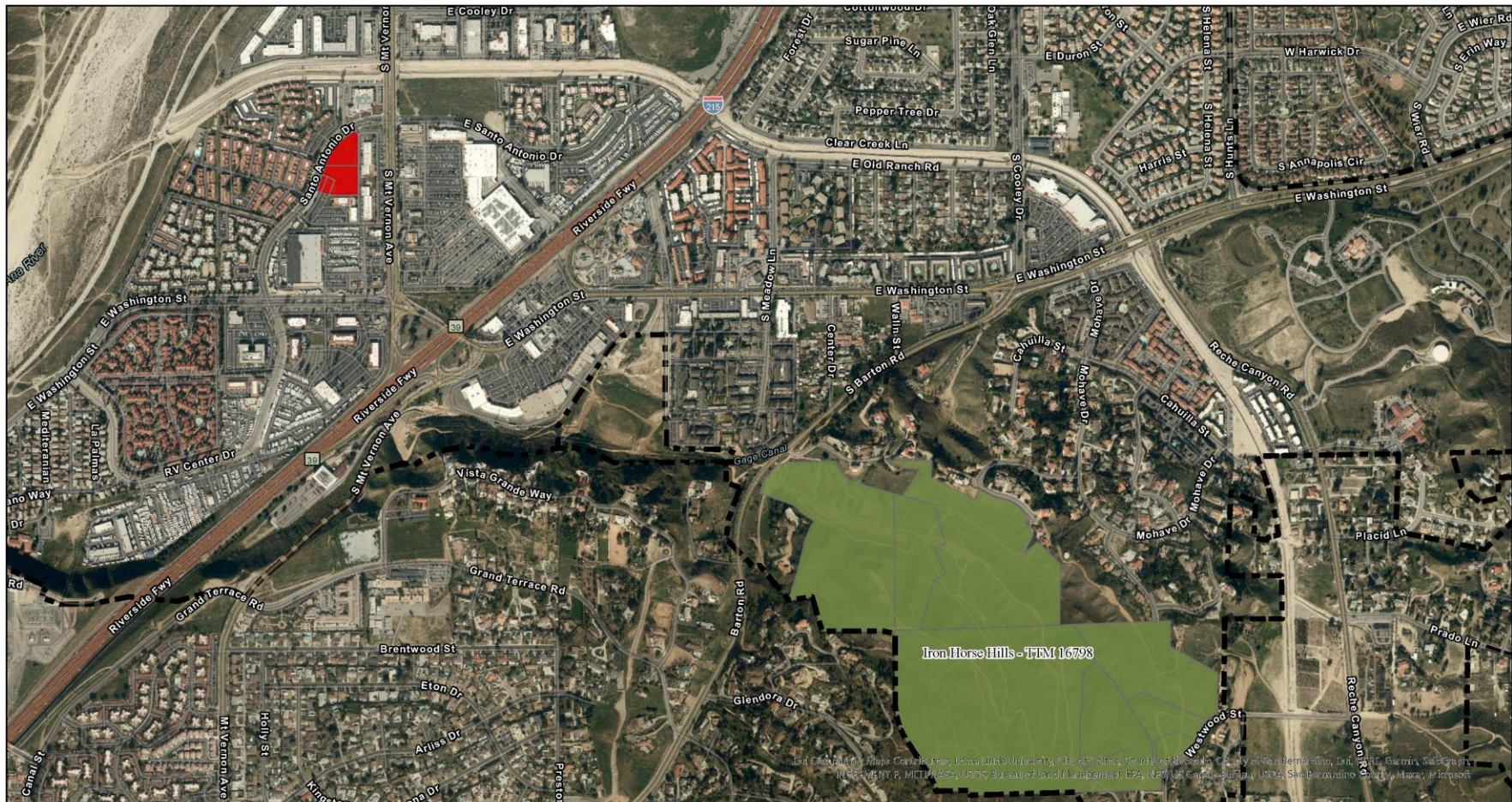
Legend

Zoning Designation

 [I-P] Industrial Park (16)

Developable Land

Figure E-3:
Candidate Sites for Rezoning



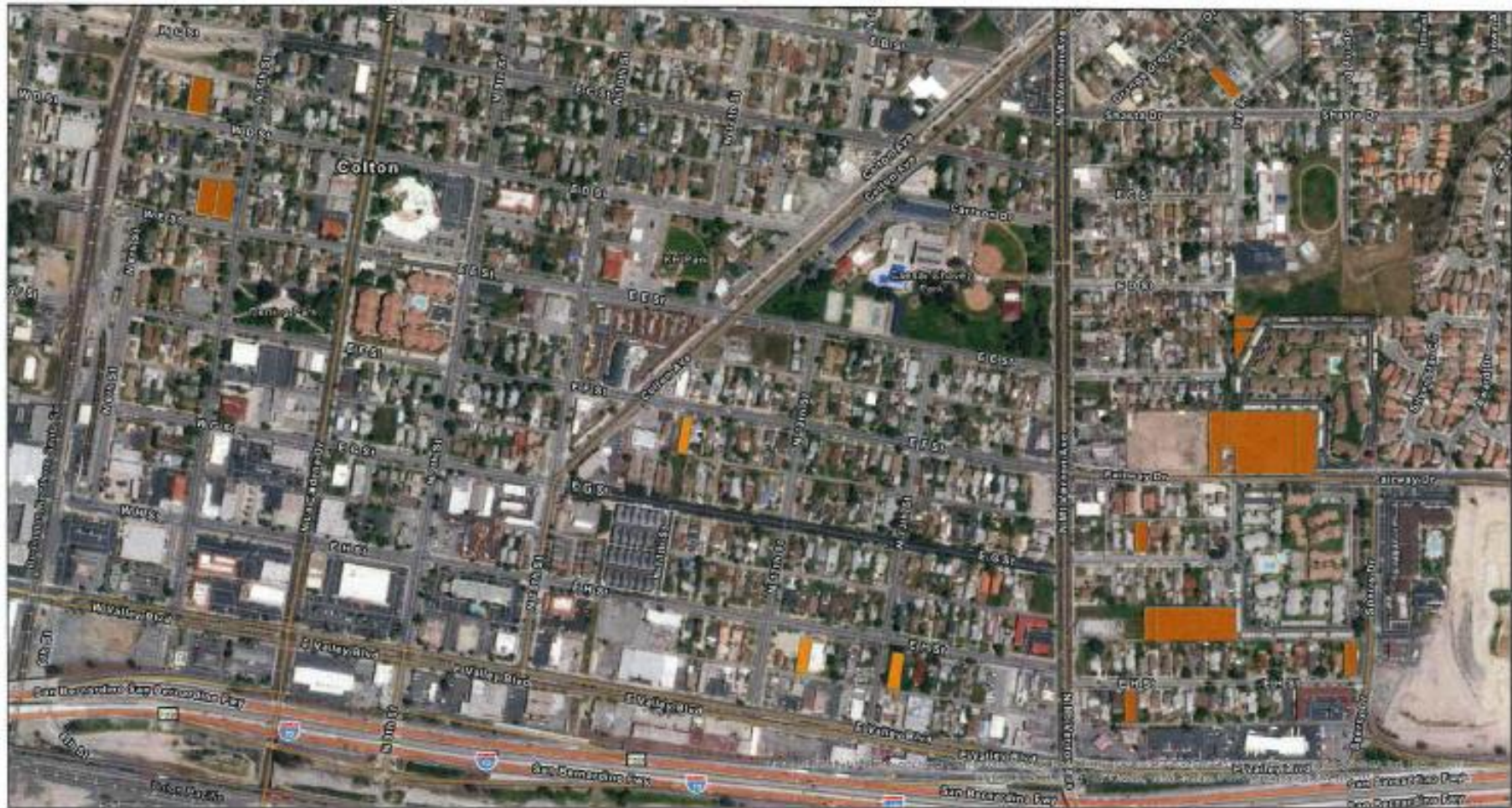
Legend
Zoning Designation
[Red Box] (C-2) General Commercial (2)
[Green Box] Reche Canyon Specific Plan (9)



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

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 E-4:
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 0.29), 016416127 (AC 0.24), 016418102 (AC 0.45), 016418103 (AC 1.35), 016416102 (AC 0.09), 016414328 (AC 0.10),
 016123220 (AC 0.29), 016219204 (AC 0.17), 016416302 (AC 0.14), 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 0.16)

P A G E - 1 6 1



APN: 016210402 (0.11 AC), 016210403 (0.25 AC), 016210405 (0.17 AC), 016210415 (0.81 AC), 016210401 (0.22 AC), 016210791 (0.60 AC), 016210414 (0.77 AC), 016210409 (0.17 AC), 016210412 (0.25 AC), 016205601 (2.21 AC), 016206225 (1.18 AC)

Mixed-Use Downtown (11)

**Figure E-6:
Candidate Sites for Rezoning**



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

Vacant APNs: 025406130 (AC 1.38), 025407162 (AC1.06), 025407163 (AC1.07), 025407165 (AC 0.96), 25407164 (AC 0.96), 25407161 (AC 4.86), 5405114 (AC0.62), 5407158, 016030139 (AC 0.55)

Figure E-7:
Candidate Sites for Rezoning



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

Legend

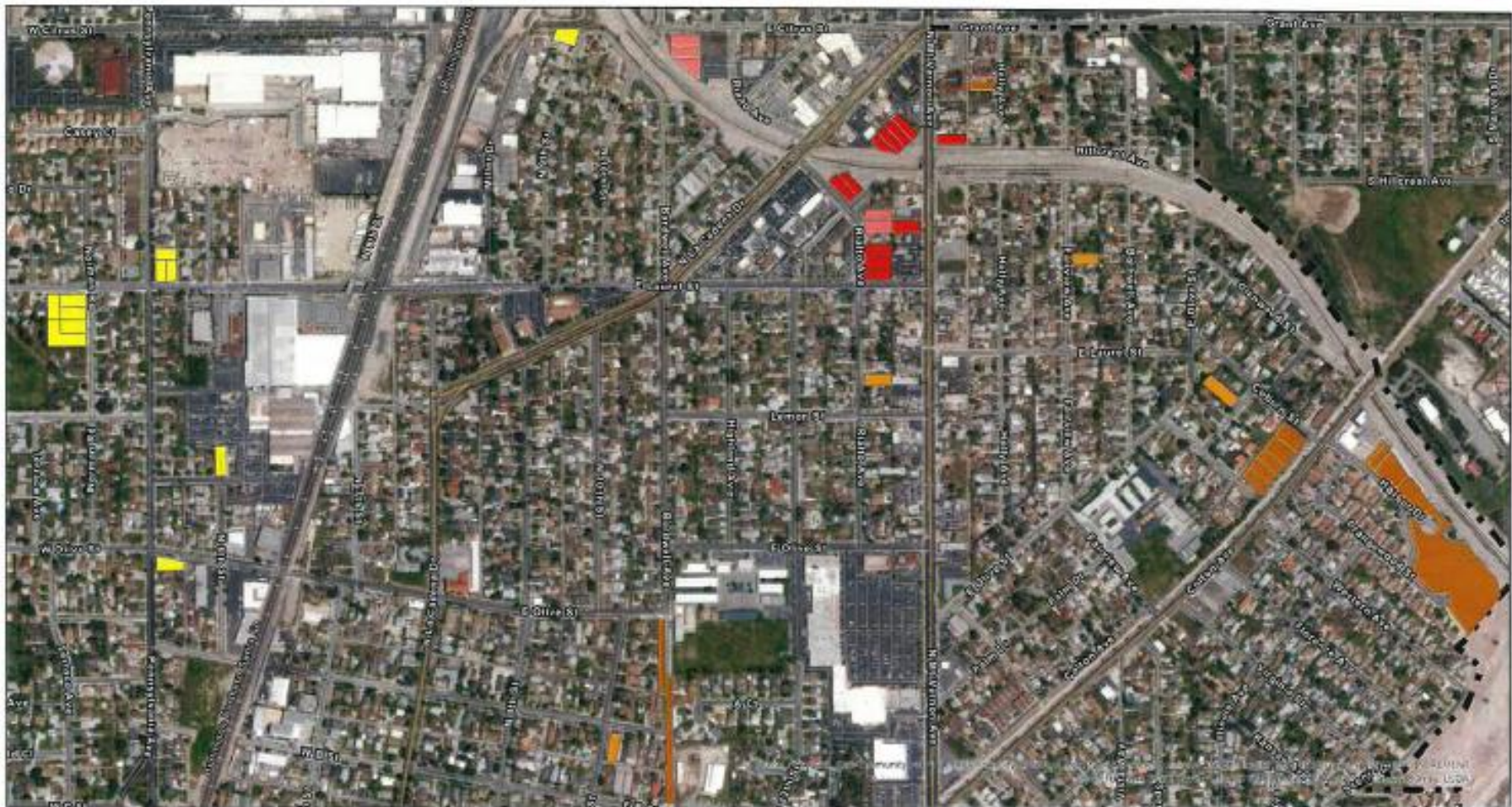
Underutilized Sites

Zoning Designation

Colton's Hub City Centre Specific Plan (H)

APN: 016206225 (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)

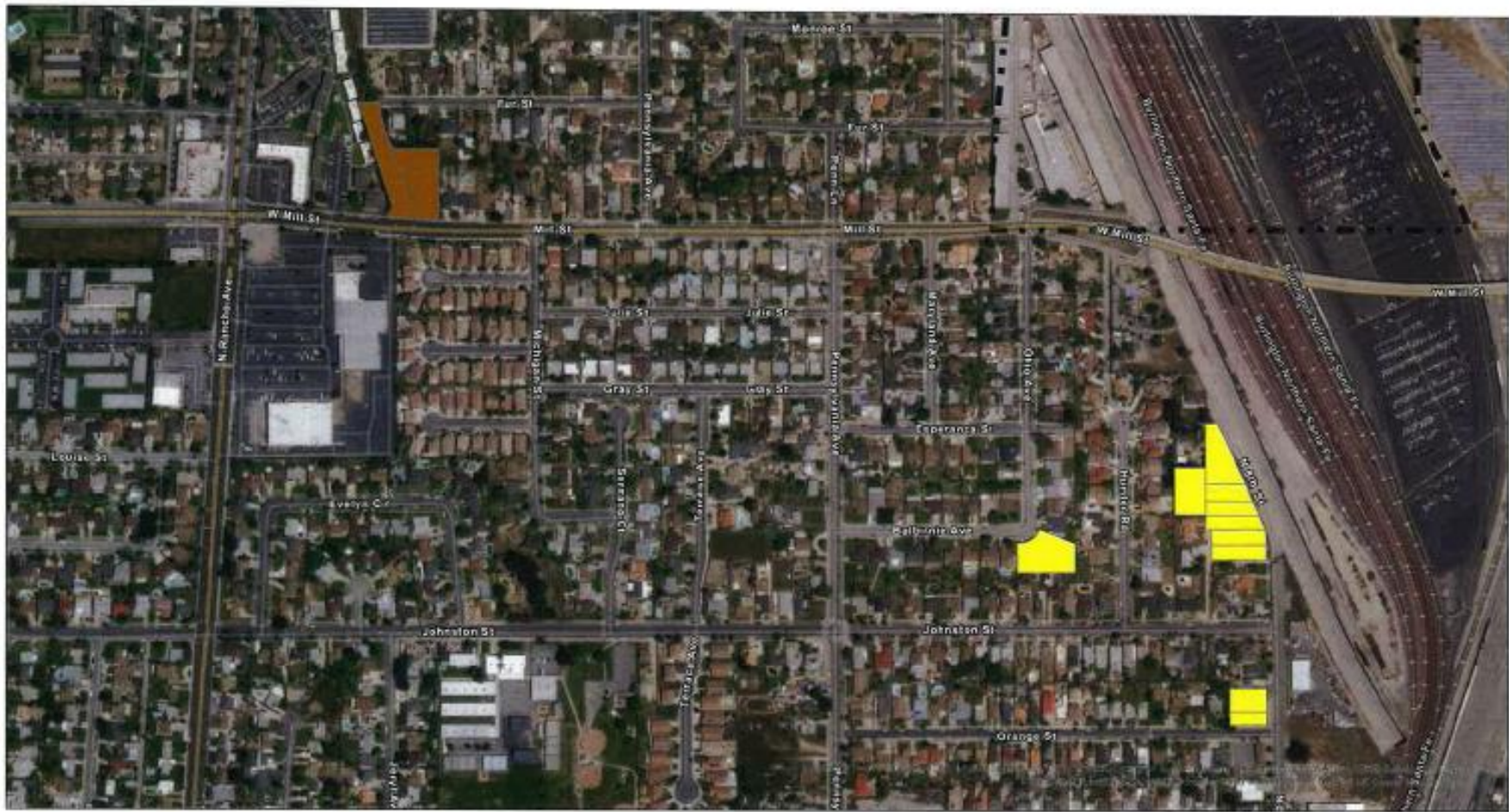
Figure E-8:
Candidate Sites for Rezoning



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



Figure E-9:
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)

APNs: 016004125 (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 0.30), 016006434 (AC 0.51), 016007102 (AC 0.16), 016007169 (AC 0.40), 016013325 (AC 0.22), 016007127 (AC 0.20)

Figure E-10:
Candidate Sites for Rezoning



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

Legend

Zoning Designation:

[Yellow Box]	[R-1] Low Density Residential (16)
[Orange Box]	[R-2] Medium Density Residential (31)
[Dark Orange Box]	[R-3/R-4] Multiple Family Residential (18)
[Red Box]	[C-2] General Commercial (7)

Appendix F: 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. Early in the update process the City created a Housing Element website (<https://www.ci.colton.ca.us/992/Housing-Element-Update>) where public notices of all Housing Element meetings were published in advance of each meeting, as well as agendas, documents, reference materials and a *Frequently Asked Questions*. Meeting notices were also sent by direct mail to interested parties including stakeholders with expertise in affordable housing and special needs. O provides the 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 F-1.

As part of the public review process, the following public meetings were held to provide all interested stakeholders an opportunity to review the draft Housing Element and provide recommendations. Opportunities to participate remotely in meetings was provided to assist persons with mobility difficulties. In compliance with the American with Disabilities Act, the City offered special assistance to persons with disabilities who requested assistance to facilitate participation in all meetings.

February 18, 2021	Public Workshop
May 26, 2021	Joint City Council/Planning Commission meeting
July 14, 2021	Joint City Council/Planning Commission meeting
October 26, 2021	Planning Commission Public Hearing
January 4, 2022	City Council Public Hearing

Comments made during the public meetings focused on the need for more affordable housing, the limited financial resources available for housing subsidies particularly after the State's dissolution of redevelopment agencies, new State laws that supersede local control of land use, and parcel-specific comments regarding the sites inventory. Those comments are addressed in the policies and programs that seek to facilitate affordable housing production through appropriate means described in the Housing Plan that are within City control.

Public Notice List

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

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

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

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

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

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

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

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

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

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

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

City of Rialto
150 S. Palm Ave.
Rialto, CA 92376

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

County of San Bernardino
Land Use Services
385 N. Arrowhead Ave. First Floor
San Bernardino, CA 92415-0182

City of Grand Terrace
22795 Barton Rd.
Grand Terrace, CA 92313

City of Riverside
Public Utilities Department
Water Engineering Division
3750 University Ave. 3rd FL
Riverside, CA 92501

City of San Bernardino
290 N. D Street
San Bernardino, CA 92401

City of Loma Linda
25541 Barton Rd.
Loma Linda, CA 92354

National CORE
9421 Haven Avenue
Rancho Cucamonga, CA 91730

Citizens for Colton First
ATTN: Steven Cade
PO Box 1114
Colton, CA 92324

Rotary Club of Colton
ATTN: General Manager
PO Box 249
Colton, CA 92324

Royal Gents Association
ATTN: Cynthia Rosales
2069 San Bernardino Ave. #1129
Colton, CA 92324

Colton Women's Club
ATTN: Dena Leavitt
PO Box 247
Colton, CA 92324

Knights of Columbus Council
ATTN: President/Council
740 N. Pennsylvania Ave
Colton, CA 92324

Attachment F-1



Frequently Asked Questions

2021 Housing Element Update

1. What is a Housing Element?

State law¹ 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 Plan² 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 “5th 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 6th cycle, which spans the 2021-2029 period. The SCAG region includes Los Angeles, Orange, Riverside, San Bernardino, Ventura and Imperial counties.

State law³ 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.

¹ California Government Code Sec. 65300 *et seq.*

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

³ 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.⁴ 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”⁵ 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.⁶
- **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 law⁷ 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).

⁴ California Government Code Sec. 65585

⁵ California Government Code Sec. 65589.3.

⁶ AB 101 of 2019

⁷ California Government Code Sec. 65583



Colton 2021 Housing Element FAQ

- **Housing for Persons with Special Needs.** Under State law⁸ 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 law⁹ by which housing needs are determined.

⁸ California Government Code Sec. 65583(a)(5)

⁹ 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.¹⁰

In 2019 HCD determined that the total new housing need for the entire SCAG region in the 6th Housing Element cycle is 1,341,827 units. SCAG then prepared the RHNA plan for the 6th planning cycle, which allocates the total RHNA to the jurisdictions in the SCAG region.¹¹ 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. 6th 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 6th 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. 6th 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.¹² Other than requirements for streamlined permit processing, there are currently no legal or financial

¹⁰ California Government Code Sec. 65584(d)

¹¹ <https://scag.ca.gov/housing>

¹² 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 6th cycle is 1,341,827 units compared to 412,137 units in the 5th cycle. There are two main reasons why the region-wide 6th RHNA allocation is so much higher than the 5th cycle.

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

Second, for the 6th 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 6th 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 6th 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 4th 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.¹³

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¹³ SCAG, RHNA Data Appendix, 9/3/2020