

FAIR HOUSING

Equal access to housing for all is fundamental to each person in meeting essential needs and pursuing personal, educational, employment, or other goals. As defined in state and federal law, fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of protected status. Recognizing this fundamental right, the federal and State of California governments have both established fair housing as a right protected by law. The following goal and policies set forth the City's commitment to fair housing.

GOAL H-4

Ensure that housing opportunities are available to all persons without regard to the classes protected by federal and State laws.

Policies

- H-4.1 Coordinate housing actions with social service agencies and support efforts of organizations dedicated to working toward elimination of discrimination in housing.
- H-4.2 Promote and provide for nondiscrimination in all City programs.

HOUSING PROGRAMS

The goals and policies contained in the Housing Element address the identified housing needs in Corona and are implemented through a series of housing programs. Housing programs define the specific actions the City will take to achieve specific goals and policies. Housing programs include the programs currently in operation in the City as well as new programs. This section provides a description and the qualitative and quantitative objectives for each housing program the 2021-2029 period.

CONSERVING AND IMPROVING EXISTING AFFORDABLE HOUSING

Maintaining Corona's older residential neighborhoods is vital to preserving the overall high quality and character of the community. In addition to maintaining the City's housing stock, Corona must also conserve affordable units. The cost of housing in Corona has become unaffordable or too much of a burden for many residents, particularly those with fixed incomes and lower and moderate-income households. The preservation of affordable housing helps maintain adequate housing opportunities available to all residents.

Program 1: Residential Rehabilitation Program

The Residential Rehabilitation Program includes provides forgivable loans through the city's allocation of annual Federal HOME Funds to address critical home improvement needs that benefit low and moderate income persons, which aid in the prevention or elimination of slums and neighborhood blight. Residential rehabilitation can also include amendments to existing Affordable Housing Agreements that assist affordable housing operators in seeking state funds for the rehabilitation of existing housing units. Rehabilitation projects can include -such as the remediation of code violations, new heating and air conditioning, new windows, exterior or interior paint, water heater replacement, new roofing, upgraded

plumbing or repairs, upgraded electrical, remodeled kitchen and bathroom facilities, termite eradication/repair and accessibility improvements. This program aims to assist 120 households during the 2021-2029 period with an annual average of 15 households. As part of the city's CDBG & HOME Funds Action Plan, the City will continue to conduct community outreach regarding available loans and grants.

Funding	CDBG/HOME funds, Renegotiation of City Affordable Housing Agreement
Responsible Agency	City of Corona Community Services Department
Objectives	<ul style="list-style-type: none"> Assist <u>1030 homeowners in the City's CDBG low and moderate income neighborhoods, which is very low income and 152 low income households during the planning period, with an average of 15.3</u> households annually. <u>Assist existing affordable housing operators on amendments to existing housing agreements that support funding for the rehabilitation of 96 low income units that are aging in order to preserve existing low income units.</u> Continue to provide community outreach regarding available loans and grants for needed home improvements by providing information via the city's website and media channels and conducting ongoing discussions with representatives of organizations that support low income and special needs groups identified in Appendix A.
Timeframe	<u>By 2022, a Annual. This is annually monitored through the city's CDBG Consolidated Annual Performance and Evaluation Report and identifies the number of houses awarded residential rehabilitation funds. This report is produced and submitted to HUD every September and benchmarks the city's use of CDBG and HOME Funds for approved programs. enrolled in the housing rehabilitation program. This program will be implemented. Continue to implement program</u> on an ongoing basis throughout the planning period based on available funding.

Program 2: Housing Choice Voucher Program

The Housing Choice Voucher Program (formerly Section 8) is implemented through the Riverside County Housing Authority. Very low-income renters receive supplemental rental assistance for standard housing in order to prevent them from becoming overly rent burdened. The Housing Choice Voucher Program extends rental subsidies to lower income families and the elderly who spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the fair market rent. In 2018, the County issued 333 housing vouchers to Corona households.

Funding	HUD Housing Choice Voucher funding allocation
Responsible Agency	Riverside County Housing Authority
Objectives	<ul style="list-style-type: none"> ▪ Continue to provide tenant-based rental assistance to approximately 350 households annually through cooperation with the Riverside County Housing Authority. ▪ Compile and maintain a list of properties that participate in the Housing Choice Voucher program by October 2023. ▪ Create and implement an outreach program to promote the Housing Choice Voucher program to property owners by October 2023.
Timeframe	<u>October 2023.</u> This program will be monitored annually and implemented on an ongoing basis through the remainder of the planning period.

Program 3: Conservation of Existing and Future Affordable Units

A total of 89 units in Corona are at risk of losing their affordability controls (e.g., become market rate) prior to December 2023. Under this program, the City shall utilize financial resources available through CDBG, federal, State, and local sources to retain or replace all 89 at-risk units. The program aims to identify and analyze inventory that may be at risk of losing affordability controls, maintain communication with the local HUD office, assist with tenant education, identify potential buyers, identify potential acquisition funds, and coordinate with non-profit developers to identify potential acquisition opportunities.

Funding	CDBG/HOME Administration (monitor at-risk status); other funding sources as available for preservation.
Responsible Agency	City of Corona Community Services Department
Objectives	<ul style="list-style-type: none"> ▪ Annually identify and analyze inventory that may be put at risk of losing affordability controls. ▪ Maintain communication with the local HUD office. ▪ Assist in tenant education. ▪ Identify potential buyers. ▪ Identify potential acquisition funds. ▪ Coordinate with property owners and non-profit developers to identify potential acquisition opportunities by October 2022. ▪ The California Legislature extended the required notification period, requiring property owners give a 12-month notice of their intent to opt out of low-income use restrictions. The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Housing Choice voucher rent subsidies through the <u>public County's</u> housing authority, and other affordable housing opportunities <u>within</u> in the City. ▪ Assist tenants of existing rent restricted units to obtain priority status on housing choice voucher waiting list — HUD has set aside special vouchers for existing tenants in Housing Choice voucher projects that are opting out of low-income use. Upon conversion, the units will stay affordable to the existing tenants as long as they stay. Once a unit is vacated and new tenants move in, the unit will convert to market-rate housing.
Timeframe	Annual, <u>Ongoing</u> monitoring and ongoing pursue of funding opportunities for long-term preservation.

Program 4: Mobile Home Park Program

The City will ~~continue to implement the maintain its~~ Residential Mobile Home Park zoning ordinance (Municipal Code Chapter 17.30) that sets conditions on changes of use or conversions of mobile home parks, consistent with Government Code Section 66427.5.

~~Additionally, The city will also assist lower-income tenants of mobile home parks to research the financial feasibility of purchasing their mobile home parks to maintain affordable rents. One potential source of financial assistance for existing mobile home parks is available through~~ the State Mobilehome Park Rehabilitation and Restoration Ownership Program (MPRRP). The purpose of the program is to finance, through loans, the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit housing partners, or local public agencies. Loan proceeds may be used to: purchase (conversion) a mobile home park, rehabilitate or relocate a purchased park, purchase by a low income resident a share or space in a converted park, or pay for the cost to repair or replace low-income residents' mobile homes.

Funding	State Grants/Loans (MPRRP)
Responsible Agency	Community Services Department,
Objectives	<ul style="list-style-type: none"> Continue to regulate allow the conversion of mobile home parks to be rehabilitated and restored through ownership programs in Corona as permitted by State law. As appropriate, provide information to mobile home park tenants regarding potential tenant purchase of parks and assistance available, through programs such as State's Mobilehome Park Rehabilitation and Restoration Ownership Program (MPRRP).
Timeframe	January 2023. Provide information on the MPRROP on the city's Community Assistance Division website. This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 5: Neighborhood Improvements

To foster community pride and ~~increase incentives for private- encourage~~ homeowners ~~to investment in the upkeep of their homes properties in low and moderate income neighborhoods~~, the City will continue its ~~implementation of Neighborhood Improvements Program through its Code Compliance efforts~~. This program consists of ~~property inspections to ensure exterior and interior public improvements to properties, such room additions, electrical and plumbing upgrades, front yard landscaping and other similar improvements are being done in accordance with city ordinances to ensure the health and safety of habitable units and to maintain the aesthetic appearance of neighborhoods. such as repairing and constructing streets, curbs, gutters, and water lines in addition to the Graffiti Removal Program.~~ Public ~~Such~~ improvements inspire property owners to stay in the neighborhood ~~and invest in their property, thus and preserve~~ the ~~existing~~ housing stock. The City continues to develop methods designed to increase the City's collective sense of community pride.

Funding	CDBG funds
Responsible Agency	Administrative Services Department, Public Works DepartmentPlanning and Development – Code Compliance
Objectives	<ul style="list-style-type: none"> Continued Proactive and reactive inspections of 300 housing units annually in the city's low and moderate income neighborhoods implementation of neighborhood public improvements that address housing complaints regarding the condition and maintenance of properties and to ensure improvements to properties are done in accordance with city ordinances. The program is intended to provide safe and sanitary housing by requiring non-permitted improvements to be brought into compliance with city ordinances, property maintenance ordinance, design review, and historical preservation ordinance.
Timeframe	Annual inspections of 300 housing units. This program is implemented annually through CDBG funds and is specifically used in the CDBG neighborhoods to provide Code Compliance services. The success of the program is reported annually every September in the city's CDBG Consolidated Annual Performance and Evaluation Report. This program is will be monitored annually and implemented on an ongoing and will be used during the basis through the remainder of the planning period.

Program 6: Sustainable Building

The City through the California Building Code and CAL Green Code require the use of sustainable building techniques for new and rehabilitation projects in order to reduce demand for water and energy. The City also evaluates housing projects for shorten commute distances, protection of the environment, and plan large development projects with environmental principles such as transit-oriented development. The program will continue to implement the Climate Action Plan that fosters sustainability in all development requiring discretionary approval.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> Implement sustainable building practices and incorporate amenities into new housing developments that utilize water efficiency, energy efficiency and building materials (such as solar and pervious outdoor surfaces) that support the Continue to implement the city's Climate Action Plan and CAL Green Building Standards Code that fosters sustainability in all development requiring discretionary approval.
Timeframe	Annually. The city has an adopted Climate Action Plan and has adopted the California Building Standards for new construction. This is program will be implemented on an ongoing basis through the remainder of the planning period.

PROVIDE ADEQUATE HOUSING SITES

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes, and prices. This is an important function in both zoning and General Plan designations. The City of Corona's regional housing needs allocation (RHNA) for the 2021 - 2029 period is 6,088 units.

Program 7: Site Availability and Rezone Program

Through Zoning and General Plan designations, the City maintains a residential sites inventory that is adequate to accommodate the City's remaining share of regional housing needs. The City's Regional Housing Needs Assessment (RHNA) is 6,088 units (2,792 units for low income, 1,096 units for moderate income, and 2,200 units for above moderate income). Future residential growth is expected to primarily be infill development in areas where transit-oriented development and access to services is most feasible. The City will have a shortfall of sites to accommodate the City's remaining RHNA requirements (for lower-, moderate-, or above moderate-income households), and therefore needs to undergo a rezone program. To accommodate the shortfall of lower-income RHNA, the City will undergo a General Plan amendment and zoning amendment to develop standards by October 2024. Rezoned sites will permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households (Appendix B).

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> ▪ Continue to provide zoning at appropriate densities to provide opportunities for accommodating the regional housing needs. ▪ Amend Zoning Code Map Book to incorporate all zoning designation changes required to meet RHNA requirements by October 2024. ▪ Maintain an ongoing inventory of multi-family residential and mixed use sites and provide updated information on sites on City website. ▪ Maintain an ongoing inventory of City-owned properties and other surplus sites owned by other public agencies that may be appropriate for residential uses. ▪ Continue to update the Infill Affordable Housing Map to indicate suitable infill development sites. ▪ Monitor the consumption of residential acreage to ensure an adequate inventory is available. ▪ Create opportunity for at least 3,132 2,746 units for lower income households <u>and 976 units for moderate income households</u>. ▪ By October 2024, change the land use and zoning designations of properties identified as North Main Street District Specific Plan in Appendix B to address any shortfall of sites to accommodate the City's remaining RHNA requirements. ▪ Add more City concessions for lower-income units, such as reducing the required amount of common open space, as an incentive. ▪ Amend land use designation MU-1 with <u>an AHO Zone</u> to allow for 100 percent residential use or combination of residential and commercial uses by October 2024. ▪ Permit owner-occupied and multifamily uses by-right for developments when 20 percent or more of the units are affordable to lower-income households. <ul style="list-style-type: none"> ▫ Permit at least 16 units per site; ▫ Require a minimum density of 20 units per acre; and ▫ At least 50 percent of the lower-income need may 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 needs, if those sites: <ul style="list-style-type: none"> – Allow 100 percent residential use; and – Require that all residential use occupy 50 percent of the total floor area of a mixed use project.
Timeframe	<u>October 2024</u> . This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 8: Residential Sites Monitoring Program

In 2017, Senate Bill 166 (SB 166), otherwise known as “no net loss,” was passed to ensure that cities and counties “identify and make available” additional adequate sites if a housing project is approved at a lower density or with fewer units by income category than what is identified in the Housing Element. In conjunction with Program 7, the City will further implement a monitoring program that evaluates the current capacity of housing sites for all income levels throughout the duration of the planning period. The City commits to internally tracking the City’s available housing sites through its internal database to ensure the City remains on track towards satisfying its RHNA target.

Should an approval of development result in fewer units than assumed in this Housing Element for meeting RHNA requirements (for lower-, moderate-, or above moderate-income households), the City will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> ▪ Maintain an updated inventory of residential housing developments that have been submitted, approved, and denied. ▪ The City will actively promote, through outreach and discussions, sites available for lower- and moderate-income housing development to potential developers, private and non-profit organizations, and other interested persons and organizations. ▪ Amend Title 17 of the Corona Municipal Code by October 2024 to allow, by right, a mix of dwelling types and sizes, specifically missing middle housing types (e.g., duplexes, triplexes, fourplexes, courtyard buildings). ▪ Starting <u>January</u> 2022, annually monitor the City's remaining housing capacity to ensure compliance with SB 166.
Timeframe	Annually every April through the Annual Progress Report to HCD. This program will be monitored annually and implemented on an ongoing basis through the remainder of the planning period.

Program 9: Sites Used In Previous Planning Periods Housing Elements

In 2017, AB 879 and AB 1397 were passed requiring additional analysis and justification of the sites included in the sites inventory of the City's Housing Element. The Housing Element may only count non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. Some sites within this Housing Element were used in previous cycles and this program is included to address the by-right approval requirement. Per AB 1397, the use by right of these sites during the planning period is restricted to developments in which at least 20 percent of the units in the development are affordable to lower income households, provided that these sites have sufficient water, sewer, and other dry utilities available and accessible or that they are included in an existing general plan program or other mandatory program or plan to secure sufficient water, sewer, dry utilities supply to support housing development.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> ▪ The City shall rezone or amend its Zoning Code <u>or applicable specific plans</u> by October 2024 to allow by-right approval for housing developments proposed for non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements, provided that the proposed housing development consists of at least 20 percent lower income and affordable housing units
Timeframe	<u>October 2024.</u> This program will be monitored annually and implemented on an ongoing basis through the remainder of the planning period.

Program 10: Lot Consolidation and Large Lot Development

To facilitate the development of affordable housing of all sizes and scale, the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include affordable housing units. Additionally, the City will adopt incentives for development of high-density residential sites such as reducing minimum ~~front and side~~-yard setbacks, and open space to enhance design flexibility and create a more pedestrian-oriented environment and modifying parking standards where access exists to public transportation.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> ▪ Continue to fFacilitate lot consolidation or residential and mixed-use developments by providing information and technical assistance to property owners and developers. ▪ Offer incentives for lot consolidation when minimum standards are met (after zoning amendment by October 2024). Incentives could include <u>expedited processing, reduced development fees</u>, increased allowable density, decreased parking ratio requirements, reduced setbacks, and increased lot coverage and height allowance. ▪ <u>Waiver of certain development impact</u> fees for lot consolidation for 100 percent affordable housing. ▪ <u>Create lot consolidation provisions for affordable housing projects within the Zoning Ordinance.</u>
Timeframe	October 2023. As projects are processed through the Planning and Development Department throughout the planning period. Incentives <u>would be applied to applicable projects throughout the planning period.</u> will be adopted as part of Title 17 within three years of adoption of the Housing Element.

Program 11: Multi-Family Acquisition and Rehabilitation

Acquisition and rehabilitation of existing multi-family housing stock are more cost-effective than constructing new affordable units and provide the additional benefit of maintaining the City's multi-family housing stock. An important component of Corona's housing strategy is the identification of existing multi-family units for acquisition and rehabilitating as affordable housing. The City has several older apartment complexes, many in substandard conditions, that have potential for acquisition and rehabilitation. To the extent feasible, the City will encourage a portion of acquired affordable units to be made available to persons with disabilities (including developmental disabilities) and extremely low-income households.

In the previous housing cycle, the City used NSP and HOME funds for the acquisition of a 12-unit dilapidated complex for very low-income families. Additionally, the City used NSP funds to purchase a remnant structure with 19 units. This was part of a partial-take affected by the State Route 91 expansion project. These 19 units were integrated into the Citrus Circle Affordable Housing project which also constructed 42 new units. The entire project created 61 affordable units.

Funding	NSP and HOME funds
Responsible Agency	Community Services Department
Objectives	<ul style="list-style-type: none"> Utilize NSP and HOME funds to assist both nonprofit and for-profit developers to acquire existing apartment buildings in need of upgrading, in exchange for long-term affordability controls on some or all of the units. Pursue available funds for multi-family acquisition and rehabilitation.
Timeframe	<u>Annual through the city's CDBG/HOME Funds Action Plan, which is adopted every fiscal year. This program should be monitored annually and implemented on an ongoing basis through the remainder of the planning period.</u>

ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING

The high cost of new construction can prohibit the development of affordable housing units. Incentive programs for housing developers, such as a density bonus, offer a cost-effective means of promoting affordable housing development. Public sector support for new construction includes the following programs for lower and moderate-income housing development.

Program 12: Affordable Housing Development

The City is committed to maintaining and monitoring housing conditions amongst vulnerable, very low-income low-income, and special needs populations. Lower-income communities along with the elderly and persons with special needs are disproportionately burdened with poorer housing conditions. Corona will continue to seek new funding opportunities and partnerships to improve housing conditions. The City will identify and partner with advocacy groups such as Habitat for Humanity to expand existing resources and help further improve housing conditions for special needs and low-income communities, and identify the need for rehabilitation assistance as the housing stock ages.

The City will continue to work with nonprofit housing developers to pursue both ownership and rental affordable housing development. This program encourages affordable housing as infill development and will specifically be concentrated on vacant or underutilized parcels. Furthermore, this program aims to facilitate affordable housing production or self-help housing development through assistance in the site identification and acquisition, priority processing, collaboration with non-profit or other developers, as well as explore incentives and additional funding sources.

The following are recent affordable housing activities in the City that are planned in the 6th Cycle:

- » Corona Housing Authority acquired approximately 5 acres at Second Street and Buena Vista Street to support the construction of approximately 130 apartments for low income and permanent supportive housing. The project is expected to be constructed within this planning period. The Housing Authority will be providing financial assistance and the land for the project.

The City provided financial assistance to these projects for site acquisition, construction, rehabilitation, and/or relocation of existing tenants.

Funding	HOME funds, CHA funds, other sources as available
Responsible Agency	Community Services Department
Objectives	<ul style="list-style-type: none"> Facilitate affordable housing production and development through assistance in site identification and acquisition, priority processing, or collaboration with nonprofit or other developers, as well as provision of incentives. Continue to utilize funds to expand affordable housing projects for special needs populations with the goal of facilitating the development of 1304 lower income units within the planning period. Evaluate waiving development impact fees for new construction of housing units that are set aside as low income for a period of at least 55 years. Evaluate existing development review regulations and procedures to further streamline and give priority to projects that provide affordable housing. Annually seek additional funding sources and identify new partnerships to greater expand resources in the City. By October 2024, develop a Streamlined Ministerial Approval Process for developments in localities that have not yet made sufficient progress towards their allocation of the regional housing need. Monitor both the City's and State's development code for any additional updates that will require housing in the City to be altered/changed to comply with the latest updates. Investigate funding opportunities to provide rehabilitation services to homeowners and people amongst the vulnerable and low-income communities. Priority will be given to repair and rehabilitation of housing identified by the city's Building Division as being substandard or deteriorating, and which houses lower-income, and in some cases, moderate-income households. Adopt written policies for priority for water and sewer service allocations to proposed developments that include housing units affordable to lower-income households into the General Plan. .
Timeframe	October 2024. This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 13: Density Bonus Program

Consistent with State law (Government Code sections 65915 through 65918), the City continues to offer residential density bonuses as a means of encouraging affordable housing development. The City's density bonus regulations (Municipal Code Chapter 17.87) have been amended to comply with current state law. However, should new housing legislation on density bonuses be passed, the City will amend its density bonus program to reflect such changes. The purpose of the program is to provide policy incentives to the private sector to donate land or build housing for very low and low income residents, seniors, and/or persons with disabilities by increasing the number of allowable units above that normally allowed under current zoning requirements.

In addition, the City offers density increases above and beyond the State density bonus law. For senior housing and housing for persons with disabilities, the City offers density increases up to a maximum of 75 units per acre by right for both affordable and market-rate developments. Furthermore, multi-family residential development in the Mixed Use and Urban Residential districts in the North Main Street Specific Plan can reach a density of up to 60 units per acre.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> ▪ Update the Corona Zoning Ordinance by October 2023 to integrate future changes in State Density Bonus Law. ▪ Continue to advertise and inform prospective developers of options for density bonuses, and actively educate and promote density bonus increases as adopted. ▪ Meet with developers to discuss incentives and concessions appropriate for the density bonus program to facilitate affordable housing development. ▪ Promote the use of density bonus incentives by providing information on City website and offering technical assistance to developers.
Timeframe	October 2023. This program should be monitored annually to identify any new density bonus legislation and amend the Zoning Ordinance and should would be implemented on an ongoing basis through the remainder of the planning period.

REMOVE GOVERNMENTAL CONSTRAINTS

To facilitate housing development, the Housing Element must address and, where appropriate and legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to lessen governmental constraints on housing development.

Program 14: Zoning Ordinance Monitoring

The Corona Zoning Ordinance (Title 17 of the Corona Municipal Code) is continuously updated to address changes among a range of issues and State/Federal laws. The City will continue to monitor its policies, standards, and regulations to ensure they work to facilitate residential and mixed use development in the community. The City will also revisit its supportive/transitional parking requirements, and emergency shelter regulations.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> ▪ Monitor the City's Zoning Ordinance to ensure standards do not excessively constrain affordable residential development. ▪ Amend Title 17 of the Corona Municipal Code by October 2024 to comply with AB 101 to permit low barrier navigation centers. ▪ Amend Title 17 of the Corona Municipal Code by October 2024 to comply with AB 2162 which prohibits impositions on any minimum parking requirements for supportive housing units located within ½ mile of a public transit stop. ▪ Amend Title 17 of the Municipal Code by October 2023 to comply with the Employee Housing Act. ▪ Amend the Zoning Ordinance by October 2023 to comply with AB 101 to permit residential care facilities by right and remove the requirement of a CUP. ▪ Amend the Zoning Ordinance by October 2023 to remove subjective text seen as a constraint to the development of residential care facilities. ▪ Amend the Zoning Ordinance including specific plans by October 2024 to allow up to three stories by-right in multifamily residential zones that accommodate affordable housing units.
Timeframe	<u>October 2023 and October 2024.</u> This program should be monitored annually and would be implemented on an ongoing basis through the remainder of the planning period.

Program 15: Flexibility in Development Standards

The City, in its review of development applications, may recommend waiving or modifying certain development standards, or propose changes to the Municipal Code to encourage the development of low- and moderate-income housing. The City offers offsets to assist in the development of affordable housing citywide. Offsets include concessions or assistance including, but not limited to, direct financial assistance, density increases, standards modifications, or any other financial, land use, or regulatory concession that would result in an identifiable cost reduction.

Funding	Department Budget
Responsible Agency	Community Development Department
Objectives	<ul style="list-style-type: none"> ▪ Monitor application of Development Code standards for constraints to development of new <u>low and moderate income</u> housing and recommend changes that would minimize such constraints and enhance the feasibility of high density housing, while maintaining the quality of housing. ▪ By <u>October</u> 2024, the City will adopt standards for affordable and/or high-density housing development that allow greater flexibility in development standards, such as reduced setbacks, and/or reduction of required common open space.
Timeframe	<u>October 2024.</u> This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 16: Development Impact Fees

Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities. While almost all these fees are assessed on a pro rata share system, they often contribute to the cost of housing and constrain the development of lower priced units. As a result, the City will evaluate the impact of the fee increase on residential and mixed-use developments as a potential constraint on housing development and adjust as necessary to encourage and facilitate residential development. In addition, the City will work with the development community to solicit their input on the impact and viability of existing fees. The City currently updates their Fee Schedule for development impact fees every ten to twenty years by the City's Finance Department.

Funding	Department Budget
Responsible Agency	City Council by Policy
Objectives	<ul style="list-style-type: none">At least once annually, evaluate the impact of <u>development</u> fees on residential and mixed-use developments <u>that include low income units</u> and make adjustments as necessary to facilitate development activities.Consider a standardized policy to reduce development fees for high-density multifamily housing that can support housing <u>units</u> for low-income households.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 17: Expedited Project Review and Hearing Process

The City will continue to improve the efficiency of the development review process. As a response to a housing shortage in the State of California, Senate Bill 330 (SB 330) was passed to restrict local rules that limit housing production. SB 330 strengthen the Permit Streamlining Act by creating a more efficient two-step application process. In conformance with Government Code Section 65940.1 (SB 1483), the City has all schedule of fees, application forms, Zoning Ordinance/Municipal Code, and other relevant information publicly accessible on the City's website. The City will continue to identify efficiencies for the development process in line with SB 330 and further streamline the permit process. The City will also coordinate with developers to ensure a timely application and development process.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none">As needed, tThe City will prioritize processing for affordable housing projects; andAnnually assess the efficiency of the City's permit streamlining process and continue to implement best practices with efficient project review procedures.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

PROMOTE EQUAL HOUSING OPPORTUNITY

To make adequate provision for the housing needs of all economic segments of the community, the housing plan must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability.

Program 18: Affirmatively Furthering Fair Housing (AFFH)

To address the requirements of AB 686, the City has worked collaboratively with the County of Riverside Public Housing Authority (PHA) to complete the Analysis of Impediments to Fair Housing (AI) which identifies regional barriers to fair housing. The City has also produced a City-specific AI that discusses local barriers to fair housing with heavy emphasis on racial and economic disparity and environmental justice. Two primary impediments were identified for the City including a lack of access to home improvement financing and limited access to home purchase loans. Recommendations have been identified in the City's AI to reduce these impediments including implementing programs such as the Residential Rehabilitation Program and efficiently monitoring HDMA data.

The current AI was approved by the City Council on June 17, 2020 to cover program years 2020-2021 through 2024-2025. The City will continue to address the impediments identified in the AI by examining available housing opportunities and potential Zoning Ordinance amendments. The City will continue to work collaboratively with the County of Riverside Public Housing Authority to identify and promote fair housing, education, and advocacy.

Funding	Department Budget
Responsible Agency	Planning and Development Department, Community Services Department
Objectives	<ul style="list-style-type: none">▪ Continue to effectively address the requirements of AB 686 by increasing outreach and education through the fair housing service providers, publicize fair housing litigation to encourage reporting, and conduct random testing on a regular basis to identify issues, trends, and problem properties.▪ Work with local agencies such as the Fair Housing Council of Riverside County to help identify and reduce barriers to housing on both a regional and local scale.▪ Establish a method of measuring the progress of fair housing practices, which can include the index of dissimilarity, the Regional Opportunity Index, and percentage of residents experiencing extreme housing cost burdens. Report the findings of these metrics as part of the city's Housing Element Annual Progress Report.▪ Expand understanding of the current state of fair housing practices and potential areas of discrimination by conducting an in-depth study of fair housing issues around the city.▪ The city shall continue to facilitate opportunities for all residents and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout plan development and the public review process. Outreach efforts to disadvantaged communities will be a priority.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 19: Fair Housing Services

With assistance from the city's fair housing provider, which is the Fair Housing Council of Riverside County, the city will continue to offer fair housing services to its residents and property owners. Additionally, AB 686 (2017) requires each city to administer its programs and activities related to housing in a manner that affirmatively furthers fair housing. Corona will take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities.

Funding	CDBG, Section 8 Rental Assistance, Housing Trust Fund
Responsible Agency	Community Services Department
Objectives	<ul style="list-style-type: none"> Continue to provide <u>annual</u> CDBG funds to a fair housing service provider. Encourage affirmative marketing on all residential projects and will require developers to advertise to under-represented minority groups to indicate the availability of housing units that meet affordable housing requirements. Implement the action items identified in the Analysis of Impediments to Fair Housing Choice, which was adopted by the City Council on March 16, 2011. Allocate annual funding for fair housing services through the Action Plan process for the use of CDBG funds. Participate in regional efforts to mitigate impediments to fair housing choice. Distribute educational materials to property owners, apartment managers, and tenants relative to fair housing requirements, regulations, and services. Make public announcements, via different media (e.g., social media, newspaper ads, and public service announcements at local radio and television channels) related to fair housing programs and opportunities. Conduct workshops and training with different community-based organizations. Conduct fair housing workshops and training in Spanish. Hold diversity awareness events and programs at a variety of locations throughout the city. Outreach targeted and related to home financing opportunities; Monitor and respond to complaints of discrimination (i.e. intaking, investigation of complaints, and resolution). Referring services to appropriate agencies; Conduct fair housing testing at random sites to measure compliance and remove any such impediments through fair housing law enforcement. Continue working collaboratively with the Fair Housing Council of Riverside County to promote fair housing, education, and advocacy. Take affirmative actions to further fair housing choice in the city, and implement the solutions developed in the Regional Analysis of Impediments to Fair Housing Choice to mitigate and / or remove fair housing impediments. Target housing creation or mixed income strategies (e.g., funding, incentives, policies and programs, density bonuses, land banks, housing trust funds) and market opportunities in all parts of the community.
Timeframe	<u>Annual. This program is implemented annually through CDBG funds. The success of the program is reported annually every September in the city's CDBG Consolidated Annual Performance and Evaluation Report to HUD.</u> will be implemented on an ongoing basis through the remainder of the planning period.

Program 20: Segregation in Housing Implementation

Despite the repeal of explicitly racist and discriminatory housing laws, there remains a lasting legacy of segregation and resources disparities. Housing choice is often limited for persons of protected classes, including communities of color, to segregated concentrated areas of poverty. Programs under this goal are designed to affirmatively reduce barriers to housing, including but not limited to racial inequities, high housing costs, and public awareness of existing resources.

Funding	Departmental Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none">▪ Monitor application of Development Code standards for constraints to development of new housing and recommend changes that would minimize such constraints and enhance the feasibility of affordable housing, while maintaining the quality of housing.▪ Assess opportunities on infill sites for residential development and redevelopment of underutilized property that could support higher density housing opportunities for low and moderate income households.
Timeframe	October 2024 . This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 21 Housing for Persons Experiencing Homelessness

On June 17, 2020, Corona's City Council adopted the Strategic Plan to Address Homelessness, designed to address homelessness through various programs. The City's Homeless Prevention Programs was created as a result of the City's Strategic Plan to Address Homelessness. The Program is for Corona households who are at risk of becoming homeless as defined by HUD and focuses on self-sufficiency and stabilization. Services include rental assistant, first/last month rent and/or deposit, utility assistance, transportation assistance, and case management. The Strategic Plan identified eight goals to help prevent homelessness, improve quality of life, and reduce homelessness:

- » Develop a Systems-Oriented Approach to Address Homelessness;
- » Develop a Low-Barrier Emergency Shelter/Navigation Center System;
- » Develop Permanent Supportive and Affordable Housing Solutions;
- » Expand Outreach and Engagement;
- » Develop and Participate in Sub-Regional Collaboratives with Neighboring Cities;
- » Develop Partnerships with the County and Continuum of Care to Support Plan Initiatives;
- » Develop a Homeless Prevention Initiative
- » Develop an Advocacy Campaign to Support Plan Initiatives, and;
- » Expand Data Tracking Systems and Dashboard to Measure System Performance

Funding	CDBG, HOME, SB2
Responsible Agency	Community Services Department, Community Development
Objectives	<ul style="list-style-type: none"> ▪ Continue to monitor policies, standards, and regulations to ensure that they do not unduly impact persons with special needs. ▪ Coordinate with agencies such as the Housing and Homeless Coalition of Riverside County along with SCAG for the purposes of coordinating efforts, reducing the unsheltered population, increasing emergency and permanent housing, and leveraging resources to address homelessness. ▪ Continue to provide funding for local and sub-regional homeless service providers that operate temporary and emergency shelters. ▪ Assist (when possible) local non-profits and charitable organizations in securing state and federal funding for the acquisition, construction, and management of shelters. ▪ Review the low barrier navigation centers and emergency shelter provisions to comply with recent changes to state law and amend the zoning ordinance (Refer to Program 15) and other documents as part of the General Plan and Zoning Code. ▪ Consider establishing a maximum length of stay for emergency shelters to have a limit of no more than 180 consecutive days within a one-year period instead of a total of 180 days in a one-year period. ▪ Continue to financially support the 211 system operated by the Volunteer Center of Riverside County. This system provides information on all social services offered in Riverside County. ▪ Commit to updating the Zoning Ordinance to be consistent with the State law for parking requirements which are allowed for staff, provided the requirements do not exceed parking requirements for other uses and proximity requirements, provided those shelters are not required to be more than 300 feet apart.
Timeframe	<u>Annual. This program is implemented through CDBG funds. The success of the program is reported annually every September in the city's CDBG Consolidated Annual Performance and Evaluation Report to HUD.</u> This program will be monitored annually and implemented on an ongoing basis through the remainder of the planning period.

Program 22: Housing for Special Needs Populations

The Corona Zoning Ordinance is continuously updated to address a wide range of issues and State and federal law with respect to accommodating and addressing housing for special needs. In 2018, Assembly Bill 2162 (AB 2162) was passed which requires that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multifamily uses. The City's Zoning Ordinance currently reflects this piece of AB 2162. Additionally, AB 2162 prohibits local governments from imposing any minimum parking requirements for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop. The City is currently not in compliance with this piece of AB 2162 and will amend Title 17 of the Corona Municipal Code to reflect this portion of the legislation.

The City is committed to expanding supportive housing opportunities for vulnerable communities that rely on such services. The City will continue to monitor its policies, standards, and regulations to ensure that they do not unduly impact persons with special needs. The City will also facilitate the development of housing for persons with disabilities and other special needs through incentives for affordable housing development.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> ▪ Continue to monitor policies, standards, and regulations to ensure that they do not unduly impact persons with special needs. ▪ Amend Title 17 of the Corona Municipal Code to incorporate all changes to State legislation pertaining to special needs populations as part of the General Plan and Zoning Code update project, by October 2023. ▪ Facilitate the development of housing for persons with disabilities and other special needs through the development of incentives for affordable housing development by October 2023. ▪ Nurture ongoing partnerships that help educate and execute the development of supportive and transitional housing.
Timeframe	<u>October 2023</u> . This program should be monitored annually and implemented on an ongoing basis through the remainder of the planning period.

Program 23: Safe and Healthy Communities

Minority and lower-income communities have historically been disproportionately burdened by environmental impacts such as poor air quality. Under California Government Code 65040, environmental justice is designed as “the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.” The City is committed to expanding safe and healthy housing opportunities for all people through the continuous expansion of environmental justice policies, conducting thorough environmental review of all housing developments, and creating partnerships with environmental justice agencies and advocates such as the California Environmental Justice Alliance.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> ▪ Annually monitor policies, standards, and regulations regarding environmental justice in the City. ▪ Nurture ongoing partnerships that help educate and execute the development of safe and health housing communities for all groups of people.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 24: Alternative Housing Program

Under this program, the City will continue to support alternative types of housing, such as multifamily units, single-room occupancy units, and managed living units or “micro-units,” to accommodate extremely-low-income households.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none"> ▪ Continue to annually monitor underutilized properties and sites that have a potential for alternative housing options and offer the information to interested developers on an on-going basis. ▪ Rezone underutilized commercial, office, and or industrial space, as appropriate, to facilitate use for alternative housing types. This will be done with the RHNA updates on or before October 2024 and then annually as opportunities arise. ▪ By October 2024, develop, as part of a zoning ordinance update, measures that encourage affordability by design (e.g., smaller, more efficient and flexibly-design living spaces). ▪ Where appropriate, utilize the city's regulatory powers (e.g., land use and fees) to remove the requirement of a CUP for the development of care facilities that provide 24-hour care to seven or more disabled persons. ▪ Encourage the development of alternative housing including care facilities for 7+ individuals in residential zones. ▪ Actively encourage, through annual outreach and discussions with developers, innovative housing structures, such as micro-unit housing and new shared and intergenerational housing models to help meet the housing needs of aging adults, students, and lower-income individuals citywide. This will be accomplished on an on-going basis. ▪ Develop and promote assistance with financing or funding applications.
Timeframe	<u>October 2024</u> . This program should be monitored annually and implemented on an ongoing basis through the remainder of the planning period.

Program 25: Community Outreach Program

Community outreach is a key component to developing a comprehensive and inclusive housing market in the City. It is critical to engage local community groups and stakeholders from all sectors of the community in order to educate and provide inclusive housing opportunities. The goal of this program is to inform and engage residents in the City's housing and overall planning process, particularly residents who may benefit from more fair and equitable housing opportunities. Strategies to expand accessibility and help further educate community groups include:

- » Sharing and distributing public announcements/information through a variety of mediums such as flyers, E-blasts, website updates, new media, and social media;
- » Actively engaging existing stakeholders and seeking additional stakeholders from all sectors of the community to participate in the public participation process;
- » Increasing accessibility to public meetings by conducting public meetings around typical work hours, accommodating persons with disabilities, choosing locations near transit centers, and providing resources such as childcare, language translation services, and food and refreshments where possible;
- » Continuing to educate all community groups about the services available for rental, homeownership, and rehabilitation/maintenance services.

Funding	Department Budget
Responsible Agency	Planning and Development Department, Community Services
Objectives	<ul style="list-style-type: none"> ▪ Increase accessibility to public meetings for all sectors of the community including minority groups and persons with disabilities by ensuring public meetings are in accessible locations to all persons. ▪ Ensure public meetings and other planning processes are delivered in ways that all groups of the community can understand such as delivering meeting content in multiple languages. ▪ Make public announcements and information accessible and visible using a variety of communication methods.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 26: Community Placemaking Pilot Program

The City of Corona actively seeks to identify new opportunities to connect neighborhoods despite differences in income levels and demographics. The Community Placemaking Pilot Program will implement small-scale placemaking projects/events that connect community members through neighborhood beautification and active and passive engagement opportunities accessible to persons of all abilities and backgrounds. Placemaking strategies include but are not limited to:

- » Increase signage and wayfinding between neighborhoods;
- » Implement “popup parks”/sidewalk cafes in community neighborhoods;
- » Create a community murals programs to help beautify community neighborhoods and connect local artists of all backgrounds;
- » Increase seating, such as picnic tables with chess/checker boards;
- » Create a designated city community garden for all members of the community to visit and volunteer;
- » Coordinate neighborhood walks/races, and;
- » Increase overall community outreach (partnering with Program 25) to help spread the word on new community attractions in various neighborhoods and educate community groups on new community activities

Funding	Department Budget
Responsible Agency	Community Services Department
Objectives	<ul style="list-style-type: none"> ▪ Connect diverse neighborhoods through small, inclusive, and accessible placemaking projects and activities. ▪ Expand public outreach to target all neighborhoods and educate people from all types of community groups on new and upcoming neighborhood projects and activities.
Timeframe	This program will be implemented on an ongoing basis through the remainder of the planning period.

Program 27: Replacement Housing Program

Development on nonvacant sites with existing residential units is subject to replacement requirements, pursuant to AB 1397. The City will amend the Zoning Code 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 State Density Bonus Law.

Funding	Department Budget
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none">▪ Pursue amendment to the Zoning Code by October 2022 to address replacement requirement.
Timeframe	<u>October 2022</u> . This program will be implemented within one-year of Housing Element adoption.

Program 28: Lot Configuration and Large Lot Development

To facilitate the development of affordable housing of all sizes and scale, the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include affordable housing units. Additionally, the City will adopt incentives for development of high-density residential sites such as reducing minimum front and side yard setbacks to enhance design flexibility and create a more pedestrian-oriented environment and modifying parking standards.

Funding	City Development Services Fund
Responsible Agency	Planning and Development Department
Objectives	<ul style="list-style-type: none">• Facilitate the development of affordable housing.▪ Adopt incentives by 2024 for development of high-density residential sites.
Timeframe	As projects are processed through the Planning and Development Department throughout the planning period and incentives will be adopted as part of Title 23 within three years of adoption of the Housing Element.

SUMMARY OF QUANTIFIED OBJECTIVES

The City has proposed its objectives for the Housing Element period based on financial resources, past experience, and staff capacity. The following table summarizes the City's quantified objectives for the 2021-2029 period by income group.

Table 48: Quantified Housing Objectives (2021-2029)

	New Construction	Rehabilitation	Conservation/Preservation
Extremely Low Income	36	-	-
Very Low Income	11	103	12
Low Income	87	152 15	36
Moderate Income	64	- 15	-
Anticipated Outcomes from Programs ¹	-	-	439
Total	198	255 30	487
¹ Conservation objectives were increased by incorporating anticipated outcomes from the following programs: 2 (Housing Choice Voucher Program), 3 (Conservation of Existing and Future Affordable Units), and 26 (Preservation of At-Risk Housing). Program 2 would accommodate 350 households in the very-low income category and Program 3 would conserve a total of 89 affordable units.			

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