

# City of Corona Housing Element Update

Planning Period 2021-2029

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## Topics Covered

- Why Does the City Need to Plan for Housing?
- What is Covered in the Housing Element?
- How Much Housing Does the City Need To Plan For?
- Corona's Housing and Income Demographic.
- Housing Survey Results.
- Criteria Used to identify Housing Sites in the City.
- Housing Sites Identified by Staff that Plan for Higher Density Housing.
- Public Feedback.



# Why Does the City Need to Plan for Housing?

- State law requires a local agency to **plan for housing** as part of its General Plan.
- The City's General Plan is a comprehensive, long-range planning document and is required to cover the following elements:

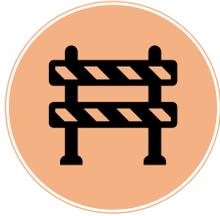
<b>Land Use</b>	<b>Circulation</b>
<b>Housing</b>	<b>Safety</b>
<b>Noise</b>	<b>Open Space</b>
<b>Conservation</b>	<b>Environmental Justice</b>

- The **HOUSING ELEMENT** sets forth the City's strategy to preserve housing and expand housing opportunities for all economic income segments of the population, including special needs groups.

# What is Covered in the Housing Element?



Housing Needs Assessment  
- Existing and Projected Housing Need For All Income Segments



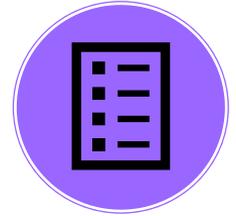
Housing Constraints  
- Market, Governmental Infrastructure & Environmental



Housing Resources  
- Residential Sites Inventory for Future Housing Needs



Review of Past Accomplishments  
- Describe Accomplishments from Prior Housing Element Programs



Housing Plan  
- Housing Programs, Goals & Policies for the Planned Period

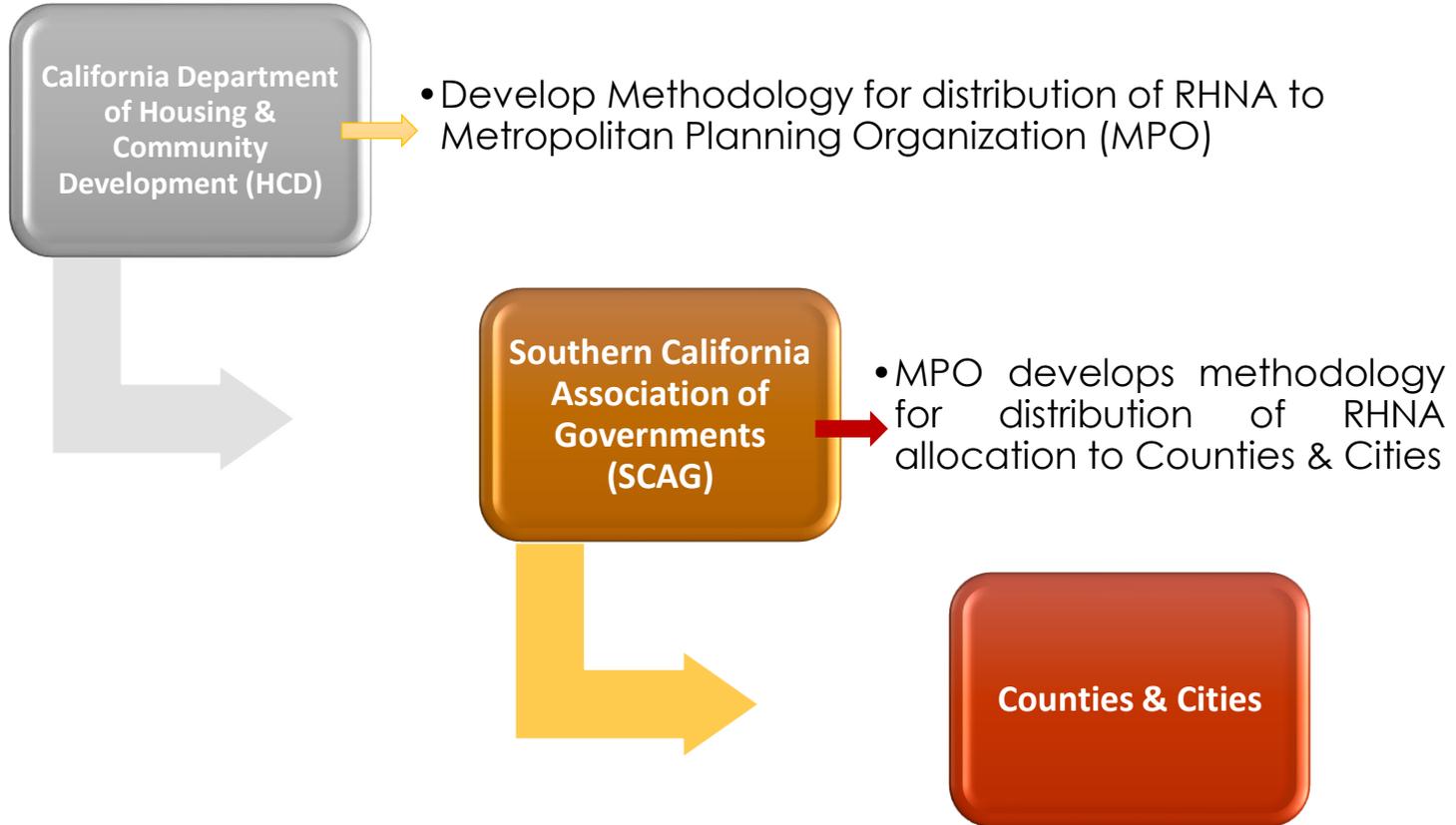
# How Much Housing Does the City Need to Plan For?

- The Housing Element Update is done every 8 years in accordance with State law.
- The Housing Element Update aligns with the State's allocation of the **Regional Housing Needs Assessment**, commonly known as **RHNA**.
- The **RHNA** is a representation of future housing needs for all income levels in a jurisdiction (city or unincorporated county) and is a requirement of California State Housing Law
- The **RHNA** considers a region's share of the statewide housing need based on state population projections and regional population forecasts used in preparing regional transportation plans.



# How Much Housing Does the City Need to Plan For?

## RHNA Process -



# How Much Housing Does the City Need to Plan For?

## SCAG RHNA Allocation To Western Riverside Cities

## Comparison of Corona to other Riverside Cities

WRCOG Region	6 <sup>th</sup> Cycle RHNA
Unincorporated County	40,647
Riverside	18,458
Moreno Valley	13,627
Perris	7,805
Lake Elsinore	6,681
Menifee	6,609
Hemet	6,466
Corona	6,088
Jurupa Valley	4,497
Beaumont	4,210

WRCOG Region	6 <sup>th</sup> Cycle RHNA
Temecula	4,193
San Jacinto	3,392
Murrieta	3,043
Eastvale	3,028
Wildomar	2,709
Calimesa	2,017
Banning	1,673
Norco	454
Canyon Lake	129

## How Much Housing Does the City Need to Plan For?

### Corona's Housing Unit Breakdown Based on Income Category

<b>Income Category based on Area Median Income (AMI)</b>	<b>Number of Housing Units to Accommodate</b>	<b>%</b>
Very Low Income between <b>31 and 50% AMI</b>	1,752	28.8%
Low Income between <b>51 and 80% AMI</b>	1,040	17.1%
Moderate Income between <b>81 and 120% AMI</b>	1,096	18.0%
Above-Moderate Income greater than <b>120% AMI</b>	2,200	36.1%
<b>Total</b>	<b>6,088</b>	<b>100.0%</b>



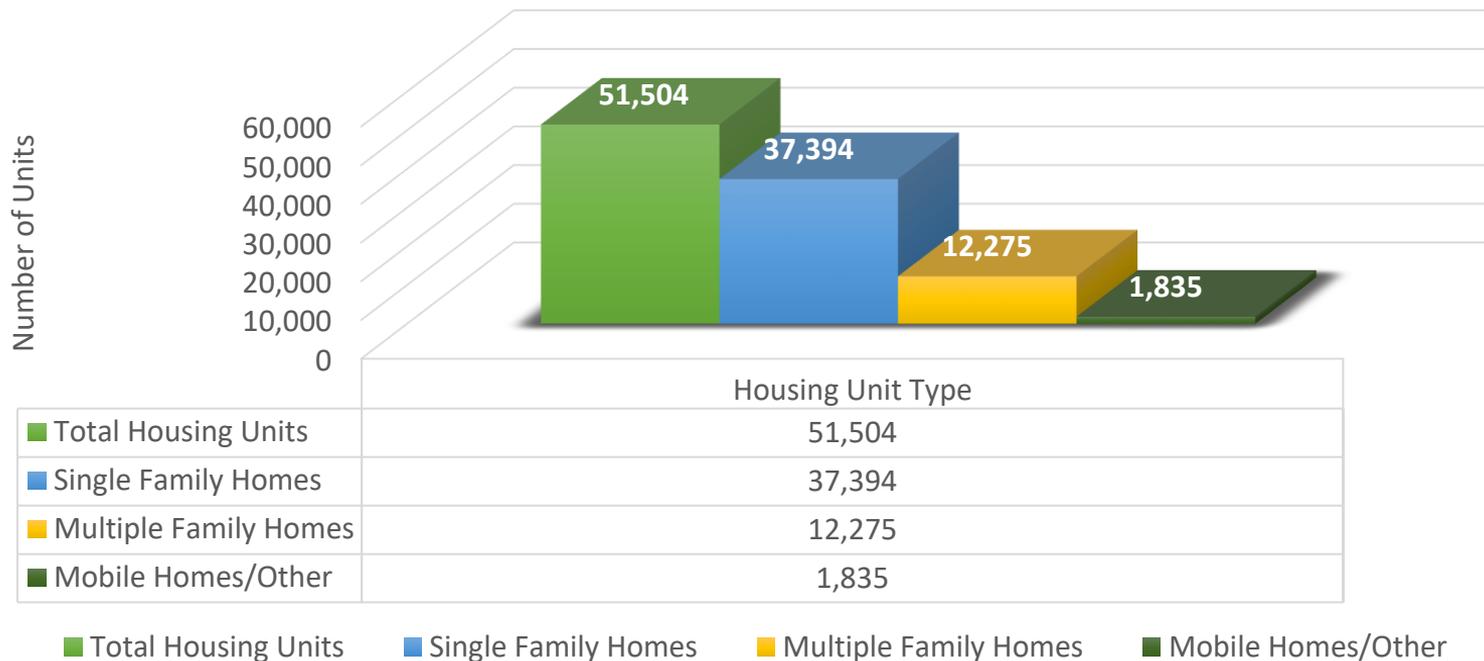
## How Much Housing Does the City Need to Plan For?

### Annual Area Median Income – Riverside County

<b>Income Category based on Area Median Income (AMI) for Riverside County</b>	<b>Annual Income Limits Ranging from 1 Person Household to 5 Person Household</b>
Very Low Income between <b>31 and 50% AMI</b>	\$26,400 to \$40,700
Low Income between <b>51 and 80% AMI</b>	\$42,200 to \$65,100
Moderate Income between <b>81 and 120% AMI</b>	\$52,700 to \$81,300
Above-Moderate Income greater than <b>120% AMI</b>	\$63,250 to \$97,600

# Corona's Housing and Income Demographic

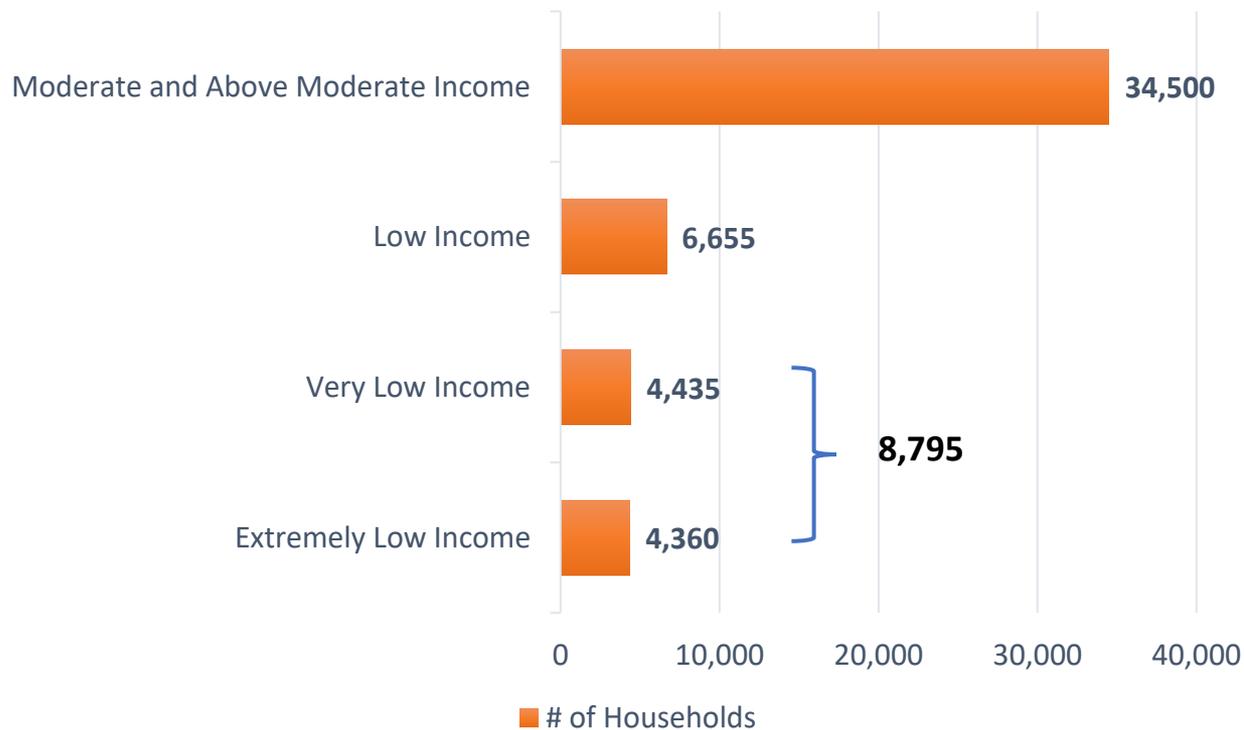
## Corona's Housing Units by Type



Source: American Community Survey, 2014-2018

# Corona's Housing and Income Demographic

## # of Households By Income



Source: HUD, Comprehensive Housing Affordability Strategy 2013-2017

# Corona's Housing and Income Demographic

NAME	ADDRESS	# of Affordable Units	Affordability by Unit by AMI	Expiration Date
Casa de la Villa Apartments	320 W. Grand & Third St.	74	8 @ VL 50% 66 @ L 60%	2060
Corona de Oro	266 S. Cota Street	71	33 @ 45% 38 @ 50%	2055
Corona Del Rey	1148 "D" Street	158	32 @ 50% 32 @ 60% 96 @ 80%	Perpetuity
Corona Park Apartments	956 Avenida del Vista	158	158 @ 50-60%	2074
Park Place Apts.	935-945-950 W. 5 <sup>th</sup> St.	48	12 @ 50% 18 @ 80% 18 @ 100%	2027
Citrus Circle Apartments	121-141-161 Buena Vista	60	6 @ 30 12 @ 40 24 @ 50 18 @ 60	2070
Mission Apartments	926 & 632 W. Fifth Street	11	11 @ 50	2069
Meridian Apartment	1050 E Sixth Street	84	8 @ 30% 3 @ 50% 73 @ 59.5%	2075

Assisted  
Housing Units  
Non-Age  
Restricted  
664

# Corona's Housing and Income Demographic

NAME	ADDRESS	# of Affordable Units	Affordability by Unit	Expiration Date of Affordability
River Run	791 River Road	360	144 @ 50% 216 @ 60%	2055
William C. Arthur Terrace Apts.	1275 W. 8th Street	39	39 @ 50%	Annual Renewal
Corona Community Towers	910 S. Belle Avenue	35	35 @ 80%	Annual Renewal
Vintage Terrace	1910 Fullerton Avenue	200	200 @ 80%	2038
Corona Community Villas	2680 S. Main Street	74	74 @ 50-60%	2074

Assisted  
Housing Units  
Senior  
708

# Housing Survey Results

On-line housing survey made available in February to the public.

- 12 Questions.
- Open for a period of 35 days.
- Results of the survey are posted on the city's website at [www.CoronaCA.gov/GPUpdate](http://www.CoronaCA.gov/GPUpdate)



# Housing Survey Results

**For the purpose of this meeting, the results from the following survey questions are being shared.**

- Using a numeric rating from 1 through 4, with 1 being the most effective and 4 being the least effective, please rank the approaches that you think would provide the best options for housing?
- Where do you think housing should be located?
- Which areas of the City do you think would be better suited for high density residential involving apartments and/or condominiums?
- In your opinion, please rank the most effective way the City could provide additional options for housing. One (1) being the most effective and 5 being the least effective.

Using a numeric rating from 1 through 4, with 1 being the most effective and 4 being the least effective, please rank the approaches that you think would provide the best options for housing?

<b>Answer Selection</b>	<b>1 (most effective)</b>	<b>2</b>	<b>3</b>	<b>4 (least effective)</b>
Having more housing types available (single family, condominium community, apartment community).	30.17%	18.18%	25.62%	26.03%
Financial assistance programs such as rental assistance and down payment assistance programs.	34.69%	32.65%	20.82%	11.84%
City to provide incentives for developers to include affordable housing units/workforce housing units within a high-density market-rate rental development.	15.06%	24.69%	26.36%	33.89%
Create partnerships with organizations that help people experiencing homelessness find permanent housing.	23.48%	23.89%	25.10%	27.53%

Do you think housing should be located...

<b>Answer Selection</b>	<b>Responses</b>
Throughout the city.	47.97%
In areas within walking distance to public transportation (example: Sixth Street, Main Street).	34.55%
In areas within walking distance to commercial services.	17.48%

Which areas of the City do you think would be better suited for **high density residential** involving apartments and/or condominiums?

Answer Selection	Responses
Mostly residential areas.	14.40%
In areas near commercial centers.	42.80%
In areas where public transportation is within walking distance.	75.20%
Commercial centers with housing integrated (mixed-use).	39.20%

In your opinion, please rank the most effective way the City could provide additional options for housing. One (1) being the most effective and 5 being the least effective.

<b>Answer Selection</b>	<b>1 (most effective)</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5 (least effective)</b>
Create less restrictive development standards for residential housing that would be developed near commercial centers (example: reduced setbacks, reduce (not eliminate) the amount of space devoted to on-site open space, etc.).	18.91%	23.53%	24.37%	20.17%	13.03%
Repurpose older or underutilized commercial centers with housing, including an opportunity for residential and commercial mixed use and live/work units.	50.83%	24.79%	17.77%	4.13%	2.48%
Promote the development of Accessory Dwelling Units (ADU) in existing residential neighborhoods.	10.59%	17.80%	27.12%	27.12%	17.37%
Integrate residential within the commercial sectors of Downtown, including residential and commercial mixed use and live/work units.	14.69%	28.16%	21.63%	26.12%	9.39%
Allow more homes in mostly residential areas.	7.00%	6.58%	7.82%	21.40%	57.20%

# Criteria Used to Identify Housing Sites

- Used Existing Zoning and General Plan to identify sites for **Moderate and Above-Moderate Income** housing.
- Used HCD's **Housing Element Site Inventory Guidebook** – *Best Practices for Selecting Sites to Accommodate the **Low Income** RHNA*.
  - **Low-income** housing sites shall allow a density of no less than 30 dwelling units to the acre.
- Used **housing survey** results for locating high density residential.



## Criteria Used to Identify Housing Sites

HCD Site Inventory Guidebook: Sites best suited to accommodate the RHNA for lower income households should include factors such as:

- Proximity to **transit**.
- Access to **high performing schools and jobs**.
- Access to amenities, such as **parks and services**.
- Access to **health care facilities and grocery stores**.
- Locational criteria that meet Low-income Housing Tax Credit Program funding.
- Proximity to **available infrastructure and utilities**.
- Sites that do not require environmental mitigation.

Sites required to be rezoned to meet the Regional Housing Needs Assessment shall be **rezoned within 3 years and 120 days** from the beginning of the Housing Element Planning Period. Planning period begins October 15, 2021.

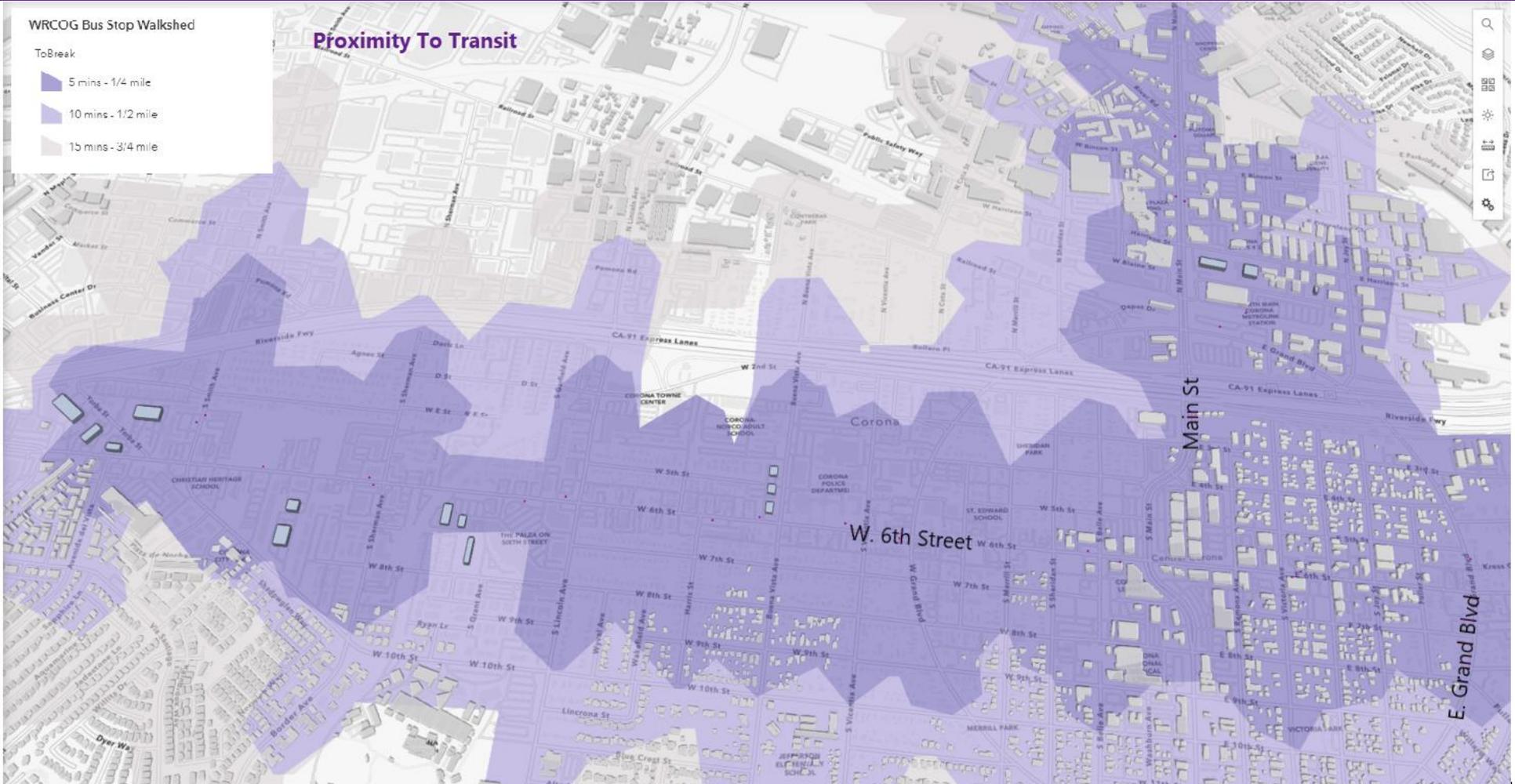
# Criteria Used to Identify Housing Sites

WRCOG Bus Stop Walkshed

ToBreak

- 5 mins - 1/4 mile
- 10 mins - 1/2 mile
- 15 mins - 3/4 mile

Proximity To Transit





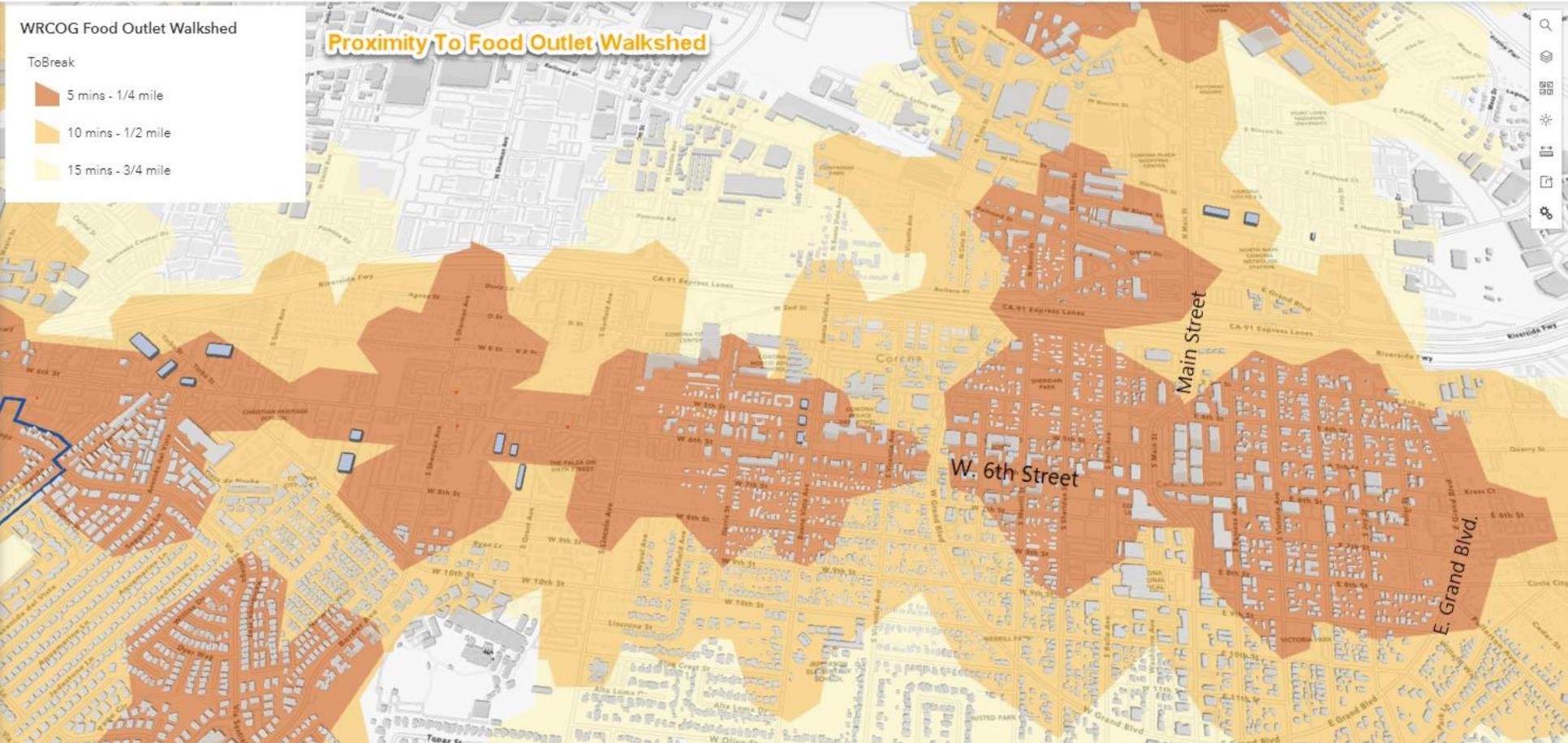
# Criteria Used to Identify Housing Sites

WRCOG Food Outlet Walkshed

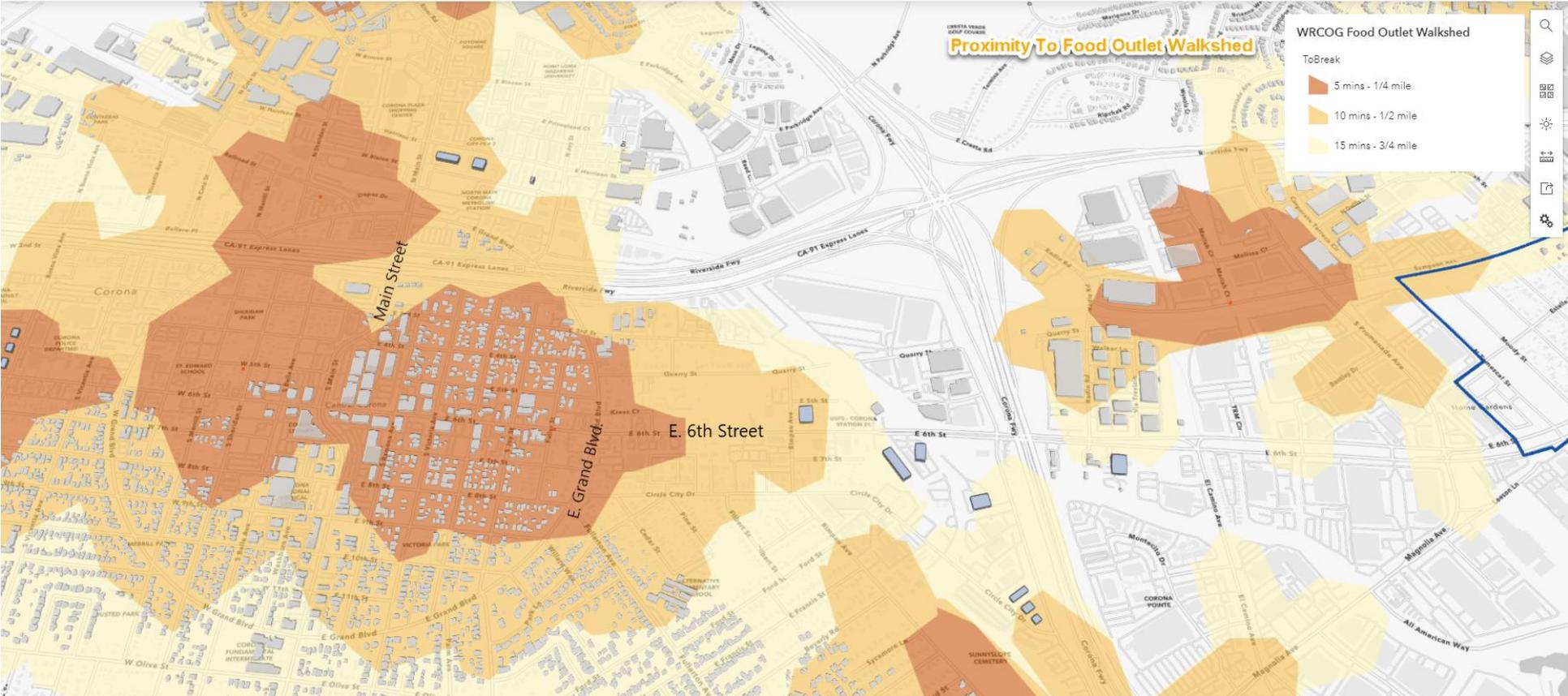
ToBreak

- 5 mins - 1/4 mile
- 10 mins - 1/2 mile
- 15 mins - 3/4 mile

Proximity To Food Outlet Walkshed

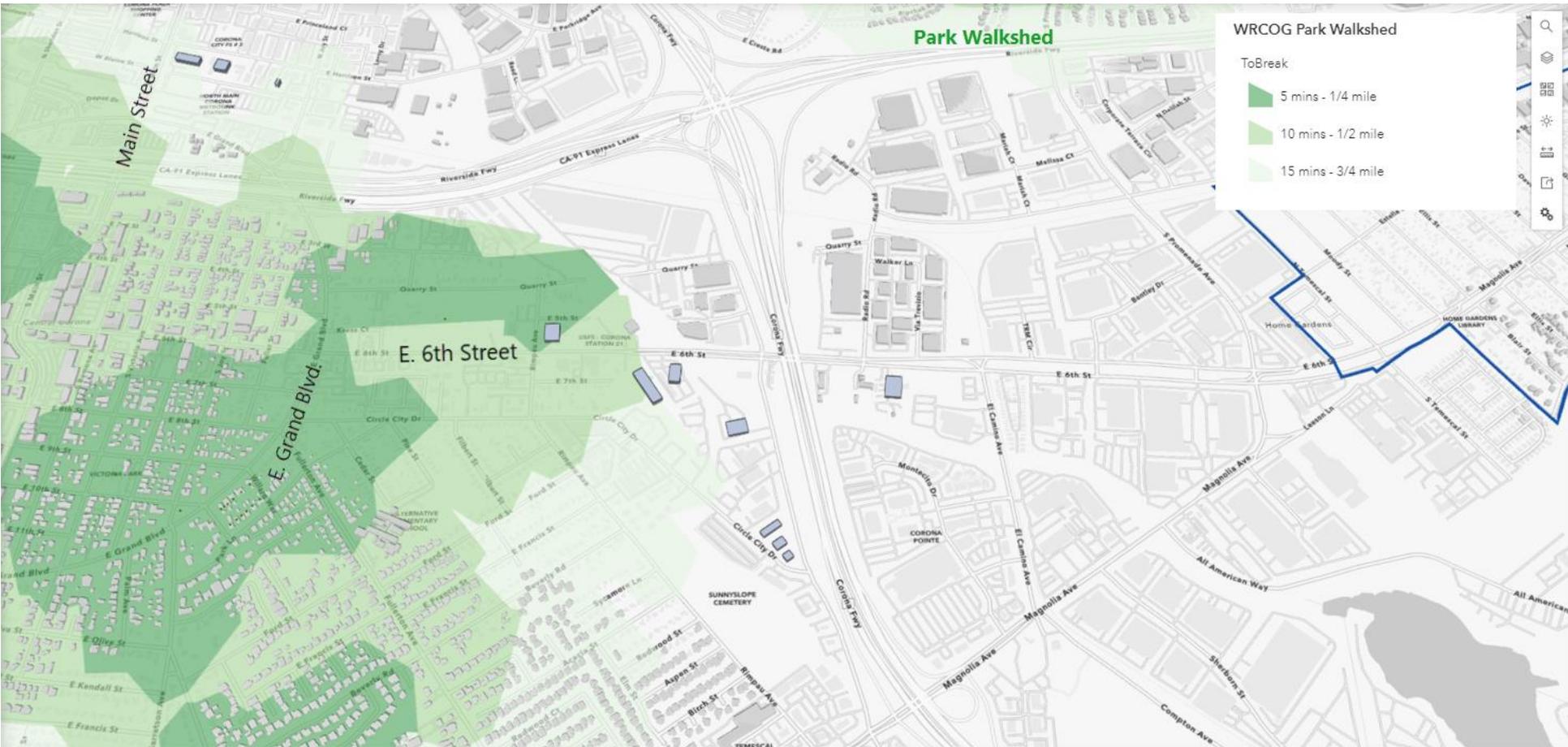


# Criteria Used to Identify Housing Sites





# Criteria Used to Identify Housing Sites



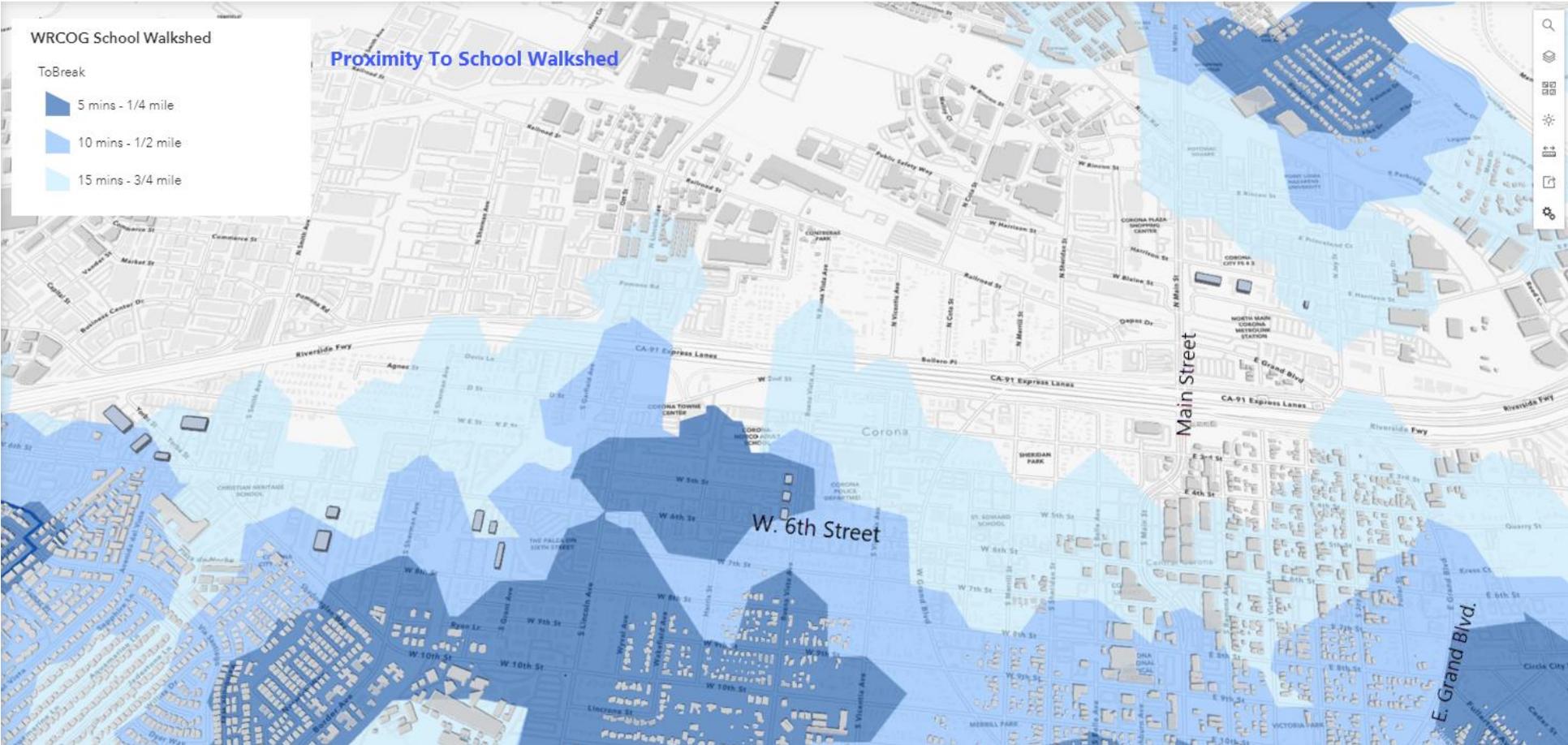
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WRCOG School Walkshed

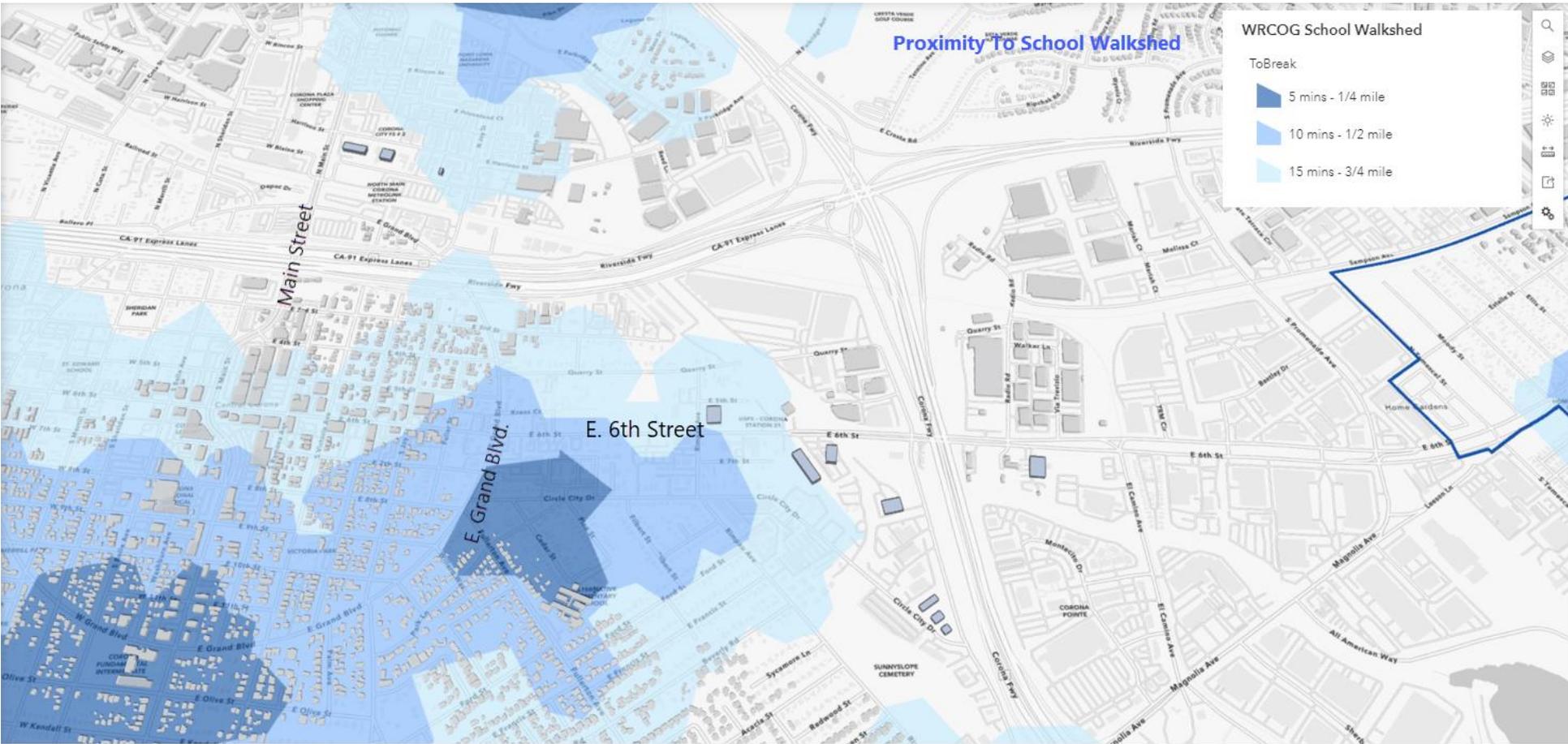
ToBreak

- 5 mins - 1/4 mile
- 10 mins - 1/2 mile
- 15 mins - 3/4 mile

Proximity To School Walkshed

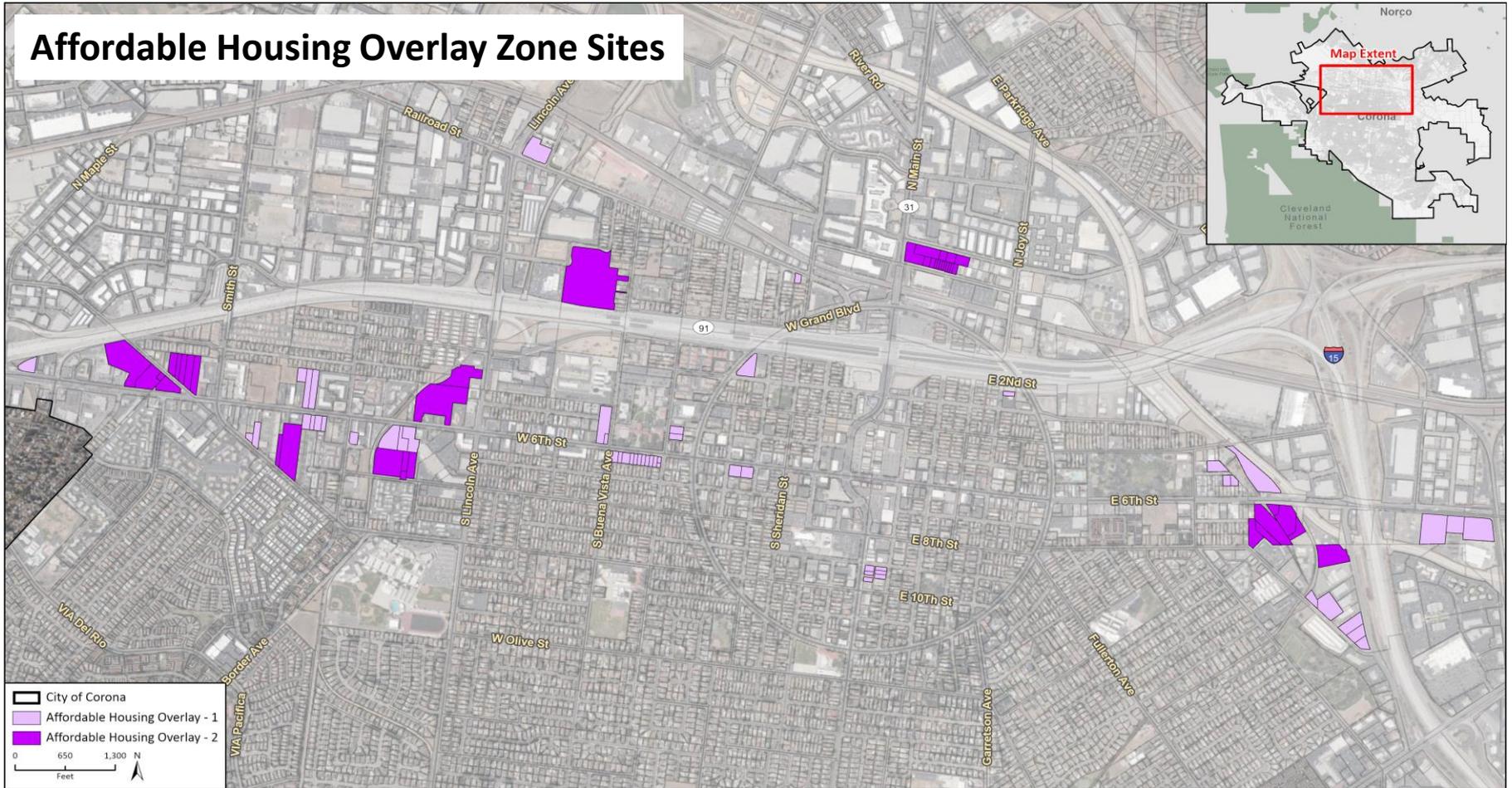


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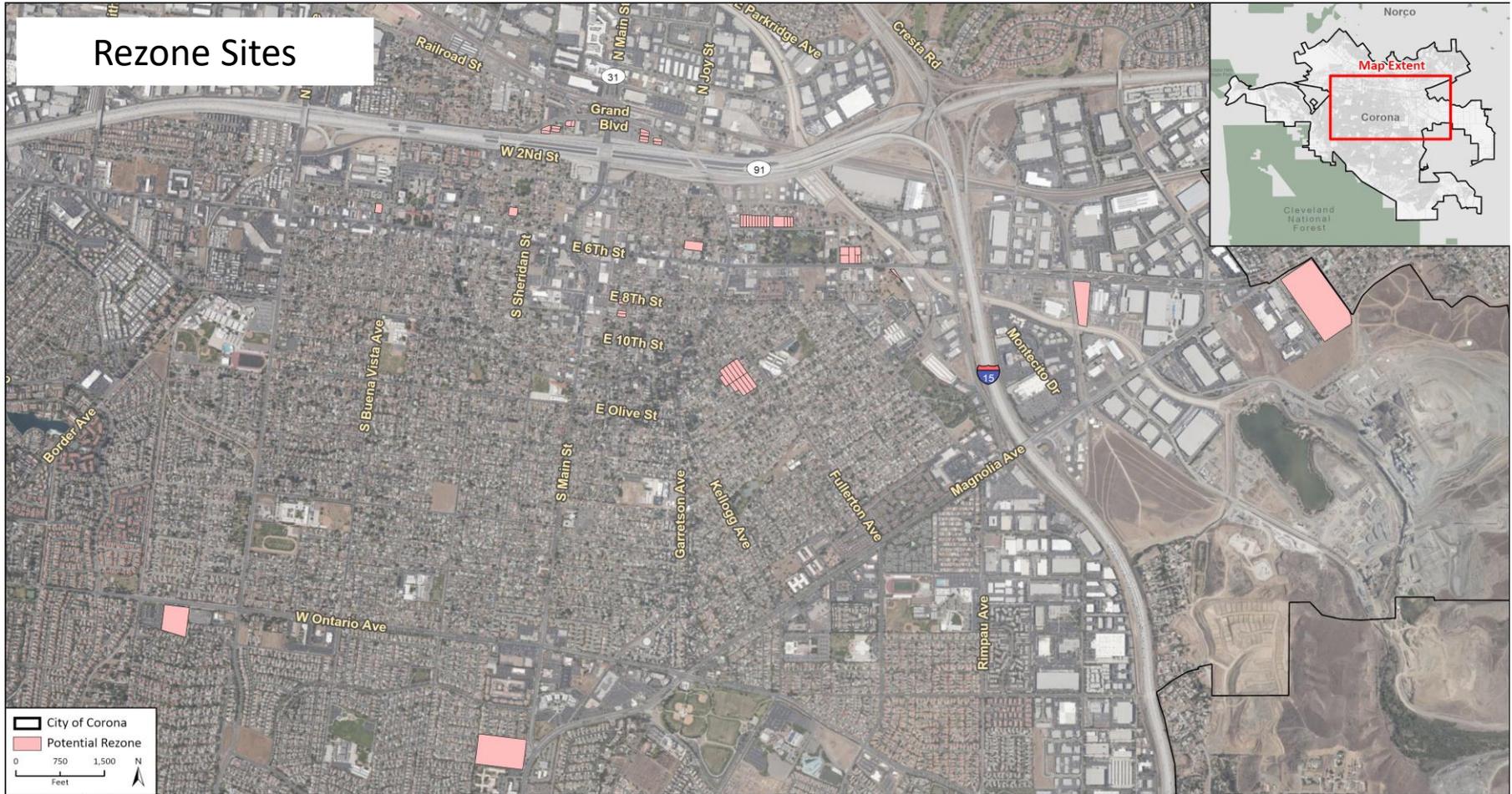
# Criteria Used to Identify Housing Sites

## Affordable Housing Overlay Zone Sites



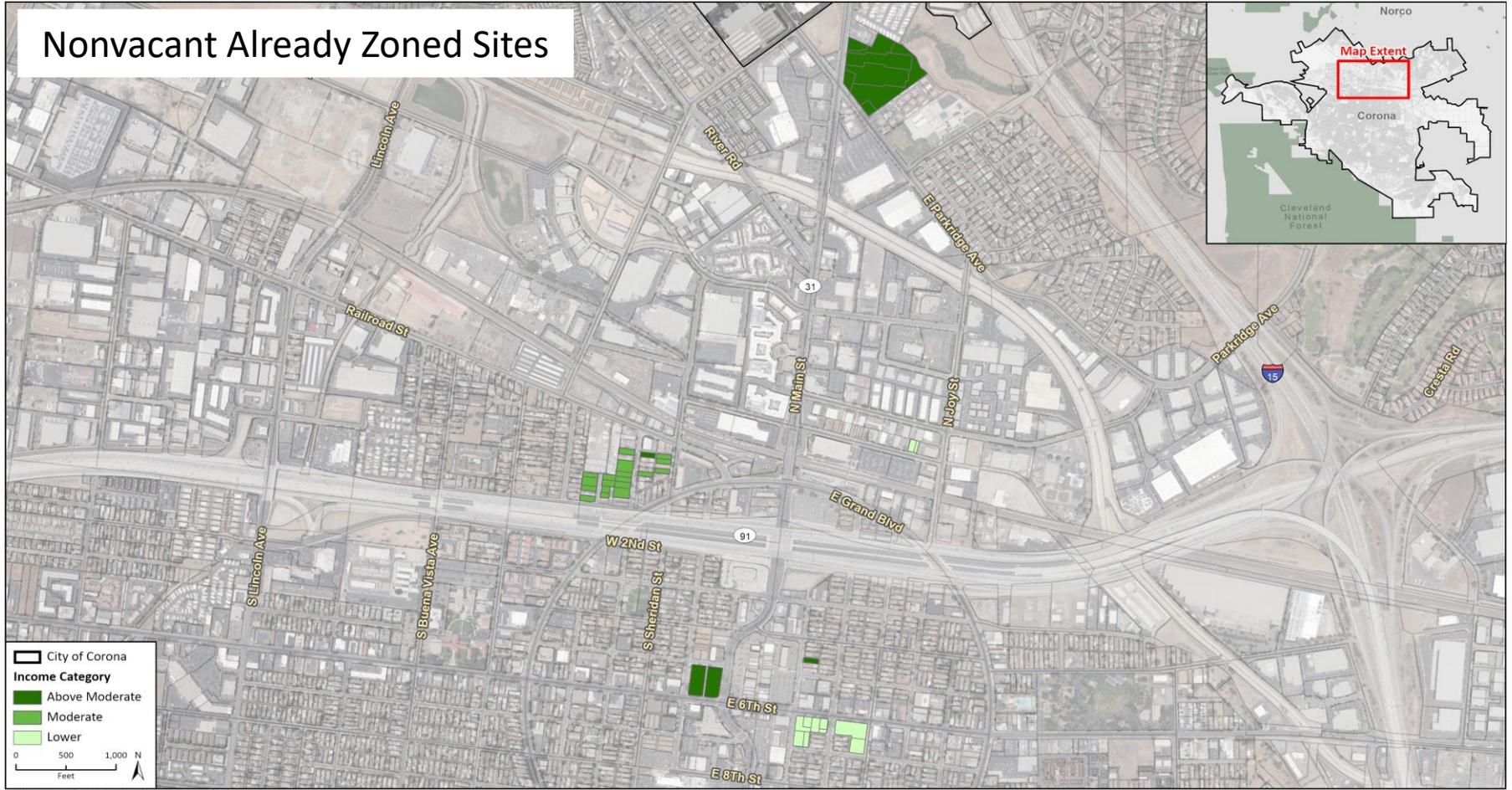
# Criteria Used to Identify Housing Sites

## Rezone Sites



# Criteria Used to Identify Housing Sites

## Nonvacant Already Zoned Sites



## Housing Element Update Schedule

- June 21, 2021 – Draft Housing Element Update made available to Planning and Housing Commission
- June 23, 2021 – City Council Study Session on Draft Housing Element Update
- Late June 2021 – Draft Housing Element Submitted to HCD (60-day review period)
- September 2021 – Planning and Housing Commission Public Hearing on Housing Element Update
- October 2021 – City Council Public Hearing on Housing Element Update
- October 2021 – Approved Housing Element submitted to HCD.



# Public Feedback



**951-817-5709**



**CoronaHEUpdate@CoronaCA.gov**



**[www.CoronaCA.gov/GPUUpdate](http://www.CoronaCA.gov/GPUUpdate)**

**Map Social Interactive Mapping Tool**