



Housing Element 2014-2021

APPENDIX THREE





HOUSING ELEMENT 2014-2021

**Adopted February 11, 2014
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Chapter 1

Introduction

The 2014-2021 Housing Element identifies and analyzes existing and projected housing needs and contains the City of Fontana's official policies for the production, improvement and preservation of housing within the City.

1. Purpose and Content

The City of Fontana's Housing Element is a major component of the City's General Plan and addresses adequate housing opportunities for present and future residents through 2021. The Housing Element is the only General Plan Element that requires review and certification by the State of California and provides the primary policy guidance for local decision-making related to housing.

The Housing Element provides a detailed analysis of the City's demographic, economic and housing characteristics as required by State Law. The Element also provides a comprehensive evaluation of the City's progress in implementing the past policy and action programs related to housing production, preservation, conservation and rehabilitation. Based on Fontana's existing housing needs, available resources, constraints and past performance, the Housing Element identifies goals, objectives and action programs that address the housing needs of present and future residents.

2. Housing Element Update Process

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature mandates that all cities and counties prepare a Housing Element as part of their comprehensive General Plans (California Government Code Section 65302(c)).

It is intended that this Housing Element be reviewed annually in order to remain relevant and useful and reflect the community's changing housing needs. This Housing Element covers the planning period from October 15, 2013 to October 15, 2021, as determined by State Law. This document represents the update required by State Law.



3. State Law and Local Planning

a. Consistency with State Law

The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in Sections 65580 to 65589.8 of the California Government Code. State Law requires that each jurisdiction’s Housing Element consist of “an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing.” The Housing Element plans for the provision of housing for all segments of the population.

Additionally, the City is aware of legislative requirements such as SB 1087 (Water and Sewer Priority), AB 162 (Flood Hazard Land Management) and SB 244 (Disadvantage Communities) that are timed to occur with the update of the City’s Housing Element. These requirements are addressed under separate City processes.

Section 65583 of the Government Code sets forth specific requirements regarding the scope and content of each Housing Element. Table 1-1 summarizes these requirements and identifies the applicable sections in the Housing Element where these requirements are addressed.

Regional Housing Element Component	Reference
A. Housing Needs Assessment	Chapter 2
1. Analysis of population trends in Fontana in relation to countywide trends	Chapter 2
2. Analysis of employment trends in Fontana in relation to regional trends	Chapter 2
3. Projections and quantification of Fontana’s existing and projected housing needs for all income groups	Chapter 2
4. Analysis and documentation of the City’s housing characteristics, including:	
a. Level of housing cost compared to ability to pay	Chapter 2
b. Overcrowding	Chapter 2
c. Housing stock condition	Chapter 2



Table 1-1
State Housing Element Requirements

Regional Housing Element Component	Reference
5. An inventory of land suitable for residential development including vacant sites and having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites	Appendix B
6. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels	Chapter 3
7. Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels	Chapter 3
8. Analysis of special housing needs: elderly, persons with disabilities (including persons with developmental disabilities), large families, farmworkers, and families with female heads-of-household	Chapter 2
9. Analysis of housing needs for families and persons in need of emergency shelter	Chapter 2
10. Analysis of opportunities for energy conservation with respect to residential development	Chapter 3
11. Analysis of assisted housing developments that are eligible to change from Low-Income housing during the next 10 years	Appendix B
B. Goals and Policies	Chapter 4
12. Identification of goals, quantified objectives and policies relative to maintenance, improvement and development of housing	Chapter 4
C. Implementation Program	
13. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels	Appendix B
14. Programs to assist in the development of adequate housing to meet the needs of Low- and Moderate-Income households	Chapter 4
15. Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing	Chapter 4
16. Remove constraints to or provide reasonable accommodations for housing for persons with disabilities	Chapter 4
17. Conserve and improve the condition of the existing affordable housing stock in Fontana	Chapter 4
18. Promote housing opportunities for all persons	Chapter 4
19. Programs to address the potential conversion of assisted housing development to market-rate housing	Chapter 4



Table 1-1 State Housing Element Requirements	
Regional Housing Element Component	Reference
20. Identification of zone(s) where emergency shelters are permitted by-right	Chapter 4

b. General Plan Consistency

The California Government Code requires internal consistency among the various elements of the General Plan. Section 65300.5 of the Government Code states that the General Plan’s various elements shall provide an integrated and internally consistent and compatible statement of policy. City staff has reviewed the other elements of the General Plan and has determined that this Housing Element provides consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan.

c. Relationship to Other Plans and Programs

The Housing Element identifies goals, objectives, policies and action programs for the planning period that directly address the housing needs of Fontana. A number of City plans and programs implement the goals and policies of the Housing Element, including the City’s Municipal Code, Specific Plans and Redevelopment Plan.

4. Housing Element Organization

The City of Fontana Housing Element is organized into four parts:

- o Section 1: Introduction. Explains the purpose, process and contents of the Housing Element;
- o Section 2: Housing Needs. Describes the demographic, economic and housing characteristics of Fontana, as well as the current and projected housing needs;
- o Section 3: Resources and Constraints. Analyzes the actual and potential governmental and non-governmental constraints to the maintenance, preservation, conservation and development of housing; and



- Section 4: Housing Policy Program. Details specific policies and programs the City will carry out over the planning period to address the City's housing goals.

Given the detail and lengthy analysis in developing the Housing Element, supporting background material is included in the following appendices:

- Appendix A: Community Outreach
- Appendix B: Residential Land Resources
- Appendix C: Review of the 2006-2014 Housing Element Performance; and
- Appendix D: Glossary of Housing Terms

5. Citizen Participation

This Housing Element was developed through the combined efforts of City staff, the Planning Commission and the City Council. Citizen input was received through public workshops and hearings. The notices for these workshops were published on the City's website and posted at City Hall. In addition, organizations that represent the interest of lower income and special needs households, or that are otherwise involved in the development of affordable housing, were invited to participate in public workshops.

a. Community Workshops

On October 30, 2013, the City held a community workshop open to the public to seek input on the Housing Element update. At the community workshop, participants were provided with an overview of the Housing Element Update process and content. Comments received through the outreach activities have been considered in the development of the Housing Policy Program provided in Chapter 4 of this document. A summary of the comments is provided in Appendix A.

1 **Housing Element**
Introduction



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Chapter 2

Housing Needs Analysis

1. Introduction

When preparing the Housing Element, jurisdictions must evaluate both existing and future housing needs for all income groups.

This section analyzes demographic and housing characteristics that influence the demand for and availability of housing. The analyses form a foundation for establishing programs and policies that seek to address identified housing needs. Housing needs are identified according to income, tenure and special needs groups.

Primary data sources include the 1990, 2000, and 2010 U.S. Census documents, the California Department of Finance (DOF), the Southern California Association of Governments (SCAG) and the Department of Housing and Urban Development (HUD). These data sources are the most reliable for assessing existing conditions and provide a basis for consistent comparison with historical data and the basis for forecasts. This section also includes data from the 2007-2011 American Community Survey 5-year Estimates (ACS). The ACS provides an opportunity to utilize updated information for the timeframe between the decennial censuses. Although not as statistically accurate as the decennial census, the ACS provides estimates to illustrate trends and change in the community.

2. Population Trends and Characteristics

This section provides a summary of the changes to the population size and age, and racial/ethnic composition of the City.

a. Historical, Existing and Forecast Growth

The City of Fontana is a city in the County of San Bernardino. The American Community Survey estimates San Bernardino County's population was 2,023,452 in 2011. From 2000 to 2010, the population increased by 18.4 percent. Table 2-1 lists the populations of San Bernardino County and adjacent counties in Southern California.



Table 2-1
Regional Population Trends 2000-2011

County	2000	2010	2011
Imperial County	142,361	174,528	171,343
Los Angeles County	9,519,338	9,818,605	9,787,747
Orange County	2,846,289	3,010,232	2,989,948
Riverside County	1,545,387	2,189,641	2,154,844
San Bernardino County	1,709,434	2,035,210	2,023,452
San Diego County	2,813,833	3,095,313	3,060,849
Ventura County	753,197	823,318	815,745

Source: U.S. Census 2000 SF1, 2010 SF1, and 2007-2011 American Community Survey DP05.

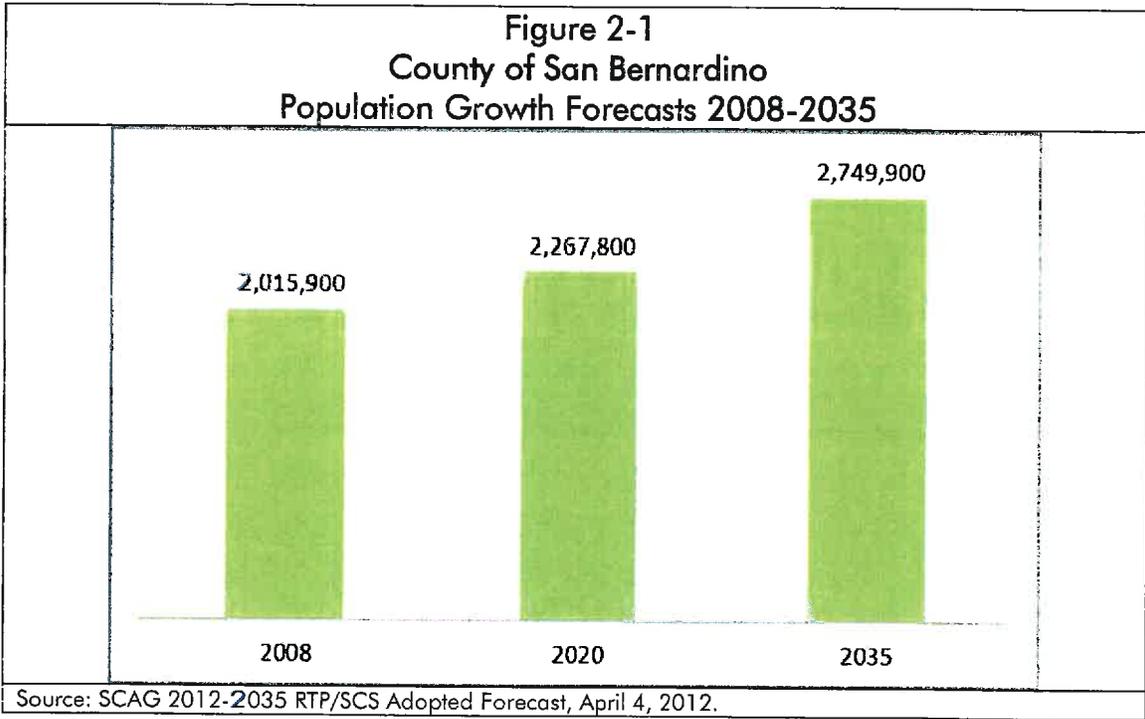
According to the U.S. Census and the American Community Survey, the City of Fontana experienced a 34.2 percent population increase between 2000 and 2010, and a -1.7 percent increase between 2010 and 2011.

As shown in Figure 2-1, SCAG forecasts a gradual population growth rate over the next 22 years with an estimated County population of 2,749,900 in 2035. Table 2-2 compares the population growth rates of the City of Fontana and the County of San Bernardino from 2000-2011.

Table 2-2
Population Growth 1990-2009

Jurisdiction	2000	2010	2011	2000 - 2010 Growth		2010 - 2011 Growth	
				Number	%	Number	%
City of Fontana	128,929	196,069	192,779	67,140	34.2%	-3,290	-1.7%
San Bernardino County	1,709,434	2,035,210	2,023,452	325,776	16.0%	-11,758	-0.6%

Source: U.S. Census 2000 SF1, 2010 SF1, and 2007-2011 American Community Survey DP05.



b. Age Composition

Between 2000 and 2010, the City of Fontana experienced growth in each of the age cohorts. However, the percentages of residents in the “preschool” and “young adult” age groups decreased, while the percentages of the “retirement” and “senior citizen” groups increased. The largest population cohort in the City remains the “prime working” (25-54 years) group.

Table 2-3
Age Distribution
2000-2010

Age Group	2000		2010	
	Number	% of Population ¹	Number	% of Population ¹
Preschool (0-4 years)	12,796	10.0%	16,823	8.6%
School (5-17 years)	35,874	28.0%	55,135 ³	28.1%
Young Adult (18-24 years)	12,798	10.0%	15,558 ³	7.9%



Table 2-3
Age Distribution
2000-2010

Age Group	2000		2010	
	Number	% of Population ¹	Number	% of Population ¹
Prime Working (25-54 years)	54,825	42.8%	82,572	42.1%
Retirement (55-64 years)	6,015	4.7%	14,897	7.6%
Senior Citizen (65+ years)	5,866	4.5%	11,084	5.7%
Total	128,174²	100%	196,069	100%

Notes:
¹Percentages may not add up to 100% due to rounding.
²Discrepancy between U.S. Census 2000 SF3 P8 and U.S. Census 2000 SF1 P8
³ Age group reporting in 2010 Census differs from 2000 Census. Groups are 5-19 years and 20-24 years.
Source: U.S. Census 2000 SF3 P8 and 2010 SF1 DP-1

c. Race and Ethnicity

The majority of Fontana residents are Hispanic (66.8 percent), according to Table 2-4. In 2000, 24 percent of the City's residents were White and 57.7 percent were of Hispanic origin. Between 2000 and 2010, the White population decreased to 15.4 percent of the City's population while the Hispanic population increased. The Black/African American population is the third largest ethnic group in the City, comprising 9.3 percent of the population in 2010. The Asian/Pacific Islander population is the fourth largest ethnic group with 6.6 percent of the population in 2010, an increase from 4.4 percent in 2000.

Table 2-4 shows the racial and ethnic distribution in the City for the years 2000 and 2010.



**Table 2-4
Racial and Ethnic Distribution
2000-2010**

Racial/Ethnic Group	2000		2010	
	Number	% of Population	Number	% of Population
White	30,865	24.0%	30,279	15.4%
Black	14,629	11.3%	18,157	9.3%
American Indian & Alaskan Native	458	0.4%	454	0.2%
Asian or Pacific Islander	5,749	4.4%	12,930	6.6%
Hispanic	74,424	57.7%	130,957	66.8%
Other	197	0.2%	338	0.2%
Two or More Races ²	2,607	2.0%	2,954	1.5%
Total	128,929³	100%	196,069	100%

Notes:
¹Discrepancy between U.S. Census 2000 SF3 P8 and U.S. Census 2000 SF1 P8
 Source: U.S. Census 2000 SF1 P8 and 2010 SF-1 DP-1

3. Employment Trends

As shown in Table 2-5, the largest employment sector in the City of Fontana as of 2011 was the educational, health and social services industry, accounting for 19 percent of the labor force. This is a change from 2000 when the manufacturing industry employed the most residents. The other top employment sectors include retail trade (13.5 percent) and manufacturing (12.9 percent).

**Table 2-5
Employment by Industry¹
2007-2011 ACS**

Industry	City of Fontana		San Bernardino County	
	# of Employees	%	# of Employees	%
Agriculture, forestry, fishing and hunting, and mining	414	0.5%	6,484	0.8%
Construction	6,030	7.4%	65,485	8.0%
Manufacturing	10,468	12.9%	83,936	10.3%
Wholesale trade	4,036	5.0%	30,483	3.7%

2

**Housing Element
Housing Needs**



Industry	City of Fontana		San Bernardino County	
	# of Employees	%	# of Employees	%
Retail trade	10,955	13.5%	104,025	12.8%
Transportation and warehousing, and utilities	7,700	9.5%	61,567	7.6%
Information	1,277	1.6%	13,887	1.7%
Finance, insurance, real estate, and rental and leasing	4,357	5.4%	45,084	5.5%
Professional, scientific, management, administrative, and waste management services	6,545	8.1%	68,464	8.4%
Educational, health and social services	15,379	19.0%	178,599	21.9%
Arts, entertainment, recreation, accommodation and food services	6,255	7.7%	69,148	8.5%
Other services (except public administration)	3,913	4.8%	40,447	5.0%
Public administration	3,733	4.6%	47,493	5.8%
Total	81,062	100%	815,102	100%
Notes:				
¹ Information on the jobs held by Fontana and San Bernardino County residents. Does not represent the number of jobs in the two jurisdictions.				
Source: 2007-2011 ACS DP-03				

As shown in Table 2-6, Kaiser Permanente is the largest non-government employer in the City of Fontana with 4,800 employees in 2012. Other top employers include Fontana Unified School District (4,743 employees), City of Fontana (1,175 employees) and Target (660 employees).



Table 2-6
Major Private Employers
2012

Employer	Number of Employees
Kaiser Permanente	4,800
Fontana Unified School District	4,743
City of Fontana (including part-time employees)	1,175
Target (Dayton/Hudson)	660
Schneider National Carriers, Inc.	578
Hautelook, Inc.	340
Walmart	330
Reddaway Inc.	320
Forged Metal	291
Con-way Freight, Inc.	263

Source: City of Fontana Comprehensive Annual Financial Report, FY 2011-2012

As shown in Table 2-7, the labor force in the City of Fontana increased from 53,300 in 2000 to an estimated 62,300 in 2013. According to the California Employment Development Department, the unemployment rate in the City for 2012 was 12.5 percent, slightly higher than the County's unemployment rate of 12.0 percent.

Table 2-7
Labor Force Trends
2000-2012

Year	Labor Force ¹	Employed	Unemployed	Unemployment Rate
2000	53,300	50,700	2,700	5.0
2001	55,100	52,200	2,900	5.3
2002	57,100	53,500	3,600	6.3
2003	58,400	54,500	3,800	6.5
2004	60,100	56,500	3,600	6.0
2005	61,800	58,400	3,400	5.5
2006	62,700	59,500	3,200	5.0
2007	62,900	59,200	3,700	5.9
2008	63,300	58,100	5,300	8.3
2009	62,200	53,800	8,400	13.5
2010	62,400	53,200	9,200	14.7



Table 2-7
Labor Force Trends
2000-2012

Year	Labor Force ¹	Employed	Unemployed	Unemployment Rate
2011	62,000	53,400	8,600	13.9
2012	62,300	54,600	7,800	12.5

Notes:
¹"Labor Force" defined as all people in the population of working age (16 years and above) by the U.S. Census Bureau
 Source: State of California Employment Development Department (EDD), 2013

4. Household Characteristics

This section provides an overview of household characteristics in the City of Fontana. The U.S. Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit. Additionally, the U.S. Census Bureau defines a family as related persons living within a single housing unit.

a. Household Formation and Composition

In 2010, the U.S. Census Bureau reported 49,116 households in the City of Fontana, a 44.6 percent increase from the number of households in 2000. In comparison, total households in San Bernardino County increased 15.7 percent between 2000 and 2010, and total households in California increased by 9.3 percent. The number of households in the City of Fontana is growing at a faster pace than the County and State according to 2000-2013 data. The DOF estimates 49,679 households in 2013 within the City of Fontana, a 1.1 percent increase from total number of households in 2010. Table 2-8 shows these household increases.



Table 2-8 Total Households 2000-2013					
Area	2000	2010	Percent Change 2000-2010	2013¹	Percent Change 2010-2013
City of Fontana	33,963	49,116	44.6%	49,679	1.1%
San Bernardino County	528,594	611,618	15.7%	616,124	0.7%
California	11,502,870	12,577,498	9.3%	12,675,876	0.8%

Notes:
¹Estimated data from DOF Table E-5, 2013.
 Source: U.S. Census 2000 SF3 H16, 2010 Census DP-01, and DOF Table E-5, 2013.

According to Table 2-9, the average number of persons per household in the City of Fontana was 3.76 in 2000. The DOF estimates that in 2013 persons per household increased to 4.04. In comparison, San Bernardino County has an average household size of 3.15 in 2000. Estimates from 2013 show that the average number of persons per household in Fontana is higher than the County average.

Table 2-9 Average Persons per Household 2000-2009		
Jurisdiction	2000	2013¹
Fontana	3.76	4.04
San Bernardino County	3.15	3.31

Notes:
¹Estimated data from DOF Table E-5, 2013.
 Source: U.S. Census 2000 SF3, DOF Table E-5, 2013.

As shown in Table 2-10, households of three to four persons made up the largest segments of both owner and renter-occupied households in 2010. Approximately 11.1 percent of total households were renter-occupied households of three to four persons and 27.8 percent of total households were owner-occupied households of three to four persons.



Table 2-11
Household Size Distribution
2007-2011 ACS

Household Size	Total Households	% of Total Households	Renter Households	% of Total ¹	Owner Households	% of Total ¹
1-Person	4,560	9.6%	1,860	3.9%	2,700	5.7%
2-Persons	9,197	19.5%	2,677	5.7%	6,520	13.8%
3-4 Persons	18,373	38.9%	5,237	11.1%	13,136	27.8%
5+ Persons	15,123	32.0%	4,645	9.8%	10,478	22.2%
Total	47,253	100%	14,419	30.5%	32,834	69.5%

Notes:
¹Percent of All Households in the City of Fontana
Source: 2007-2011 ACS DP-04

b. Household Income

The State Department of Housing and Community Development (HCD) publishes an annual median family income for the purpose of determining program eligibility. The 2013 median family income (MFI) for San Bernardino County is \$65,000.

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

- o Extremely Low-Income: 30% or less of the median family income;
- o Very Low-Income: 31% to 50% of the median family income;
- o Low-Income: 51% to 80% of the median family income;
- o Moderate-Income: 81% to 120% of the median family income; and
- o Above Moderate-Income: Greater than 120% of the median family income.

Table 2-12 shows the State-defined income ranges for each income category based on the 2013 HUD MFI for San Bernardino County.



Table 2-12

**Income Limits
2013**

Affordability Category	Percent of County Median	Income Range (\$)
Extremely Low-Income	≤30%	<\$19,500
Very Low-Income	31%-50%	\$19,501-\$32,500
Low-Income	51%-80%	\$32,501-\$52,000
Moderate-Income	81%-120%	\$52,001-\$78,000
Above Moderate-Income	>120%	>\$78,000

Notes:
Based on HCD income categories
Based on 2013 MFI (\$65,000) for San Bernardino County

In 2011, the HUD median family income for San Bernardino County was \$62,500. According to the 2007-2011 ACS data shown in Table 2-13, 15.3 households earned less than \$25,000. These households were within the Very Low-Income and Extremely Low-Income categories. Approximately 38 percent of households were within the Extremely Low-, Very Low- and Low-Income categories.

**Table 2-13
Household Income by Tenure
2007-2011 ACS**

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Number	% ¹	Number	% ¹	Number	% ¹
Less than \$5,000	412	1.3%	494	3.4%	906	1.9%
\$5,000 to \$9,999	377	1.15%	465	3.2%	842	1.8%
\$10,000 to \$14,999	582	1.8%	1,335	9.3%	1,917	4.1%
\$15,000 to \$19,999	647	2.0%	895	6.2%	1,542	3.3%
\$20,000 to \$24,999	796	2.4%	1,202	8.3%	1,998	4.2%
\$25,000 to \$34,999	2,382	7.3%	2,286	15.9%	4,668	9.9%
\$35,000 to	3,702	11.3%	2,415	16.7%	6,117	12.9%



Table 2-13
Household Income by Tenure
2007-2011 ACS

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Number	% ¹	Number	% ¹	Number	% ¹
\$49,999						
\$50,000 to \$74,999	6,882	21.0%	2,750	19.1%	9,632	20.4%
\$75,000 to \$99,999	6,554	20.0%	1,275	8.8%	7,829	16.6%
\$100,000 to \$149,000	7,055	21.5%	960	6.7%	8,015	17.0%
\$150,000 or more	3,445	10.5%	342	2.4%	3,787	8.0%
Total	32,834	100%	14,419	100%	47,253	100%
Notes:						
¹ Percentages may not equal 100% due to rounding.						
Source: 2007-2011 ACS B25118						

As shown in Table 2-14, the median household income for the City of Fontana in 2000 was \$45,585, which was more than the median household income for the County (\$41,839). For the City, the median household income for owner-occupied households (\$55,694) was higher than the median household income for renter-occupied households (\$25,423). The 2007-2011 ACS estimates the median household income for the City as of 2011 was \$64,058. The median household income for owner-occupied households continues to be higher than the median household income for renter-occupied households. The 2007-2011 ACS estimates median household income for the entire County is \$8,205 less than the City of Fontana.



Table 2-14 Median Household Income by Tenure 2000-2011		
Jurisdiction	2000 Median Income	2011 Median Income
City of Fontana	\$45,585	\$64,058
Owner-Occupied Households	\$55,694	\$77,765
Renter-Occupied Households	\$25,423	\$37,767
San Bernardino County ¹	\$41,839	\$55,853
Notes:		
¹ Both Owner-Occupied and Renter-Occupied Households		
Source: U.S. Census 2000 SF3 HCT12 and 2007-2011 ACS B25119		

5. Housing Inventory and Market Conditions

This section describes the housing stock and market conditions in the City of Fontana. By analyzing past and current housing trends, future housing needs can be anticipated and planned for.

a. Housing Stock Profile

According to the DOF, 7.4 percent of San Bernardino County’s housing units fall within the City of Fontana’s boundaries as of 2013. As shown in Table 2-15, in 1990 the City of Fontana had 29,383 housing units. By 2000, the City experienced a 22 percent increase in total number of housing units. By 2013, the DOF estimated 52,452 housing units in the City, accounting for a 46 percent increase in total number of housing units since 2000.

Table 2-15 Number of Housing Units City of Fontana and San Bernardino County 1990-2013			
Year	City of Fontana	San Bernardino County	City of Fontana as % of Total San Bernardino County Units
1990	29,383	542,332	5.4%
2000	35,897	601,369	6.0%
2013 ¹	52,452	704,540	7.4%
Notes:			
¹ Data from DOF			
Source: U.S. Census 1990 STF3 H001, U.S. Census SF3 H1 and DOF Table E-5 2013			



As shown in Table 2-16, as of 2011 two-bedroom units accounted for 40.8 percent of all renter-occupied units. The second largest renter-occupied units were three-bedroom units accounting for 24.8 percent of total housing units. Approximately 44 percent of owner-occupied housing units were three-bedroom and 36.8 percent had four bedrooms.

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	% ¹	Units	% ¹	Units	% ¹
Studio/One Bedroom	509	1.5%	2,677	18.5%	3,186	6.8%
2 Bedrooms	2,497	7.6%	5,885	40.8%	8,382	17.7%
3 Bedrooms	14,303	43.6%	3,583	24.8%	17,886	37.9%
4 Bedrooms	12,083	36.8%	1,897	13.2%	13,980	29.6%
5 or More Bedrooms	3,442	10.5%	377	2.6%	3,819	8.1%
Total	32,834	100%	14,419	100%	47,253	100%
Notes:						
¹ Percentages may not equal 100% due to rounding.						
Source: 2007-2011 ACS B25042						

The 2000 U.S. Census shows that single-family detached housing was the largest housing type in the City of Fontana with 26,531 units accounting for 73.9 percent of total housing units. Multi-family housing units were the second largest group with 7,286 units accounting for 20.3 percent of total housing units. From 1990 to 2000, the number of single-family detached and attached units increased, while the number of multi-family, mobile homes, and other types of housing decreased.

In 2013, the DOF estimated an increase in the number of single-family detached homes to almost 80 percent of the housing stock. Single-family detached units remain the largest housing type in the City. Table 2-17 shows the distribution of the housing inventory within the City of Fontana by housing type.



Table 2-17
Housing Inventory by Unit Type
1990-2013

Housing Type	1990	% of Total	2000	% of Total	2013 ¹	% of Total
Single family, detached	20,262	69.0%	26,531	73.9%	41,860	79.8%
Single family, attached	565	1.9%	1,198	3.3%	1,232	2.3%
Multi-family	7,463	25.4%	7,286	20.3%	7,820	14.9%
Mobile homes	989	3.4%	826	2.3%	1,540	2.9%
Other (Boats, RV, etc.)	104	0.3%	56	0.2%	--	--
Total	29,383	100%	35,897	100%	52,452	100%

Notes:
¹Data from DOF

Source: U.S. Census 1990 STF3 H020, U.S. Census 2000 SF3 H30 and DOF Table E-5 2013

As indicated in Table 2-18, the 2007-2011 ACS reported that the majority of owner-occupied housing was single-family detached units accounting for 93.9 percent of the total owner-occupied housing units. Renter-occupied units were mostly in single-family detached units (47 percent) or multi-family complexes with 5 or more units (34.9 percent).

Table 2-18
Unit Type by Tenure
2007-2011 ACS

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	% ¹	Units	% ¹	Units	%
Single family, detached	30,837	93.9%	6,783	47.0%	37,620	79.6%
Single family, attached	693	2.1%	615	4.3%	1,308	2.8%
Multi family (2-4 units)	170	0.5%	1,716	11.9%	1,886	4.0%
Multi family	116	0.4%	5,030	34.9%	5,146	10.9%

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**Housing Element
Housing Needs**



**Table 2-18
Unit Type by Tenure
2007-2011 ACS**

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	% ¹	Units	% ¹	Units	%
(5+ units)						
Mobile homes	1,018	3.1%	275	1.9%	1,293	2.7%
Other (Boats, RV, etc.)	0	0%	0	0%	0	0%
Total	32,834	100%	14,419	100%	47,253	100%

Notes:
¹Percentage may not equal 100% due to rounding.
 Source: 2007-2011 ACS B25032

b. Tenure

As of 2011, 69.5 percent of the City’s housing units were owner-occupied and 30.5 percent were renter-occupied. As shown in Table 2-19, the percentage of owner-occupied units in the City of Fontana was higher than the County and the State of California.

**Table 2-19
Occupied Units by Tenure
2007-2011 ACS**

	Owner-Occupied		Renter-Occupied		Total	
	Number	% ¹	Number	% ¹	Number	% ¹
City of Fontana	32,834	69.5%	14,419	30.5%	47,253	100%
San Bernardino County	384,624	64.2%	214,198	35.8%	598,822	100%
California	7,055,642	56.7%	5,377,530	43.3%	12,433,172	100%

Notes:
¹Percentages may not equal 100% due to rounding.
 Source: 2007-2011 ACS B25003



c. Vacancy Rates

Vacancy rates are an indicator of housing supply and housing demand. Low vacancy rates influence greater upward price pressures and suggest households may have trouble finding housing with an affordable monthly payment. A higher vacancy rate indicates downward price pressure and may suggest an over supply of housing units. A four to five percent vacancy rate is considered “healthy.” As shown in Table 2-20, in 2000 the vacancy rate in the City of Fontana was 5.4 percent. In 2013, the estimated vacancy rate in the City is 5.3 percent.

Table 2-20 Occupancy Status 2000-2013				
Occupancy Status	2000	Percent	2013¹	Percent
Occupied Housing Units	33,963	94.6%	46,679	94.7%
Vacant Housing Units	1,934	5.4%	5,773	5.3%
Total Housing Units	35,897	100%	52,452	100%
Notes:				
¹ Data from DOF				
Source: U.S. Census 2000 SF3 H6 and DOF Table E-5 2013				

d. Age of Housing Stock

The age of housing stock is often an indicator of housing conditions. In general, housing stock that is 30 years or older may be in need of repairs based on the resilience of the materials used. Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs. Table 2-21 categorizes the City of Fontana’s housing units by year of construction. According to the 2007-2011 ACS, 15,890 (31.5 percent) of the City’s housing units were constructed prior to 1980. In the years 1980 to 1989, the City of Fontana experienced the highest period of housing construction accounting for 26.1 percent of the housing stock. Under two percent of the City’s housing stock was built prior to 1939.

Table 2-21 Housing Stock by Year Built 2007-2011 ACS		
Year Built	Units	Percent
2005 or later	3,783	7.5%
2000 to 2004	8,688	17.2%
1990 to 1999	8,894	17.6%
1980 to 1989	13,151	26.1%
1970 to 1979	5,388	10.7%

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**Housing Element
Housing Needs**



**Table 2-21
Housing Stock by Year Built
2007-2011 ACS**

Year Built	Units	Percent
1960 to 1969	3,296	6.5%
1950 to 1959	5,052	10.0%
1940 to 1949	1,289	2.6%
1939 or earlier	865	1.7%
Total	50,406	100%

Source: 2007-2011 ACS B25034

The ACS also provides data on housing tenure by age of housing stock. Approximately 27 percent of owner-occupied units in the City were built before 1980 and 12.7 percent were built before 1960. Of the renter-occupied units, 42.2 percent were built before 1980 and 17.9 percent were built before 1960. Table 2-22 provides a summary of tenure by age of housing stock.

**Table 2-22
Tenure by Age of Housing Stock
2007-2011 ACS**

Year Built	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	% ¹	Units	% ¹	Units	% ¹
2005 or later	2,858	8.7	835	5.8	3,693	7.8
2000-2004	6,315	19.2	1,561	10.8	7,876	16.7
1990-1999	6,491	19.8	2,018	14.0	8,509	18.0
1980-1989	8,280	25.2	3,916	27.2	12,196	25.8
1970-1979	2,804	8.5	2,254	15.6	5,058	10.7
1960-1969	1,900	5.8	1,261	8.7	3,161	6.7
1950-1959	2,893	8.8	1,852	12.8	4,745	10.0
1940-1949	772	2.4	468	3.2	1,240	2.6
1939 or earlier	521	1.6	254	1.8	775	1.6
Total	32,834	100%	14,419	100%	47,253	100%

Notes:
¹Percentage may not equal 100% due to rounding.
 Source: 2007-2011 ACS B25036



e. Housing Conditions

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions as defined in Section 17920.3 of the California Health and Safety Code. Households living in substandard conditions are considered to be in need of housing assistance due to the threat of such conditions to their health and safety.

Structural deficiencies and standards, and the lack of infrastructure and utilities, often serve as an indicator for substandard conditions. As shown in Table 2-23, the 2007-2011 identified that 248 occupied units in the City of Fontana lacked complete plumbing facilities. Complete plumbing facilities include: hot or cold piped water, a flush toilet, and a bathtub or shower. All three types of facilities must be located within the housing unit. Of these units, 141 were owner-occupied and 107 were renter-occupied. The ACS also reported 404 occupied units in Fontana lacked complete kitchen facilities; of these units, 158 were owner-occupied and 246 were renter-occupied. It should be noted that there may be some overlap in these numbers of housing units, as some units might lack both complete plumbing and kitchen facilities.

Units	Owner-Occupied	Renter-Occupied	Total
Lacking plumbing facilities	141	107	248
Lacking complete kitchen facilities	158	246	404

Source: 2007-2011 ACS B25036 and B25049

6. Housing Costs and Rents

This section evaluates the housing costs in the City of Fontana for both rental and owner-occupied units.

a. Existing and New Home Price Trends

The 2007-2011 ACS reports the median market value for all owner-occupied units in the City of Fontana was \$294,800. As shown in Table 2-24, 5.6 percent of owner-occupied units were valued below \$100,000. Data indicates that 18.1 percent were valued between \$100,000 and \$199,999; 65.4 percent were valued between \$200,000 and \$499,999, and 10.9 percent were valued at \$500,000 or more.



Table 2-24
Value of Owner-Occupied Housing Units
2007-2011 ACS

Price Range	Number of Units	Percent of Total ¹
\$49,999 or less	1,062	3.2%
\$50,000 to \$99,999	778	2.4%
\$100,000 to \$149,999	2,127	6.5%
\$150,000 to \$199,999	3,793	11.6%
\$200,000 to \$299,999	9,174	27.9%
\$300,000 to \$499,999	12,313	37.5%
\$500,000 to \$999,999	3,393	10.3%
\$1,000,000 or more	194	0.6%
Total	32,834	100%

Notes:
¹Percentage may not equal 100% due to rounding.
 Source: 2007-2011 ACS DP-04

As shown in Table 2-25, the median sales for new and resale homes in the City of Fontana was \$262,000 in May 2013. This represents a 19 percent increase from the median sales price in May 2012.

Table 2-25
Median Sales Price

Jurisdiction	May 2012	May 2013	% Change
<i>Fontana</i>	\$220,000	\$262,000	19.09%
Ontario	\$194,000	\$245,000	26.29%
Upland	\$336,500	\$405,000	20.36%
Highland	\$179,000	\$230,000	28.49%
San Bernardino County	\$159,000	\$205,000	28.93%

Source: dqnews.com, June 2013

b. Rental Prices

As shown in Table 2-26, the First Quarter Report for 2012 by RealFacts, indicates the average monthly rent for a studio apartment in the City of Fontana was \$650. The report further indicates that average monthly rent for a one-bedroom was \$821; a two-bedroom, one-bath unit was \$965; a two-bedroom, two-bath unit was \$1,007; and a three-bedroom, two-bath unit was \$1,330.



Table 2-26 Average Monthly Rent by Unit Size 2013	
Unit Size	Average Monthly Rent
Studio	\$650
1 bedroom, 1 bath	\$821
2 bedrooms, 1 bath	\$965
2 bedrooms, 2 baths	\$1,007
3 bedrooms, 2 baths	\$1,330
ALL	\$970

Source: First Quarter Report 2013, RealFacts

According to the 2007-2011 ACS, 59.5 percent of renter households in the City spent 30 percent or more of their household income on rent. Approximately 28 percent spent 50 percent or more of their income on rent. Table 2-27 shows the number of households by percentage of housing income spent on rent.

Table 2-27 Gross Rent as a Percentage of Household Income 2007-2011 ACS		
Percent of Household Income	Number of Households	Percent of Households ¹
Less than 10 percent	203	1.4%
10 to 14 percent	641	4.4%
15 to 19 percent	1,423	9.9%
20 to 24 percent	1,669	11.6%
25 to 29 percent	1,495	10.4%
30 to 34 percent	1,232	8.5%
35 to 39 percent	1,533	10.6%
40 to 49 percent	1,696	11.8%
50 percent or more	4,119	28.6%
Not computed	408	2.8%
Total	14,419	100%

Notes:
¹Percentage may not equal 100% due to rounding.
 Source: 2007-2011 ACS B25070

c. Affordability Gap Analysis

The costs of home ownership and renting can be compared to a household's ability to pay for housing. Housing affordability is defined as paying no more than 30 percent of household income on housing expenses. Table 2-28 summarizes affordable rents and purchase prices by income categories based on the State-



defined income limits for San Bernardino County. Affordable purchase price assumes a five percent interest rate with a 30-year fully amortized mortgage.

Table 2-28
Affordable Rent and Purchase Price by Income Category
2013

Income Category	Annual Income Range (\$) ³	Affordable Monthly Rent Payment ¹	Estimated Affordable Purchase Price ²
Extremely Low-Income	<\$19,500	<\$487	<\$90,600
Very Low-Income	\$19,501-\$32,500	\$487-\$812	\$90,600-\$151,400
Low-Income	\$32,501-\$52,000	\$813-\$1,300	\$151,401-\$242,000
Moderate-Income	\$52,001-\$78,000	\$1,301-\$1,950	\$242,001-\$363,000
Above Moderate-Income	>\$78,000	>\$1,950	>\$363,000

Notes:
¹Affordable monthly rent payment is equal to 30% of a family's monthly income.
²Estimated affordable purchase price is based on an affordable monthly payment equal to 30% of a family's monthly income and assumes a 30-year fully amortized mortgage with a 5% annual interest rate.
³Based on 2013 HUD Median Family Income for San Bernardino County (\$65,000)

d. Rental Affordability

In 2013, households within the Extremely Low-Income groups would not be able to afford average monthly rent in the City of Fontana, even for a studio apartment. The average monthly rent for a studio unit would be affordable to those in the Very Low-Income group. One-bedroom and two-bedroom units would be affordable for the Low-Income group. Three-bedroom units would be affordable for the Moderate-Income group.

e. Ownership Affordability

The median sales price for new and resale housing units in the City of Fontana in 2013 exceeds the affordability range for Extremely Low-, Very Low- and Low-Income groups. Lower income households may have difficulty finding housing they can afford to purchase. This indicates greater affordability pressure for ownership housing.



7. Households Overpaying for Housing and Overcrowding

a. Overpaying

Overpayment is defined as households paying more than 30 percent of their gross income on housing related expenses. This includes rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in financial difficulties, deferred maintenance and/or overcrowding.

According to 2006-2010 HUD CHAS data, 55.8 percent of the total households in the City of Fontana experience overpayment. Table 2-29 shows the number of lower-income households experiencing overpayment. Overpayment is more prevalent in lower-income renter-occupied households. It is important to note that some owner households may choose to allocate a higher percentage of their disposable monthly income in housing costs.

	Owners	Renters	Total
% of Median Income	Households	Households	Households
<30%	1,495	2,085	3,580
30-50%	1,875	2,405	4,280
51-80%	3,875	2,205	6,080

Source: 2006-2010 HUD CHAS

b. Overcrowding

Overcrowding is defined as households having an average of more than one person per room. Overcrowding can put a strain on public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to the deterioration of the housing stock.

Table 2-30 summarizes the HUD estimates of overcrowding for lower and moderate-income households in the City of Fontana. Approximately 12.4 percent of the City's total households are overcrowded. Overcrowding is more prevalent amongst lower and moderate-income renter households than owner households.



	Owners	Renters	Total
Income Level % of Median Income	Households	Households	Households
<30%	65	625	690
30-50%	515	770	1,285
51-80%	665	865	1,530
81-100%	475	370	845
Source: 2006-2010 HUD CHAS			

8. 2014-2021 Growth Needs

SCAG is responsible for allocating housing needs to each jurisdiction in its region. A local jurisdiction's "fair share" of regional housing need is the number of additional housing units that will need to be accommodated in the jurisdiction in order to provide for the forecast growth in the number of households, to replace expected demolitions and conversion of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The allocation is divided into four income categories: Very Low, Low, Moderate and Above Moderate. The allocation is further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. Based on the requirements of AB 2634, each jurisdiction must address the projected need of Extremely Low-Income households, defined as households earning less than 30 percent of the County Median Family Income (MFI). The projected Extremely Low-Income need is assumed to be 50 percent of the Very Low-Income need.

Table 2-31 summarizes the Regional Housing Needs Allocation for the City of Fontana.



Table 2-31						
Fair Share Housing Needs Allocation						
2014-2021						
	Extremely Low-Income¹	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Construction Need
Number of Units	721	1,442	974	1,090	2,471	5,977
Notes:						
¹ Regional share of Extremely Low-Income units assumed 50% of the Very Low-Income units.						
Source: Regional Housing Needs Assessment, SCAG 2012						

9. Special Needs Populations

Certain segments of the population have more difficulty in finding decent, affordable housing due to their special circumstances and therefore, a more focused assessment of their needs is required. This section identifies the needs of elderly persons, large households, female-headed households, person with disabilities, homeless persons and farm workers.

In addition to the data from the 2010 U.S. Census and the 2007-2011 ACS, this section also uses data from the Comprehensive Housing Affordability Strategy (CHAS) published by HUD. The CHAS provides information related to households with housing problems, including overpayment, overcrowding and/or housing without complete kitchen facilities and/or plumbing systems. The CHAS data is based on the 2006-2010 ACS data files, but differs from the standard files by including a variety of housing need variables split by HUD-defined income limits and HUD-specified household types.

a. Elderly Persons

Elderly persons are considered a special needs group because most are retired and have fixed incomes. Elderly persons often have special needs related to housing location and construction. Because of limited mobility, elderly persons typically need to have easy access to public facilities (e.g. medical and shopping) and public transit. In terms of housing construction, the elderly may need ramps, handrails, elevators, lower cabinets and counters, and special security devices to allow for greater self-sufficiency and protection.



According to the 2010 US Census, 5.7 percent of Fontana's residents were elderly (age 65 and over). As shown in Table 32, the 2007-2011 ACS reports elderly households comprised 10.4 percent of owner-occupied households and 6.3 percent of renter-occupied households.

Householder Age	Owner-Occupied		Renter-Occupied		Total Combined	
	Units	%	Units	%	Units	%
15-24 years	154	0.5	992	6.9	1146	2.4
25-34 years	4,532	13.8	4,327	30.0	8859	18.7
35-64 years	24,922	75.9	8,193	56.8	33115	70.1
65-74 years	2,003	6.1	510	3.5	2513	5.3
75 plus years	1,223	3.7	397	2.8	160	3.4
Total	32,834	100%	14,419	100%	47253	100%

Source: 2007-2011 ACS B25007

The 2007-2011 ACS reports the median household income for households with a householder age 65 years and older was \$35,969.

In 2011, the HUD median family income for San Bernardino County was \$62,500. According to the 2007-2011 ACS data shown in Table 2-33, 33.8 percent of senior citizen households earned less than \$25,000. These households were within the Very Low-Income and Extremely Low-Income categories.

Income	Householder Age 65+ Years in 2000	
	Number	%
<\$25,000	1,396	33.8%
\$25,000- \$34,999	636	15.4%
\$35,000- \$49,999	494	12.0%
\$50,000- \$74,999	758	18.3%
\$75,000- \$99,999	373	9.0%
\$100,000- \$149,999	253	6.1%



Table 2-33
Senior Citizen Household Income
2007-2011 ACS

Income	Householder Age 65+ Years in 2000	
	Number	%
\$150,000- \$199,999	163	3.9%
>\$200,000	60	1.5%
Total	4,133	100%

Source: 2007-2011 ACS B19037

As shown in Table 2-34, 13.2 percent of the elderly population in Fontana has self-care difficulty and 23.4 percent has independent living difficulty. Persons with self-care difficulties report having difficulty dressing or bathing. Persons with independent living difficulties have difficulty doing errands alone such as visiting a doctor's office or shopping.

Table 2-34
Elderly with Disabilities
2009-2011 ACS

Disability Type	Total	% of People 65+ ¹
Self-care difficulty	1,469	13.2%
Independent living difficulty	2,602	23.4%
Any disability	5,140	46.3%

Notes:
¹Based on 11,109 persons 65+ years
Source: 2009-2011 ACS S1810

Table 2-35 provides a summary of lower-income elderly households experiencing overpayment by tenure and income category.

Table 2-35
Overpayment- Elderly Households
2006-2010 CHAS

	Renters	Owners
Elderly Households- Household Income ≤ 30% MFI		
Cost Burden ¹ >30%	235	350
Cost Burden ¹ >50%	130	185
Elderly Households- Household Income 30% to ≤ 50% MFI		
Cost Burden ¹ >30%	195	145
Cost Burden ¹ >50%	60	95
Elderly Households- Household Income >50% to ≤ 80% MFI		



Table 2-35
Overpayment- Elderly Households
2006-2010 CHAS

	Renters	Owners
Cost Burden ¹ >30%	105	280
Cost Burden ¹ >50%	30	130
¹ Percentage of household income spent on housing cost		
Source: 2006-2010 HUD CHAS		

b. Large Households

Large households are defined as having five or more persons living within the same household. Large households are considered a special needs group because they require larger bedroom counts. According to the 2007-2011 ACS, there were 15,123 households in the City of Fontana with at least five persons, representing 32 percent of the total households in the City. Of these large households, owner-occupied households constituted a larger percentage than renter-occupied units.

Table 2-36
Large Households by Tenure
2007-2011 ACS

Number of Persons in Unit	Owner-Occupied	Renter-Occupied	Total
Five	4,676	2,127	6,803
Six	3,058	1,517	4,575
Seven or more	2,744	1,001	3,745
Total	10,478	4,645	15,123
Percent of Total Households¹	22.2%	9.8%	32.0%
Notes:			
¹ Total Households= 47,253			
Source: 2007-2011 ACS B25009			

Table 2-37 provides a summary large households experiencing overpayment in the City of Fontana.



Table 2-37 Overpayment- Large Households 2006-2010 HUD CHAS		
	Renters	Owners
Large Households- Household Income \leq 30% MFI		
Cost Burden ¹ >30%	630	235
Cost Burden ¹ >50%	630	190
Large Households- Household Income 30% to \leq 50% MFI		
Cost Burden ¹ >30%	590	745
Cost Burden ¹ >50%	285	620
Large Households- Household Income >50% to \leq 80% MFI		
Cost Burden ¹ >30%	675	1,755
Cost Burden ¹ >50%	50	1,085
Notes: ¹ Percentage of household income spent on housing cost. Source: 2006-2010 HUD CHAS		

c. Female-Headed Households

Female-headed households are a special needs group due to comparatively low rates of homeownership, lower incomes, and high poverty rates. According to the 2007-2011 ACS, there were 4,372 female-headed households with children and 3,370 female-headed households without children in the City of Fontana. Over 16 percent of all occupied households are female-headed. More female-headed households in the City were owner households than renter households. Data for female-headed households is shown in Table 2-38.

Table 2-38 Tenure in Female-Headed Households 2007-2011 ACS						
Household Type	Number of Owner-Occupied	% of Total Owner-Occupied ¹	Number of Renter-Occupied	% of Total Renter-Occupied ²	Total	% of Total Occupied Households ³
Female householder, no husband present, with own children under 18	1,838	5.6%	2,534	17.6%	4,372	9.3%

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**Housing Element
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**Table 2-38
Tenure in Female-Headed Households
2007-2011 ACS**

Household Type	Number of Owner-Occupied	% of Total Owner-Occupied ¹	Number of Renter-Occupied	% of Total Renter-Occupied ²	Total	% of Total Occupied Households ³
Female householder, no husband present, without own children	2,371	7.2%	999	6.9%	3,370	7.1%
Total	4,209	12.8%	3,533	7.5%	7,742	16.4%

Notes:

¹Total Owner-Occupied Units= 32,834

²Total Renter-Occupied Units= 14,419

³Total Occupied Units=47,253

Source: 2007-2011 ACS B25115

As shown in Table 2-39, 25.5 percent of the total female-headed households in the City were below the poverty level. Of those below the poverty level, almost 80 percent had children under age 18.

**Table 2-39
Poverty in Female-Headed Households
2007-2011 ACS**

Household Type	Number Below Poverty Level	% Total Below Poverty Level	Number Above Poverty Level	% Total Above Poverty Level
Female householder, no husband present, with own children under 18	1,581	79.9%	2,791	48.4%
Female householder, no husband present, without own children	397	20.1%	2,973	51.6%
Total	1,978	100%	5,764	100%

Source: 2007-2011 ACS B17023



d. Persons with Disabilities

Access and affordability are the two major housing needs for persons with disabilities. Access both within the home and to/from the site are important factors to consider for persons with disabilities. This often requires specially designed dwelling units that are located near public facilities and transit.

Table 2-40 shows the number of the City’s residents with disabilities over the age of 18. According to the 2009-2011, 8.9 percent of the residents age 18 to 64 have a disability and 46.3 percent of the residents age 65 and over have a disability.

Age Group	Self-Care Difficulty	Independent Living Difficulty	Any Disability	% of Age Group with Any Disability
18-64 yrs	1,784	3,977	10,767	8.9%
65+ yrs	1,469	2,602	5,140	46.3%
Total 18+ yrs	3,253	6,579	15,907	12.0%
Notes: Total 18-64 year olds=121,589; Total 64+ years=11,109				
Source: 2009-2011 ACS S18110				

SB 812, which took effect January 2011, amended State Housing Element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism. The US Census does not have specific information regarding persons with developmental disabilities. However, each nonprofit regional center contracted with the California Department of Developmental Services maintains an accounting of the number of persons served. The Inland Regional Center serves persons in the City of Fontana, as well as other cities in the Inland Empire. The Inland Regional Center currently serves 1,422 persons with developmental disabilities in Fontana.



e. Homeless Population

Enumeration of the homeless population is difficult because of the transient nature of this population, and the existence of the “hidden homeless” or persons that move around in temporary housing situations. Limited information is recorded during shelter intake, making it even more difficult to determine the number of homeless. The most recent data regarding the homeless population in San Bernardino County comes from the 2013 Homeless Count and Subpopulation Survey. The 2013 count and survey reports 2,321 homeless persons in San Bernardino County at the time. In the City of Fontana, 117 homeless persons were counted at the time of the survey.

f. Farm Workers

Farm workers are defined as persons whose primary incomes are earned through seasonal agricultural work. Based on the 2007-2011 ACS, 414 persons, less than one percent of the City’s labor force, were employed in agriculture (or related industries). It is assumed that only a small percentage of persons employed in this industry are involved in active agricultural production and harvest. Therefore, there is no apparent or recognized need for farm worker housing. With a minimal percentage of the City’s labor force employed in agriculture, housing for farm workers can be accommodated through the City’s existing housing stock, zoning and policies.

10. Extremely Low-Income Households

Extremely Low-Income (ELI) is defined as households with incomes less than 30 percent of the area median income. The provisions of Government Code Section 65583 (a)(1) require quantification and analysis of existing and projected housing needs of Extremely Low-Income households. According to the 2007-2011 ACS, about 11 percent of Fontana households were within the Extremely Low-Income category (refer to Table 2-15; household income less than \$20,000).

Table 2-41 provides a summary of housing problems experienced by lower income households in the City of Fontana. Over 3,000 Extremely Low-Income households experience a severe housing problem.



Table 2-41 Housing Problems by Income and Tenure 2006-2010 CHAS			
	Renters	Owners	Total
Household Income \leq 30% MFI			
with any Severe Housing Problem ¹	1,875	1,260	3,135
Household Income 30% to \leq 50% MFI			
with any Severe Housing Problem ¹	1,565	1,640	3,205
Household Income $>$50% to \leq 80% MFI			
with any Severe Housing Problem ¹	1,195	2,860	4,055
Notes: ¹ "Severe Housing Problem" defined as any occupied housing units lacking a complete kitchen, lacking complete plumbing, having more than 1.51 persons per room (overcrowded), or costing more than 50 percent of the occupant household's income. Source: 2006-2010 CHAS			

The needs of Extremely Low-Income households include housing units designed for transient/homeless populations, multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units and workforce housing.

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Housing Needs



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Chapter 3

Resources and Constraints Analysis

1. Governmental Constraints

Governmental constraints are policies, requirements and actions imposed by various levels of government upon land and housing ownership and development. These constraints may include building codes, land use controls, growth management measures, development fees, processing and permit procedures and site improvement costs. State and Federal agencies play a role in the imposition of governmental constraints; however, these agencies are beyond the influence of local government and are therefore not addressed in this analysis.

a. Land Use Controls

Land use controls include General Plan policies, land use designations, zoning districts (and the resulting use restrictions, development standards and permit processing requirements) and development fees.

i. General Plan

As required by law, every city in California must have an adopted General Plan, which establishes policy guidelines for all development within the City. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of the General Plan identifies the location, distribution and density of the land uses within the City. Residential densities are expressed as dwelling units per acre (du/ac). The 2003 Fontana General Plan identifies six residential land use designations and two overlay designations. Table 3-1 summarizes the residential land use designations and their associated acreages and density ranges.

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Resources and Constraints**



**Table 3-1
2003 General Plan
Residential Land Use Designations**

Designation	Description	Acreage	Density Range
Residential Estate (R-E)	This low density designation reflects natural, environmental and other constraints adjacent to the hillside areas of the community. Development is intended to evoke a rural feeling with a minimum lot size of one-half acre.	0	≤2 du/ac
Single-Family Residential (R-SF)	Typical suburban single-family detached residential development.	4,715	2.1 – 5.0 du/ac
Residential Planned Community (R-PC)	Master planned communities offering a mix of residential housing types and amenities available for various economic segments of the population.	7,155	3.0 – 6.4 du/ac
Medium Density Residential (R-M)	Multiple-family, single-family attached, and single-family detached.	850	5.1 – 7.6 du/ac for single-family detached product type; 7.7 – 12.0 du/ac for single-family attached or multiple family product types
Multi-Family Residential (R-MF)	Duplexes, condominiums, town homes, and apartments.	267	12.1 – 24.0 du/ac
Regional Mixed-Use (RMU)	Center for employment generating commercial and industrial uses. Residential development at the Multi-family density designation is part of a project developed under Planned Community or Planned Development zoning, or with a Specific Plan.	272	0.1– 1.0 FAR for non-residential; 12.0 – 12.4 du/ac for residential
Boulevard Overlay	Residential development at the Medium or Multi-family densities is encourage to locate in mid-block locations that are not viable for commercial/activity center type development such as town homes or other forms of "boulevard" style housing may also develop.	N/A	0.1– 1.0 FAR for non-residential uses; 7.7 – 24.0 du/ac for residential uses



Table 3-1 2003 General Plan Residential Land Use Designations			
Designation	Description	Acreage	Density Range
Activity Center Overlay	Residential development at the Medium and Multi-family density designations is permitted within this designation, if the residential development is part of a project developed under PC or PD zoning, or with a Specific Plan.	N/A	0.1 – 1.0 FAR for non-residential uses; 7.7 – 24.0 du/ac for residential uses

Source: City of Fontana Land Use Element, 2003.

According to the City’s 2003 General Plan, a total of 55,986 dwelling units are anticipated within the residential land use designations at build-out. The DOF reports 52,452 dwelling units have been developed as of January 2013.

Depending on land costs, certain densities are assumed by the State to be needed to make a housing project economically feasible. The following densities required to accommodate construction affordable to specific income levels are generally accepted by the State:

- Very Low- and Low-Income: 30 dwelling units per acre minimum
- Moderate-Income: 11-30 dwelling units per acre minimum
- Above Moderate-Income: Up to 11 dwelling units per acre

ii. Zoning and Development Code

The Zoning and Development Code is the primary tool for implementing the General Plan. It is designed to protect and promote public health, safety and welfare. The City’s residential zoning designations control both the use and development standards of specific sites and influence the development of housing. Table 3-2 summarizes the zoning districts that permit residential uses.

Single-family detached residences are permitted by right in the R-E, R-1, R-2, R-3 and R-PC zones. Single-family, attached residences and multiple-family dwelling units are permitted by right in R-2, R-3 and R-PC zones when they are comprised of 4 units or less. Applications with 5 or more units require a design review by the Planning Commission.

The City also has a Regional Mixed-Use zone (RMU), which is a zoning district that accommodates a wide range of retail, commercial, office, light manufacturing,

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civic, and, under certain circumstances, residential uses to create vibrant activity centers with compatible activities. The RMU zone allows senior housing with a minor use permit, and allows multiple-family dwelling units by right as part of a specific plan.

**Table 3-2
Uses in Residential Zoning Districts**

Description of Use	R-E	R-1	R-2	R-3	R-PC
Single-family detached dwelling	P	P	P	P ¹	P
Single-family attached dwelling	--	--	P	P	P ²
Planned unit development	--	C	C	C	--
Multiple-family dwelling	--	--	P	P	P ²
Senior housing	C	C	C	C	C
Manufactured home	P	P	P	P	P
Group home- licensed (one to six persons)	P	P	P	P	P
Group home- licensed (seven or more persons)	C	C	C	C	C
Mobile home (not in a mobile home park)	--	--	--	--	--
Mobile home park	P	P	P	P	P
Boarding home (less than 3 rooms)	P	P	P	P	P
Boarding home (3 or more rooms)	--	--	C	C	--
Assisted living facility (senior or otherwise)	C	C	C	C	C
Convalescent or nursing home	C	C	C	C	C
Residential care facility- licensed (six or fewer persons)	P	P	P	P	P
Residential care facility- licensed (seven or more persons)	C	C	C	C	C
"Granny" housing	P	P	P	P	P
Second dwelling units	P	P	P	P	P

P=Permitted By-Right C=Conditional Use Permit --=Not Permitted

Notes:
¹Only one single-family dwelling is permitted per legal parcel. Subdivision of property for the purpose of single-family development is not permitted without an approved Planned Unit Development (PUD).
²Use is allowed only as part of a specific plan subject to the provisions of Article V, Division 8 of the Zoning Code.

Source: City of Fontana Municipal Code, June 2013.

The City of Fontana has established a design review process that enables the City to ensure the quality and compatibility of a proposed development. Design review is required for residential developments when:

- o The project is five units or more;
- o Projects involve a change or intensification of land use; and



- A change in land use in any zoning category is proposed that does not fall within the clear definitions of land uses permitted by-right or by conditional use permit in such a zone as set forth in the Zoning Code, such proposed land use shall be submitted to the Planning Commission and shall be reviewed in light of the design review standards relating to compatibility.

A project receives design review approval when the following findings are made:

- The project meets or exceeds the development standards contained in the City's Municipal Code and will result in an appropriate and desirable development;
- The project, in its design and appearance, is aesthetically and architecturally pleasing while enhancing the character of the surrounding neighborhood;
- The site improvements are appropriate and will result in a safe, well-designed facility;
- The project is consistent with the general plan and applicable specific plan; and
- The project promotes the public health, safety and welfare of the community.

Table 3-3, Table 3-4 and Table 3-5 summarize the residential zoning designations and their requirements. Each zoning designation has development standards for maximum height, minimum lot size, required setbacks, and maximum lot coverage.

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**Table 3-3
Summary of Residential Zoning Requirements**

Zone	Maximum Permitted Number of Dwelling Units per Gross Acre	Minimum Lot Size (sq.ft.) ⁴	Maximum Lot Coverage	Building Height
R-E	2.0	21,780	45%	Single-family=35 ⁵ Multi-family=N/A ^{5,6}
R-1	5.0	6,000 and 7,200 average	45%	Single-family=35 Multi-family=N/A
R-2 ¹	7.6 detached	4,000	50%	Single-family=35 Multi-family=N/A
R-2 ²	12.0 attached or multi-family	5 acres	50%	Single-family=N/A Multi-family=55
R-3	12.0 - 24.0 ³	5 acres	50%	Single-family=N/A Multi-family=55
R-PC ¹	3.0	10,000	45%	Single-family=35 Multi-family=N/A
R-PC ²	3.0 - 6.4	As required in a specific plan	As required in a specific plan; But not to exceed more than 55 percent lot coverage	As required in a specific plan

Notes:

¹Applies to projects of less than 145 adjusted gross acres and/or projects of more than 145 adjusted gross acres without an approved specific plan.

²Applies to projects of 145 adjusted gross acres or more that comply with Section 30-190.2 of the Municipal Code, which provides for alternative standards under a specific plan.

³Maximum density may be increased to a maximum of 24 dwelling units per adjusted gross acre is in compliance with the Optional Density Standards established by the City Council.

⁴Existing legal lots smaller than this minimum is address in Section 30-137 of the Municipal Code (Lot Size Conformance).

⁵In hillside areas, structure heights shall be limited to 25 feet.

⁶Subterranean or partial subterranean parking shall not be considered a floor/story for the purpose of determining building setbacks.

Source: City of Fontana, Municipal Code as of June 2013



Table 3-4
Summary of Residential Zoning Setbacks- Single-Family Dwelling Units

Zone	Front Yard (feet)	Side Yard, Interior (feet)	Side Yard, Corner Lot (feet)	Rear Yard (feet)
R-E	30 ^{3,4}	15	15	30 ⁶
R-1	25 ^{3,4}	5 min/15 aggregate ⁵	10	20 ^{6,7}
R-2 ¹	20 ^{3,4}	5	10	15 ⁶
R-2 ²	N/A	N/A	N/A	N/A
R-3	25 ^{3,4}	5 min/15 aggregate ⁵	10	20 ⁷
R-PC ¹	25 ^{3,4}	5 min/20 aggregate	15	20 ⁷
R-PC ²	As required in a specific plan	As required in a specific plan	As required in a specific plan	As required in a specific plan

Notes:

¹Applies to projects of less than 145 adjusted gross acres and/or projects of more than 145 adjusted gross acres without an approved specific plan.

²Applies to projects of 145 adjusted gross acres or more that comply with Section 30-190.2 of the Municipal Code, which provides for alternative standards under a specific plan.

³The habitable living space of a building may be allowed to encroach into the required front yard setback in compliance with the Plotting and Design criteria; in no case, however, shall the garage portion of a building encroach into the required front yard setback.

⁴Side-on garages may be allowed to encroach into the required front yard setback up to a maximum of six feet.

⁵The 15-foot aggregate pertains to new single-family residential development only.

⁶For lot located on a cul-de-sac or knuckle, the rear setback can be calculated by averaging both rear corners of the dwelling unit provided the average is not less than the specified setback for that zoning district.

⁷Any garage which fronts on, or opens onto, a street shall be setback at least 25 feet.

Source: City of Fontana, Municipal Code as of June 2013

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Table 3-5 Summary of Residential Zoning Setbacks- Multi-Family Dwelling Units		
Building Setback and Separation (feet)	R-2	R-3
Building, parking and drive aisle to adjacent zoning district		
R-E	75 ¹	75 ¹
R-1	25 ¹	25 ¹
R-2, Single-family	25 ¹	25 ¹
R-2, Multi-family	15	15
R-3	15	15
R-PC, Single-family	75 ¹	75 ¹
R-PC, Specific Plan (Single-family/Multi-family)	25 ¹ /15	25 ¹ /15
All other zoning districts	20	20
Building to public right-of-ways (streets)		
Major or primary	35 ¹	35 ¹
Secondary or collector	30 ¹	30 ¹
Local	25 ¹	25 ¹
Building to building		
Front to front	35 ¹	35 ¹
Front to side	35 ¹	35 ¹
Front to rear	35 ¹	35 ¹
Rear to side	30 ¹	30 ¹
Rear to rear	25 ¹	25 ¹
Side to side	20 ¹	20 ¹
Oblique alignment	See Notes ²	See Notes ²
Notes:		
¹ Subtract ten feet for a single-story dwelling unit or a multi-story dwelling unit having a single-story element with a depth of at least ten feet.		
² "Oblique Alignment" is defined as the intersection of the parallel face of one building by the corner angle of a second building where said angle is greater than 25 percent. The corner angle of the intersecting building may encroach into the setback of the other building by up to 5 feet provided there is an equal or greater setback at the other end of the intersecting building. Such encroachment shall also be averaged so that for each building that is allowed to encroach into the setback, another building will offset such encroachment by an equal number of feet. Where two buildings meet at corner angles, the side-to-front setback criteria shall be used.		
Source: City of Fontana, Municipal Code as of June 2013		



The City's Zoning Code also sets forth minimum dwelling unit sizes for single-family and multi-family development. Table 3-6 summarizes these requirements.

Table 3-6							
Minimum Dwelling Unit Size in Residential Zones (sq. ft.)							
	R-E	R-1	R-2¹	R-2²	R-3	R-PC¹	R-PC²
Single-Family, One-Story	2,000	1,850	1,550	Multi-family minimum dwelling sizes	Multi-family minimum dwelling sizes	2,000	As required in a specific plan
Single-Family, Two-Story	2,000	2,000	1,550	Multi-family minimum dwelling sizes	Multi-family minimum dwelling sizes	2,000	As required in a specific plan
Single-Family, Infill Development (One- and Two-Story)	N/A	1,200	1,200	N/A	N/A	N/A	1,200 or As required in a specific plan
Multi-Family, Studio	N/A	N/A	N/A	550	550	N/A	550
Multi-Family, One bedroom	N/A	N/A	N/A	700	700	N/A	700
Multi-family, Two bedrooms	N/A	N/A	N/A	900	900	N/A	900
Multi-family, Three or more bedrooms	N/A	N/A	N/A	1,000	1,000	N/A	1,000
Multi-family, Senior, Studio	N/A	N/A	N/A	550	550	N/A	550
Multi-family, Senior, One bedroom	N/A	N/A	N/A	700	700	N/A	700
Multi-family, Senior, Two bedrooms	N/A	N/A	N/A	900	900	N/A	900
Multi-family, Senior, Three or more bedrooms	N/A	N/A	N/A	1,000	1,000	N/A	1,000



**Table 3-6
Minimum Dwelling Unit Size in Residential Zones (sq. ft.)**

	R-E	R-1	R-2 ¹	R-2 ²	R-3	R-PC ¹	R-PC ²
Multi-family, Affordable, Studio	N/A	N/A	N/A	550	550	N/A	550
Multi-family, Affordable, One bedroom	N/A	N/A	N/A	650	650	N/A	650
Multi-family, Affordable, Two bedrooms	N/A	N/A	N/A	800	800	N/A	800
Multi-family, Affordable, Three or more bedrooms	N/A	N/A	N/A	950	950	N/A	950
Multi-family, Senior Affordable, Studio	N/A	N/A	N/A	550	550	N/A	550
Multi-family, Senior Affordable, One bedroom	N/A	N/A	N/A	600	600	N/A	600
Multi-family, Senior Affordable, Two bedrooms	N/A	N/A	N/A	750	750	N/A	750
Multi-family, Senior Affordable, Three or more bedrooms	N/A	N/A	N/A	850	850	N/A	850

Notes:

¹Applies to projects of less than 145 adjusted gross acres and/or projects of more than 145 adjusted gross acres without an approved specific plan.

²Applies to projects of 145 adjusted gross acres or more that comply with Section 30-190.2 of the Municipal Code, which provides for alternative standards under a specific plan.

Source: City of Fontana, Municipal Code as of June 2013

iii. On/Off Site Improvements

Site improvements required to develop specific sites will vary depending on the location and existing infrastructure. Possible improvements can include, but are not limited to; upgraded sewer and water lines to accommodate increased



density; right-of-way dedication of the development site for arterials that do not meet current level-of-service standards; and grading when there is excessive on-site slope.

All residential developments in Fontana must include adequate public or private streets consistent with the City's General Plan. For the purposes of analysis and evaluation of roadway needs, a roadway functional classification system has been established for the City of Fontana. The following summarizes the City's standards for total roadway widths.

- Major Highways: 132-156 feet
- Primary Highways: 104 feet
- Secondary Highways: 92 feet
- Collector Streets: 92 feet
- Industrial Collectors: 80 feet
- Local Streets: 68 feet

iv. Parking Requirements

Table 3-7 summarizes the residential parking requirements in the City of Fontana. Parking requirements do not directly constrain the development of housing. However, parking requirements may reduce the amount of available lot area for residential development. Parking requirements in the City of Fontana are similar to other jurisdictions. Based on previous approvals of recent multi-family residential developments, the City has determined that the parking requirements listed in Table 3-7 do not unduly impact the cost and supply of housing, or the ability for developments to achieve maximum densities. However, to address any impacts in the future, this Housing Element update will include a policy to review and revise, as needed, the City's parking requirements for residential development.

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Table 3-7 Required Number of Parking Spaces for Residential Uses	
Residential Use	Required Number of Space
Single-family dwelling	2-car garage for up to 3 bedrooms, plus 1 garage space for every 2 bedrooms over 3 bedrooms; Tandem spaces are permitted only to satisfy the third and fourth space requirement.
Multiple-family dwelling (including condominium or townhouse) ^{1,2}	
Studio unit	1.5 spaces per unit of which one space shall be within an enclosed garage
1-bedroom unit	1.5 spaces per unit of which one space shall be within an enclosed garage
2-bedroom unit	2 spaces per unit of which one space shall be within an enclosed garage and one shall be in a covered space
3 or more bedrooms	2.5 spaces per unit of which one shall be within an enclosed garage and one shall be in a covered space
Senior housing	
Studio or 1-bedroom unit	1 space per unit
2 or more bedrooms	1.25 spaces per unit
Second units	2-car garage for up to 3 bedrooms, plus 1 garage space for every 2 bedrooms over 3 bedrooms
Granny units	1 off-street parking space within an enclosed garage for each attached or detached unit
Mobile home park	2 covered spaces per mobile home site, plus guest parking, plus one RV parking stall for every 5 sites
Boardinghouse, Group care	1 space per sleeping room or per 2 beds, whichever is greater, in homes, fraternities, sororities and the like, plus 1 space per 2 employees
Guest Parking	
Multiple-family dwelling	1 space per 3 units, with a minimum of 3 spaces per project
Condominium or townhouse	1 space per 3 units with a minimum of 3 spaces per project
Mobile home park	1 space per 3 units with a minimum of 3 spaces per project
Model home complex	2 spaces per model
Senior housing	1 space per 8 units



Table 3-7	
Required Number of Parking Spaces for Residential Uses	
Residential Use	Required Number of Space
<p>Notes:</p> <p>¹For multiple-family projects, up to 30% of the required garage requirement may be satisfied with tandem parking. Tandem parking shall be permitted only when the tandem spaces serve the same dwelling unit. Tandem parking spaces shall be no less than 38 feet in length, and may not be used for visitor parking.</p> <p>²Within the Activity Center Overlay District and Boulevard Overlay District the following parking requirements apply:</p> <p>On-street parking spaces located entirely or partially within the lot frontage and on the same side of the street as the building may be counted toward the number of required parking spaces.</p> <p>Residential units less than 1,000 square feet shall require only one parking space per unit. Residential units of 1,000 square feet or larger shall require two parking spaces per unit and the spaces may be in tandem.</p> <p>Reductions in the number of parking spaces may be approved by the Planning Commission following a traffic study.</p> <p>The Planning Commission may grant the joint-use of parking facilities for two or more uses following the impact determination by the Planning Manager.</p> <p>Source: City of Fontana, Municipal Code as of June 2013</p>	

b. Density Bonus Ordinance

In order to encourage the construction of affordable housing developments for Very Low- and Low-Income households, in accordance with Chapter 4.3 Section 65915 et. seq. of the California Government Code, the City of Fontana has adopted a Density Bonus Ordinance. The Density Bonus Ordinance reflects the requirements and incentives related to the provision of affordable housing set forth by SB 1818.

The City’s Density Bonus Ordinance allows for an increase in density of a residential development when a developer agrees to one of the following

- Provide at least 20 percent of the total units of the housing development for lower income households; or
- Provide at least 10 percent of the total units of the housing development as target units affordable to Very Low-Income households; or
- Provide a least 50 percent of the total units of the housing development for qualifying senior residents (62 years of age and older, and 55 years of age and older if a senior citizen development)
- Provide at least 20 percent of the total units in a condominium project for persons and families of Moderate-Income.

For meeting these minimum requirements the applicant receives a 25 percent or greater density bonus over the number permitted by the current zoning and General Plan designation of the property. For condominium projects, a ten percent or greater density bonus is received.



The City must also provide at least one of the following incentives or concessions:

- A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission;
- Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project;
- A reduction in development and/or processing fees;
- Other regulatory incentives or concessions proposed by the developer or the City that result in identifiable cost reductions;
- Financial assistance by the City (i.e. housing set-aside funds); and
- Other incentives mutually agreeable to the City and developers consistent with all City, State and federal laws, rules, standards, regulations and policies.

To comply with AB 2280, this Housing Element includes a program to update the City's Density Bonus Ordinance.

c. Optional Density Standards

With the adoption of the 2003 General Plan and update of the Zoning Code, the City of Fontana increased the maximum residential housing density from 12 units per acre to 24 units per acre. To guarantee that developers can reach the maximum density of 24 units per acre, the City developed the Optional Density Standards policy. Projects approved under these standards have qualified for the high density ranges; and the City has determined that the costs incurred from the added amenities are relatively low and do not pose a constraint to the production of multifamily housing in Fontana.

In the R-3 zoning district, the maximum number of dwelling units allowed per adjusted gross acre is 12.1. To achieve a density greater than 12.1 up to a maximum of 24 dwelling units per acre, projects are required to incorporate additional amenities and features to ensure high quality development. To guide the maximum density allowed, projects are awarded points based on the number and types of amenities provided. Table 3-8 illustrates the "point" thresholds required for each density level, and Table 3-9 lists a sampling of the types of amenities.



Table 3-8				
Points Required for Increased Density under Optional Density Standards				
Units	Density (Units per Acre)			
	Up to 15	Up to 18	Up to 21	Up to 24
0-30	105	110	115	120
31-100	135	140	145	150
101-150	170	190	210	230
151-200	180	200	220	240
201-250	190	210	230	250
251-300	200	220	260	280
301-350	210	230	270	310
351-400	230	260	300	350
401-450	250	300	350	400
451-500	270	330	390	450
501-550	300	370	440	510
551-600	360	420	480	540
601-650	420	480	540	600
651-700	480	540	600	660

Notes:
¹For density of up to 12 units, see Sec. 30 of the Fontana Municipal Code.
 Source: City of Fontana, Municipal Code as of October 2013

Table 3-9	
Points Granted by Amenity under Optional Density Standards	
Amenity	Point Value
Basic Recreational Facilities (projects with 100 units or more)	
Pool and spa	50
Large open lawn area (min. 50-foot dimension with the shortest dimension at least 30% of the longest dimension)	40
Community multi-purpose room	30
Multiple enclosed tot-lots with 3 activities each or a single large tot-lot with 6 defined activity stations	30
Resort-style pool	30
Spa with a minimum 8-person capacity	30
Enclosed tot-lot with 3 activities minimum	20
BBQ facility with multiple grills and picnic benches	10 each
Additional Amenities	
Affordable Housing: Provide at a minimum 5% of the total number of market rate units to Very Low-Income families for projects up to 100 units (Add 5 points for each additional percent up to 10%; total possible points=50)	25
Affordable Housing: Provide at a minimum 10% of the total number of market rate units to Low-Income families for projects up to 100 units (Add 3 points for each additional percent up to 20%; total possible points=55)	25

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**Table 3-9
Points Granted by Amenity under Optional Density Standards**

Amenity	Point Value
Affordable Housing: Provide at a minimum 5% of the total number of market rate units to Very Low-Income families for projects over 100 units (Add 5 points for each additional percent up to 10%; total possible points=65)	40
Affordable Housing: Provide at a minimum 10% of the total number of market rate units to Low-Income families for projects over 100 units (Add 3 points for each additional percent up to 20%; total possible points=70)	40
Condominium, Co-Op, and other For Sale products	50
Large open play field (Add 5 points if width > 50% of length)	40
Recreational pool (with special feature(s) add 5 points)	40
Court facilities	35
Sport Court	35
Kiddy Pool	30
Kids Playground (tot-lots; maximum 1 lot)	30
Multi-purpose room with full kitchen	30
Large theater	25
Dedicated game room	20
Dedicated business center	20
Large flower and vegetable gardens	20
Outdoor Fireplace	20
Main BBQ area/outdoor kitchen	20
Small fitness center	20
Driving cage (Golf)	15
Bocce ball court (maximum 10 points per development)	10
Extensive water feature	10
Swing sets	10
Recycler at trash enclosure	10
Gazebos	5
Handball court/Tennis practice wall	5
Sculpture	1

Source: City of Fontana, Municipal Code as of January 2010

d. Senior Housing

The Zoning Code allows the development of senior housing in all residential zoning districts with a Conditional Use Permit and the C-1, C-2 and RMU zoning districts with a Minor Use Permit. Design and density standards for senior housing are established by the Planning Commission during the review of the Conditional Use Permit and design review.



All senior citizen housing developments must be free of health, safety or noise problems and must be adjacent to land uses that are compatible with the living environment required by senior citizens. Development must also demonstrate proximity to commercial establishments, service providers, and other amenities including, food shopping, drug stores, banks, medical and dental facilities, public transit and open space and recreational facilities.

In order to ensure that the units in a senior housing development remain available and affordable, the developer will be required to enter into a development agreement with the City of Fontana.

e. Emergency Shelters, Transitional Housing, and Single-Room Occupancy Units

State Housing Law (SB 2) requires that cities identify sites that are adequately zoned for emergency shelters and transitional housing. Additionally, cities must not unduly discourage or deter these uses. The City of Fontana currently does not include any specific standards or regulations pertaining to emergency shelters or transitional housing in its Municipal Code. The City's residential zoning districts do not list emergency shelters or transitional housing as a permitted use. However, temporary emergency shelters are permitted in commercial districts with a Conditional Use Permit.

There is one shelter in the City operated by Option House, a local non-profit service provider. The shelter is a 10-unit multi-family property that provides emergency, temporary, and transitional housing for victims of domestic violence. There are also a number of organizations that offer a variety of services to homeless persons in Fontana, which are listed on Table 3-10. Numerous hotels and motels in the City of Fontana, listed in Table 3-11, also accept housing vouchers.

Table 3-10
Homeless Service Providers
City of Fontana
Organizations
American Red Cross
Arrow Counseling Center
State Employment Development Department
County Welfare, Fontana
First American Baptist Church
Fontana Community Church
Fontana Community YMCA

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Table 3-10 Homeless Service Providers City of Fontana Organizations
Fontana Family Services
House of Ruth
Merrill Community Services, Inc.
Salvation Army
Family Development Program
Food Bank Program
Transitional Housing Program
Aid to Families with Dependent Children Homeless Assistance Program
DPSS General Relief Program
Source: City of Fontana, County of San Bernardino

Table 3-11 Hotels/Motels Accepting Housing Vouchers City of Fontana
America's Best Value Inn and Suites
Circle Inn Motel
Econo Lodge Fontana
Moana Motel
Redwing Motel
Rose Motel
Sand and Sage Motel
Valley Motel
Source: City of Fontana as of June 2013

i. Adequate Sites for Emergency Shelters

Pursuant to SB 2, jurisdictions with an unmet need for emergency shelters are required to identify zoning where emergency shelters will be allowed as a permitted use without a conditional use permit. The identified zone(s) must have sufficient capacity for at least one year-round shelter.

To comply with the provisions of SB 2, the City will consider establishing an Emergency Shelters Overlay district to permit emergency shelters without discretionary approvals. The City has identified three initial areas within the Light Industrial (M-1) zoning district to apply the Emergency Shelters Overlay district to.

The M-1 zoning district accommodates employee-intensive uses, such as business parks, research technology centers, offices and supporting retail uses. The zoning district does not permit heavy manufacturing, processing of raw materials, or



businesses which generate high volumes of truck traffic. Many of the services that would support emergency shelters, including medical centers and healthcare and social service facilities, are located in surrounding commercial zoning districts. Many M-1 zoning are also generally accessible by public transit.

Table 3-12 summarizes the M-1 zoning district’s development standards. There are a total of 1,199 acres of land within the M-1 zoning district, and individual parcels are typically 2-5 acres in size. The three sites identified to be included in the Emergency Shelters Overlay total 32.1 acres. There are opportunities for redevelopment or adaptive reuse of sites within this zoning district.

Table 3-12	
Development Standards in the M-1 Zone	
Feature	Standard
Lot Size	
-Minimum	20,000 SF
-Maximum	N/A
Lot Dimensions	
-Minimum Width	150 feet
-Minimum Depth	150 feet
-Maximum Building Height	100 feet
-Lot Coverage	60%
Max FAR	50%
Source: City of Fontana, Municipal Code as of January 2010	

ii. Single-Room Occupancy (SRO) Units

Single-Room Occupancy (SRO) residences are small, one-room units occupied by a single individual, and may either have a shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without a rental deposit, and can provide an entry point into the housing market for Extremely Low-Income individuals, formerly homeless and disabled persons.

Single-room occupancy units are not defined or included in the City’s Municipal Code. As a result, this Housing Element will include a program to establish zoning districts and development regulations in the Municipal Code for the development of SROs.

f. Second Dwelling Units

Second dwelling units provide additional opportunities to provide housing for all people of all ages and economic levels, while preserving the integrity and



character of existing residential neighborhoods. The City's Municipal Code defines a "second dwelling unit" as an attached or detached residential dwelling unit that provides complete, independent living facilities for one or more persons on the same parcel as a single-family dwelling unit. The City of Fontana permits second dwelling units in all residential districts, provided certain requirements are met.

Requirements for second dwelling units include:

- Lot coverage shall not exceed 45 percent.
- The unit is not intended for sale but may be rented.
- The lot contains an existing single-family dwelling.
- The floor area of an attached second unit shall not exceed 30 percent of the existing living area of the existing unit.
- The floor area for a detached second unit shall not exceed 1,200 square feet. The minimum floor area shall be 750 square feet.
- Construction and occupation of the second dwelling unit shall not be detrimental to adjoining properties.
- The second dwelling unit must meet all development standards applicable to primary residential structures.
- The second dwelling unit shall not cause any negative impacts to any permanent structures of the subject parcel or surrounding parcels.
- The Director of Community Development shall review and make a determination on the architectural features of all second dwelling units.

The City's Municipal Code also provides for the development of granny housing. "Granny housing" is defined as second dwelling units that are attached or detached from a primary residence on a parcel zoned for a single-family residence, intended for the sole occupancy of one or two persons who are 62 years or older. Granny units require only one parking space per unit and are allowed by-right in all residential districts with the following conditions:

- The second dwelling unit shall be occupied only by one or two persons who are 62 years or older.
- The floor area for a detached second dwelling unit shall not exceed 1,200 square feet.

Granny units must comply with regulations for a second unit, unless stated otherwise.

g. Housing For Persons with Disabilities

The U.S. Census Bureau defines persons with disabilities as those with a long-lasting physical, mental or emotional condition. This condition can make it difficult for a person to perform certain activities such as seeing, hearing, walking,



climbing stairs, lifting or carrying, or difficulty with certain social functions. This condition can also impede a person from being able to go outside their home alone or to work at a job or business.

i. Reasonable Accommodation Procedures

As a matter of State law (SB 520), cities are now required to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities, and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities. Cities are required to include programs that remove constraints and provide reasonable accommodations for housing designed for persons with disabilities.

The City of Fontana does not currently have a formal process for requesting reasonable accommodations. As a result, this Housing Element update will include a program to establish a written and administrative reasonable accommodation procedure in the Municipal Code for providing exception for housing for persons with disabilities.

ii. Zoning and Other Land Use Designations

Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting procedures are:

- The City of Fontana allows community care facilities for six or fewer as a matter of right in all residential zones. Facilities for more than six persons are permitted in all residential zones, subject to a Conditional Use Permit.
- The City allows assisted living facilities (seniors or otherwise) in all residential zones, subject to a Conditional Use Permit.
- The City defines family as "one or more individuals occupying a dwelling unit and living in a single household unit."
- The City allows some variation from the application of its parking standards. Section 30-315 of the Municipal Code would allow the Planning Commission to determine the parking requirements for housing for persons with disabilities.
- The City allows housing for seniors in all General Commercial (C-2) zones City-wide with a Minor Use Permit.
- The City does not have any separation requirements for group homes in the Municipal Code.



h. Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

i. Building Codes

The City of Fontana has adopted the 2010 California Building Code and 2010 California Residential Code, which establish construction standards for all residential buildings. These codes are designed to protect the public health, safety and welfare of the City's residents. The City amends the code as needed to further define requirements based on the unique local conditions.

ii. Local amendments to the California Building Code and California Residential Code include:

- Section 501.2 amended requirements for address numbers on all residential units
- Section 903.2 amended requirements for automatic fire-sprinkler systems
- Section 1609.4.3 amended requirements for building site and terrain
- Section 3109.2 amended by rewriting the definition for "swimming pools"
- Section 3109.3 amended by changing the height of the top of the barrier to 60 inches
- Section I104.2 amended requirements for footings on patio covers
- Section J103.2 amended requirements for grading in isolated areas
- Section J104.1 amended requirements for grading plans
- Section J107.4 amended requirements for size of rocks

The local amendments modify the California Building Code and Residential Code to address issues unique to the local area. The City has found that the amendments do not unduly influence the cost, availability, and conservation of housing.

iii. Fair Housing and Americans with Disabilities Act

The Federal Fair Housing Act of 1998 (FFHA) and the Americans with Disabilities Act (ADA) are Federal laws intended to assist in providing safe and accessible



housing. Compliance with these regulations may increase the cost of housing construction, as well as the cost of rehabilitating older units, which may be required to comply with current codes. However, the enforcement of ADA and FFHA requirements are not at the discretion of the City, but is mandated by Federal law.

i. Development Fees

Various development and permit fees are charged by the City and other agencies to cover administrative processing costs associated with development. These fees ensure quality development and the provision of adequate services. Often times, development fees are passed through to renters and homeowners in the price/rent of housing, thus indirectly affecting the affordability of housing. The City of Fontana charges the following Planning Application Fees:

Table 3-13 Planning Application Fees 2013		
Application Type	Description	Cost
General Plan Amendment	Minor Amendment 0-10 Ac	\$6,660.00
	Major Amendment > 10 Ac	\$8,725.00
Conditional Use Permits	Residential ≤ 10 DU's	\$3,285.00
	Residential 11-50 DU's	\$4960.00 plus \$36 per DU
	Residential > 50 DU's	\$5,100.00 plus \$20 per DU > 20 DU
CEQA	Categorical Exemption	\$250.00
	Initial Study/Neg Dec	\$1,375.00
	Reconsider Environmental Determination	\$1,200.00
	Environmental Impact Report	Cost+20% Admin
	<i>Consultant Deposit</i>	\$2,000.00
	<i>Staff Deposit</i>	\$2,000.00
	<i>EIR Monitor Deposit</i>	\$5,000.00
Design Review	Residential 1-10 DU's	\$7,977.00
	Residential 11-50 DU's	\$9,102.00 plus \$40 per DU > 10 DU
	Residential >50 DU's	\$9,927 + \$20 per DU

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**Table 3-13
Planning Application Fees
2013**

Application Type	Description	Cost
		>50 DU
	DR Amendment	50% of original application fee
	DR Minor Modification	\$1,777.00
	Fire Fuel Modification Plan	\$565.00
Density Bonus		\$5,700.00
Environmental Plan Check (SWQMP)	Required SWMP Review	\$1,400.00
Fish and Game Filing	Clerk of the Board Filing Fee	\$50.00
Impact Projects	Negative Declaration	\$2,156.25
	Mitigated Negative Declaration	\$2,156.25
	Environmental Impact Report	\$2,995.25
No Impact Projects	DiMinimis Finding (Neg Dec)	\$50.00
	Notice of Exemption	\$50.00
Tentative Parcel Map	Residential	\$6,904.00 plus 100 per Ac
Tentative Tract Map	Residential 1-100 lots	\$8,138.00 plus \$30 per lot
	Residential > 100 lots	\$10,913.00 plus \$50 per lot > 100 lots
	PUD 1-100 units	\$10,163.00 plus \$150 per Ac
	PUD > 100 units	\$7,513.00 plus \$50 per Ac
Zone Change	0-5 Ac	\$6,075.00
	> 5 Ac	6,900.00 plus \$50 per Ac > 5 Acs
	Development Code Amendment	\$11,150.00
Miscellaneous	Pre-Application Conference	\$350.00



Table 3-13 Planning Application Fees 2013		
Application Type	Description	Cost
	Publication Notice	\$100.00
	Sign Deposit	\$300.00 per application
<small>Source: City of Fontana, 2013</small>		

Table 3-14 lists the development fees charged by the City of Fontana for both single-family and multi-family developments.

Fees assessed by school district are as follows:

- Chaffey Joint Union High School District- \$1.42 per square foot
- Colton Joint Unified School District- \$4.39 per square foot
- Cucamonga School District- \$2.05 per square foot plus \$2,933.91 per dwelling unit
- Etiwanda School District- \$2.60 per square foot plus \$3,098.62 per unit
- Fontana Unified School District- \$3.56 per square foot/\$0.51 (Senior Housing)
- Rialto Unified School District- \$3.38 per square foot (Level 2 Fees) & \$6.75 per square foot (Level 3 Fees)

The City of Fontana charges 50 percent of development fees for projects located within designated infill areas.

Table 3-15 and Table 3-16 list the development fees charged by the neighboring City of Ontario and City of Rialto, respectively.

Table 3-14 Development Fee Summary City of Fontana 2013	
Building and Safety	
Building Permit Issuance	\$41.00 per permit
Building Permit Fees	\$67.00
Building Plan Check	\$67.00 per lot for single family dwellings
Electrical Permit Issuance	\$41.00 per permit
Electrical Permit Fees	\$9.00 per 250 SF
Electrical Plan Check	\$6.00 per 250 SF
Mechanical Permit Issuance	\$41.00

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Table 3-14
Development Fee Summary
City of Fontana
2013

Mechanical Permit Fees	\$9.00 per 250 SF
Mechanical Plan Check	\$6.00 per 250 SF
Plumbing Permit Issuance	\$41.00
Plumbing Permit Fees	\$9.00 per 250 SF
Plumbing Plan Check	\$6.00 per 250 SF
Grading Permit Issuance	\$41.00
Grading Permit	\$41.00 Issuance fee for each permit <u>Mass Grading:</u> \$388.00 first 500,000 SF + \$5.00 for every 50,000 SF or fraction thereafter up to 1,000,000 SF. \$443.00 for Mass Grading + \$110.00 per 100,000 SF thereafter or fraction thereafter of (1,000,000+).
Grading Plan Check	\$40.00 Issuance fee for each permit
State Energy Permit	\$55.00 minimum based on SF
State Energy Review Plan Check	\$67.00 Minimum based on SF
Disabled Access Review Plan Check	\$67.00 minimum based on SF
Planning	
Circulation	SFD = \$5,734.00/ unit MFD = \$3,509.00/ unit
Landscape Median	SFD = \$573.20/ unit MFD = \$348.51/ unit
Public Facilities	SFD = \$796.26/ unit MFD = \$358.32/ unit
Police	SFD = \$526.52/ unit MFD = \$710.80/ unit
Library	SFD = \$533.30/ unit MFD = \$239.99/ unit
Fire Facilities	\$164.00/ unit
Final Planning Inspection	\$80.00/ unit
Planning Plan Check	\$135.00/ submittal \$65 for room add/alt
Municipal Services	Approx. \$2,630/ unit Based on Fiscal Analysis
Inclusionary Housing	SFD = \$,350.00/unit MFD = \$658.00/unit
Engineering	



Table 3-14 Development Fee Summary City of Fontana 2013	
Park Development	SFD= \$6,500.00/ unit Townhomes/Condos= \$5,981.70/ unit Apartments= \$5,139.37/ unit Mobilehomes= \$5,476.44/ unit
Storm-Drain Fees	\$4,998.00- \$27,684.00/ net acre
Plan Check (On-site Improvement Review)	\$120.00/ submittal \$60.00/ room addition
Tree Mitigation	Per Municipal Code
Sewer Expansion	\$4,766/ unit
Sewer Connection	\$876.61/ unit
Sewer Connection Permit	\$25.00/ connection
Sewer Deposit	N/A for residential projects
Landscape Plan Check	\$400.00/ plan sheet
Landscape Efficient	\$90.00 + \$10.00/ acre >5
Landscape Inspection	\$60.00/ SFD
Flood Control Fee	\$4,405.00- \$9,790.00/ net acre
Environmental	
Storm Water Compliance Fee	\$350.00- \$1,400 (depending on acreage)
Non-Compliance Re-Inspection Fee	\$75.00
Storm Water Plan Check	\$1,400.00 (depending on acreage)
Source: City of Fontana, 2013	

Table 3-15 Development Fee Summary City of Ontario 2013	
Building and Safety	
Building Permit Fees	According to building valuation- Minimum fee \$23.50
Plan Check Fees	80% of permit fees
Earthquake	0.0001 x valuation
Sewer Assessment (On-site)	\$4,909.00 per dwelling unit
Electrical Permit Fees	Permit issuance- \$23.50 Multi-Family (3 or more units)- \$0.05 per SF Single-Family and 2-Family- \$0.056 per SF
Mechanical Permit Fees	Permit issuance- \$23.50 According to type of installation
Plumbing Permit Fees	Permit issuance- \$23.50

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**Table 3-15
Development Fee Summary
City of Ontario
2013**

	According to type of installation
Grading Plan Check/Permit Fees	According to cubic yards- Minimum fee \$37.60
Development Impact Fees	<p>Old Model Colony: -Detached \$22,945.00 per unit -Attached \$16,353.00 per unit -High Density- \$11,952.00 -Mobile homes- \$15,875.00</p> <p>New Model Development: - Detached- \$30,034.00 per unit + Habitat Mitigation \$4,320.00 per net acre -Attached- \$18,830.00 per unit + Habitat Mitigation \$4,320.00 per net acre High Density - \$13,466 per net acre + Habitat Mitigation \$4,320.00 per net acre</p>
Planning	
Environmental	<p>Notice of Exemption Filing: \$50.00 Notice of Determination Filing: \$50.00 Filing of a Negative/Mitigate Declaration: \$2,206.25 Filing of an Environmental Impact Report (EIR): \$3,045.25 Environmental Assessment/ Negative Declaration: \$1,127.00 Environmental Impact Report: Time and Materials \$7,500.00</p>
General Plan Amendment	Time and Materials Text- \$5,000.00; Map- \$7,500.00
Zone Change	<p>5 acres or more- \$4,903.00 Less than 5 acres- \$3,334.00</p>
Development Plan Review	<p>5 or more acres- \$10,864.00 Less than 5 acres- \$5,611.00</p>
Plan Check	<p>5 or more acres: \$2,326.00 Less than 5 acres: \$1,301.00</p>
Engineering	
Inspection/Permit Fees	<p>\$1.00- \$50,000- 5.97% of construction cost estimate \$50,001- \$500,000- 5.45% of construction cost estimate \$500,001 and greater 4.24% of construction cost estimate Inspection for single item- \$98.00</p>
Encroachment Permit Fee	\$85.00
Traffic Control Permit	\$115.00



Table 3-15 Development Fee Summary City of Ontario 2013	
Subdivision Fees	Final Parcel Maps Review \$1,798.00 + \$50.00 per parcel Final Tract Map Review \$2,254.00 + \$50.00 per parcel Certificate of Compliance \$518.00
Plan Check Fees	\$1.00- \$50,000- 6% of construction cost estimate \$50,001- \$500,000- 4.65% of construction cost estimate \$500,001 and greater 3.62% of construction cost estimate
Hydrology Studies	\$1,118.00
Source: City of Ontario	

Table 3-16 Development Fee Summary City of Rialto 2013	
Building and Safety	
Permits	Valuations and fees based on 1997 Uniform Building Code
Plan Check	100% of permit fee
Issuance fee	\$23.50
Development and Planning	
Negative Declaration	\$1,337.60 + \$2,206.25 Dept. of Fish and Game filing fee
Environmental Categorical Exemption (infill projects)	\$285.80 + \$50.00 Dept. of Fish and Game filing fee
Environmental Impact Report Review and Processing	City EIR contract cost + 5% Dept. Administration + \$3,045.25 Dept. of Fish and Game filing fee
General Plan Amendment	FB Hourly Rates
Zoning Change Review	\$3,876.00
Impact Fees	
Regional Traffic Fees	Single-family- \$2,858.44 per unit Multi-family- \$1,980.30 per unit
General Facilities	Estate- \$1,005.36 per unit Single-family- \$1,005.36 per unit Multi-family- \$954.61 per unit Mobile homes- \$954.61 per unit
Open Space	Estate- \$1,026.92 per unit Single-family- \$606.82 per unit Multi-family- \$137.81 per unit Mobile homes- \$328.62 per unit
Sewage Collection	Estate- \$1,471.75 per unit Single-family- \$1,471.75 per unit

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**Table 3-16
Development Fee Summary
City of Rialto
2013**

	Multi-family- \$1,471.75 per unit Mobile homes- \$931.77 per unit
Law Enforcement	Estate- \$838.90 per unit Single-family- \$838.90 per unit Multi-family \$1,090.62 per unit Mobile homes- \$658.23 per unit
Fire Protection	Estate- \$657.72 per unit Single-family- \$657.72 per unit Multi-family- \$643.51 per unit Mobile homes- \$643.51 per unit
Storm Drain Facilities	Estate- \$5,066.00 per unit Single-family- \$3,266.27 per unit Multi-family \$972.88 per unit Mobile homes- \$1,462.62 per unit
Street Medians	Estate- \$53.46 per unit Single-family- \$53.46 per unit Multi-family- \$35.16 per unit Mobile homes- \$26.93 per unit
Park Development	Single-family- \$2,585.71 per unit Multi-family- \$2,435.98 per unit Mobile homes \$2,058.02 per unit
Library Facilities	Estate- \$190.82 per unit Single-family- \$190.82 per unit Multi-family \$174.33 per unit Mobile homes- \$167.49 per unit
Engineering	
Plan Check Fees- Tract Maps	Administrative Fee - \$3,847.00 Fee & Basis - \$3,000/sheet + \$100/lot
Plan Check Fees- Parcel Maps	Administrative Fee - \$3,847.00 Fee & Basis - \$1,250/sheet
Rough Grading Plan Check Fees	Administrative Fee - \$1,380.00 Plan Check Fee & Basis - \$1,100/sheet
Grading Permit Inspection Fees	Less than 100 CY- \$171.50 Up to 1,000 CY- \$171.50 + \$10.10 per 100 CY Up to 10,000 CY- \$262.90 + \$20.40 per 1,000 CY Over 10,000 CY- \$1,303.40
Source: City of Rialto	



Fees for construction of a typical single family residence (2,000 square feet with a 400 square foot garage) in Fontana are approximately \$26,250. Fees for a typical multifamily project (8 apartment units) are approximately \$123,180 or approximately \$15,400 per unit.

Development fees in the City of Fontana are comparable to the two surrounding jurisdictions of Ontario and Rialto; and are competitive with the fees being assessed by these neighboring communities.

j. Local Processing and Permit Procedures

Considerable holding costs may be associated with delays in processing development applications and plans. The City of Fontana's development approval process is designed to accommodate development. The City reviews residential development applications within 30 days and determines whether they are complete or incomplete. A project application is deemed complete, the project is scheduled for the City's internal Development Advisory Board (DAB), consisting of Fire, Police, Public Works, Engineering, Building and Safety, Hazardous Waste, Landscape, and other staff. The DAB reviews the project and recommends appropriate conditions of approval.

A Planning Commission hearing is then scheduled at which the project is reviewed, and either approved or denied. If the project is approved, an approval letter, including the conditions of approval, is sent to the applicant. The project only proceeds to the City Council only if it requires a legislative act such as a General Plan Amendment or Zone Change; the majority of projects do not go to the City Council.

If a project does not require a discretionary approval (four or fewer dwelling units require plan check approval only), the average time for processing a plan check is 4-8 weeks. If a project requires a discretionary approval (five or more dwelling units), the process takes 8-12 weeks due to noticing requirements, project revisions and the generation of staff reports. These projects also require design review by the Planning Commission. Design review of residential projects has not resulted in a denial by Planning Commission. The following are the required findings for approval of design review:

- The proposal meets or exceed the standards contained in the Development Code and will result in an appropriate and desirable development.
- The proposal is in its design and appearance aesthetically and architecturally pleasing while enhancing the character of the surrounding neighborhood.

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- The site improvements are appropriate and will result in a safe, well-designed facility.
- The proposal is consistent with the general plan and applicable specific plan.
- The proposal promotes the public health, safety and welfare of the community.

To ensure that design review findings which are subjective in nature do not pose a tacit form of discretionary approval, the City offers a voluntary pre-application meeting to clarify specific requirements outlined in design review. This specific intent of the pre-application meeting is to ensure the applicant understands the regulatory and design elements necessary for project entitlement; and helps to clarify any design guidance that may be deemed subjective in nature as contained within the City's applicable design guidelines and provisions contained within the design review process. It should be noted that this process is considered a valuable tool by the City to ensure the required findings for design review are dealt with prior to the submittal of a formal application. To date, the City has not experienced any "denial" of a project based solely on design review, as the design review process is not an entitlement process, but rather is considered a post entitlement process.

If a project requires a legislative act by the City Council such as a General Plan Amendment or Zone Change in conjunction with the discretionary project, an additional 6-8 weeks is typically required to allow for preparation and scheduling of the public hearing. The project approval process is identical for single-family and multiple-family residential projects, and is typically completed within 3-4 weeks. All of the above schedules may be increased depending on the level of environmental review required by the State through the California Environmental Quality Act (CEQA).

Table 3-17 provides approximate timelines for typical development approvals in the City of Fontana.

Item	Processing Time (from Submittal to Public Hearing)
Conditional Use Permit	2-3 months
Site Plan or Design Review	1-3 months (4-6 weeks if expedited)
Tentative Tract Map/Parcel Map/Subdivision	1-3 or 5 months
Variance	2-3 months



Table 3-17	
Approximate Development Timeline	
Item	Processing Time (from Submittal to Public Hearing)
Zoning Amendments or Zone Change	2-6 months
General Plan Amendment	2-6 months
Environmental Documentation	1 month to 1 year
Source: City of Fontana	

k. Inclusionary Zoning Ordinance

In 2012, the City adopted an inclusionary housing ordinance applicable to any non-residential projects of 5,000 square feet or more, and residential projects of five or more residential parcels or dwelling units.

For residential ownership projects, a minimum of ten percent of all newly constructed units shall be developed, offered to and sold to very low, low, and moderate income households. Forty percent of the inclusionary units shall be allocated to very-low income households, 40 percent shall be allocated to low income households, and 20 percent shall be allocated to moderate income households. Residential ownership projects may pay an in-lieu fee of \$1,350.00 per unit if affordable units are not constructed.

For multifamily rental projects, all applicants shall pay an affordable housing impact fee of \$658.00 per unit. The fee shall be deposited into the affordable housing trust fund or the low and moderate income housing fund, at the City's discretion. The applicant for a multifamily rental project may choose to enter into an affordable housing agreement with the city or agency and provide inclusionary units onsite, rather than pay the affordable housing impact fee. If the applicant chooses this alternative then at least ten percent of the total units within the multifamily rental project shall be inclusionary.

In addition, non-residential projects of 5,000 square feet or more are required to pay an affordable housing impact fee of \$0.012 to \$1.61 per square foot depending on use.

The City allows developers to propose alternatives to inclusionary units or the in-lieu fee to provide flexibility.

The City has found that the inclusionary housing ordinance and affordable housing impact fee are not undue burdens on the development of housing and



instead provide key opportunities for the development of affordable housing in Fontana given the loss of Redevelopment Housing Set-Aside funds.

I. Environmental and Infrastructure Constraints

i. Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions, which provide the greatest threat to the built environment. The following hazards may impact future residential development in the City of Fontana. However, there are no known environmental or infrastructure constraints that would preclude development of residential units to meet the City's RHNA need or that cannot be mitigated to allow for development during the planning period.

Geologic and Seismic Hazards

Similar to most Southern California cities, the City of Fontana is located within an area of high seismic activity. It can be expected, therefore, that a significant seismic event can occur in the City. The City falls along the San Andreas Fault, located just a few miles northeast of the City; the San Jacinto Fault, which crosses the northern boundary of the City; and the Cucamonga Fault, which also crosses the northern portion of the City. In addition to the above faults, the Chino, Cleghorn, and San Jose faults, given their proximity to Fontana, are also seismic sources likely to impact the City.

The City's Safety Element requires a minimum 50-foot setback from active and potentially active fault lines. The Safety Element includes policies to increase mitigation measure and to further study possible geologic and seismic hazards.

Fire Hazards

Fire hazards in Fontana are posed by both urban fires and wildland fires. Wildland fires result from the ignition of natural vegetation in undeveloped areas. Such fires can result in the loss of wildlife habitat, watershed, and open structures when occurring close to urban areas. Wildland fires also play an important role in the ecology of the vegetation in Southern California; and the health and vitality of natural communities is often dependent on a cycle of fire.

Suppression and prevention services in the City are provided by the San Bernardino County Fire Department and the Fontana Fire Protection District. The District currently operates seven stations in the City. The City of Fontana uses the California Fire Code with amendments and several other fire ordinances to further reduce the City's vulnerability to structural and wildland fires.



Flooding

Floods that impact the City of Fontana and neighboring communities are typically flash floods, with short durations, high peak volumes, and high velocity. Historically, flooding damage in Fontana has been generally lower than in other areas of San Bernardino County because of its relatively undeveloped state. However, with increased development, especially along the mountainous areas, flooding damage may increase.

The Federal Emergency Management System has prepared a series of maps identifying those areas of the City that may be subject to flooding in the event of a major storm, particularly the San Sevaine Wash area. These Flood Insurance Rate Maps (FIRM Maps) indicate areas that may be inundated in the event of a 100-year or 500-year storm. Since these maps were issued, some modifications have been made within the City to contain the 100-year flood waters in storm drains and culverts.

The goals and policies contained in the Public Services, Facilities and Infrastructure Element and the Safety Element address concerns for the public health, safety, and welfare related to flood hazards.

Toxic and Hazardous Wastes

The City of Fontana contains many industries that use, produce, transport and store a variety of hazardous materials. The County of San Bernardino carries the primary responsibility for the management of all hazardous wastes produced in the County. The County has produced a Hazardous Waste Management Plan (HWMP), which serves as the primary hazardous planning document. The HWMP is a collaborative effort involving the County, cities within the County, the state, the public and industry in the planning of the disposal, handling, processing, storage, and treatment of local hazardous wastes. The Safety Element identifies the producers and handlers of hazardous materials within the City.

Noise

Residential land uses are generally considered to be the most sensitive to loud noises. Noise impacts from traffic, aircraft and stationary sources can constrain development if mitigation is not possible. Current land use policy discourages the placement of noise sensitive land uses in areas subject to high noise levels.

The principal noise sources in Fontana are along major freeway corridors, railroad lines, and industrial areas. Noise mitigation measures such as increased building setbacks, proper building orientation, natural berming, walls and fences, and the use of building insulation materials are generally used to accommodate residential developments in these areas.



ii. Infrastructure Constraints

Water

Water users in the City of Fontana can be divided into four sectors: residential/commercial, industrial, public authority, and construction. The Fontana Water Company (FWC) provides water service to the City. According to the 2010 FWC Urban Water Master Plan, water supply comes from groundwater wells and one surface treatment plant, the Sandhill Plant. The water supply is produced from the Chino Basin, Rialto Basin, Lytle Basin, No-Man's Land, and Lytle Creek. The principal water supplies in the future will come from groundwater pumped from the four groundwater basins, surface water from Lytle Creek, and imported water from outside sources. The Water Master Plan anticipates that added well capacities will accommodate growth in water demand and water supply requirements under drought conditions through the planning period.

Sewer

According to the City's Sewer Master Plan, sewer capacity within the City is expected to meet future demands through the planning period. The analysis conducted to prioritize sewer facilities development and maintenance utilized a high yield in gallons per acre per day in order to overestimate sewer flows to anticipate any intensity of use.

m. Community Development Block Grant, HOME and ESG Programs

Community Development Block Grant (CDBG) and HOME Program funds are the largest source of Federal funding for housing and housing-related activities in the City of Fontana. Table 3-20 lists the CDBG funds the City anticipates receiving in 2012-2013 to facilitate programs and projects to assist low- and moderate-income residents.



Table 3-20 CDBG Activity Allocations 2012-2013	
Activity	Funding Allocation
Program Administration (20% cap) (Fair Housing \$39,000)	\$311,000
Public Services	
- Public Safety Program	\$219,000
- Children's After School Programs	\$46,370
Code Enforcement Services	\$150,000
Street Improvement Program	\$370,000
Curb, Gutter, and Sidewalk Improvement Program	\$125,000
Senior Community Center Parking Expansion	\$308,769
Oleander Street Improvements	\$200,000
Total	\$1,769,139
Source: Consolidated Plan One-Year Action Plan, 2012-2013	

Table 3-21 lists the HOME Program activities anticipated by the City of Fontana.

Table 3-21 HOME Program Allocations 2012-2013	
Activity	Funding Allocation
Program Administration (10% cap)	\$0
Multi-Family New Construction	\$322,596
Community Housing Development Organization	\$56,929
Total	\$379,525
Source: Consolidated Plan One-Year Action Plan, 2012-2013	

In addition, the City receives an allocation through the Emergency Solutions Grant Program (ESG) to address the needs of homeless. Table 3-22 lists the ESG activities anticipated by the City.

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**Table 3-22
ESG Program Allocations
2012-2013**

Activity	Funding Allocation
Program Administration	\$12,396
Rapid Rehousing and Homeless Prevention	\$97,842
Emergency Shelter Activities	\$55,051
Total	\$165,289

Source: Consolidated Plan One-Year Action Plan, 2012-2013

2. Non-Governmental Constraints

a. Vacant and Underutilized Land

A thorough analysis of vacant and underutilized land within the City of Fontana is provided in Appendix B.

b. Land Prices

Land costs directly influence the cost of housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. Based on listings on loopnet.com in December 2013, land in Fontana is estimated to cost between \$4 and \$8 per square foot.

c. Construction Costs

Construction costs are primarily determined by the costs of materials and labor. They are also influenced by market demands and market-based changes in the cost of materials.

Construction costs depend on the type of unit being built and the quality of the product being produced. Table 3-23 summarizes estimated construction costs based on the type of development in the City of Fontana.



Table 3-23 Construction Cost Estimates	
Development Type	Cost per Square Foot
Single-Family Residential (Stucco on Stud Frame)	\$88-\$148
Apartment, 2-3 story (Stucco on Stud Frame)	\$150
Apartment, 4-7 story (Precast Panels, Steel Frame)	\$192
Source: Saylor Publications, Inc., www.saylor.com , accessed November 4, 2009	

d. Financing

Mortgage interest rates have a large influence on the affordability of housing. Higher interest rates increase a homebuyer’s monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in lower finance costs and lower monthly payments for the homebuyer.

When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower income households often find it more difficult to purchase a home during this time period.

As shown in Table 3-24 the number of loan applications increase as income increases. The percentage of persons denied for a home loan in the San Bernardino-Ontario Metropolitan Division is highest for the Very Low-Income (less than 50 percent of the MFI) category with over 21 percent.

Table 3-24 Mortgage Lending Rates- 2011 Riverside-San Bernardino-Ontario Metropolitan Division				
Income Group	Total Applications	Loans Originated	Applications Denied	Percentage Denied
≤50% MFI	2,105	1,169	453	21.5%
50-79% MFI	4,314	2,730	662	15.3%
80-99% MFI	3,220	2,078	467	14.5%
100-119% MFI	2,384	1,548	325	13.6%
≥120% MFI	13,253	9,105	1,591	12.0%
Total	29,379	18,990	4,265	14.5%
Source: Federal Financial Institution Examination Council, Home Mortgage Disclosure Act Data, 2011.				



e. Energy Conservation

Southern California Edison, which provides electricity in the City of Fontana, offers public information and technical assistance to developers and homeowners regarding energy conservation. Southern California Edison also provides incentives for energy efficient new construction and home improvements. Through the Residential Multifamily Energy Efficiency Rebate Program, property owners and managers receive incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation and window categories. Owners of existing homes can receive monetary incentives for purchasing Energy Star® qualified appliances or making other energy-saving improvements such as installing a whole-house fan. The City of Fontana supports Southern California Edison in its efforts to provide public information and technical assistance to developers and homeowners regarding energy conservation measures and programs.

Energy conservation strategies that the City can encourage include:

- Requiring compliance with the California Green Building Code;
- Promoting higher density and compact development;
- Encouraging efficient energy design in new construction and retrofitting of existing development; and
- Encouraging the use of shade trees and structures to reduce heating and cooling requirements on structures.

One of the more recent strategies in building energy-efficient homes is the use and adoption of green building guidelines and programs by cities and developers. Some of the more popular programs within the housing industry include:

- U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) green building programs,
- Built It Green's Green Point Rated program,
- National Association of Home Builders Model Green Home Building program,
- U.S. Environmental Protection Agency's Energy Star® for Homes program, and
- Building Industry Institute's California Green Builder program.

Many of these programs have been designed to reduce the impacts associated with the construction and operation of residential buildings through reduction in energy and water use, use of innovative technologies, reduced maintenance costs, and improved occupant satisfaction. The LEED for New Construction program has been applied to numerous multi-family residential projects nationwide. The LEED for Homes program includes standards for new single-family and multi-family



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home construction. These programs and other similar programs have been applied to numerous single-family and multi-family residential projects throughout California and nationwide.

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Chapter 4

Housing Policy Program

This section of the Housing Element describes the Policy Program for the 2014-2021 Planning Period. The Policy Program identifies the specific policy actions necessary to address present and future housing needs, meet the specific requirements of State law, and consider the input by residents and stakeholders. The emphasis of the 2014-2021 Policy Program is on actions enabling the City to maintain and increase housing opportunities affordable to extremely-low, very-low, low and moderate income households.

The Policy Program responds to the City's existing housing needs, an evaluation of the performance of existing programs, and received input from stakeholders through community workshops and public hearings.

A variety of housing policies are dependent upon federal and state funding, including but not limited to: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Shelter Block Grant (ESG). These funds are used for programs and to leverage private and public funds, such as developer equity and low income housing tax credits.

1. Statewide Housing Goals

The City of Fontana seeks to provide local implementation of the Statewide housing goal "...of a decent home and a satisfying environment for every Californian..." In addition, the City of Fontana supports the five goals of State Law pertaining to the manner in which Fontana housing policies and actions must be directed to provide adequate provision for the housing needs of all economic segments. These Statewide goals are summarized below:

- Goal 1:** Conserve and improve the condition of the existing standard affordable housing stock.
- Goal 2:** Assist in the development of adequate housing to meet the needs of Extremely Low-, Very Low-, Low-and Moderate-Income households.

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- Goal 3:** Identify adequate housing sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups.
- Goal 4:** Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.
- Goal 5:** Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.

2. Housing Guiding Principles

Guiding Principle 1: The provision of a high quality, well maintained housing stock is a primary contributor to an enhanced quality of life in the City of Fontana.

Guiding Principle 2: Communication with Fontana residents through targeted outreach, in kind services and information dissemination is fundamental to establish a collaborative environment that enhances the provision, conservation and preservation of housing in Fontana.

Guiding Principle 3: Fontana residents with special needs should be given an equal opportunity and choice in housing.

Guiding Principle 4: Housing choice for a variety of income levels in the City of Fontana contributes to economic success and community livability.

Guiding Principle 5: Green building, sustainable design principles and energy efficiency contributes to neighborhoods by promoting community environmental benefits and individual financial benefits.



3. Housing Strategies

The Policy Action Plan for the 2014-2021 Housing Element is organized into five primary policy strategy areas:

Strategy 1.0: Production of Housing – Establishes policy actions for the future production of a range of rental and for-sale housing units in the City.

Strategy 2.0: Conservation and Preservation of Existing Housing – Establishes policy actions to conserve the existing housing stock and preserve housing opportunities for Fontana’s residents.

Strategy 3.0: Design and Quality of Housing and Neighborhoods – Establishes policy actions for providing high-quality, environmentally responsible, well-designed living environments for Fontana’s residents.

Strategy 4.0: Accessibility to Affordable Housing – Establishes policy actions to enhance opportunities for affordable housing for all segments of Fontana’s population.

Policy Strategy 1.0: Production of Housing

Housing Production Strategy 1.1: Provision of Adequate Sites to Meet Regional Housing Needs Assessment (RHNA) Goals

To ensure the availability of adequate sites to accommodate estimated future construction need by income category, the City of Fontana shall update and revise the General Plan and Zoning Ordinance to establish and codify land use designations that will provide adequate sites to meet the City’s RHNA shortfall from the 2006-2014 Planning Period as well as the 2014-2021 RHNA allocation. Specifically, the City will initiate and adopt General Plan Land Use and Zoning Code amendments that will provide adequate sites to meet Regional Housing Needs Assessment goals for Extremely Low-, Very Low-, Low-, Moderate- and Above Moderate-Income rental and for-sale housing units.

The City has identified deficiencies in accommodating a very low- and low-income growth need of 4,282 dwelling units. To achieve the remaining lower income

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need, the City will establish a new R-5 residential zoning district on a minimum of 107.05 acres of currently vacant sites to permit by-right (may not require a conditional use permit, planned unit development permit, or any other discretionary review or approval) single-family and multi-family, rental and ownership residential development. The very low- and low-income housing need shall be accommodate on sites that permit at least 16 units per acre. The R-5 zone will have a minimum net density of 40 dwelling units per acre (not subject to optional density standards). Candidate sites for the R-5 zoning district include residentially zoned vacant land listed in Table B-5.

In addition, the City will create a new R-4 zoning district that will have a range of 25-29 du/ac, with a minimum net density of 25 du/ac.

To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA.

Objective:	Establish new R-5 and R-4 Zoning Districts
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Rezoning by October 2014; annual monitoring

Housing Production Strategy 1.2: Expansion of Affordable Housing Opportunities through New Construction

The City shall seek to expand affordable housing opportunities through new construction by means of financial assistance and/or other means. The strategy shall apply to housing units or developments that utilize federal and state funds.

Within first year of planning period, the City will evaluate financing tools, regulatory policies, partnership opportunities and coordinate federal and state agencies to identify assistance opportunities for new housing construction.



Objective:	10 units annually
Responsible Party:	Housing Authority
Source of Funds:	HUD (HOME Funds)
Timeline for Implementation:	Develop framework within first year of the planning period Annual review of strategies, amended as necessary

Housing Production Strategy 1.3: Annual Monitoring of Housing Production

To comply with the requirements of State Law, the City will conduct an annual implementation review of the Housing Element for submission to the State Department of Housing and Community Development. The review will include the following information:

- Identification of new residential development permits and completion reports;
- Identification of units built in the Extremely Low-, Very Low- and Low-Income categories
- Inventory of approved projects
- Annual estimate of population from the State Department of Finance
- Available vacant land and zoning survey

Objective:	Monitoring of Housing Production
Responsible Party:	Community Development, Housing Authority
Source of Funds:	General Fund
Timeline for Implementation:	Yearly

Housing Production Strategy 1.4: Compliance with State Density Bonus Law

The City of Fontana shall continue to comply with State Housing Law (SB 1818 and AB 2280) to provide by-right development of second units on existing single-family properties. The City of Fontana shall continue encouraging the development of second dwelling units to provide opportunities for additional rental housing. The City shall amend the current Density Bonus Ordinance to comply with new state requirements and review and revise standards and provisions as part of the annual Housing Element implementation reporting required by HCD.

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Objective:	Compliance with State Density Bonus Law. Seek 5 new second dwelling units on an annual basis, based on applicant choice.
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing; Density Bonus Amendment by December 2014

Housing Production Strategy 1.5: Optional Density Standards Review

The City will annually review and revise, as necessary, the adopted Optional Density Standards to ensure the adopted policy provides for an additional means for the provisions of housing opportunities for extremely-low, very-low, low and moderate-income households.

Objective:	Review and Revise Optional Density Standards as Appropriate
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Annually

Housing Production Strategy 1.6: Inclusionary Housing Ordinance

The City adopted an Inclusionary Housing Ordinance in 2012 which requires new residential and non-residential construction in the city to pay fees that are designated for affordable housing. The City will monitor implementation of the Inclusionary Housing Ordinance and explore other strategies to provide for affordable housing as appropriate.

Objective:	Continue Inclusionary Housing Ordinance Implementation
Responsible Party:	Community Development, Housing Authority
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing with yearly review



Housing Production Strategy 1.7: Manufactured and Modular Housing

Manufactured homes offer high quality housing that exhibits the same curb appeal and inner aesthetics as site built homes. They are also available with similar amenities such as vaulted or tray ceilings, fully equipped kitchens, walk-in closets, and bathrooms with recessed tubs and whirlpools. Unlike site-built homes, however, manufactured homes are constructed on a steel chassis in highly controlled factories and can therefore provide lower-priced products by reducing labor and material costs. Modular homes are another potentially cost-reducing residential product. Like manufactured homes, modular homes are built in sections and joined together on-site. Aside from single-family homes, common modular structures include multi-story apartments, commercial buildings, and hotels. Both manufactured and modular housing are allowed in all residential zoning districts. The City initiated this program to educate the public and developers on the advantages of manufactured and modular housing and to encourage its inclusion in the infill housing program. Activities include meeting with manufactured housing builders and developers and distributing information to the general public.

Objective:	Education and Outreach
Responsible Party:	Community Development, Fontana Housing Authority
Source of Funds:	General Fund
Timeline for Implementation:	Develop program elements and distribute materials/outreach to developers within the first year of the planning period Annual outreach and consultation with developers to ensure effectiveness of program

Housing Production Strategy 1.8: Developer Proposed Projects

This program facilitates the acquisition, rehabilitation, and management of large-scale multi-family projects by private developers. The developer, usually a non-profit organization, purchases the property with assistance from the Housing Authority in the form of purchase money loans, rehabilitation loans and/or tax credit/bond financing in exchange for a rent restriction covenant. Activities may

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include meeting with housing builders, developers and non-profit organizations, and distributing information.

Objective:	Facilitate Developer Proposed Projects
Responsible Party:	Community Development, Fontana Housing Authority
Source of Funds:	General Fund, HUD
Timeline for Implementation:	Develop program elements and distribute materials/outreach to developers within the first year of the planning period Annual outreach and consultation with developers to ensure effectiveness of program

Housing Production Strategy 1.9: Infill Housing Program

This program is designed to develop quality single-family and multi-family housing on in-fill parcels located within targeted areas in Fontana. Through this program, the City has reduced most development fees by half for projects located within the central third of the City. Fees reduced include those for storm drains, park development, fire, police, library facilities, landscaping, circulation, public facilities, and municipal services impacts. Additionally, to assist residential builders with the identification of potential infill development sites, the City prepared a vacant Residential Properties Resource Guide. Furthermore, the City will work with private industry to expand housing opportunities through new construction. Developers will be afforded the opportunity to use incentives, such as density bonuses, to provide affordable housing.

Objective:	Maintain Residential Properties Resource Guide and Infill Housing Program. Seek to encourage 2 infill housing units on an annual basis.
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing, on a Request Basis



Housing Production Strategy 1.10: Monitor Development Fees

To contribute to the feasibility of affordable housing development, the City will monitor existing development fees to ensure in-lieu fees, development impact fees and processing fees are not considered an undue constraint on residential development. The City shall provide for review of development impact and in-lieu fees in addition to periodic review of processing fees, as appropriate. The City shall seek the assistance of affordable housing developers and other stakeholders in the review of fees.

Objective:	Annual Fee Monitoring
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Annually

Housing Production Strategy 1.11: Encourage the Development of Family Housing

The City of Fontana shall encourage and support the development of rental and for-sale housing for larger families. By means of direct outreach to private and non-profit housing developers, the City shall encourage developers/builders to incorporate larger bedroom counts in future housing projects to accommodate the needs of larger families and reduce overcrowding in the existing housing stock.

Objective:	Encourage Family Housing. Seek to encourage the development of 5 family units per year, based on developer interest.
Responsible Party:	Community Development
Source of Funds:	General Funding
Timeline for Implementation:	Develop program elements and distribute materials/outreach to developers within the first year of the planning period Annual outreach and consultation with developers to ensure effectiveness of program

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Housing Production Strategy 1.12: Encourage the Development of Senior Housing

The City of Fontana understands the unique needs of its elderly residents. Seniors are typically limited by fixed incomes and may require unique development features not typically offered by traditional market rate housing. The City shall encourage through incentives (e.g., financial assistance when feasible, parking reductions, regulatory waivers, etc.), the development of senior housing that offers a wide range of housing choices from independent living to assisted living with services on-site, including healthcare, nutrition, transportation and other appropriate services.

Objective:	Encourage Senior Housing. Seek to encourage the development of 10 senior housing units per year, based on developer interest.
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing with yearly review

Housing Production Strategy 1.13: Provision of a Variety of Residential Housing Opportunities throughout the City

The City of Fontana shall encourage the development of mixed income developments where housing units are provided for a variety of income levels. Encourage developers/builders to integrate market-rate and affordable units within development projects through the establishment of incentives or other regulatory concessions, including, but not limited to:

- Reduced fees through the infill housing program,
- The Optional Density Bonus Standards,
- The Inclusionary Housing Ordinance, and
- Expedited permit processing.

Additionally, the City of Fontana shall encourage that affordable housing developments are distributed throughout the City in an equitable manner so that lower income households are not concentrated in any single area of the City.

During initial project application review, the City will encourage the development of housing units for a variety of income levels within proposed projects.



Objective:	Provide Residential Housing Opportunities Throughout the City
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Concurrent with initial project pre-application and application review

Housing Production Strategy 1.14: Expedited Permit Processing

To mitigate entitlement costs of developing affordable housing, the City allows priority development review processing for low and moderate income housing applications, as well as housing for the elderly. The City also assigns eligibility for expedited permit processing to developments that incorporate multi-family units for large families. Large-family projects are developments that construct at least 40% of the total number of multi-family units as three- or four-bedroom units. A mixture of affordable, senior, and large family units may also be eligible for expedited permit processing.

Objective:	Expedited Permit Processing
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing with yearly review

Housing Production Strategy 1.15: Review Parking Requirements

The history of development in the City and continued developer interest show that parking requirements do not pose a constraint on the development of housing. To ensure that existing parking requirements will not pose future constraints on the development of housing, the City shall review the requirements and revise, as appropriate. Prior to any amendments to existing parking requirements, the City shall coordinate with local developers, housing providers and other interested parties to review existing parking standards and provide recommendations on potential adjustments. In particular, the City shall review and revise requirements for enclosed garage parking and studio apartment parking standards should the analysis indicate the need for policy changes.

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Objective:	Review Parking Requirements
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Review Parking Requirements 2014 Revise/Amend Requirements 2015, as appropriate

Policy Strategy 2.0: Conservation and Preservation of Existing Housing

Housing Production Strategy 2.1: Monitoring of "At-Risk" Housing Units

The City of Fontana has 418 units that are at risk of converting from affordable, deed-restricted units to market-rate units over the next 10 years. The City shall provide for regular monitoring of deed-restricted units that have the potential of converting to market-rate during the planning period. And additionally seek funding and opportunities for owners of these units to extend and/or renew deed restrictions and/or covenants.

To address the conversion of affordable units to market-rate units, the City will develop a program within the first year of the planning period that establishes partnerships with non-profit housing developers and a strategy to preserve the units. The City shall ensure compliance with noticing requirements and provide for tenant education when a notice of conversion is received.

Objective:	Monitoring of "At-Risk" Units
Responsible Party:	Community Development, Housing Authority
Source of Funds:	General Fund, HUD
Timeline for Implementation:	Develop program elements within first year of the planning period Annual monitoring and review of at-risk units



Housing Production Strategy 2.2: Proactive Rental Enforcement Program

This program responds to complaints on development code violations for rental units. During the planning period, the City intends to utilize CDBG funds for code enforcement activities; with special attention placed on the properties within the City's low and moderate income neighborhoods. In addition to responding to general code violations, abandoned structures will be boarded-up or cleaned-up to provide a safe environment for surrounding residents.

Objective:	Continue Rental Enforcement Program
Responsible Party:	Code Enforcement
Source of Funds:	CDBG
Timeline for Implementation:	Ongoing as funding is available

Housing Production Strategy 2.3: Acquisition and Rehabilitation of Existing Multi-Family Housing Units

Subject to availability of HOME funding, the City of Fontana will provide for financing, regulatory incentives and other in-kind technical assistance to non-profits, affordable housing developers and property owners for the acquisition and rehabilitation of multi-family properties for affordable housing. Encourage, through a variety of incentives such as streamlined permit review, reduced development standards, parking reductions or other administrative techniques to increase acquisition and rehabilitation feasibility for multi-family units. The City of Fontana shall ensure the continued long-term affordability through establishing covenants and/or restrictions on rehabilitated units. The City of Fontana shall place a priority on buildings demonstrating the highest levels of deferred maintenance.

Acquisition and rehabilitation may also include the rehabilitation of existing affordable multi-family units or the acquisition and rehabilitation of multi-family units that are being offered at market rate. The acquired market-rate units would be rehabilitated and offered at affordable rental rates.

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Objective:	Seek to assist in acquiring and rehabilitating 1 unit per year, subject to the availability of HOME funding
Responsible Party:	Housing Development Division
Source of Funds:	HUD
Timeline for Implementation:	Annually, subject to availability of funding

Housing Production Strategy 2.4: Multi-Family Revitalization Program:

This program facilitates the acquisition, substantial rehabilitation, and professional management of selected apartment buildings and/or neighborhoods. This program is specifically designed to address the negative impacts created within the community by substandard buildings and serves as a vehicle for reducing code enforcement activity and police department calls for service. The area primarily targeted for program assistance is bounded by Arrow Highway to the north, San Bernardino Avenue on the south, Citrus Avenue on the west, and Juniper Avenue on the east. Neighborhoods that need revitalization to reduce crime rates or to improve neighborhood appeal are referred to the Housing Department for targeting. Property owners within the area are then approached by a realtor, on behalf of the Housing Authority, and are offered cash for their property. Tenants are temporarily relocated and a substantial rehabilitation is completed. The site is then turned over to a professional property management firm to maintain the property to the Housing Authority's high standards, and, the units are leased to low- and very low-income families only. The Housing Authority acquires enough properties in each designated neighborhood to create a visual standard which code enforcement can apply to the surrounding properties to continue the revitalization program.

Objective:	50 units/per year average
Responsible Party:	Housing Authority
Source of Funds:	HUD
Timeline for Implementation:	Annually



Policy Strategy 3.0: Design and Quality of Housing in Neighborhoods

Housing Production Strategy 3.1: Water Conservation Practices

Promote the inclusion of state-of-the-art water conservation practices in existing and new residential projects where proven to be safe and environmentally sound. Promote the use of low water demand fixtures, landscaping and drought tolerant materials in new and existing residential projects. Continue to provide outreach and marketing materials for public distribution that describes the benefits of water conservation, resources for implementation and other appropriate information.

Objective:	Water Conservation Practices
Responsible Party:	Community Development, Public Works Department
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing with yearly review

Housing Production Strategy 3.2: Promotion of Green/Sustainable Development Practices

The City encourages “green building” practices in new and existing residential development. To facilitate and encourage the use of green building practices, the City shall continue the Green Fontana volunteer program which incentivizes builders through rebates to construct environmentally-efficient homes.

To further promote efficient use of resources, evaluate the potential for offering incentives such as priority processing, or other strategies to further encourage resource conservation. The program will encourage energy and resource conservation in both new construction and remodeling.

Objective:	Marketing Program
Responsible Party:	Community Development, Public Works Department
Source of Funds:	General Funds
Timeline for Implementation:	Ongoing with yearly review



Policy Strategy 4.0: Accessibility to Affordable Housing

Housing Production Strategy 4.1: Adopt Reasonable Accommodation Procedures

The City of Fontana recognizes the unique needs of persons with disabilities. To comply with Federal and State housing laws (SB 520), the City will analyze existing land use controls, building codes, and permit and processing procedures to determine constraints they impose on the development, maintenance, and improvement of housing for persons with disabilities. Based on its findings, the City will develop a policy for reasonable accommodation to provide relief from Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities. The procedures shall include the process for requesting accommodation, a timeline for processing and appeals, criteria for determining whether a requested accommodation is reasonable, and ministerial approval for minor requests.

Objective:	Adopt Reasonable Accommodation Procedures
Responsible Party:	Community Development, Building and Safety
Source of Funds:	General Fund
Timeline for Implementation:	Develop draft Reasonable Accommodation Procedures by December 2014 Adopt Formal Reasonable Accommodation Procedures by June 2015

Housing Production Strategy 4.2: Compliance with Senate Bill 2

To comply with SB-2, effective January 1, 2008, the City must analyze and revise the existing Zoning and Development Code to allow for emergency shelters, transitional housing and supportive housing to homeless individuals and families



for annual and seasonally estimated need. The City will comply with the requirements of the State in the following manner:

- To comply with the provisions of SB-2, the City will consider amending the Light Industrial (M-1) zoning district to permit emergency shelters without discretionary approval. The M-1 zoning district accommodates employee-intensive uses such as business parks, research technology centers, offices and supporting retail uses. The zoning district does not permit heavy manufacturing, processing of raw materials, or businesses which generate high volumes of truck traffic. Many of the services that would support emergency shelters, including medical centers and healthcare and social service facilities, are located in surrounding commercial zoning districts. The M-1 zoning district is also generally accessible by public transit. Other sites and zoning districts may also be considered.
- The subject zoning category(ies) shall include sites with sufficient capacity to meet the local need for emergency shelters.
- The number of sites or zoning districts identified shall provide sufficient capacity to meet the estimated need identified in this Housing Element. The City shall adjust its estimated need based on future analysis/surveying of local homelessness conducted by the City, County or other agency sanctioned by the City of Fontana.
- Ensure the provisions of the Housing Accountability Act are enforced and remove the potential for denial of emergency shelter/transitional housing facility via discretionary approvals if such housing is otherwise consistent with adopted regulatory standards.
- Evaluate development standards and regulatory provisions to ensure that standards encourage, rather than discourage, development.
- Amend the Fontana Municipal Code to permit transitional, supportive and single-room occupancy housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.
- Ensure emergency shelters are only subject to the same development and management standards that apply to residential or commercial uses within the same zone.



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Objective:	Compliance with SB-2
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Adopt New Zoning Standards by October 2014

Housing Production Strategy 4.3: Encourage the Development of Housing Units for a Variety of Income Levels

The City of Fontana shall encourage the development of mixed income developments where housing units are provided for a variety of income levels. Encourage developers/builders to integrate market-rate and affordable units within development projects through the establishment of incentives or other regulatory concessions

Additionally, the City of Fontana shall encourage that affordable housing developments are distributed throughout the City in an equitable manner so that lower income households are not concentrated in any single area of the City.

Objective:	Encourage development of 20 units within mixed income developments per year
Responsible Party:	Community Development, Housing Authority
Source of Funds:	General Funding
Timeline for Implementation:	Ongoing

Housing Production Strategy 4.4: Affordable Housing Resource Base

To ensure that the development community is aware of the availability of State, Federal and local funds as well as local in-kind assistance, the City shall develop an online affordable housing resource base with the intent of providing dissemination of information regarding funding/financing options available at the Federal, State and local level, incentives, partnership opportunities and other resources that promote a well-informed citizenry. The establishment of this resource base shall provide the public with a range of sources intended to educate and inform. Features may include but not be limited to:



- Internet-based resource clearinghouse on the City’s website.
- Development of media to provide program information on funds, grants and other resources available for affordable housing construction.
- Sponsoring and partnering with agencies, private entities and non-profits for educational seminars/workshops.
- Outreach efforts specifically for special needs groups including large families and extremely-low income households.

Objective:	Develop Affordable Housing Resource Base
Responsible Party:	Community Development, Housing Authority
Source of Funds:	HUD, General Fund
Timeline for Implementation:	<p>Develop Internet-based resource clearinghouse on the City’s website by December 2014</p> <p>Develop media to provide program information on funds, grants and other resources available for affordable housing construction by December 2014</p> <p>Seek partnerships with partnering with agencies, private entities and non-profits to provide educational seminars/workshops by December 2014. Provide one educational workshop annually thereafter.</p> <p>Develop outreach program specifically for special needs groups including large families and extremely-low income households by December 2014.</p>

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Housing Production Strategy 4.5: *Participation and Support of Regional Fair Housing Efforts*

Fontana contracts with the Inland Fair Housing and Mediation Board (IFHMB) for the provision of fair housing services. The IFHMB provides educational and technical assistance as well as outreach activities, including informational materials, referrals, and workshops, within the City. The bilingual staff of IFHMB presents community service programs in cooperation with local Spanish radio and television stations to inform the audience of the variety of programs offered. Additionally, an IFHMB Newsletter, the Fair Housing Quarterly, is distributed to property owners/management and gives current news and court decisions affecting the rental business.

The City shall continue to provide fair housing information through print and electronic media that may include the City's website, brochures and newsletters.

Objective:	Support Regional Fair Housing Efforts
Responsible Party:	Community Development, Housing Authority
Source of Funds:	General Funding
Timeline for Implementation:	Ongoing with annual contract renewal

Housing Production Strategy 4.6: *Family Self-Sufficiency Program:*

This program provides an opportunity for Section 8 participants to move to financial independence and, eventually, into homeownership. The program is administered by the San Bernardino County Housing Authority and involves individualized counseling, career planning, education, and work experience. The City continues to refer inquiries and coordinate with the County Housing Authority.

Objective:	Assist Families Annually
Responsible Party:	County of San Bernardino
Source of Funds:	HUD
Timeline for Implementation:	Ongoing



Housing Production Strategy 4.7: Mentally Ill Services Program:

The San Bernardino County Department of Mental Health administers a Homeless/Mentally Ill Program that provides the basic needs of food, clothing, and shelter to mentally ill homeless adults in San Bernardino County. The program utilizes intensive case management and assists clients in obtaining Social Security Supplement (SSI), permanent housing, and employment. All of the mental health services are provided with state, local, and private donations to homeless and non-homeless mentally ill throughout the County. The City continues to refer inquiries and coordinate with the County Housing Authority.

Objective:	Support for Mentally Ill Residents
Responsible Party:	County of San Bernardino
Source of Funds:	General Fund
Timeline for Implementation:	Annually, as Funds are Available

Housing Production Strategy 4.8: Transitional Housing Facilitation

San Bernardino County Community Services Department receives funding from public, private, federal, and state sources to address the most serious needs of low income residents of San Bernardino County. The County currently operates several programs at no cost to the participant so that they can more easily make the transition to permanent housing. These programs are targeted for homeless, low income, or special needs populations. The Family Development Program provides holistic case management to homeless facilities, a transitional housing program, rental security deposit program, and direct services such as rent assistance, food vouchers, gasoline vouchers, bus tickets, etc., to low income persons. The Food Bank program provides food for low income residents throughout San Bernardino County through governmental surplus commodity distributions and salvage food agencies. The Senior Nutrition program provides low-cost or no-cost nutritionally sound meals for residents age 60 and over, in community centers, or by home delivery. The Transitional Housing program provides homeless families with a temporary home while helping them get back on their feet through case management. The San Bernardino County Community Services Department leases the homes through HUD and, in turn, rents it to homeless families at a very low cost. The City continues to refer inquiries and coordinate with the County Housing Authority.

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Objective:	Rehabilitation of 1 Housing Units and assistance to up to 200 persons with Transitional Housing annually
Responsible Party:	County of San Bernardino, Fontana Housing Authority
Source of Funds:	Various
Timeline for Implementation:	Annually, as Funds are Available

Housing Production Strategy 4.9: Domestic Violence Services Program:

In conjunction with the Fontana Police Department, the Fontana Housing Authority, Option House (a nonprofit service provider), operates the Fontana Domestic Violence Facility and has designed a three-tiered program consisting of emergency, temporary, and transitional housing for victims of domestic violence.

This tiered program utilizes ten units in the following manner: one, one-bedroom unit is designated for emergency drop-off purposes, where Option House staff can perform individual needs assessments; two 2-bedroom units are reserved for temporary shelter units with a maximum length of stay of up to 60 days; and six 2-bedroom units reserved for transitional housing with a maximum length of stay of up to 18 months.

The City will continue to support Option House by providing assistance utilizing HUD funding through the Fontana Housing Authority and by providing law enforcement support and coordination with the City Police Department.

Objective:	Assist 20 homeless victims of violence each year
Responsible Party:	Fontana Housing Authority, Non-profits
Source of Funds:	General Fund, HUD
Timeline for Implementation:	Annually, as Funds are Available

Housing Production Strategy 4.10: Community Assistance Program (CAPS) Program

The CAPS program is a technical assistance program that offers assistance to homeless individuals and families who want to get off the streets. The program offers assistance in getting cleaned-up physically and free from dependencies, job training, how to look for a job and how to find and apply for housing. The



program is operated by a nonprofit organization and is partially funded through grants from the Fontana Police Department. The City continues to refer inquiries and coordinate with the County Housing Authority.

Objective:	Homeless Assistance
Responsible Party:	County of San Bernardino
Source of Funds:	General Fund
Timeline for Implementation:	Annually

Housing Production Strategy 4.11: Anti-Poverty Program

This program addresses the priority needs of low-income residents associated with affordable housing: employment, income management, emergency services, nutrition, and family self-sufficiency. Specifically, the program aims to provide on-the-job training for low-income summer youth and CalWorks recipients to gain marketable employment skills. This program also provides short-term emergency assistance and services to low-income families including temporary shelter, household counseling and energy conservation/weatherization assistance, emergency crisis assistance to prevent utility service shutoff, gas and food vouchers, and limited medical assistance. The City will continue to support the Housing Authority in this program by providing funding, as available, and coordination of programs.

Objective:	Homeless Assistance
Responsible Party:	Housing Authority
Source of Funds:	General Fund
Timeline for Implementation:	Annually

Housing Production Strategy 4.12: Housing Referral and Information Services

The County of San Bernardino Housing Authority provides rental subsidies and property improvements to County-owned rental units to assist eligible low and moderate income Fontana residents through the Section 8 programs. Housing referral and information services will continue to be provided through a contract with the County of San Bernardino Housing Authority. The City continues to refer inquiries and coordinate with the County Housing Authority.

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Objective:	Housing Referral Services
Responsible Party:	Housing Authority
Source of Funds:	General Fund
Timeline for Implementation:	Annually

Housing Production Strategy 4.13: Provision of Housing Opportunities for Extremely Low-Income Households

The City understands the need to encourage and facilitate housing development for households earning less than 30 percent of the median family income. The City will encourage the development of housing for households earning less than 30 percent of the median family income by the following means:

- a. Coordinate with the County and social service agencies to provide supplementary coordination, in-kind services and financial contributions for supportive services and other ancillary needs for the Extremely-Low Income population
- b. Establish at a minimum, bi-annual meetings and coordination with social services providers, non-profit agencies, City of Fontana Housing Authority and other agencies as deemed appropriate, to ensure the needs of Extremely-Low Income households are addressed in a proactive manner.
- c. Provide for ongoing analysis of available grant and other funding sources to provide supplementary funding for projects, programs and services that assist persons with Extremely-Low income.
- d. Establish supplementary development incentives, such as reduced parking requirements, fee waivers/deferrals and other regulatory concessions to facilitate the development of housing for Extremely-Low income households
- e. Coordinate bi-annually with affordable housing developers, social service agencies and other entities to establish best practices for the development of supportive housing, transitional housing, single resident occupancy housing and



emergency shelters. Focus of these efforts shall seek to establish permanent, viable housing for Extremely-Low income households

Objective:	Encourage Housing Opportunities for Extremely Low-Income Households
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	<p>5.18a –Annual meetings.</p> <p>5.18b - Twice per calendar year.</p> <p>5.18c – On-going analysis of available grant/funding sources. Summary of available sources on a quarterly basis.</p> <p>5.18d – Coordinate efforts with other policy strategies. Upon implementation of these related strategies, provide for annual review and adjustment, as appropriate.</p> <p>5.18e – Sponsor and conduct an initial meeting with stakeholders in 2014. Provide for bi-annual meetings throughout the planning period.</p>

Housing Production Strategy 4.14: Employee Housing

To ensure compliance with California Health and Safety Code Sections 17021.5 and 17021.6, the City shall review and amend the Zoning Code as appropriate to comply with the following statutory provisions:

- Any employee housing providing accommodations for 6 or fewer employees shall be deemed a single-family structure. Employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term.
- No conditional use permit, zoning variance or other zoning clearance shall be required of employee housing that serves 6 or fewer employees that is not required of a family dwelling of the same type in the same zone.

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- Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be permitted by-right in any zone(s) permitting agricultural use by-right. In any zone(s) where agricultural use is permitted subject to a conditional use permit, such employee housing shall be subject to a conditional use permit.
- Permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who may or may not work on the property where the employee housing is located.

Objective:	Compliance with State law regarding employee housing
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Review and revise Zoning Code, as appropriate, by January 2015

Housing Production Strategy 4.15: Housing for Persons with Developmental Disabilities

The City supports the ability of persons with developmental disabilities to live in integrated community settings. The City will work with the Inland Regional Center and other appropriate non-profit organizations and service agencies to identify the housing needs of Fontana residents with developmental disabilities, promote opportunities for supportive living services and support efforts to eliminate barriers to housing for persons with developmental disabilities.

Objective:	Support of housing for persons with developmental disabilities
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing, with yearly review



Table 4-1 Quantified Objectives 2014-2021	
Program/Income Level	Quantified Objective (dwelling units or households)
New Construction	
<i>Extremely Low-Income (subset of Very Low-Income Objective)</i>	721
Very Low-Income	1,442
Low-Income	974
Moderate-Income	1,090
Above Moderate-Income	2,471
Total	5,977
Rehabilitation	
<i>Extremely Low-Income</i>	50
Very Low-Income	50
Low-Income	100
Moderate-Income	27
Above Moderate-Income	13
Total	240
Preservation/Conservation	
<i>Extremely Low-Income</i>	0
Very Low-Income	55
Low-Income	286
Moderate-Income	77
Above Moderate-Income	0
Total	418
Source: City of Fontana	

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